



Notice of Decision - Granted

Zoning Board of Adjustment,
City/Town of Deerfield, NH 03038

Case No: 22-09
Tobin Farwell – Farwell Engineering Services
GDK REAL PROPERTIES LLC
Tax Map 208 Lot 28
4 Pond View Lane
Deerfield, NH 03037

You are hereby notified that the appeal for a variance regarding section Article II Section 204.1, 207.2, 207.3, 210.8F of the zoning ordinance has been **GRANTED**, subject to the conditions listed below, by the affirmative vote of 3 to 1 members of the Zoning Board of Adjustment.

Article II, Section 204.1 & 207.3 Setback to the side yard property line:

- 34.1 feet from west property line

Article II, Section 210.8F Set back to the wetland (river stream, lake or pond):

- Residence 17.3 feet
- Deck 8.5 feet
- Garage 22.2 feet and 30.3 feet.

Article I Section 204.1 and 207.2 Front Yard set back

- Garage 0.7 feet
- Addition 36.5 feet

Conditions:

1. Restore Vegetation to the south of the home
2. Review best practices for the drywell
3. Obtain NHDES permit per note 10 on the Post Construction Drawing

Anthony Di Mauro
Chairperson, Zoning Board of Adjustment November 16, 2022

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](#).

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 <http://www.gencourt.state.nh.us>. This notice has been placed on file and made available for public inspection in the records of the ZBA on (11-21-2022). Copies of this notice have been distributed to the applicant, Planning Board, Board of Selectmen, Town Clerk, Property Tax Assessor, (insert any others as required by the board's rules of procedure).