

**TOWN OF NEW CASTLE
ZONING BOARD OF ADJUSTMENT
AGENDA
APRIL 17, 2014 – 7PM**

1. PUBLIC HEARING:

A. CASE # 2014-03: Applicant, CLARISSA CHRISTENSEN, who are the owners of that part of the 83-87 PISCATAQUA STREET CONDOMINIUM commonly known as 87 Piscataqua Street, New Castle, New Hampshire, (Tax Map 17, Lots 37 and 38) requests a hearing to consider whether two variances should be granted. The variances requested are as follows: (1) Relief from the provisions of Article VII, Section 7.5.1, of the New Castle Zoning Ordinance to expand a non-conforming structure, the non-conformity being the structure's location within the 100 foot Tidal Buffer Zone. The expansion of the existing non-conforming structure will make it more non-conforming; (2) Relief from the provisions of Article IX, Section 9.2.4.1 to allow construction of an addition to the existing non-conforming structure within the 100 foot Tidal Buffer and further to allow surface alterations within the 100 foot Tidal Buffer associated with the new construction as well as the construction of a patio and walkway.

B. CASE # 2014-04: Applicants, DONALD McEVOY and GRETA McEVOY, who are the owners of real property commonly known as 10 Fellows Court, New Castle, New Hampshire (Tax Map 13, Lot 24), request a hearing to consider whether three variances should be granted. The variances requested are as follows: (1) Relief from the provisions of Article IV, Section 4.2 Table 1 of the New Castle Zoning Ordinance which limits the height of a building in New Castle to 32 feet above grade to permit the renovation of an existing residence so that the renovated structure will have a height of 34 feet above grade; (2) Relief from the provisions of Article IV, Section 4.2.5 which limits the Maximum Building Area on this particular lot to 1952 square feet to permit the construction of an addition which will increase the Building Area from 3160 square feet by 10.8% to 3504 square feet; (3.) Relief from the provisions of Article VII, Section 7.5.1, which prohibits the expansion of a non-conforming structure, such expansion, when completed, will make that structure more non-conforming.

2. Approve minutes of meeting held on March 29, 2014
3. Communications
4. Other business to come before the Board
5. Date of Next Meeting: May 15, 2014
6. Adjournment