

**ZONING BOARD OF ADJUSTMENT
TOWN OF BARNSTEAD
MONDAY APRIL 17, 2023 – 7:00PM
MEETING AGENDA**

1. CALL TO ORDER

2. ROLL CALL

3. CASES:

- a. **Continuation: CASE No. 0123-283: James Griffin owner Lot 21 Suncook Valley Road, Map 2 Lot 21**, requests a variance **4-2.07 Shoreline Lots**: There must be fifty (50) feet between the nearest edge of any building and the high-water line. There must be at least two hundred (200) feet of shoreline frontage for each dwelling unit. Shoreline frontage shall be measured from side boundary to side boundary along a straight line or a series of fifty (50) foot lines where the lot meets a body of water at the high-water line. To allow as a matter of right an open deck up to 10 feet wide from all waterfront lots. (Amended 3/14/20) **14-4.02 Set Back Requirements**. All buildings shall be set back at least 110 feet from the property line abutting Route 28. Buildings shall be constructed at least fifty (50) feet from the rear or side building line.
If a variance is granted, the applicant proposes to **build a self-storage commercial business** and the application states he is looking for “**relief from section 14-4.02... front setback for commercial property from 110’ to 35’**”. Also, relief from section **4-2.07... wetland setback from 50’ to 30’**.” If this application is deemed complete and accurate, a Public Hearing will be held.
- b. **CASE No. 0223-285: Dorothea Vocino Trust owner of 24 West Shore Road, Map 31 Lot 51**, requests a variance **SECTION 4-2: OTHER LOT REQUIREMENTS 4-2.03 Frontage**: Every building lot shall have a minimum lot frontage of two hundred (200) contiguous feet on a road. (Amended 3/13/07 added contiguous) **4-2.04 Front Yard**: Buildings must set back fifty (50) feet from a right-of-way. **4-2.05 Side Line**: Building must set back a minimum of thirty (30) feet from the sideline. **4.2.6 Rear Set Back**: Building must be a minimum of thirty (30) feet from the rear lot line. (Amended 3/11/08) **4-2.07 Shoreline Lots**: There must be fifty (50) feet between the nearest edge of any building and the high-water line. There must be at least two hundred (200) feet of shoreline frontage for each dwelling unit. Shoreline frontage shall be measured from side boundary to side boundary along a straight line or a series of fifty (50) foot lines where the lot meets a body of water at the high-water line. To allow as a matter of right an open deck up to 10 feet wide from all waterfront lots. (Amended 3/14/20) (**Added 3/13/18**)
If a variance is granted, the applicant proposes to **rebuild the existing home “due to tree falling”** and the application states “**...because of damage to the structure & safety of use in current condition, it has been determined it is best to construct a new home.**” **The Front setback would be 37.5’. The Side Line set back would be 15’. The Rear Set Back would be 20’**. If this application is deemed complete and accurate, a Public Hearing will be held.

- c. **CASE No. 0223-286: Thomas C. Lehman** owner of **98 Upper Suncook Lane, Map 33 Lot 8**, requests a variance **SECTION 4-2: OTHER LOT 4-2.02 Lot Accommodations:** Any lot conforming to the requirements of Section 4-1.01 may accommodate either one primary single-family dwelling structure or one single-family primary dwelling structure and one accessory dwelling unit, and any lot conforming to the requirements of Section 4-1.02 may accommodate either one primary single-family dwelling structure or one single-family primary dwelling structure and one accessory dwelling unit or one duplex dwelling unit with two single-family dwelling units under one roof. All lots shall conform to Section 4-1.03. All dwelling units will conform to applicable building and life safety codes. Any lot may accommodate farm outbuildings, garages, sheds or other accessory buildings. These accessory buildings must conform to Regulations set down by this Zoning Ordinance. (Amended 3/14/17) **4-2.05 Side Line:** Building must set back a minimum of thirty (30) feet from the sideline. **4-2.07 Shoreline Lots:** There must be fifty (50) feet between the nearest edge of any building and the high-water line. There must be at least two hundred (200) feet of shoreline frontage for each dwelling unit. Shoreline frontage shall be measured from side boundary to side boundary along a straight line or a series of fifty (50) foot lines where the lot meets a body of water at the high-water line. To allow as a matter of right an open deck up to 10 feet wide from all waterfront lots. (Amended 3/14/20)
- If a variance is granted, the applicant proposes to **build a 10'x10' deck** and the application states **“build a deck over the existing 10'x10' patio. The proposed deck will be within 16 feet of the high-water line of Upper Suncook Lake.”** If this application is deemed complete and accurate, a Public Hearing will be held.

4. CORRESPONDENCE

5. OLD BUSINESS

6. NEW BUSINESS

7. APPROVAL OF MINUTES FROM LAST MEETING

8. ADJOURNMENT