

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

AGENDA

July 18, 2013 – 7PM

1. PUBLIC HEARING:

A. CASE # 2013-02: Applicants, Jeffrey B. Hughes and Barbara M. Hughes, who reside at, and are the owners of real property commonly known as. 47 Oliver Street, New Castle, NH (Tax Map 16, Lot 27) seek a variance to the provisions of Article IV, section 4.2 (Table 1), and Article VII, Section 7.5.1, of the New Castle Zoning Ordinance in order to remodel and enlarge a non-conforming building. The Maximum Building Area permitted by the Ordinance is 2,218 square feet; the existing structure is approximately 2,418 square feet. Applicants seek to increase the Building Area by 18 square feet, a portion of which will be a vertical incursion within the side yard setback. As noted by the Applicants the, property was fully developed before the imposition of the current zoning requirements.

B. Case # 2013-03: Applicant, Penny R. Wright, whose address is 32 Route 156,, Nottingham New Hampshire on behalf of the Barbara Newall Irrevocable Family Trust which is the owner of real property commonly known as 118 Wentworth Road , New Castle, NH (Tax Map 13, Lot 12) seeks a variance to the provisions of Article IX, Sections 9.2.8[1], 9.2.8[1] ,9.2.3[2][A] and 9.2.3[2][B] in order to replace a failed septic system with an aeration pretreatment septic system. Applicant alleges that the size and configuration, along with soils data, allows no other suitable area than that proposed. Replacement of the failed system with aeration pretreatment farther from the wetlands will not diminish abutters' property values, but will protect the public health and since there are no other areas, a hardship is incurred.

2. Approve minutes of meeting held May 30, 2013.

3. Communications

5. Other business to come before the Board

6. Date of Next Meeting: August 15, 2013

7. Adjournment