



TOWN OF WARNER
Land Use Office

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Warner, New Hampshire 03278-0059
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Date of Decision: May 12, 2021

Special Exception Application - Case: ZBA 2021-01

Property Owner: Tyler Lawn Care

Property Agent: Maria Dolder, Esquire

Property Location: Bagley Hill Road & NH Route 103, Warner, NH 03278

Property Location: Map 6, Lot 61

Zoning District: R-2

Description: Special Exception to terms of Article VI.B. Table 1, Use Regulations: Retail and Services section 13. Professional and Business Offices and Services, of the Warner Zoning Ordinance


Proposed Use: Landscaping Business

You are hereby notified that on May 12, 2021 the Warner Zoning Board of Adjustment voted to **APPROVE** the request for a Special Exception to the terms of Article VI.B. TABLE 1, USE REGULATIONS, Retail and Services section 13., Professional and Business Offices and Services in a R-2 District. **The Special Exception was approved by a 5-to-0-to-0 vote** following a Public Hearing.

The Board's decision was based on the following findings/criteria:

The Board found the applicant met the following criteria to request construction of a professional business office on the corner of Bagley Hill Road and NH Route 103 in an R-2 district.

- A. The request is an identified use in the Table 1, Use Regulations, Retail and Services section 13, Professional and Business Offices and Services allowed by special exception in an R-2.
- B. The request is agreeable to the public convenience and welfare.
- C. The request will not impair the integrity of the district.



Barbara Marty, Chair, Zoning Board of Adjustment

5.19.21

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 the public inspection in the records of the ZBA.

cc: Applicant, Applicants File, Planning Board, Board of Selectmen, Building Department, Town Clerk, and Assessing Clerk.