

ZBA Amended Agenda 03/21/11

NEWMARKET ZONING BOARD OF ADJUSTMENT MEETING
MONDAY, MARCH 21, 2011
7:00 P.M.
TOWN COUNCIL CHAMBERS
AMENDED AGENDA (amended 03/08/11)*

1. Pledge of Allegiance
2. Review & approval of minutes:
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. Continued from 02/07/11.

*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 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.

Robert & Jane Dane - 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