



TOWN OF WARNER

P.O. Box 59

Warner, New Hampshire 03278-0059

Land Use Office: (603)456-2298 ex. 7

Fax: (603) 456-2297

Date of Decision: March 16, 2022

Application for Variance: Case: 2022-1

Property Owner: Daniel P. Violette, Marc A. Violette, Paula J. Brown

Property Agent: Suzanne Brunelle, Esq.

Property Location: 302 and 296 Kearsarge Mountain Rd., Warner, NH

Property Location: Map 14, Lot 36-1

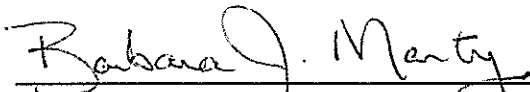
Zoning District: R-2

Description: Variance to the terms of Article VI, C. 1. a. of the Warner Zoning Ordinances for minimum requirements of frontage and buildable area for a minor subdivision.

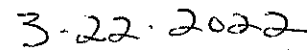
You are hereby notified that on March 16, 2022 the Warner Zoning Board of Adjustment found that the criteria for the variance to Article VI, C 1. a. has not been met and voted to **NOT APPROVE** the request. Following a public hearing the variance was denied by a vote of 4-to-1.

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

1. The board found that the applicant did not provide sufficient information to meet the burden of proof that, owing to special conditions of the property that distinguish it from other properties in the area, literal enforcement of the provisions creates an unnecessary hardship.
2. The board found that granting the variance does not observe the spirit of the ordinance. Creating a lot that is non-conforming in area and frontage, when other means are available to achieve the applicant's purpose, goes against the spirit of the ordinance.



Barbara Marty, Chair, Zoning Board of Adjustment



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.