



ZONING BOARD OF ADJUSTMENT BELMONT, N.H.

WEDNESDAY, NOVEMBER 17, 2021 6:00 P.M.
Belmont Mill, 4th Floor Tioga Room & Zoom
14 Mill Street

MEETING AGENDA

1. **Abutters' Hearing – Jennifer Bouchard for Sunset Beach Condominium:** Continuation of a request for two Variances of Article 5 Table 2 of the Zoning Ordinance to allow a carport.
 - A. Closer (4.3') to the side property line than allowed (25'). ZBA # 3621Z
 - B. Closer (19.4') to an unrelated structure (garage) than allowed (30'). ZBA #3721ZProperty is located at 72 Sunset Drive in an "RS" Zone, Tax Lot 107-150-000-002.

2. **Abutters' Hearing - Jeffrey & Heather Deardorff:** Request for 3 Variances of Article 5 Table 2 of the Zoning Ordinance to construct two additions to a preexisting nonconforming single-family structure.
 - A. Front-entry way closer (9.3') to the side property line than allowed (12.5'), not closer than the preexisting structure (6.5') but combined expansions exceed 40%. ZBA # 4221Z
 - B. Front-entryway closer (14.1') to the front property line than allowed (50') existing setback (17.4'). ZBA # 4321Z
 - C. Garage/expanded living area closer (26.6') to the front property line than allowed (50'), not closer than the preexisting structure (17.4') but combined expansions exceed 40%. ZBA # 4421ZProperty is located at 6 Rodin Road in an "RS" Zone, Tax Lot 111-055-000-000.

3. Other Business.
 - A. Approval of minutes – 10/27/21
 - 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 (Planning Board, Zoning Board of Adjustment, Conservation Commission) 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. A Zoom option is also available.
The Public is welcomed and encouraged to attend in person or at the link below.

BY COMPUTER DEVICE over Zoom by going to:

<https://us02web.zoom.us/j/84581538437?pwd=aTRZOEZlYjE2c0NjZmNTcWZtb1BZZz09>

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: 845 8153 8437 Passcode: 771881

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. 101 so the meeting may be recessed until accessibility has been restored for all attendees.

Peter Harris
Chairman

This is a public meeting and interested parties are encouraged to attend. Applications on file in the Land Use Office. Face masks are required in all town buildings.