



TOWN OF WARNER

P.O. Box 269, 5 East Main Street

Warner, New Hampshire 03278-0059

Land Use Office: (603)456-2298 ex. 7

Email: landuse@warnernh.gov

Zoning Board of Adjustment NOTICE OF DECISION

Date of Decision: June 11 2025

Application for a Variance

Case: 2025-4

Applicant: John Burke

Owner: Burke Farm, LLC

Address: 193 Pumpkin Hill Road

Parcel: Map:14, Lot:51

District: R3

Description: Requesting a variance to construct an accessory apartment 200 feet from the primary dwelling where the ordinance requires that the distance be within 75 feet.

XIV-B Accessory Apartment F.

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 variance was granted by a vote of 5-to-0.

The Board found that the variance is not contrary to the public interest or to the spirit of the ordinance because the requested distance from the primary dwelling will not create overcrowding or a concern for public health or safety. Granting the variance will not necessitate a new driveway cut.

The Board found that substantial justice is done because the public will not be negatively impacted by allowing the structure to be located in the preferred location.

The Board found that locating the requested 24-foot x 36-foot x 18-foot structure on the knoll behind the barn will not impact the value of surrounding properties.

The Board found that a hardship exists due to the topography and the location of the existing cattle pasture, barn, pond, and stream. Granting a 200-foot variance allows siting a permitted detached apartment close to the existing farm buildings on the applicant's preferred buildable site.

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.