|  |  |
| --- | --- |
|  | Town of Hillsborough  Zoning Board of Adjustment  27 School Street  P.O. Box 7  Hillsborough, NH 03244  (603) 464-3877 |

**NOTICE OF DECISION**

**October 21, 2024**

**Case** 2024-10

**Variance**

116 Emerald Drive (Map 17 Lot 206)

Tony and Kelly Zinn

On October 21, 2024, the Zoning Board of Adjustment of the Town of Hillsborough held a public hearing on two variances as allowed under RSA 674:33-a submitted by Tony and Kelly Zinn.. The first is to allow the location of a temporary shed within the 15 foot side setback as shown in the “Table 3 Setback Coverage and Building Height Requirements” in the Emerald Lake Village Residential Zone The second variance is to locate the temporary shed within the 75’ shoreline setback as shown in section “229-10 Stream and Shoreland Protection”

**Variance 1**

The applicant applied to locate a portable shed within the 15-foot side setback. The variance was approved in accordance with the following Findings of Fact:

**General Findings of Fact**

1. The property is located at 116 Emerald Drive (Map 17 Lot 206).
2. The owners of the property are Tony and Kelly Zinn.
3. The property is located in the in the Emerald Lake Village Residential Zone.
4. The application was presented by Kelly Zinn.

**Findings of Fact -Variance 1**

1. The benefit to the applicant is not outweighed by a loss to the public.
2. The applicant has nowhere on the property that would not be in the setback.
3. The abutter to the property line has expressed no objection to the variance.
4. The shed will be constructed on blocks so it could be moved if necessary.

**Approval:**

On October 21, 2024, the Zoning Board of Adjustment voted to approve Variance 1 submitted by Tony and Kelly Zinn by a vote of 4 in favor and 0 opposed.

**Variance 2**

The applicant applied for a variance to locate his shed within the 75’ Shoreland Protection setback. The variance was granted in accordance with the following Findings of Fact:

**Findings of Fact Variance 2**

1. The benefit to the applicant is not outweighed by a loss to the public.
2. The abutter to the property line has expressed no objection to the variance.
3. The shed will be constructed on blocks so it could be moved if necessary.

**Approval:**

On October 21, 2024, the Zoning Board of Adjustment voted to approve Variance 2 submitted by Tony and Kelly Zinn by a vote of 3 in favor and 1 abstention.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Clarence Larry Baker, Chairperson

Hillsborough Zoning Board of Adjustment