



NOTICE of DECISION – GRANTED

Zoning Board of Adjustment,
City/Town of Deerfield, NH 03037

Case No: 24-01

Applicant: George and Guenevere Hiotis

Tax Map: Lot: Map 405, Lot 15

Variance Property Address: 180 North Road, Deerfield, NH 03037

You are hereby notified that the request for a variance regarding the zoning ordinance has been **APPROVED** by a unanimous vote for the reasons/facts listed below, by vote of the Zoning Board of Adjustment.

Article II, Section(s) 204.1 and 207.3, Side Yard Setbacks

The board approved variance(s) to allow the construction of a deck and stairs resulting in a 20' setback from the rear property line.

Conditions:

None

Summary of Facts Supporting Decision:

- The lot is a pre-existing nonconforming lot. The existing home is 25' from the rear property line.
- The home is long and narrow. An egress door exists on the rear (long) side of the home but has no stairs to the ground. A safe egress door on the rear side of the home is a safety benefit for occupants.

This approval shall be valid if exercised within from the date of final approval, and shall not expire within 6 months after the resolution of a planning application filed in reliance upon this decision, as per RSA 674:33, IV.

Spencer Tate, Chairperson, Zoning Board of Adjustment:

Date: 4/25/26

Note: The selectmen, any party to the action, or any person directly affected has a right to appeal this decision. See New Hampshire Revised Statutes Annotated, Chapter 677, available at the Deerfield Town Building/ Code Enforcement office. This notice has been placed on file and made available for public inspection in the records of the ZBA, and has been sent to the applicant, property abutters, Planning Board, Board of Selectmen, and Town Clerk.