



**Town of Candia**

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

**ZONING BOARD OF ADJUSTMENT  
OFFICIAL NOTICE OF ACTION**

The Zoning Board of Adjustment at its **April 23, 2019 meeting** made the following decision regarding a request on the **ZBA case #19-002**.

**APPLICANT(S):** Sirron Development, LLC, 1361 Elm Street, Manchester, NH 03101

**PROPERTY OWNER(S):** Sirron Development, LLC, 1361 Elm Street, Manchester, NH 03101

**PROJECT LOCATION:** 114 Douglas Drive, Candia, NH 03034

**TAX MAP:** Map 410 LOT NUMBER 50


**SUBJECT:** For a Variance under Article VI Section 6.02 Table of Dimensional Requirements; Lot Width and Frontage.  
**Intent:** to construct a 12'x 12' covered deck with stairs within the required 25' rear setback area.

**DECISION:** Variance 6.02 for Lot Width and Frontage was **DENIED** for the following reasons:

**CONDITIONS:** based on Section 14.02 of the Zoning Ordinance, reasons for denial are listed below:

1. The variance will not be contrary to the public interest;
  - a. House was built first to maximum available space w/out deck and now the owner is coming back after to ask that a deck be built. Whole plan should've been proposed with deck and sought the approval prior to development. The process was deceptive.
2. The spirit of the ordinance is observed;
  - a. Setbacks are 25' on sides and rear and by building the whole deck in these setbacks, they are not observing any section of that ordinance.
3. Substantial justice is done;
  - a. The clearing of all the trees and privacy around the property for current owners as well as neighbors.
4. The values of surrounding properties are not diminished;
  - a. The values of the properties around this current location have been diminished by the clearing of trees, resulting in many privacy issues as well as the worth of the actual homes and land.
5. Literal enforcement of the provisions of the ordinance would result in unnecessary hardship.
  - a. Not having a deck on a house is not a hardship. The house was originally planned and built w/out a deck, although does include a door off the back of the house/garage to come out in the back yard and may build a patio area if they want outside space.

**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

  
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Robert Petrin, Chairperson  
Candia Zoning Board of Adjustment

4-30-19  
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Date