



**TOWN OF FREMONT  
ZONING BOARD OF ADJUSTMENT  
PO BOX 120  
FREMONT, NEW HAMPSHIRE 03044**

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**NOTICE OF DECISION**

Case #015-004

You are hereby notified that at a Public Hearing held on September 22, 2015 at the Fremont Town Hall, the attending members of the Fremont Zoning Board of Adjustment did vote to grant a Variance from the terms of Article IV Section 2 of the Fremont Zoning Ordinance to Deborah Hamilton to allow two proposed lot lines for proposed lot 02-098.002 to be less than the required 100 feet in length. This references plan of Subdivision of Land of Deborah L Hamilton and the Estate of Brian T Hamilton dated July 2015, Job #1980, drawn by Blaisdell Survey LLC, pending before the Fremont Planning Board, of Map 2 Lot 98. This was done after review of each of the five conditions required for a Variance and was approved with the following conditions:

1. This decision shall be recorded with reference to the current deed and shall be included in any subsequent deeds to this parcel or subdivision of this parcel.
2. This approval is subject to all other Local, State or Federal permits and approvals that may be required and does not relieve the applicant from the obligation to obtain such other permits.
3. RSA 676:17 shall apply.

**RESOLVED:**

The following is the result of the Board's vote on the five conditions:

1. The Variance will not be contrary to the public interest.
2. The spirit of the Ordinance is observed.
3. Substantial justice is done.
4. The values of surrounding properties are not diminished.
5. Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

A. For the purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

- (i) No fair and substantial relationship exists between the general public purposes of the Ordinance provision and the specific application of that provision to the property.
- (ii) The proposed use is a reasonable one.

SIGNED:

Douglas Andrew, Chairman

Dated: 22 September 2015

**Note:** Application for rehearing on the above determination may be taken within 30 days of said determination by the Board of Selectmen, any party to the action or any party directly affected thereby according to NH Revised Statutes Annotated, Chapter 677. Said Statutes are available at the Fremont Town Offices.