

HOOKSETT ZONING BOARD OF ADJUSTMENT
Tuesday, April 10, 2012
HOOKSETT MUNICIPAL BUILDING
35 Main Street
AGENDA
7:00 PM

CALL TO ORDER

Pledge of Allegiance

APPROVAL OF MINUTES

January 10, 2012

CONTINUED PUBLIC HEARINGS

FALCON BROOK

49 Mammoth Road

Map 45 Lot 33

- A Variance from Article 8 Section E.9 of the Zoning Ordinance to permit a Conservation Subdivision on 17.12 acres where 20 acres is required.
Granted 3/20/2012
- A Variance from Article 8 Section D.5 of the Zoning Ordinance to permit a unit density of 21 units where 17 units are allowed.
Continued 4/20/2012
- A Variance from Article 8 Section G.2 to permit the construction of a condominium development which is by definition a single lot, without having to adhere to the minimum frontage requirements of 50 feet as stated in the ordinance.
Granted 3/20/2012
- A Variance from Article 8, Section G.6 to permit the construction of freestanding units with a minimum separation of 30 feet where 40 is required.
Granted 3/20/2012

MANCHESTER ANIMAL HOSPITAL

1129 Hooksett Road

Map 41 Lot 11

Performance Zone

A Variance from Article 10-A:E of the Zoning Ordinance to allow a residential use within the Performance Zone for an apartment to be located in the basement of the property to be occupied by an employee of Manchester Animal Hospital.

CADORETTE/MCFARLAND**455 West River Road****Map 8 Lot 48-1****URD**

A Special Exception from Article 5-A:B to allow a two-family dwelling within the Urban Residential District for the addition of a basement apartment within a single family unit.

NEW PUBLIC HEARINGS**GRANITE STATE AUTO SALES, INC.****1346 Hooksett Road****Map 25 Lot 6**

A Variance from Article 19:D.9 to permit the spray rinsing and repairing of automobiles in the Groundwater Resource Conservation District in connection with the operation of an automobile sales, service and repair facility.

OTHER BUSINESS**ADJOURNMENT**