



NOTICE of DECISION – GRANTED

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

Case No: 23-10
Applicant: Rebecca and Mark Maida/ Southers Construction
Tax Map: Lot: 206/35
Variance Property Address: 251 North Road, Deerfield, NH 03037

You are hereby notified that the request for a variance regarding the zoning ordinance has been **GRANTED** by a vote of **3 to 2**, for the reasons/facts listed below, by vote of the Zoning Board of Adjustment.

Article II, Section 210.8.F and Article 111 Section 305

The board approved variances for an 8x8 deck 10' from Pleasant Lake and a stairway connecting two existing stairways, all of which are within 75 feet of Pleasant Lake.

Conditions:

- All construction to be bounded by reasonable and effective erosion control measures

Summary of Facts Supporting Decision:

- The lot is small and non-conforming in a neighborhood of small, nonconforming lots.
- DES has approved the project
- Stairs and steep, uneven slope are dangerous for use in the current condition

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.