



## TOWN OF PELHAM

6 Village Green  
Pelham, NH 03076

### ZONING BOARD OF ADJUSTMENT

#### SITE WALK AGENDA

**\*\* For 2 Properties \*\***

**SATURDAY, March 5, 2022**

**TIME & LOCATION TO MEET: 9:00 AM, 80 (& 81) So. Shore Drive  
Map/Lot 31-11-269 (& Map/Lot 31-11-268)**

**NAME OF PROPERTY OWNER: 80 So. Shore Drive: Ronald & Ellen Campbell  
81 So. Shore Drive: Richard & Ethel Walker**

**80 So. Shore Dr:** Applicant is seeking a Variance concerning Article III, Section 307-12 Table 1 of the Zoning Ordinance to permit development of an existing undersized non-conforming undeveloped lot, created in 1925 (prior to current Zoning Regulations) with a single-family residence, 8' from side lot line where 15' is required. Also, seeking to build on a lot consisting of 6,680sf. where 43,560 (1-acre) is required, and lot frontage of 50' on a private road where 200' on a class V road is required.

**81 So. Shore Dr:** Applicant is seeking a Variance concerning: Article III, Section 307-12 Table 1, & Article VII, Section(s) 307-41A, 307-41B of the Zoning Ordinance to permit an existing seasonal camp structure and garage to be demolished and replaced with a 32' x 36' 2-bedroom year-round residence with a 10' x 36' deck and an attached 24' x 30' garage on a undersized and non-conforming lot with less than 200' of frontage. The construction will be shifted to meet the 15' setbacks but will be located within the 50' WCD setback and the deck and steps will be located 6' from the side setbacks where 15' is required. Also, replacing and relocating septic, setback will be 110' from WCD where 125' is required.

**This site visit is a meeting of the Board and is open to the public. Its purpose is to assist the Board members, and other interested parties, to become familiar with the property involved in the application. Board members and other interested parties may, through the Board Chairperson, ask questions about, and the applicant may point out, site details pertaining to the application such as boundaries, contours, proposed buffers, driveways, etc. No other testimony will be taken, and no other discussion should occur.**

**For further information, contact the Planning Office at 603-635-7811.**