



## **NOTICE of DECISION – GRANTED**

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

Case No: 23-08

Applicant: Richard Miyara

Tax Map: Lot: 207/35

Variance Property Address: 4 Iver Johnson 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 to allow a two-car garage located 34 feet from the north side property line and 10 feet from the east front property line.

### **Conditions:**

None

### **Summary of Facts Supporting Decision:**

- The lot is small and non-conforming in a neighborhood of small, nonconforming lots.
- DES has approved the project.
- The applicant owns the property directly across the street, and thus is the party most likely to be impacted by cars entering and exiting the garage.
- The street is small and a dead-end with very little traffic.
- The applicant recently made 3 and 4 Iver Johnson Lane their full-time residence; a garage in the winter is consistent with common residential use of the property.
- Construction of a retaining wall by previous owners precludes locating the garage further from the road.

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.