

## Zoning Board of Adjustment Agenda

April 21<sup>st</sup>, 2022

7:00 pm

Reminder that the closing date for new applications to be filed for the agenda for the regular **May 19, 2022** meeting will be **April 28, 2022**.

Review and accept minutes of the most recent meetings or postpone to later in the evening or a work session, as written or with corrections.

Reminder, all votes should be roll call votes.

### Continuing Business

None.

### New Business

John and Dianne Mercier are requesting a Special Exception under Article 1.7.1 of the Zoning and Land Use Ordinances to allow the expansion of use of an existing non-conforming structure; the existing home and deck is located 30.4 feet from the shore of Bow Lake at its closest point and within approximately 20 feet of the easterly side boundary, which is closer to Bow Lake and to the side boundary than current ordinances require. The applicants are renovating the existing structure and will be converting an exterior concrete pad on the northerly end of the existing garage wing into interior living area and converting the existing breezeway connection between the garage and the house to interior space. The newly constructed interior area will meet all setback requirements and will not increase the non-conformity of the existing structure. (57 Bow Lake Estates Road, Tax Map 23, Lot 4)

John & Dianne Mercier are requesting a Variance to Article 1.4.1, Section B of the Zoning and Land Use Ordinances in order to construct a new 8 foot by 3.8 foot front stoop, a portion of which will come closer to the front boundary than current ordinances require. The southerly corner of the new front stoop will extend approximately 3 feet closer to the front boundary than ordinances require but will encroach no farther toward the front boundary than the existing garage, which is located 35.8 feet from the front boundary. (57 Bow Lake Estates Road, Tax Map 23, Lot 4)

Travis Saunders is requesting a Variance to Article 1.4.1, Section C of the Zoning and Land Use Ordinances in order to raise the roof of an existing non-conforming structure to convert second floor crawl space to living area to allow the construction of a new master bedroom on the second floor. The expansion of the second floor living area will include reorienting the existing roof line and gables. The existing home with a rear deck comes within 9.4 feet of the easterly boundary and within approximately 3 feet of the westerly boundary where a 25 foot side setback is required by current ordinances. The existing structure meets front and rear setback requirements. (23 Fire Road 5, Tax Map 31, Lot 42)

### Other Business

Vertex Tower Assets, LLC (22 Hillside Drive, Strafford NH, 03884) is requesting an extension for a Variance granted by the ZBA to construct and operate a telecommunications facility.

### For Informal Discussion Only

May be scheduled up to 2 days in advance of meeting.

Motion to adjourn.