

NOTICE OF DECISION

Washington Zoning Board of Adjustment

Case No: 12-91

Date of Decision: 8/30/2023



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	The Max Family
Address	561 Washington Drive
Owner	The Max Family
Lot	12-91

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

	Variance	LUO	Decision
1	Side setback of 18' where 30' is required	§202	GRANTED
2	Front setback of 45' where 50' is required	§202	GRANTED
3	Building coverage of 15% where 10% is required	§201.5	GRANTED

Subsequent to site inspection, the Board determined that variances [2] and [3] were necessary.

The Applicant is reminded that, pursuant to [RSA 674:33 Powers of Zoning Board of Adjustment](#), these variances are 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/yrdscxba
Application	Application for a Variance 8/10/2023	https://tinyurl.com/m9bknzpf

Findings of Fact

Variance Criteria	Satisfied?
Variations must not be contrary to the public interest	Yes ^[1]
The spirit of the Land Use Ordinance will be observed	Yes ^[1]
Substantial justice will be done	Yes ^[1]
The values of surrounding properties will not be diminished	Yes ^[1]
Literal enforcement of the Land Use Ordinance would result in unnecessary hardship	Yes ^[1]

^[1] By majority vote of 3-2, the Board accepts the representations of the applicant in support of these variance criteria.