



TOWN OF PELHAM

6 Village Green
Pelham, New Hampshire 03076-3723

BOARD OF ADJUSTMENT

AGENDA

October 15, 2015

Location: PELHAM TOWN HALL 6 VILLAGE GREEN

7:00 p.m.

Call meeting to order

CONTINUED

Case #ZO2015-00013

BROOKWOOD REALTY GROUP, LLC off Tina Avenue, 10 Tina Avenue & 15 Tina Avenue Map 15 & 22 Lots 8-86, 8-88 & 8-89 seeking a Variance concerning Articles IV & V, Sections 307-16 & 307-18 to permit the temporary use of a property to store non-hazardous materials such as steel and other construction materials and to re-grade an area less than 2 acres. The closest of the stored materials is 500'+ from the end of Tina Avenue.

HEARING

Case #ZO2015-00020

HOLDSWORTH, Dawn 26 Keyes Hill Road Map 2 Lot 5-91 seeking a Special Exception concerning Article XII, Section 307-74 to permit construction of an accessory dwelling to the rear of the existing single family home.

Case #ZO2015-00021

TOABE, Elizabeth 8 Springdale Lane Map 30 & 23 Los 11-338- & 11-349 seeking a Variance concerning Article III, Sections 307-12 & Table 1 to permit construction of a year round single family dwelling on a lot having no frontage on a Town road and less than the required land area of 1 acre. Also to construct a new home 10 feet from a private R.O.W that was never constructed and steps from deck toward the lake to within 45 feet of the pond with 50 feet required.

Case #ZO2015-00022

N&C REVOCABLE TRUST 12 Luann Road Map 28 Lots 3-115-10 & 2-2 seeking a Variance concerning Article III, Sections 307-7, 307-12 & Table 1 to permit the existing landlocked property (Map 28 Lot 2-2) to adjust the lot line with the adjacent property (Map 28 Lot 3-115-10) so that the landlocked property would have 50 feet of frontage on Luann Lane.

Case #ZO2015-00023

NAJEM, Raffoul 55 Tenney Road Map 21 Lot 3-102-40 seeking a Special Exception concerning Article XII, Section 307-74 to permit construction of an accessory dwelling unit addition.

Case #ZO2015-00024

CORLISS, Donna 16 Autumn Street Map 38 Lot 1-112-1 seeking a Variance concerning Article VII, Section 307-37 to permit construction & Installation of an 18'x36' pool. Also an 8' allowance on the wetlands setback, (west) side of the pool for pool deck and state law required fencing.

Case #ZO2015-00025

RONNING, Cindy 8 Andover Street Map 30 Lot 11-160 seeking a Variance concerning Article III, Sections 307-12 Table 1 & 307-8C to permit an existing 25'x25' year round cottage, which is set back 2' from the rear property line and 25' from the front, to be torn down and allow a 28'x25' house with a 6' front deck be constructed and moving the house 5' closer to the front of the lot. Also to add a second story. (If case #ZO2015-00025 were to fail applicant seeks the following)

Case #ZO2015-00026

RONNING, Cindy 8 Andover Street Map 30 Lot 11-160 seeking a Variance concerning Article III, Section 307-8C to permit an existing 25'x25' year round cottage, which is set back 2' from the rear property line and 25' from the front to be torn down and allow a new house with same footprint be constructed, adding a second story and moving the house 5' closer to the front of the lot.

MINUTES

9-14-2015

ADJOURNMENT

All meetings are held at the Town Hall, 6 Village Green Pelham, NH unless otherwise noticed. Most meetings are tape-recorded. All residents have the right to attend, hear and participate in all public meetings held by the Town of Pelham. In accordance with the Americans with Disabilities Act the town will provide auxiliary aids and services to disabled residents. Please contact this office 72 hours in advance if you need assistance so the appropriate accommodations may be arranged.