



# TOWN OF PELHAM

6 Village Green  
Pelham, NH 03076

## ZONING BOARD OF ADJUSTMENT AGENDA

June 12, 2023

Location: TOWN HALL, 6 Village Green, Pelham, NH 03076

7:00 p.m.

Meeting called to order

### PLEDGE OF ALLEGIANCE

### MINUTES

May 8, 2023

### REQUEST FOR RE-HEARING

ZO2023-00007

Map 10 Lot 13-73

**HARRIS PELHAM INN INC. – Rte. 38/Bridge Street** – Rehearing of a previously denied Variance concerning: Article III Section: 307-12 Table 1, Dimensional Requirements, of the Zoning Ordinance to permit: The construction of a single-family dwelling on a lot for which a Variance was granted on June 9, 2014, but never exercised, containing 20,000 sq.ft. where 1 acre is required.

### CONTINUED HEARINGS

ZO2023-00011

Map 27 Lot 2-102

**HUNT, Judy & COOK, Bill (Owners), Meridian Land Services, Inc (Applicant)** – 50 Hinds Lane - Seeking a Variance concerning: Article III Section 307-12 Table 1 of the Zoning Ordinance to permit construction of a single-family residential dwelling on an existing non-conforming lot, where the lot does not meet the minimum requirements of 43,560 sq.ft. or 200' of frontage. This parcel was recently before the Planning Board as part of a lot line adjustment, Case #PL2023-00009, where approval was granted on April 17, 2023, to add 0.19 acres from Map 27 Lot 2-101 resulting in a total of 0.32 acres.

### HEARINGS

ZO2023-00012

Map 10 Lot 13-167-6

**PICHASACA ZARUMA, Manuel E.** – 1197 Bridge Street – Seeking a Special Exception to Article XII Section 307-76 III of the Zoning Ordinance to permit applicant/owner to conduct his siding business from his home, with no more than 2 registered business use vehicles kept in view, and all other business-related equipment garaged or screened from neighboring view.

### NON-PUBLIC SESSION

If requested in accordance with RSA 91-A:3 to discuss legal matters.

Most meetings are tape-recorded.

If you are disabled, you 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 accomplish this if they are needed. Please contact this office 72 hours in advance if you need assistance.