

Notice of Decision
Board of Adjustment
Canterbury, NH

Case No. 2024-3 Variance

Date: June 28, 2024

You are hereby notified that the application of **Beth and Ronald McClure** that involves Tax Map 247, Lot 8 located at 303 Southwest Road and located in the residential zone has been **GRANTED**. The proposed use states “Request to build a detached ADU on a nonconforming lot. After meeting with the Planning Board, it met all the requirements except for 18.3 – 3A and could be approved with a variance”. The application references Articles 18.3, 4.1. The Board vote was a unanimous decision by the four regular voting members present in person based upon the following:

1. That granting the permit wouldn’t be contrary to public interest. ADUs are generally allowed in this area, the only issue is frontage.
2. That the granting of the permit would be in spirit of the ordinance. In this general area, with the exception of this one condition, ADUs are normally allowed.
3. That substantial justice would be done by granting the permit. The only issue with the lot is the frontage at the road. The actual width of the lot is greater than the frontage requirement and the lot is over 7 acres.
4. That the proposed use would not adversely affect the property values in the district. Based on the lot size and the general character of the neighborhood, it would not have an affect on the property values.
5. That denial of the permit would create a hardship for the applicants. It would prevent them from constructing an ADU which they need and is appropriate to that area.

Respectfully submitted,

Kathleen McKay

Administrative Assistant

NOTE: If any person wishes to appeal this decision, you must act within 30 days of the date of this notice and apply to the Board of Adjustment for a rehearing. The Motion for Rehearing must set forth all the grounds upon which you base your appeal.