

ZBA Agenda 04/13/11 (amended 04/04/11)

NEWMARKET ZONING BOARD OF ADJUSTMENT MEETING

APRIL 13, 2011

7:00 P.M.

TOWN COUNCIL CHAMBERS

AGENDA (amended 04/04/11)

1. Pledge of Allegiance
2. Review & approval of minutes: 03/21/11
3. Regular Business

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.

Cheney Property Management - Continuance of 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 lot is located at 54/56 Exeter Road, Tax Map U4, Lots 12 & 13, B1 Zone.

Robert & Jane Dane – Continuance of Variance, reference Section 3.04(B), of the Newmarket Zoning Ordinance. The applicant requests a Variance to permit the construction of a shed with a 5' setback from the property line, where 25' is required in the R1 Zone. The lot is located at 2 Wiggin Drive, Tax Map R6, Lot 20-45, R1 Zone.

4. New/Old Business
5. Adjourned