

**TOWN OF NEW DURHAM
ZONING BOARD OF ADJUSTMENT**

**AGENDA
November 13, 2018
New Durham Town Hall**

1. Call to Order and Roll Call
2. Review and Approval of Minutes of October 23, 2018.
3. Continued Public Hearing Case # 2018-005.
4. Status of Case # 2018-007
5. Review and Acceptance of application for Case # 2018-008. The applicant is requesting variances from **Article V Section E: Flood Hazard Area and Water Body Setbacks.**
No new buildings, except for water-related structures, shall be located in a flood hazard area, or less than seventy-five (75) feet from any water body or river.
Article XIV Section C.1.(b) Building Setback: Except for water related structures , all buildings shall be set back a minimum of seventy five (75) feet from the normal high water mark.
Article XXI Section C. (2): New Buildings and Structures; Alteration and Expansion of Existing Non-Conforming Uses
All non-conforming property may be used for new construction of buildings and/or structures (including septic and leach fields) and any non-conforming building may be altered and expanded provided:
 2. Such expansion does not make any existing lot, structure, or use more nonconforming within the terms of this Ordinance.**Article XXI Section G.2.(a) : Non-Conforming Setbacks**
The following setbacks are required for Non-Conforming buildings, land and uses addressed by this Article
 2. Buildings:
 - a. No new building shall be less be less than twenty (20) feet from the road frontage property line.

The property is located at Map 113 Lot 009 – 288 South Shore Road. If the application is deemed to be complete a Public Hearing will be held.
6. Review and Acceptance of application for Case # 2018-009. The applicant is requesting variances from: **Article V Section E: Flood Hazard Area and Water Body Setbacks.**
No new buildings, except for water-related structures, shall be located in a flood hazard area, or less than seventy-five (75) feet from any water body or river.
Article XIV Section C.(b) Building Setback: Except for water related structures , all buildings shall be set back a minimum of seventy five (75) feet from the normal high water mark.
Article XXI Section C. (2): New Buildings and Structures; Alteration and Expansion of Existing Non-Conforming Uses
All non-conforming property may be used for new construction of buildings and/or structures (including septic and leach fields) and any non-conforming building may be altered and expanded provided:

*If so voted, the Zoning Board of Adjustment may enter Non Public Session under the Terms and Conditions of
RSA 91-A:3 II a-e*

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2. Such expansion does not make any existing lot, structure, or use more nonconforming within the terms of this Ordinance.

Article XXI Section G.2.(a): Non-Conforming Setbacks

The following setbacks are required for Non-Conforming buildings, land and uses addressed by this Article

2. Buildings:

- a. No new building, except for water related structures, shall be located in a flood hazard area, or less than seventy feet (75) feet from any water body or river course.

The property is located at Map114 Lot 003/ 004 - 352 South Shore Road. If the application is deemed to be complete a Public Hearing will be held.

7. Review and Acceptance of application for case # 2018-010. The applicant is requesting variances from:

Article XXI Section G.2.(b); Non-Conforming Setbacks

2. Buildings:

- b. No new building, except water related structures, shall be located in a flood hazard area, or less than seventy five feet from any water body or river course.

The property is located at Map112 Lot 001 - 288 South Shore Road. If the application is deemed to be complete a Public Hearing will be held.

8. Next Meeting: December 11, 2018

9. Adjournment