



**TOWN OF GILMANTON  
ZONING BOARD OF ADJUSTMENT  
THURSDAY, JANUARY 20, 2022 – 7 PM  
ACADEMY BUILDING, 503 PROVINCE ROAD  
603-267-6700 ext. 122  
bdaigneault@gilmantonnh.org**

**MEETING AGENDA**

**NEW BUSINESS**

**Public Hearing Case #2022-1:** Property owners Daniel Lopolito & Rebecca Albright as Trustees of the Lopolito-Albright Family Revocable Trust are requesting an amendment to the variance granted by the ZBA on March 18, 2021 to increase the size of the garage to 33 ½' X 24 ½' with attached enclosed lean-to to 12 ½' X 29 ½' whereas condition #5 placed on the granting stipulated the garage shall be no larger than 24' X 30' and lean-to 12' X 28'. The property is 3 acres located at 79 Levitt Rd, Map/Lot 406-49, in the Conservation Zone.

**Public Hearing Case # 2022-2:** Agent Eckman Engineering LLC on behalf of property owner George Realty, LLC, is requesting a variance from Zoning Ordinance Article VII, Table C.1(b) to build a single-family dwelling in the side setbacks, 12' from the easterly and westerly side property lines. The property is 0.14 acres located at 38 Fox Dr, Map/Lot 121-035, in the Residential Lake Zone.

**Public Hearing Case # 2022-3:** Agent Eckman Engineering LLC on behalf of property owner George Realty, LLC, is requesting a variance from Zoning Ordinance Article VII, Table C.1(a) to build a single-family dwelling on a lot having no class V road frontage. The property is 0.14 acres located at 38 Fox Dr, Map/Lot 121-035, in the Residential Lake Zone.

**Public Hearing Case # 2022-4:** Property owners Charles K. & Caroline M. Johnston are requesting a variance from Article VI Table 2 to build a storage shed/garage within the road and side setbacks. The property is located at 69 Varney Rd, Map/Lot 106-008, in the Rural Zone

**OLD BUSINESS-** None

**APPROVAL OF MINUTES** – November 18, 2021, meeting

Elizabeth Hackett, Chair