TOWN OF WARNER

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Zoning Board of Adjustment

NOTICE OF DECISION

Date of Decision: October 14, 2026

Application for a Rehearing
Case: 2026-02
Applicant: Sydney E. Boyer
Agent: Attorney Laura Gandia
Address: 70 Split Rock Road
Map/Lot: Map 31, Lot 48
District: R-3
Details of Request: Motion to grant a rehearing on application 2026-02 concerning a non-conforming lot on two criteria: (a) ownership of a contiguous lot and (b) lack of frontage. Proposal to use an access point on the right-of-way across Map:31, Lot 51
Article XV A. 2. (a) & (b)

You are hereby notified that on October 14, 2026 the Zoning Board of Adjustment voted to **GRANT** a rehearing on case 2026-2 by a vote of 5-0.

The Board's decision was based on the following findings/criteria:

1. The Board found there is good reason to reconsider its decision and grant the rehearing based on the information in the applicants' motion for rehearing, and specifically, the applicants request to supplement the original information produced in the application concerning the criteria in XV A. 2 (a)

   Conditions:

   1.The Board requests that the applicant supplies supplemental written proof that they meet the five variance criteria concerning XV A.2.a. "the owner of the lot owns no contiguous land".

   2. The Board requests that the applicant clear any ambiguity on ownership of the subdivided lots on the contiguous parcel, formerly Map:33 Lot:18.

   3. Anyone representing the applicant must be named on the "Authorization from Owner" form.

Barbara Marty 10/19/2026

Barbara Marty, Chair **Date**

Warner Zoning Board of Adjustment Note: The New Hampshire RSA 677:2: provides that the Board of Selectmen, any party to the action, or any person directly affected has a right to appeal this decision within 30 days after the date of the decision. This notice has been placed on file and made available for public inspection with the Town Clerk and in the records of the ZBA.