

**TOWN OF HOLDERNESS  
ZONING BOARD OF ADJUSTMENT**

**Case No: 479-02-08  
NOTICE OF DECISION**

The Holderness Zoning Board of Adjustment conducted a public hearing on March 14, 2003 and continued until May 9, 2023 to consider the following application:

**Case 479-02-08:** Application as submitted by Richard Hodges, for a 26-foot variance from a wetland buffer setback Article 700.2.1.2 of the Holderness Zoning Ordinance to expand an existing non-conforming structure by adding a second floor using the existing footprint at 34 Hodges Road, Tax Map 245-007-000.

The following action was taken at the meeting on May 9, 2023:

**MOTION:** "To grant the requested variance to the wetland buffer setback, Article 700.2.1.2 in order to expand on the existing dwelling by adding a second floor utilizing the existing footprint as detailed in the application and supporting documents. Granting the variance in this case will not be contrary to the public interest, that the spirit of the ordinance is observed, that substantial justice is done and the values of surrounding properties will not be diminished. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship due to the special conditions of the property compared to adjacent properties due to wetlands and lack of buildable area, that the general purpose of the ordinance has been observed and the proposed use is a reasonable one in this case.

Motion: B. Zurhellen

Second: J. Ruhm

Discussion: None

Motion Passes: 4-Yes            0-No

  
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R. Maloney, Chairman  
Zoning Board of Adjustment  
May 10, 2023

*Note: Any person affected has a right to appeal this decision. If you wish to appeal, you must act within thirty days of the date on which the Zoning Board of Adjustment made the decision noted above, with day one being the day following the date on which the Board took the vote. The necessary first step, before any appeal may be taken to the courts, is to apply to the Board of Adjustment for a rehearing. The motion for rehearing must set forth all the grounds on which you will base your appeal. See New Hampshire Revised Statutes Annotated, Chapter 677 for details.*