



Town of Nottingham

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ZONING BOARD OF ADJUSTMENT NOTICE OF DECISION

You are hereby notified that at the **May 16th, 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**.

Case # 23-005 Silva – 96 Stevens Hill Rd.

Application from Jeffrey and Emily Silva requesting a variance from Article II, Section C.3.(a) of the Nottingham Zoning Ordinance to permit the building of a 24 foot by 30 foot unattached garage. The proposed accessory structure would be 40 feet from the front property line and 30 feet from the side property line where the Zoning Ordinance states that the setback between property lines and accessory buildings shall be 50 feet. The property is located at 96 Stevens Hill Rd. in Nottingham, NH and is identified as Tax Map #46 Lot #04-09.

Findings Of Fact: Due to several factors including lot size, shape, location of wetlands, uplands, and septic, the only suitable area for a garage is in the area that was previously marked out and prepared for one as shown in the application plans.

Motion made by: Terry Bonser to approve Case # 23-005 Silva – 96 Stevens Hill Rd.

Seconded by: Kathy Mayo

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