

**TOWN OF GILMANTON  
ZONING BOARD OF ADJUSTMENT  
THURSDAY, SEPTEMBER 16, 2021 – 7 PM  
ACADEMY BUILDING, 503 PROVINCE ROAD**

**MEETING AGENDA**

**OLD BUSINESS**

**Public Hearing Case # 2021-18 Jillian Parker & Timothy Hanna, applicant owners:** requests a variance from Zoning Ordinance Article VII, Section C-1a to build a SFD on a class 6 road. Property is 3 acres located on Sawtooth Rd., Map/Lot# 410/025, in the Rural zone.

**NEW BUSINESS**

**Public Hearing Case # 2021-23 Claude Vezina & Karen Cassin, owners:** requests an after-the-fact variance from Zoning Ordinance Article VII-C3a to build a 15' x 14' 2-story shed in the rear setback. Property is .37 acres located on 154 Lakeshore Dr., Map/Lot# 131/066, in the Rural zone.

**Public Hearing Case # 2021-24 Claude Vezina & Karen Cassin, owners:** requests an after-the-fact variance from Zoning Ordinance Article VII-C3a to build a 21' x 14' shed in the side setback. Property is .37 acres located on 154 Lakeshore Dr., Map/Lot# 131/066, in the Rural zone.

**Public Hearing Case # 2021-25 Claude Vezina & Karen Cassin, owners:** requests an after-the-fact variance from Zoning Ordinance Article VII-C3a to build a 9' x 16' carport in the rear setback. Property is .37 acres located on 154 Lakeshore Dr., Map/Lot# 131/066, in the Rural zone.

**Public Hearing Case # 2021-26 Elizabeth Groesser, applicant, Elizabeth & Joseph Stewart, owners:** requests a variance from Zoning Ordinance Article VI-C to replace a mobile home with large unit in the front & side setbacks. Property is .697 acres located at 14 Valley Shore Dr. Map/Lot# 130/067, in the Rural zone.

**Public Hearing Case # 2021-27 Theron Debella, owner:** requests a variance from Zoning Ordinance Article IV Table 1 & Article IV-C4 to put an accessory on a non-conforming lot with no primary building on a class 6 road. Property is .14 acres located on Montauk Way Map/Lot# 131/052, in the Rural zone.

**Public Hearing Case # 2021-28 Frank Tkacik, owner:** requests a variance from Zoning Ordinance Article IV Table 2 to build a garage on the side property line. Property is .52 acres located at 267 Hemlock Dr., Map/Lot# 121-040, in the Res. Lake zone.

**Public Hearing Case # 2021-29 Keith & Michele Russell, owners:** requests a variance from Zoning Ordinance Article IV Table 2 & Article VII-C1a & b to replace a SFD on a class 6 road in the setbacks. Property is .82 acres located at 11 Wildwood Lane., Map/Lot# 104/019, in the Rural zone.

**APPROVAL OF MINUTES – August 19, 2021, meeting  
OTHER BUSINESS**

Elizabeth Hackett, Chair

You are invited to appear in person or by agent or counsel and state reasons why the request should or should not be granted. The complete application is on file for public inspection at the above address. Written comments may also be submitted to the above address for consideration.