



**Town of Candia**

LAND USE OFFICE  
Candia, New Hampshire 03034  
(603) 483-8588

**ZONING BOARD OF ADJUSTMENT**

**NOTICE OF DECISION**

**HEARING DATE:** September 25, 2018    **CASE:** 18-638

**LOCATION:** 34 Deerfield Road, Candia, NH 03034

**MAP 406 LOT 23**

**APPLICANT:** Matthew & Krystal Richter, 28 Deerfield Road, Candia, NH 03034

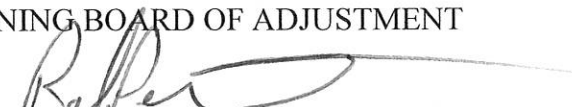
**OWNER/S:** Arlene Richter, 34 Deerfield Road, Candia, NH 03034

**SUBJECT:** For a Variance under Article VI Table of Dimensional Requirements: Section 6.01E Lot Width and Section 6.02 frontage; Intent: To allow a lot with frontage of 105 feet where 200 feet is required and to allow a lot width of 105 feet where 200 feet is required; in order to permit the subdivision of Map 406 Lot 23 into two distinct parcels to create one new buildable lot.

**DECISION:** Variances 6.01E and 6.02 were **DENIED** due to not having met the variance criteria of substantial justice is done; the Board has to be true to the law regarding the 200' frontage and be fair to everyone. And literal enforcement of provisions in this ordinance will result in an unnecessary hardship. The Board agreed that there were other alternatives available i.e. a road could be built to Town standards and two house lots could go in and/or an accessory dwelling unit could be attached to the main existing dwelling. *See ZBA minutes from September 25, 2018 for more details on the decision making process.*

**CONDITIONS:** None

ZONING BOARD OF ADJUSTMENT

  
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Robert Petrin,  
Chairman

Date

10-2-18

NOTE: Any person affected has a right to appeal this decision. If you wish to appeal, you must act within thirty (30) days of the date of this hearing. The motion for rehearing shall be in writing and must set forth all the grounds on which you will base your appeal, as per RSA 677.

Cc: file, Selectmen