



NOTICE of DECISION – GRANTED

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

Case No: 23-06
Applicant: Larry Dunn
Tax Map: Lot: 201/25
Variance Property Address: 12A Baker Ave, 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(s) 204.1 and 207.3

The board approved variances to allow an addition 35 feet from the west property line and an addition 14.2 feet from the east property line.

Conditions:

Siltation fences must be used for westerly construction followed by vegetative improvements in the riparian buffer on the same side.

Summary of Facts Supporting Decision:

- The lot is small and non-conforming in a neighborhood of small, nonconforming lots.
- The easterly addition will allow construction of a small kitchen and bathroom; the property currently does not have a full kitchen or a tub/ shower due to lack of space.
- DES has approved the project.

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.