
TOWN OF SPRINGFIELD
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ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION

Re: Zoning Board of Adjustment Case:

Jose Ossa-Concha
115 Woodcrest Rd., MAP 29, LOT 136-12
HEARING DATE: October 3, 2023

You are hereby notified that the request for a Special Exception from Jose Ossa-Concha to install a fabric shelter next to garage within the 35' setback from the property boundaries has been **APPROVED** pursuant to the plans and descriptions presented at the hearing by an affirmative vote of four members of the board. The application met all 5 criteria required for a special exception as defined in Section X1, 11:42 of the Springfield Zoning Ordinance.

In the course of the hearing, the board came to find that given the lot is a non-conforming lot that the placement of the fabric shelter to store a boat met the criteria for a special exemption. Given the locations of the applicant's driveway, the existing garage, the leach field, and the gardens, there was not another location to place the fabric shelter except within the 35 foot setback of the property lines. Furthermore, moving the shelter closer to the existing garage would mean that rain and snow falling from the existing metal garage roof would physically impact the fabric shelter. At the request of the sole abutter present and given the location of the fabric shelter close to the abutter's property line, the board requires as a condition of approval, two evergreen plantings of a minimum of 6 feet in height on the applicant's property directly behind the fabric shelter to provide a buffer from the abutter's view. Therefore, the placement of the shelter meets the criteria as defined in the Springfield zoning Ordinance.

Steven Dzubak

Steven Dzubak, Vice-Chairman 10/22/23

Note: The Selectmen, any party to the action, or any person directly affected has a right to appeal this decision. See New Hampshire Revised Statutes Annotated, Chapter 677, available at the Springfield Town Office or at gencourt.state.nh.us. If you wish to appeal, you must act within **thirty (30)** days of the date on this notice. The necessary first step before any appeal may be taken to the court, is to apply to the Board of Adjustment for a rehearing. The motion for rehearing must set forth all the grounds on which you will base your appeal. This notice has been placed on file and made available for public inspection in the records of the Zoning Board of Adjustment.