



ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
MARCH 21, 2016, 7 PM, ROOM 200A
SECOND FLOOR OF CITY HALL

CALL TO ORDER:

ROLL CALL:

MINUTES: The minutes from the ZBA meeting of February 16, 2016 will be reviewed

REQUEST FOR REHEARING:

Application # 2015-0027
Tarbell & Brodich

MSL # 442-11-36
33 Baldwin Street

RG Zone
Variance

The applicant is requesting a re-hearing from the findings of the ZBA from the meeting of January 19, 2016. The applicant believes that the board erred in their determination.

CONTINUED:

Application # 2015-0042
KTM Properties

MSL # 350-168-19 & 20
9 & 17 North St

RG Zone
Special Exception

The applicant is requesting a Special Exception per 235-26 for a multi-family structure, in order to replace two 2-units buildings (4 units total) with 6 units in two buildings. The lots would be merged and the non-conforming structures and parking would be brought into compliance with setbacks.

Application # 2015-0043
KTM Properties

MSL # 350-168-19 & 20
9 & 17 North St

RG Zone
Variance

The applicant is requesting a variance from 235-33 in order to replace 4 units with a total of 6 units. The lots will be merged and the new lot will have .47 acres, which is 20,473 SF. Density in the RG zone is 6 per acre. With the merged lots the applicant would be permitted only 2 units. There are currently 4 units existing (on 2 lots). The grandfathering is unknown.

Application # 2016-0002
Belknap House

MSL 455-54-23
200 Court St

C Zone
Special Exception

The applicant is requesting a special exception from 235-26, Table of Permitted Uses, in order to obtain the use of a boarding/rooming/lodging house/hostel as well as the use of emergency shelter/housing.

Application # 2016-0004
Melhem Hachem

MSL # 329-168-49
134 North Street

RG Zone
Variance

The applicant is requesting a variance from 235-35 (B), side setbacks, in order to erect a garage which would infringe approximately 2' into the side setback, in a zone where the setback is 10'.

NEW HEARINGS:

Application # 2016-0005
Ship Ahoy Association

MSL # 241-248-12
301 Weirs Blvd

CR Zone
Waiver

The applicant is requesting a waiver of the previously imposed conditions, which was set on July 23, 1980 by the ZBA.

Application # 2016-0006
Flanagan

MSL # 139-46-87
24 Allen Avenue

SFR Zone
Variance

The applicant is requesting a variance from 235-35 (B), side setback, in order to construct a roof dormer in order to provide increase the stairway height. The expansion will be up and will not encroach any further into the existing setback, which is approximately 2'.

OTHER BUSINESS:

From this date until the hearings, the proposed plans and other related materials are available for inspection at the Planning Office, basement of City Hall. Business hours are 8:30 am – 4:30 pm.

NOTE: Any continuation of the Public Hearing or of deliberations on the application will be announced at the Public Hearing. If you require special accommodation in order to attend this meeting, please call the Planning Department at 603-527-1264 within 48 hours of the meeting date.