



ZONING BOARD OF ADJUSTMENT BELMONT, N.H.

WEDNESDAY, JANUARY 27, 2021 6:00 P.M.
REMOTE VIA ZOOM - ACCESS INFORMATION BELOW

MEETING AGENDA

Abutters' Hearing – Timothy & Susan Schaller: Continuation of a request to add new building footprint and add a second floor:

1. A Variance of Article 5 Table 2 of the Zoning Ordinance closer (0.8') to the side property line than allowed (12.5') but not closer than the existing structure. ZBA #1220Z. WITHDRAWN BY APPLICANT
2. A Special Exception of Article 11.A.3.c of the Zoning Ordinance closer (9.1') to the side property line than allowed (12.5') but not closer than the existing structure. ZBA #1120Z

Property is located at 11 Gilman Shore Road in an "RS" Zone, Tax Lot 111-064-000-000.

Abutters' Hearing – Fay Family Trust: Request for a variance of Article 5 Table 2 of the Zoning Ordinance to add a second story closer (17.3') to the front property line than allowed (50'). Property is located at 113 Tucker Shore Road in the "RS" Zone, Tax Lot 107-018-000-000, ZBA #0121Z.

Abutters' Hearing – Phong N Tran: Request to convert existing restaurant space into two additional dwelling units:

1. A Variance of Article 5 Table 1 of the Zoning Ordinance to establish a 4- unit multi-family use in the rural district. ZBA #0221Z.
2. A Variance of Article 5 Table 2 of the Zoning Ordinance to establish a density greater (2 units/acre) than allowed (0.33 unit/acre) ZBA #0321Z.

Property is located at 88 Ladd Hill Road in an "R" Zone, Tax Lot 201-068-000-000

Abutters' Hearing – Steve & Michelle Castle: Request four variances of Article 5 Table 2 of the Zoning Ordinance to construct a dwelling unit and garage.

1. Closer (40.1') to the highwater mark than allowed (50'). ZBA #0421Z
2. Closer (3.5') to the west side property line than allowed (12.5'). ZBA #0521Z
3. Closer (6.5') to the east side property line than allowed (12.5'). ZBA #0621Z
4. Closer (18.2') to the front property line than allowed (50'). ZBA #0721Z

Property is located at 13 Gilman Shore Road in an "RS" Zone, Tax Lot 111-065-000-000.

Other Business.

- A. Approval of minutes – 12/16/2020
- B. Staff Report.
- C. New Business.

Peter Harris
Chairman

The Public is encouraged to participate remotely BY COMPUTER DEVICE over Zoom by going to:
<https://us02web.zoom.us/j/82619000817?pwd=QzBWWmhRdDlyWXZmNGpaT3hseUdxUT09>
on a desktop computer, tablet or smartphone

OR BY PHONE on a landline or cell phone by calling:
1-929-205-6099 and entering Meeting ID: 826 1900 0817, Passcode: 046896

Please try to log in 5 minutes before the meeting's scheduled start.

If you are unable to obtain access to the meeting, or if you experience technical difficulties or failures which inhibit your access, immediately call (603) 267-8300 ext. 113 so the meeting may be recessed until accessibility has been restored for all attendees.

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