

**TOWN OF HOLDERNESS  
ZONING BOARD OF ADJUSTMENT**

**Case No: 484-08-14  
NOTICE OF DECISION**

The Holderness Zoning Board of Adjustment conducted a public hearing on September 12, 2023 to consider the following application:

**Application as submitted by John J. McCormack as agent for Holderness Harbor, LLC for a Special Exception Article 900 of the Holderness Zoning Ordinance to construct and operate a seasonal boat storage facility as detailed on the plan entitled "A Site Plan for Holderness Harbor LLC" by French Land Services Inc. Surveyed December 2022, located at 24 NH Route 175, Tax Map 239-041-000.**

The following action was taken at the meeting on September 12, 2023:

**Motion: "to approve the application request for a special exception to allow the construction of a boat storage facility with associated office space with the conditions that no more than twelve (12) boats are stored outside, that the building is limited to a height of 35' maximum, that the special exception runs concurrently with common ownership of the waterfront portion of the marina and all other requirements of section 300.4.1.2 of the Holderness Zoning ordinance are adhered to."**

FINDING OF FACTS: The applicant stated that they met all the conditions for a special exception as detailed and made part of the record in their application documents and attachments in that the specific site is an appropriate location, the use will be compatible with neighboring land uses, property values will not be diminished, there will be no nuisance or serious hazards produced by this use, there are adequate facilities to properly operate the use, that it meets all zoning requirements relative to setbacks, lot size, and lot coverage, and that the capacity of existing roads is adequate.

Motion: E. MacLeish


Second: R. Dorff

Discussion: None

Motion Passes: 5-Yes                      0-No

Discussion: No further discussion

Plans referenced: Site Plan for Holderness Harbor LLC" by French Land Services Inc. Surveyed December 2022, located at 24 NH Route 175, Tax Map 239-041-000

  
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B. Maloney, Chairman  
Zoning Board of Adjustment  
September 13, 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.*