

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

TM# 231-55

Case #05-V-2016

Applicant: Charles Mock Trust 1996

Variance

Agent: Michael Browher, Browher Construction

Public Hearing for a Variance from Article 175-70-A 2 of the Wolfeboro Planning & Zoning Ordinance for a 2 foot proposed setback from the property line. Expansion of non-conforming structure (10' setback required). This property is located at 243 South Main Street. A site visit was held at approximately 6:40 pm prior to the hearing.

Board Decision:

It was voted by at least three members to grant the request for Case # 05-V-16, TM # 231-55 for a Variance from Section 175 A (2) from the Wolfeboro Planning & Zoning Ordinance to permit the construction of an approximately 10' x 10' addition to an existing structure within the 10' setback requirement. The following conditions as proposed in the Planners Review, dated March 28, 2016, numbers 1-6 are included as follows:

1. The approval to permit the encroachment into the side setback, subject to a Special Exception for the expansion of a nonconforming use (a second dwelling on a lot)
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imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part.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.
6. This Variance approval supersedes all previous actions by the Zoning Board of Adjustment.

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