



## Effingham Zoning Board of Adjustment

### Notice of Decision

Case No: #096

Map: # 103, Lot # 27

District: Rural Agricultural

Applicant Name: Edward Duggan

Mailing Address: 241 Lincoln St, Abington, MA 02351

You are hereby notified that a **Variance** from the Effingham Zoning Ordinance Article 4, Section 402 has been **Granted** for the construction as proposed – a single-family residence and state-approved septic with allowed setback of 50 feet facing Province Lake Rd and 30 feet facing Bailey Rd where the driveway is proposed and the house will face, and 30 feet along the two other lot lines of this corner lot, subject to the 20% lot density buildable area limitation in Article 7, Section 708 – by unanimous vote of the Zoning Board of Adjustment for the various reasons stated during the Board's Deliberative Session.

We, the Zoning Board of Adjustment, have determined that the June 15, 2021 decision granting a variance falls within the Spirit of the Ordinance and Public Interest, that Substantial Justice is served, and Surrounding Property Values will not be diminished. Further, this decision prevents Unnecessary Hardship to the applicant.

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Theresa Swanick, Chair  
Zoning Board of Adjustment  
Date: June 28, 2021

Special Exceptions and Variances authorized under RSA 674:33 shall be valid if exercised within 2 years from the date of final approval. Note: The Select Board, any party to the action, or any person directly affected has a right to appeal this decision. See New Hampshire Revised Statutes Annotated (NHSA), Chapter 677, available at Effingham Municipal Office Building. This notice has been placed on file and made available for public inspection in the records of the ZBA and on the Town of Effingham website. Copies of this notice have been distributed to: The Applicant, Planning Board, Select Board and Zoning Enforcement Officer.