

**NOTICE OF DECISION**  
**ZONING BOARD OF ADJUSTMENT**  
**TOWN OF HOLDERNESS**  
**PO BOX 203**  
**HOLDERNESS, NH 03245**

Case No: 417-11-08

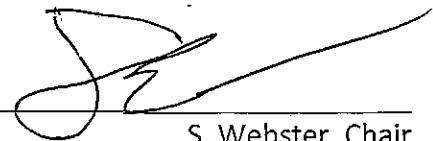
The Holderness Zoning Board of Adjustment met on November 8, 2016 to consider the following application:

Case #417-11-08: Application submitted by Attorney Regina A. Nadeau, Normandin, Cheney & O'Neil, PLLC as agent for property owners Brandon Stafford and Sharon Komarow for property located at 54 White Oak Pond Road identified as Tax Map 246-005-000 located in the General Residence Zone requesting a Variance in accordance with Section 700.2. of the Town of Holderness Zoning Ordinance to raze a nonconforming single family residence located within 33.7' of the shore and within 17.9' of the northerly sideline, and replace with a new single family residence located entirely out of the waterfront setback and at least 24' from the northerly sideline, reducing encroachments by 580 square feet +/-.

The Board made specific findings that each of the variance criteria were met by the application.

The following motion was made at the meeting on November 8, 2016:

**MOTION:** "To GRANT a variance for property located at Tax Map 246 Lot 005, 54 White Oak Pond Road, in the General Residential Zone, owned by owners Brandon Stafford and Sharon Komarow to raze a nonconforming single family residence located within 33.7' of the shore and within 17.9' of the northerly sideline, and replace with a new single family residence located entirely out of the waterfront setback and at least 24' from the northerly sideline, reducing encroachments by 580 square feet +/- with the cubic area of the structure encroaching into the side setback area to be not greater than 6000 cubic feet."



S. Webster, Chair  
Board of Adjustment

November 9, 2016

*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 of this notice, tomorrow being day one. 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.*