**Notice of Decision - Granted**

**Town of Stoddard**

**Zoning Board of Adjustment**

Case No. 2024-0303 Date: March 21, 2024

You are hereby notified that the appeal of Leonard Weldon and Margaret FoxWeldon for a Variance regarding Article 111 Section 1 of the Stoddard Community Planning Ordinance to build a small house which will extend into the required 25-foot setback on property located on North Shore Road, Tax Map 139, Lot 027 in the Lakeside District has been GRANTED by the affirmative vote of at least three members of the Zoning of Adjustment.

Findings of fact from the evidence of the case presented and discussed at the above public hearing:

1.Granting the Variance would not be contrary to the public interest because: the proposed plan is a well-designed and thought-out home with respect to its surroundings and is not a detriment to the locality in any way.

2. The spirit of the Ordinance would be observed because (this criterion was jointly considered with the above) additionally to above conclusions, there is no overcrowding and it fits in with the adjoining properties, so would not violate the intent of the zoning objectives.

3. Granting the Variance would do substantial justice because: property is a non-conforming lot. This is a longtime property owner who purchased the property under the assumption that it was buildable as they purchased it with it’s septic & house designs. There was no perceived loss to the general public.

4. The value of the surrounding properties would not be diminished because this is a well-designed natural looking home to fit into the surrounding undisturbed natural setting. Other near-by lots of similar size have residential dwellings.

5. Unnecessary Hardship exists per (5.b) because: The property cannot be reasonably used in strict conformance with the ordinance to support a building, as it is 50-feet wide and a 25-foot setback is required for building.

Conditions: None

Chairperson, Zoning Board of Adjustment

Date: March 26, 2024

This approval shall be valid if exercised within two years from the date of final approval, and shall not expire within six (6) months after the resolution of a planning application filed in reliance upon this decision, as per RSA674:33, IV.

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 online at www.NH.gov. This notice has been placed on file and made available for public inspection in the records of the ZBA. Copies of this notice have been distributed to the applicant, Planning Board, Board of Selectmen, Town Clerk, and Property Tax Assessor.