



TOWN OF WARNER

P.O. Box 269, 5 East Main Street

Warner, New Hampshire 03278-0059

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Zoning Board of Adjustment NOTICE OF DECISION

Date of Decision: June 11, 2025

Application for a Variance

Case: 2025-3

Applicant: Michael Carroll

Owner: Michael Carroll

Address: 290 North Village Road

Parcel: Map:9, Lot:21

District: OR1

Description: Requesting a variance to the setbacks in the OR district to build 36 feet from the northern boundary and 86 feet from the western boundary where 100 feet is required.

ARTICLE IX C. Frontage, lot and yard requirements 1. b. and

ARTICLE XV Non-Conforming Use, A. Non-Conforming Lots: 2.

You are hereby notified that on June 11, 2025 the Zoning Board of Adjustment voted to **GRANT** the variance to the terms of the Warner Zoning Ordinance

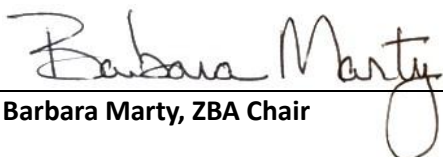
Summary: Following a public hearing the Board granted the variance by a vote of 5-to-0.

The Board found that the variance is not contrary to the public interest or the spirit of the ordinance because the frontage setback will be met and the side yard setback on the north and west will still maintain a reasonable distance for the residential area.

The Board found that substantial justice is done because there is no loss to the public in allowing this permitted use to be located in a spot that is more convenient for the applicant and avoids potential negative impact on wetlands.

The Board found that the setback variance would not impact the value of surrounding properties since it will be on the less visible sides of the property in an area of non-conforming residences.

The Board found that due to the dimensions of this non-conforming lot and the location of the poorly draining soils a hardship exists in siting a new residential structure. The requested use is reasonable and the relief is necessary to accommodate the structure.


Barbara Marty, ZBA Chair

6-16-2025

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 in the records of the ZBA.