



TOWN OF BELMONT - PROPERTY AUCTION

[Belmontnh.gov](http://Belmontnh.gov)

4 Leisure Lane - LOT# 121-093-000-000

03/08/2024 – 2:00 pm – On Site

The property known as 4 Leisure Lane (121-093-000-000) is located in a pre-existing manufactured home subdivision (Pleasant Valley). Owner may place a single or double wide manufactured home on the lot. The existing structure has been demolished and the lot is currently vacant. There is no "grandfathered" footprint for any manufactured home.

Due to the lot size and setback requirements, the buildable area (building envelope) is very small (51' x 17.5'). It is likely that relief will need to be requested from the Zoning Board of Adjustment (ZBA). To request relief from the ZBA, the applicant will need to provide a site plan prepared by a licensed land surveyor as part of the application.

General Information:

Zoning: Residential Multi-Family

District Utilities: Public Water and Sewer (connection fees may apply)

Minimum Structure Setbacks from Property Line:

Front Yard: 50-ft

Side Yard: 25-ft (reduced to 12.5' due to lot being undersized for the zone)

Actual Lot Size: 0.207 Acres (9016sf)

Buildable Area = 51.46' x 17.50'

Exempt from Setback Requirements:

An open or railed 4-ft x 4-ft platform; stairs or ramps used with the platform; or functional roof overhangs 24-in or less

Deed restrictions should be reviewed by perspective owner(s) at the Belknap County Registry of Deeds

LOT#: 121-093-000-000  
 Residential Multi-Family Zoning District  
 Utilities: Public Water and Sewer  
 Minimum Lot Size: 1 Acre  
 Minimum Frontage: 150-ft  
 Minimum Structure Setbacks from Property Line:  
 - Front Yard: 50-ft  
 - Side Yard: 25-ft

Actual Lot Size: 0.207 Acres  
 Buildable Area = 51.46' x 17.50'  
 Exempt from Setback Requirements:  
 - An open or railed 4-ft x 4-ft platform  
 - Stairs or ramps used with the platform  
 - Functional roof overhangs 24-in or less  
 - Side Yard Relief: 12.5-ft

