

ZBA Agenda 02/22/11

NEWMARKET ZONING BOARD OF ADJUSTMENT MEETING
TUESDAY, FEBRUARY 22, 2011
7:00 P.M.
TOWN COUNCIL CHAMBERS
AGENDA

1. Pledge of Allegiance
2. Review & approval of minutes: 02/07/11
3. Regular Business

Vincent Jarosz - Special Exception to allow an accessory apartment, reference Section 7.03(B). The lot is located at 10 Langs Lane, Tax Map R5, Lot 62-2, R1 Zone.

Kevin Burke – Continuances of the following applications:

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. Continued from 02/07/11.

Cheney Property Management – Continuances of 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. Continued from 02/07/11.

Cheney Property Management - Variance reference Section 7.02(C)(3), of the Newmarket Zoning Ordinance. The applicant requests a variance to permit six residential units on the second floor of a proposed mixed-use building. Maximum density in the B1 zone for a mixed-use development is one unit per acre. The lots, which will be merged when this development goes before the Planning Board, are .917 acres. The proposed lot is grandfathered for three units. Granting of this variance would allow for the additional three units. The lot is located at 54/56 Exeter Road, Tax Map U4, Lots 12 & 13, B1 Zone.

4. New/Old Business

5. Adjourned

