



TOWN OF WARNER

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Zoning Board of Adjustment NOTICE OF DECISION

Date of Decision: December 13, 2023

Hearing for a Variance Application to the terms of Article VIII.C.1.a

Case: 2023-06
Applicant: Peter Smith
Agent: Peter Smith
Address: 89 Mink Hill Lane
Map/Lot: Map 09, Lot 11
District: OC-1

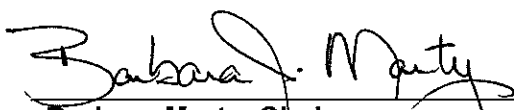
Details of Request: In preparation to subdivide Map 09, Lot 11 into two lots. One parcel will have 285+/- feet of frontage on Mink Hill Lane. Seeking a Variance for relief from the 300-foot frontage requirement in the OC-1, a discrepancy of 15+/- feet.

You are hereby notified that on December 13, 2023, the Zoning Board of Adjustment voted to **APPROVE** a Variance to the terms of Article VIII.C.1.a, to create an additional lot containing the existing house on the 27 +/- acres with 285 feet of frontage on 89 Mink Hill Lane, Map 09, Lot 11 in an OC-1 district.

The Board's decision was based on the following Criteria / Facts and Findings.

1. The board agreed that all five criteria necessary to grant a variance were met.
2. The property is surrounded on three sides by the Chandler Reservation at the end of Mink Hill Lane. The town owns the Chandler Reservation property and is an abutter and no abutters will be inconvenienced by the granting of the variance. This is what makes the property unique.
3. That no additional development can happen around this lot as it is protected on three sides by the Chandler Reservation.
4. That due to the remoteness of the property it is not going to diminish the surrounding properties because of the spacing between each property.
5. There is no driveway directly across the street from this property and there is no inconvenience to the public.

Summary: Following a public hearing on December 13, 2023, the board voted to grant a Variance by a vote of 5-to-0.


Barbara Marty, Chair
Zoning Board of Adjustment

12.20.2023
Date

Warner Zoning Board of Adjustment Note: The New Hampshire RSA 677:2: provides that the Board of Selectmen, any party to the action, or any person directly affected has a right to appeal this decision within 30 days after the date of the decision. This notice has been placed on file and made available for public inspection in the records of the ZBA.