



## Town of Nottingham

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### ZONING BOARD OF ADJUSTMENT NOTICE OF DECISION

You are hereby notified that at the **April 18<sup>th</sup>, 2023**, meeting of the Nottingham Zoning Board of Adjustment the Board **APPROVED** the case below by a vote of **5-aye, 0-nay, 0-abstention with conditions**.

#### **Public Hearing: Case # 23-003 VA Cote – 165 Stage Rd**

Application from Zackery and Christen Cote requesting a variance from Article II, Section C.3.(a) of the Nottingham Zoning Ordinance to permit the building of an unattached garage. The proposed accessory structure would be 2.5 feet from the property line where the Zoning Ordinance states that the setback between property lines and accessory buildings shall be 20 feet. The property is located at 165 Stage Rd in Nottingham, NH and is identified as Tax Map #37, Lot #18.

**Findings Of Fact:** The case meets all 5 criteria and is in line with the Town's Master Plan.

**Motion made by:** Kevin Bassett to approve Case # 23-003 VA Cote – 165 Stage Rd with the following conditions ...

- The proposed detached garage would be 5 feet from the property line in the back and 8.5 feet from the property line in the front. The distance should be measured from the soffit.
- The garage would be 20 feet by 36 feet.
- An adjacent tree in the abutter's property will be taken down prior to construction.

**Seconded by:** Romeo Danais

**Vote:** 5-0-0 Motion Passed

Any appeals to this decision must be made within 30 days of the date of the decision.

Respectfully Submitted,

*Alana Kenney*

Alana Kenney, Land Use Clerk, Town of Nottingham