

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

AMENDED AGENDA

FEBRUARY 20, 2014

1. PUBLIC HEARING:

A. CASE # 2014-01: Applicant Raymond Holmes, acting on behalf of his clients Michael and Maria Southworth, who are the owners of the real property commonly known as 36 Piscataqua Street New Castle, New Hampshire, (Tax Map 18, Lot 30) requests a hearing to consider whether a variance should be granted to the provisions of Article VII, Section 7.5.1 of the New Castle Zoning Ordinance in order to permit an addition or expansion to a non-conforming structure which has been constructed on a 6,278 square foot lot and which causes the structure to become more non-conforming. The plan submitted by the applicant proposes to remove a farmer's porch and a portion of the kitchen at the rear of the existing structure and to replace it with a slightly larger, but more usable, two story addition. In order to secure a building permit for these changes to the structure the applicant needs, in addition to the waiver of a Section 7.5.1 of the Zoning Ordinance, a waiver of the provisions of Section 4.2.1 Section 3 of the Zoning Ordinance which limits the Maximum Lot Coverage to 1569.5 square feet of the 6,278 square foot lot; and to the provisions of Section 4.2.1 Section 5 of the Zoning Ordinance which limits the Maximum Building Area of a structure built on a 6,278 square foot lot to 2,569 square feet. The existing structure is non-conforming having lot coverage of 1,904 square feet, and a building area of 2,977 square feet. If constructed as proposed, the structure will be more non-conforming having lot coverage of 1,923 square feet and a building area of 3,012 square feet.

2. Approve minutes of meetings held on August 15, 2013 & October 17, 2013.
3. Communications
4. Other business to come before the Board
5. Date of Next Meeting: March 20, 2014
6. Adjournment.