

# ZBA Agenda 09/08/11

NEWMARKET ZONING BOARD OF ADJUSTMENT MEETING  
THURSDAY, SEPTEMBER 8, 2011  
7:00 P.M.  
TOWN COUNCIL CHAMBERS  
AGENDA

1. Pledge of Allegiance
2. Review & approval of minutes: 07/18/11
3. Regular Business

Matthew Heiman - Variance reference Section 7.08, 7.08(3), & 7.08(5), of the Newmarket Zoning Ordinance. The applicant requests a Variance to permit the placement of a second shed within the front yard of the property, 40" from the side property line, where 60" is required in the R2 Zone. The lot is located at 9 Stanorm Drive, Tax Map R3, Lot 4-8, R2 Zone. Postponed from August 29, 2011.

Russell Serbagi, Jr. & Timothy Nichols-Acadia Engineers & Constructors - Variance reference Section 3.04, Setbacks, of the Newmarket Zoning Ordinance, to allow the redevelopment of the property with the demolition of the existing abandoned building and the construction of a new 20,000 sq. ft. building that will encroach within the 10' setbacks required by the zoning ordinance at the side and rear of the building. The property is located at 13 Water Street, Tax Map U3, Lot 4, M2 Zone. Postponed from August 29, 2011

Tarbell Management LLC for a Variance reference Section 3.04 Setbacks, of the Newmarket Zoning Ordinance. The applicant requests a Variance to permit life safety balconies on the third floor to extend into the setback. One balcony will be 4'9" from the side property line and the other 10'2" from the other side property line, where 15' is required. The existing building is also within the setbacks. The property is located at 36 Elm Street, Tax Map U3, Lot 213, R3 Zone

4. New/Old Business
5. Adjourned