



NOTICE of DECISION – GRANTED

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

Case No: 23-09
Applicant: Charles Martell
Tax Map: Lot: 206/13
Variance Property Address: 3 Charlie 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, 207.3, and 2010.8.F

The board approved variances to allow the placement of a shed on cinder blocks that is 4 feet from the north side property line and 42 feet from Pleasant Lake.

Conditions: None

Summary of Facts Supporting Decision:

- The lot is small and non-conforming in a neighborhood of small, nonconforming lots.
- The shed is rested on cinder blocks and does not have an in-ground foundation
- The lot provides no other options for location given two living structures, sloped septic system/ leach field, well, driveway, and neighbor right-of-way.
- The project will be permitted through NHDES

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.