

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

NOTICE OF DECISION

LOCATION/MAP & LOT

133 Little River Road
Twin Mountain, NH 03595
417-083-000-005

APPLICANT:

Gerald & Annette Marquis
P.O. Box 182
Twin Mountain, NH 03595

YOU ARE HEREBY NOTIFIED OF THE ZONING BOARD OF ADJUSTMENT'S DECISION REGARDING YOUR APPLICATION FOR A VARIANCE REGARDING ARTICLE IV, SECTION 403.2 OF THE ZONING ORDINANCE TO REDUCE THE MINIMUM RESIDENTIAL LOT SIZE OF ONE ACRE AT #113 LITTLE RIVER ROAD, TWIN MOUNTAIN, NH 03595; Map/Lot: 417-08-000-005.

THE ZONING BOARD DETERMINED THAT THIS LOT DOES NOT REQUIRE A SPECIAL EXCEPTION OR VARIANCE IN ORDER TO OCCUPY IT FOR ANY USE PERMITTED IN THAT DISTRICT PROVIDED THAT THE USE CONFORMS TO FRONT, SIDE AND REAR YARD SETBACKS AND ALL OTHER APPLICABLE PROVISIONS OF THE TOWN OF CARROLL ZONING ORDINANCE. THIS LOT IS NOT SUBJECT TO THE 1-ACRE MINIMUM LOT SIZE ESTABLISHED IN [ARTICLE IV, SECTION 403.2] BECAUSE IT IS A NON-CONFORMING LOT AS ESTABLISHED IN [ARTICLE III, SECTION 302]. THIS DECISION WAS MADE WITH 5 AFFIRMATIVE VOTES FROM THE ZONING BOARD OF ADJUSTMENT, ON APRIL 8, 2021. THIS DECISION MAY BE APPEALED UP TO 30 DAYS FROM THE DATE OF THIS DECISION.

CONDITIONS:

NONE



Chairperson, Zoning Board of Adjustment
AARON FOTI

April 15, 2021

Date

This approval shall be valid if exercised within one year from the date of final approval, and shall not expire within 6 months after the resolution of a planning application filed in reliance upon this decision, as per RSA 674:33, IV.

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 APRIL 8, 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.