

**NOTICE OF DECISION
WOLFEBORO ZONING BOARD OF ADJUSTMENT
4 April 2016**

TM# 117-14

Case #06-V-16

**Applicant: Craig Boronow
Variance**

Variance from Article 175-124 of the Wolfeboro Planning & Zoning Ordinance for the construction of a single story garage attached to the existing dwelling. This property is located at 35 Westwood Drive. A site visit was held at approximately 5:50 pm prior to the hearing.

Board Decision:

It was voted by at least three members to grant Case # 06-V-16, TM# 117-14 a Variance for a 20' x 24' garage with a 12'x4' area for the stairs in accordance with a plan dated 10-27-2015 subject to the following conditions:

1. The approval is for the construction of a garage and breezeway, as shown on the survey plan.
2. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
3. The application, as submitted to the ZBA, does not satisfy all applicable requirements for a building permit or Shoreland Permit.
4. The Notice of Decision shall be recorded at the Carroll County Registry of Deeds and the applicant shall pay all recording fees.
5. This Variance shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the Zoning Board of Adjustment for good cause.

Fred Tedeschi, Vice-Chairman

Date: 8 April 2016

NOTE: Certain persons have the right to appeal the ZBA's decision to the superior court, or to file a motion for rehearing with the ZBA, as the case may be, within 30 days of the date the ZBA made the decision. Any person who wishes to exercise their appeal rights must do so consistent with applicable State statutes and should immediately consult with an attorney of their choosing to be sure their appeal rights are protected."

**Note: This notice has been placed on file and made available for public inspection in the records of the ZBA on 8 April 2016 and will be published in the 14 April 2016 issue of the Granite State News. Copies of this notice have been distributed to the applicant, Planning Board, Board of Selectmen, Town Clerk, Tax Assessor, Building Official, Fire Chief, Police Chief, Town Manager and Municipal Electric Department