

NOTICE OF DECISION

Washington Zoning Board of Adjustment

Case No: 12-184

Date of Decision: 11/30/2022



The Selectmen, any party to the action, or any person directly affected has a right to appeal this decision. For complete information, see [RSA 677:2 Rehearing and Appeal Procedures](#). This notice has been placed on file and made available for public inspection in the records of the ZBA. Copies of this notice have been distributed to the applicant and the Board of Selectmen.

Applicant	John and Jennifer Calabro
Address	16 Hutchinson Rd. Merrimack, NH 03054
Owner	John and Jennifer Calabro
Lot	12-184

You are hereby notified of the decision by vote of the ZBA of the following variances.

	Variance	LUO	Decision
1	Setback of a Safe Water Access Deck 3' from the shoreline where 50' is required	202	Granted

The Applicant is reminded that, pursuant to [RSA 674:33 Powers of Zoning Board of Adjustment](#), this variance is valid only if exercised within 2 years from the date of final approval, or as further extended for good cause.

References

RSA 674:33	Powers of Zoning Board of Adjustment	https://tinyurl.com/3s33w79d
RSA 677:2	Rehearing and Appeal Procedures	https://tinyurl.com/mr3erk82
LUOs	Washington Land Use Ordinance	https://tinyurl.com/yrdsxba
Application	Application for Land Use Compliance Permit for Construction 11/17/2022	https://tinyurl.com/ycxxx3bn ^[1]
	Application for a Variance 11/17/2022	https://tinyurl.com/ykachmcx

^[1] The Board determined that the total impervious surface coverage stated on page 4 of this application should read 19.7%, as it must reflect the *cumulative* impact of the separate, concurrent house and garage construction.

Findings of Fact

Variance Criteria	Satisfied?
Variations must not be contrary to the public interest	Yes ^[2]
The spirit of the Land Use Ordinance will be observed	Yes ^[2]
Substantial justice will be done	Yes ^[2]
The values of surrounding properties will not be diminished	Yes ^[2]
Literal enforcement of the Land Use Ordinance would result in unnecessary hardship	Yes ^[2]

^[2] The Board accepts the representations of the applicant in support of these variance criteria.