

**TOWN OF NEW CASTLE
ZONING BOARD OF ADJUSTMENT**

AGENDA

August 15, 2013 – 7PM

1. PUBLIC HEARING:

A. CASE # 2013-04: Applicants, Thomas and Deidre Hammer, who are the owners of real property commonly known as 29 Walton Road, New Castle, NH (Tax Map 12, Lot 17) seek a variance to the provisions of Article VII, Section 7.5.1, of the New Castle Zoning Ordinance in order to renovate, upgrade and enlarge the existing non-conforming structure. The existing structure is a 1,475 square foot duplex, approximately 50 square feet of which encroaches into the twenty-foot front yard setback. Applicants propose to enlarge the exiting structure by adding a second floor and changing the roof from a 4/12-pitch to an 11/12-pitch cape-style to accommodate the second story and adding dormers, but using the existing footprint and foundation. Applicants also aver that in order to make the renovated structure somewhat less non-conforming they will eliminate the front entrance to each unit, as well as the stoops which encroach into the front setback beyond the structure's existing one foot encroachment.

2. Approve minutes of meeting held July 18, 2013.
3. Communications
5. Other business to come before the Board
6. Date of Next Meeting: September 19, 2013
7. Adjournment