



**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 **June 23, 2020 meeting** made the following decision regarding a request on the **ZBA case #20-003**.

**APPLICANT(S):** Susan Bowie, 4 Healey Road, Candia, NH 03034

**PROPERTY OWNER(S):** Susan Bowie, 4 Healey Road, Candia, NH 03034

**PROJECT LOCATION:** 4 Healey Road, Candia, NH 03034

**TAX MAP:** Map 405 LOT NUMBER 122

**SUBJECT:** For an Appeal from an administrative decision from the Building Inspector.  
**Intent:** to be allowed to have Tiny Homes on the property.

**DECISION:** Appeal from an administrative decision was **DENIED** for the following reasons:

**CONDITIONS:** based on the Notice of Violation dated 4/27/20 in which the Code Enforcement Officer cited violations of Candia Zoning Ordinance sections 2.05, 15.04E, and 10:06.3:

1. Section 2.05 Buildings On One Lot clearly states "There shall be only one residential building on a lot unless otherwise approved under Innovative Land Use Controls."

- The only lot of record is Map 405 Lot 122 on which there are multiple structures presently occupied and can only be considered residences. The applicant has failed to document receipt of approval under Innovative Land Use Controls.

2. Section 15.04 E Accessory Dwelling Units clearly restricts the size, number, location, and architectural requirements for accessory dwelling units as well as requiring adequate water and sewer provisions. The section, moreover, also requires a Special Exception and conformance with the required Special Exception conditions. It has been clearly established that the applicant has not met the required standards by:

- Failure to obtain a Special Exception as required under Section 15.02; and
- Exceeding the number of allowable accessory dwellings; and
- Failure to attach any dwelling unit to the main dwelling unit or to comply with architectural standards; and
- Failure to observe setback requirements; and
- Failure to provide adequate sewer and water service.

3. Lastly, Section 10.06B of the Candia Zoning Ordinance prohibits building activity within either 100' of very poorly drained soils or 50' of poorly drained soils. The record clearly demonstrates violation of this ordinance as well as RSA 147:8 requiring approval of septic systems by NH authorities:

**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.

Robert Petrin, Chairperson  
Candia Zoning Board of Adjustment

6/30/20

Date