



CENTER HARBOR ZONING BOARD OF ADJUSTMENT
36 Main Street - PO Box 140
Center Harbor, NH 03326
planningzoning@centerharbornh.org

NOTICE OF DECISION

Date: December 15, 2022

To: Marc Brogan
17 Coe Road
Center Harbor, NH 03226

RE: Application for Variance: **ZBA Case 2022-1114.A** Tax Map _103 – 028

Dear Marc Brogan,

You are hereby notified that your request for a Variance on the ZBA's decision of December 12, 2022 has been **GRANTED** by a majority vote of the Zoning Board of Adjustment with the following criteria:

Motion to grant the variance from article 5:11:3 for 17 Coe Hill Road as applied for and indicated in the plans (~175 sq ft of living space on 2nd floor and keeping the existing foot print of the building) because:

- 1. The variance is not contrary to the spirit or purpose of the ordinance as it replaces a derelict building which devalues surrounding properties with a building that is more characteristic with and increases the value of surrounding properties.***
- 2. There is no benefit to the public from denying the requested variance.***
- 3. The unique characteristics of the property create a substantial hardship which is relieved by granting the variance.***
- 4. The use is permitted and therefore reasonable and substantially justified.***

Please note that any party to the action or any person directly affected has a right to appeal this decision. See New Hampshire Revised Statutes Annotated, Chapter 677, available at the Town Office during regular office hours and on the State of New Hampshire website.

This notice has been placed on file and made available for public inspection in the records of the Zoning Board of Adjustment on December 12, 2022.

Bernard Volz : lmd

Bernard Volz
Chairman, Zoning Board of Adjustment

Cc: Zoning Board of Adjustment
Code Enforcement
Board of Selectmen

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