



Town of Nottingham
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**ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION**

You are hereby notified that at the **August 15th, 2023**, meeting of the Nottingham Zoning Board of Adjustment the Board **APPROVED** the case below with two separate votes.

Case # 23-012 VA Residences At Fort Hill – Smoke St & Fort Hill Rd

Application from Berry Surveying & Engineering on behalf of Owl Ridge Builders and Frederick Fernald requesting a variance from Article IV, Section S.8.(a) of the Nottingham Zoning Ordinances to build an Open Space Development with lots having larger than the maximum lot sizing and less than the minimum frontage required. The property is located at Smoke Street and Fort Hill Road in Nottingham, NH and is identified as Tax Map #23, Lot #11.

Variance # 1 - Minimum Lot Frontage

Findings Of Fact: The case satisfies all 5 application criteria.

Motion made by: Bonnie Winona MacKinnon to approve the variance for less than the minimum road frontage required on Fort Hill Rd.

Seconded by: Romeo Danais

Vote: 3-2-0 Motion Passed

Variance #2 - Maximum Lot Sizing

Findings Of Fact: The case satisfies all 5 application criteria.

Motion made by: Bonnie Winona MacKinnon to approve the lot sizes larger than allowed in an open space development.

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