

**TOWN OF HOLDERNESS
ZONING BOARD OF ADJUSTMENT**

**Case No: 489-02-12
NOTICE OF DECISION**

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

Application submitted Regina Nadeau, Esq. as agent for True Farm Trust, to request a 19.03' variance to section 400.8.1.1, the 35' side setback to allow for a Boundary Line Adjustment conditionally approved by the Planning Board for two adjacent non-conforming structures. Map/Lot 206-004-000, located at 70 True Farm Road.

The following action was taken at the meeting on March 12, 2024:

E. McLeish made a motion that they "approve the variances requested as detailed on the plans submitted and approved by the Planning Board granting a side setback variance of 19.93' for lot 206-004-000 and a 20.03' side setback variance for lot 206-003-000."

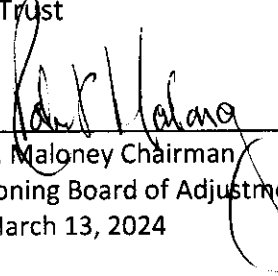
R. Dorff seconded the motion

All in favor 5 – Yes 0 – No

FINDING OF FACTS: The applicant presented sufficient evidence in their application that the proposed application and the granting of the variance 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 and corrects a defect of a property line splitting an existing dwelling and would promote justice in that it is a reasonable and improved use of the property, the value will not be diminished and the literal enforcement of the provisions of the ordinance result in an unnecessary hardship because of the existing condition of the property.

Discussion: No further discussion

Plans referenced: Application package with associated plans and Exhibits submitted by Frank Yerkes, LLS agent for Desmond Butler, True Farm Trust



B. Maloney Chairman
Zoning Board of Adjustment
March 13, 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.