



ZONING BOARD OF ADJUSTMENT BELMONT, N.H.

WEDNESDAY, April 26, 2023 6:00 P.M.
Belmont Mill, 4th Floor Tioga Room & Zoom
14 Mill Street

MEETING AGENDA

1. **Abutters' Hearing- Matthew King**: Request for a Special Exception of Article 5 Table 1 of the Zoning Ordinance to allow a Contractor's Yard in the Commercial Zone. Property is located at 995 Laconia Road, Tax Lot 125-048-000-000, in the "C" Zone. ZBA #07-23Z.
2. **Abutters' Hearing- Central Baptist Church**: Request for a Special Exception of Article 11.A.3.c of the Zoning Ordinance to create usable floor space by replacing an open deck with a mudroom. This request is after the fact. Property is located at 28 Karen Drive, 222-024-000-000, in the "RS" Zone ZBA #08-23Z.
3. **Abutter's Hearing-JCB-LLC**: Request for a Variance of Article 11.A.3.f to construct a two-family residence closer (25') to the front setback than allowed (50'). Property is located at 70 Sunset Drive, 107-150-000-007 in the "RS" zone. ZBA #09-23Z
4. **Abutter's Hearing-JCB-LLC**: Request for a Variance of Article 11.A.3.f to construct a two-family residence closer (17.7') to the side setback than allowed (25'). Property is located at 70 Sunset Drive, 107-150-000-007 in the "RS" zone. ZBA #10-23Z
5. Other Business.
 - A. Approval of minutes – 3/22/2023
 - B. Staff Report.
 - C. New Business.
 - D. Non-public Session - Non-public if deemed necessary 91-A:3 II (a – j) (non-Video item-only if otherwise using video)

* The Zoning Board of Adjustment reserves the right to hold any non-public session during the Regular Meeting, whether noted on the agenda or not. Notice of a non-public session on an agenda is for planning purposes only. The citations to the Right-to-Know Law, set out at NH RSA 91-A, are provisional and may be revised as circumstances required.

The Board will meet at the Mill. Remote participation available via Zoom.
Zoom instructions available in the Land Use Office and at www.belmontnh.org.

Peter Harris
Chairman

This is a public meeting and interested parties are encouraged to attend. Applications on file in the Land Use Office.