Case #1149: Erin Lovett and Margaret M. Lovett-Dankese, 19 Owen Way, Rindge, NH 03461, for property located at 19 Owen Way, Tax Map 6, Lot 20-3 in the Village District for a Variance from Article VI Section I of the Zoning Ordinance to permit two dwellings on one Lot. Article VI. I refers to Article IV Section A. I which requires each dwelling to be on a separate lot.

A variance can be granted only if an applicant satisfies all five variance criteria.

Sitting on case: Marcia Breckenridge, Bill Thomas, Marty Kulla, Deni Dickler and George Carmichael

1. The variance would not be contrary to the public interest because:
   It maintains the existing character of the neighborhood and does not threaten public health, safety or welfare because of its seclusion.
   Vote: 5-0-0

2. Granting the variance would do substantial justice because:
   It assists the homeowner, is not contrary to public interest, and sits on a 14.5 acre lot with 1070 feet of frontage.
   Vote: 5-0-0
3. **The variance would be consistent with the spirit and intent of the Rindge zoning ordinance because:** The lot has 14.5 acres and 1070 feet of frontage has adequate frontage and seclusion.  
**Vote: 5-0-0**

4. **Granting the variance would not diminish surrounding property values because:**  
   Of the lot size, available frontage and seclusion.  
   **Vote: 5-0-0**

5. **Special conditions do not exist on the property that distinguish it from other properties in the area, such that literal enforcement of the ordinance results in unnecessary hardship.** NA

5a. **No fair and substantial relationship exists between the general purposes of the Zoning Ordinance provision(s) and the specific application of the provision(s) because:** NA

5b. **The proposed variance would be a reasonable one because:**  
   Of the lot size, available frontage and seclusion of the property.  
   **Vote: 5-0-0**

**MOTION:** Bill Thomas motioned to grant the variance on Case 1149 for the construction of a 2nd dwelling on a single lot.  
**Vote: 5-0-0**

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George Carmichael, Chair  
Marcia Breckenridge, Vice Chair