



TOWN OF WARNER

P.O. Box 269, 5 East Main Street
Warner, New Hampshire 03278-0059
Land Use Office: (603)456-2298 ex. 7
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NOTICE OF DECISION

Date of Decision: July 12, 2023

Application for a Variance

Case: 2023-03

Applicant: Kristine F. Blanchette

Owner: Geoffry and Maryan Lubien

Agent: Kristine F. Blanchette

Address: 33 School Street

Map/Lot: Map 30, Lot 010

District: R-1

Details of Request: Requesting a Variance to the required buildable area for a three-unit multi-family conversion to the terms of Article IV.K. The lot is lacking 0.218 acres of buildable area necessary in an R-1 district for this multi-family development.

You are hereby notified that on July 12, 2023 the Warner Zoning Board of Adjustment voted to **APPROVE** a Variance to the required buildable area specified in Article IV.K., in a R-1 district for the property located on Map 30, Lot 010, 33 School Street. The Variance is for a single-family dwelling to be converted to a multi-family dwelling development consisting of three apartments.

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

1. **Granting the requested variance will not be contrary to the public interest because:** The public health, safety and welfare are served by creating needed housing in the community.
2. **By granting the variance, the spirit of the ordinance is observed because:** The conversion will not increase the footprint of the building or the number of bedrooms so no additional density will be created by this development.
3. **By granting the variance substantial justice is done because:** The conversion of a large single-family home to a three-unit multi-family dwelling unit is a benefit to the town by addressing a housing shortage.
4. **Granting the variance will not diminish the values of surrounding properties because:** Revitalizing a neglected property will benefit the surrounding properties.
5. **Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:** The single-family house and accessory dwelling unit cannot be converted to a three apartment multi-family development because the property is lacking 0.218 acres of buildable area, which creates a hardship. This large single-family home is well suited for conversion to a multi-family property with no increase to the footprint.

Following a public hearing the variance was **granted** by a vote of 5-to-0 in favor of the variance.


Barbara Marty, Chair, Zoning Board of Adjustment

7.19.23
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 the public inspection in the records of the ZBA.

Copy: Applicant, Applicant's File, Planning Board, Select Board, Building Department, Town Clerk, and Assessing Clerk.