



TOWN OF WARNER

P.O. Box 59, 5 East Main Street
Warner, New Hampshire 03278-0059
Land Use Office: (603)456-2298 ex. 7
Fax: (603) 456-2297

ZONING BOARD OF ADJUSTMENT NOTICE OF DECISION

Date of Decision: November 9, 2022

Application for Variance: Case: 2022-5

Property Owner: Steve Shumsky

Property Agent: Keach-Nordstrom Associates, Inc.

Property Location: 30 Pleasant Pond Road, Warner, NH

Property Location: Map 26, Lot 25

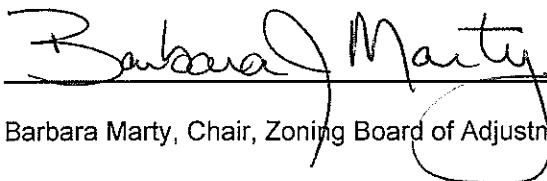
Zoning District: R-2

Description: Variance to the terms of Article VI, C. 1. b. Frontage, lot, and yard requirements. A non-conforming lot of record encroaching on setbacks. Existing structure will be demolished. The proposed new 864 square foot single family home will increase the footprint by 112 square feet. The new structure will be built closer to the lot line bordering the right-of-way.

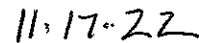
You are hereby notified that on November 9, 2022 the Warner Zoning Board of Adjustment voted to **DENY** the application as incomplete, without prejudice. Vote Tally: 5 – 0.

The following items were not provided:

1. Application was deficient in notice to the abutters in Pleasant Lake Estates manufactured housing park on Map 3 Lot 24 in accordance with RSA 672:3.
2. Application was deficient in the required measurements on the plan of the existing structure, a floor plan of proposed structure, and elevations on the plan of proposed structure.



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.