

**TOWN OF NEW CASTLE
ZONING BOARD OF ADJUSTMENT
ABIDGED AGENDA
JUNE 19, 2014 – 7PM**

1. PUBLIC HEARING:

A. CASE #2014-5; Applicants Leonard Korn and Elyse Barry, who are the owners of the real property commonly known as 21 Laurel Lane, New Castle, New Hampshire (Tax Map 11, Lot 36) request a hearing to consider whether a variance should be granted to the provisions of Article IV, Section 4.2.1 to add 24.63 square feet of Building Area to the existing structure which will bring the Building Area of the Structure to 4,610.63 square feet where the existing Building Area is 4,586 square feet and the allowable Building Area is 4,448 square feet. Additionally the Applicants request a variance to the provisions of Article VII, Section 7.5.1 to permit the expansion of a non-conforming structure that will make it more non-conforming.

B. CASE # 2014-6; Applicants, Donald and Greta McAvoy, who are the owners of the real property commonly known as 10 Fellows Court, New Castle, New Hampshire (Tax Map 13, Lot 24) request a hearing to consider whether a variance should be granted to the provisions of Article IV, Section 4.2.1 to add 262 square feet of Building Area to the existing structure which will bring the Building Area of the Structure to 2976 square feet where the existing Building Area is 2,714 square feet and the allowable Building Area is 1,952 square feet. Additionally, the Applicants request a variance to the provisions of Article VII, Section 7.5.1 to permit the expansion of a non-conforming structure that will make it more non-conforming.

C. CASE # 2014-07: Applicants, David and Nancy Borden, who are the owners of the real property commonly known as 52 Main Street, New Castle, New Hampshire, (Tax Map 18, Lot 55) request a hearing to consider whether the provisions of Article V, Section 5.1 of the New Castle Zoning Ordinance may be waived so as to permit Henry's Market Café to provide 4 off street parking spaces where 17 are required. In addition the applicants request a special exemption as provided in Article 4, Section 4.1.6.1 of the Zoning Ordinance in order to permit Henry's Market Café, located within the Mixed Use Zone, and occupying less than 1,000 square feet, to have 14 indoor seats and 4 outdoor seasonal seats. As part of their new business plan, applicants propose to install a commercial vent with an Ansul fire prevention system attached and a gas (open flame) stove. The fire prevention system will be designed, and installed, in compliance with applicable provisions of the Fire Code, by properly licensed professionals under the supervision of the New Castle Fire Department. Additionally applicants propose to serve alcoholic beverages at the outdoor seasonal seats subject to the approval of the New Hampshire State Liquor Commission.