



**GREENVILLE, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT**

DECISION

Re: Map 3 Lot 31-B- variance application

The Zoning Board of Adjustment ("ZBA"), at its March 4, 2021 meeting, after due public hearing, completed its consideration of the application by Kyle Meedzan, 279 Adams Hill Road, Map 3 Lot 31-B, for a variance from Appendix A, Section A.2(b) of the Town's Zoning Regulations and Ordinances. In particular, the application sought a variance for an approximately 93.58 acre parcel of land on Adams Hill Road located in the Rural/Agricultural Zone in an area that requires each lot contain two acres and have 200 feet of frontage on a Class V or better road. The lot in question has two separate frontages on Adams Hill Road. At the southerly end of the property there is approximately 450 feet of frontage. At the northerly end of the property there is approximately 20 feet of frontage. The applicant proposed to create a two lot subdivision in its variance application. One lot would be approximately 10 acres in size with 20 feet of frontage on Adams Hill Road, far less than the required 200 feet of frontage. The remaining lot would be 83 acres in size with 450 feet of frontage on Adams Hill Road.

Following a hearing and after due consideration, the ZBA unanimously voted to **DENY** the variance application. In particular, the ZBA went through the variance criteria laid out in RSA 674:33, I(a)(2) and found that granting the requested variance would not be contrary to the public interest, would allow substantial justice to be done, and would not diminish the values of surrounding properties. However, it also found that it would not observe the spirit of the ordinance and that literal enforcement of the provisions of the ordinance would not result in an unnecessary hardship. Of specific concern was the fact that the applicant has other options available to subdivide the lot at issue without having to resort to creating a lot that does not conform to the Town's frontage requirement.


Pedro Sousa/Chairperson
Michael Rathbun
Tracey Sadowski
Kelly Fitzwater/Alternate