

# ZBA Agenda 02/07/11 (amended 01/19/11 & 01/21/11))

NEWMARKET ZONING BOARD OF ADJUSTMENT MEETING  
MONDAY, FEBRUARY 7, 2011  
7:00 P.M.  
TOWN COUNCIL CHAMBERS  
AGENDA (amended 01/19/11\* & 01/21/11\*\*)

1. Pledge of Allegiance
2. Review & approval of minutes: 01/03/11
3. Regular Business

Vincent Jarosz - Variance, reference Section 7.03(B), of the Newmarket Zoning Ordinance. The applicant requests a Variance to allow consideration for an accessory apartment in an existing detached structure. The lot is located at 10 Langs Lane, Tax Map R5, Lot 62-2, R1 Zone.

\* Kevin Burke –

Appeal from Administrative Decision. Decision to be reviewed: The Building Official's interpretation that the remodeling of space on the lower level was creating a third unit, which is not a permitted use in the M3 Zone.

Variance reference Section 2.03(B)(1) Permitted Uses M3 Zone, of the Newmarket Zoning Ordinance, to allow multi-family housing.

Variance reference Section 3.03(B) Dimensions Table Residential Density, of the Newmarket Zoning Ordinance, to allow three dwelling units.

The lot is located at 206 South Main Street, Newmarket, NH, Tax Map U4, Lot 109, M3 Zone.

\*\* Cheney Property Management for two variances. The first is reference Section 2.05 of the Newmarket Zoning Ordinance to allow a mix of non-residential and residential development in the B1 zone & the second is reference Section 3.04 to allow a 9.9 foot front yard setback where 15 feet is required and to allow an 8.2 foot side yard setback where 25 feet is required. The lot is located at 54/56 Exeter Road, Tax Map U4, Lots 12 & 13, B1 Zone.

4. New/Old Business
5. Adjourned