

**TOWN OF HOLDERNESS
ZONING BOARD OF ADJUSTMENT**

**Case No: 487-01-08
NOTICE OF DECISION**

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

Application submitted by Atty. Christopher Boldt as agent for Brian and Sarah O'Connell, to request a variance to demolish an existing ADU cottage and replace on the same footprint with a new two-story garage/home office in a location that needs a 30.8 foot variance from the southerly setback and a 5.1 foot variance from the ROW. Map-Lot 236-063-000 located at 65 Kesumpe Point Road.

The following action was taken at the meeting on February 13, 2024:

B. Sweeney made a motion that they "approve the variances requested conditioned on receipt of the necessary state NHDES shoreland permit(s), that there is no conversion of the detached garage space to living space now or in the future, and that if the laundry room or any other changes to existing structures are proposed that they are reviewed independently of this application."

R. Dorff seconded the motion

All in favor 4 – Yes 0 – No

FINDING OF FACTS: The applicant presented sufficient evidence in their application that the proposed application and the granting of the variances would not be contrary to the public interest as it does not alter the basic character or threaten public health, the spirit is observed because this is a fair and reasonable use of their property as a detached garage and home office, it would promote justice in that it is a reasonable use of the property, the value will not be diminished as it is replacing a ramshackle non-conforming ADU and the literal enforcement of the provisions of the ordinance result in an unnecessary hardship because of the condition of the property due to the narrow nature of the lot and location of the existing septic system.

Discussion: No further discussion

Plans referenced: Application package with associated plans and Exhibits A – D submitted by Christopher Boldt, Esq. agent for Brian and Susan O'Connell



W. Zurhellen, Vice Chairman
Zoning Board of Adjustment
February 14, 2024

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.