

**CARROLL BOARD OF ADJUSTMENT**  
**92 SCHOOL STREET**  
**P.O. BOX 146**  
**TWIN MOUNTAIN, NH 03595**  
**(603) 846-5754**

**NOTICE OF DECISION**

**LOCATION/MAP & LOT**

115 Grandpa Harry's Lane  
Twin Mountain, NH 03595  
203-010-010-023

**APPLICANT:**

Robert Stalaboin DBA RGS Contracting  
P.O. Box 245  
Twin Mountain, NH 03595

**OWNER:**

Plasz Family Trust  
Jeff & Michele Plasz, Trustees  
56 Preston Way  
Auburn, NH 03032

You are hereby notified that the Variance application regarding Article IV, Section 403.6 of the Town of Carroll Zoning Ordinance, to permit the reduction of rear setbacks to no closer than 35 feet from the rear lot line to allow for the construction of a rear deck at #115 Grandpa Harry's Lane, Twin Mountain, NH 03595; Map/Lot: 203-010-010-023 has been **DENIED**, for the reasons / facts listed below, by vote of the Town of Carroll Zoning Board of Adjustment.

**REASONS / FACTS SUPPORTING THE DENIAL:**

- 1. The ZBA agreed that the Applicant had not sufficiently met all five (5) criteria required for a Variance, as listed in the Town of Carroll Zoning Ordinance, Article VIII, Section 804.4 Variance.**
- 2. The applicant did not demonstrate that there was an unnecessary hardship**
- 3. The Zoning Board of Adjustment voted 5-0 to deny the application**



\_\_\_\_\_  
Chairperson, Zoning Board of Adjustment  
AARON FOTI

Jan. 19, 2021

\_\_\_\_\_  
Date

Note: The Selectmen, any party to the action, or any person directly affected has the right to appeal this decision. See New Hampshire Revised Statutes Annotated, Chapter 677 for details. The notice has been placed on file and made available for public inspection in the records of the ZBA on January 14, 2021. Copies of this notice have been distributed to the applicant, Planning Board, Board of Selectmen, Town Clerk, Code Enforcement Officer and other town officials as determined by the Board.