



## TOWN OF WARNER

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# Zoning Board of Adjustment NOTICE OF DECISION

**Date of Decision:** August 14, 2024

**Application for a Variance**

**Case:** 2024-05  
**Applicant:** Rebecca Augeri  
**Property Owner:** Rebecca and Stephen Augeri  
**Map/Lot:** Map 13, Lot 30  
**District:** R-3 & OC-1

**Details of Request:** Seeking a variance to the terms of Article XIV-B, Section F., to allow for a detached accessory dwelling to be placed 90 feet from the primary dwelling unit. The ordinance requires the detached accessory building to be within 75 feet of the primary dwelling.

You are hereby notified that on August 14, 2024 the Zoning Board of Adjustment voted to **GRANT** the Variance to the terms of Article XIV-B Section F

**Summary:** Following a public hearing on August 14, 2024 the board granted the Variance by a vote of 5-to-0.

The Board found that granting the variance is not contrary to the public interest because no health or safety issues will be created by granting this 15-foot variance.

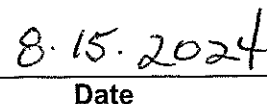
The Board found that the spirit of the ordinance is observed because the ADU provides affordable housing for multi-generational use and a 15-foot variance allows for that permitted accessory use on this property.

The Board found that granting the variance upholds the substantial justice criteria because the gain to the applicant is not outweighed by any loss to the public.

The Board found that the variance will not diminish surrounding property values because there will be no distinguishable change from the road or neighboring properties.

The Board found that because of special conditions of the property, including wetlands, slope, and the location of the existing well and septic sites, a hardship exists for the property to be reasonably used in strict conformance with the ordinance.

  
Barbara Marty, ZBA 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 in the records of the ZBA.