



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

MEETING AGENDA

NEW BUSINESS

Public Hearing Case # 2022-15: Property owners Patrick and Erica Sampson are requesting a variance from Article IV, Table 2 to replace and enlarge an existing deck 61' from a waterbody and 16' from the side boundary line. The minimum setback from a waterbody is 75' and side boundary is 20'. The property is located at 115 Lakeshore Dr, Map/Lot 132-004, consisting of .21 acres, located in the Rural Zone.

Public Hearing Case # 2022-16: Property owners Jeffrey Clark and Miriam Perkins are requesting a variance from Article IV, Table 1, to construct a garage on vacant land prior to the construction of a dwelling. The property is located at 126 Sawtooth Rd, Map/Lot 410-041, consisting of 83.86 acres, located in the Rural Zone.

Public Hearing Case # 2022-17: Property owner Patricia Baldi is requesting a variance from Article IV, Table 2 to construct an Accessory Dwelling Unit (ADU) against the side boundary line, where the setbacks require 20'. The property is located at 299 Crystal Lake Rd, Map/Lot 111-005, consisting of 3.3 acres, located in the Rural Zone.

Public Hearing Case # 2022-18: Property owners John and Doreen Weber are requesting a variance from Article IV, Table 2 to replace and enlarge a deck 13' from the road front boundary line, where the setbacks require 35'. The property is located at 52 Justamere Ln, Map/Lot 110-051, consisting of .22 acres, located in the Rural Zone.

Public Hearing Case # 2022-19: Property owners John and Doreen Weber are requesting a Special Exception to replace an existing deck 15' from the road front boundary line, where the setbacks require 35'. The property is located at 52 Justamere Ln, Map/Lot 110-051, consisting of .22 acres, located in the Rural Zone.

Public Hearing Case # 2022-20: Property owner Susan Grenier is requesting a variance from Article IV, Table 2 to construct a shed 6' from the rear property boundary, where the setbacks require 20'. The property is located at 10 Bear Ave, Map/Lot 120-051, consisting of .14 acres, located in the Residential Lake Zone.

OLD BUSINESS- None

APPROVAL OF MINUTES – August 18, 2022

Elizabeth Hackett, Chair