



**TOWN OF GILMANTON
ZONING BOARD OF ADJUSTMENT
THURSDAY, MARCH 17, 2022 – 7 PM
ACADEMY BUILDING, 503 PROVINCE ROAD
603-267-6700 ext. 122
bdaigneault@gilmantonnh.org**

MEETING AGENDA

NEW BUSINESS

Public Hearing Case # 2022-8: Property owners Frank & Janice Tkacik are requesting a variance from Article IV, Table 2 to build a garage within the road setbacks, being 15' from the side boundary line abutting the fire road. The owners have improved drainage on the property as was partly the reason for the ZBA denial on September 16, 2021. The property is located at 267 Hemlock Dr, Map/Lot 121-040, in the Residential Lake Zone.

Public Hearing Case # 2022-9: Property owners Eileen Hertel and Arnold Parseghian and Wayne Parseghian are requesting a variance from Article IV, Table 2 to build a shed within the side setbacks, being no closer than 3' from the boundary line. The property is located on 14 Whispering Pines Rd, Map/Lot 106-019, in the Rural Zone.

Public Hearing Case # 2022-10: Agent Eckman Engineering LLC on behalf of property owner Georges Realty, LLC, is requesting a variance from Zoning Ordinance Article VII, Table C.1(b) to build a single-family dwelling in the front and side setbacks, being 18' from both side property lines and 20' from the front property line. The property is 0.14 acres located on Tamarack Trail, Map/Lot 132-099, in the Residential Lake Zone.

Public Hearing Case # 2022-11: Agent Eckman Engineering LLC on behalf of property owner Georges 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 on Tamarack Trail, Map/Lot 132-099, in the Residential Lake Zone.

OLD BUSINESS

Continuance from Feb. 10, 2022: Public Hearing Case #2022-6: James E. Rooney, Jr, property owner, is requesting a variance from Article VII, Section C.1 to build a single-family dwelling on a non-conforming lot that does not have frontage on a class V road or better. The property is located at 24 Intervale Dr, consisting of 1.885 acres, known as map/lot 130-045, located in the Rural zone.

APPROVAL OF MINUTES – February 10, 2022 & February 17, 2022

Elizabeth Hackett, Chair

Amended 3/1/2022