



Town of Hebron  
Zoning Board of Adjustment  
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## NOTICE OF DECISION

Date: May 24, 2022  
Case No. 289

You are hereby notified that, following a hearing on May 24, 2022, the application for a VARIANCE under Article IV, Section H.1 of the Hebron Zoning Ordinance by SJM Realty Trust, Mary Ellen O'Connor, Trustee, for construction of an 8' X 10' storage shed within the east side setback area of the residence located at 14 Crescent Lane (Tax Map 7HP, Lot 12) has been granted by at least three members of the Zoning Board of Adjustment. The applicants are hereby empowered to seek a building permit from the Hebron Board of Selectmen.

The Board thoroughly reviewed the five variance criteria contained in The Board of Adjustment in New Hampshire: A Handbook for Local Officials, RSA 674:33 Powers of Zoning Board of Adjustment, 1(b) and unanimously agreed that all were fully satisfied. Specifically, the variance is not contrary to the public interest as all abutters were notified of the hearing and those responding, especially the abutter directly to the east of the applicants, had no objections to construction of the Structure within the setback. The spirit of the ordinance is maintained by not necessitating the removal of several large trees on the Newfound Lake shoreland property and by placing the shed in an inconspicuous wooded area near the neighbor. Given the limited area of lot 12 and the lack of other storage opportunities, substantial justice is done. It was further believed by the Board that the presence of the storage structure will have no impact on neighborhood property values and that, if the variance were to be denied, it would create a substantial hardship for the applicants as new full-time residents of Hebron.

The Board's approval of the variance is subject to the following conditions:

1. Prior to the initiation of any construction, a building permit be obtained from the Hebron Board of Selectmen.
2. The shed shall be no higher than 8' at a maximum with the roof drip edge no nearer than 5 feet to the sideline, be constructed to be as inconspicuous in shape and color as possible and be placed on temporary supports and not a poured slab.
3. That, if necessary, all appropriate NH-DES permits required for shoreline construction be obtained.
4. That all State of New Hampshire and Town of Hebron construction codes and requirements be strictly followed.

### HEBRON ZONING BOARD OF ADJUSTMENT

  
DOUGLAS S. MCQUILKIN - CHAIRMAN

Any person affected by the Board's decision has the right to appeal the decision within thirty (30) days of this notice. The required first step, prior to any appeal being taken to court, is to apply to the Zoning Board of Adjustment for a rehearing. The motion for a rehearing must set forth all of the grounds on which the appeal is based. See New Hampshire Revised Statutes Annotated (NH RSA), Chapter 677. for details.