



NOTICE of DECISION – GRANTED

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

Case No: 23-11

Applicant: Guylaine and Jeffrey Robidoux

Tax Map: Lot: 207/68

Variance Property Address: 4 Duke's Lane, Deerfield, NH 03037

You are hereby notified that the request for a variance regarding the zoning ordinance has been **GRANTED** by a vote of 5 to 0, for the reasons/facts listed below, by vote of the Zoning Board of Adjustment.

Article II, Section(s) 204.1, 207.2 and 207.3

The board approved variances for three decks that are 11.6 feet from the west side property line, 32 feet from the east side property line and 12 feet from the front property line respectively, as well as an addition that is 20' from the west side property line.

Conditions:

None

Summary of Facts Supporting Decision:

- The lot is small and non-conforming in a neighborhood of small, nonconforming lots.
- The home is small - 600 square feet currently
- The proposed addition is squaring off the corner of the existing home; said square is currently a patio
- The addition and decks will allow greater use of this small property.

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: 7/25/23

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.