

ATKINSON ZONING BOARD
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AGENDA

The Atkinson Zoning Board of Adjustment will hold a Public Hearing Meeting on Wednesday July 13, 2022 at Town Hall.

Workshop: 7:00 PM

Approval of Minutes: 6/8/22, 7/7/22

7:30 pm Public Hearings:

1. Application for Variance from Article IV Section 400:4 submitted by Theodore Mouzakis to allow construction a 16' x 20' garage 2' from the lot line (13' variance) where 15' is required and 17.5' from the front setback (12.5' variance) where 30' is required - on property located at 36 Hemlock Shore Dr. Map 22 Lot 60 in the RR3 Zone. *Continued from 5/11/22*

2. Application by Leonard & Catherine Traub for Special Exception under Article VII Section 700:2 to allow conversion of a seasonal home to year-round status on property located at 12 Hemlock Heights Rd. Map 22 Lot 95, in the RR3 Zone. *Continued from 5/11/22 Applicant requests continuance to 8/10/22*

3. Application for Variance submitted by Colleen Sullivan and Shawn O'Connell from Article VI Section 400:4 to allow the construction of a home 11'3" from the sideline where 15' is required (3'9" variance on property at 26 Lakeside Dr, Map 23 Lot 52 in the RR3 zone.

Additionally this application includes variances from Article VI Section 410:8b to allow a proposed deck 55' feet from the Wetland instead of the required 100 feet (45' variance) and from Article VI Section 400:4 to allow same proposed deck 7'8" from the sideline where 15' is required (7'4" variance).

Previous variances granted on October 13, 2021 were 40' wetland setback and 3'9" side setback, this request is for additional variances are 5' wetlands setback and 3'7" side setback.

Continued from 6/8/22

4. Application for Variance from Article V Section 530b submitted by Alfred J Hardy, Jr to allow a proposed subdivision of a 6.87 acre lot to create 2 lots, one with less than 200' of frontage. One proposed lot of 2.0 acres will have 74' of frontage requiring a variance of 126'. The property is located at 36 Meditation Lane, Map 8 Lot 103 in the RR2 zone.

Next Regular Zoning Board Meeting scheduled August 10, 2022.