



ZONING BOARD OF ADJUSTMENT

Town of Greenland · Greenland, NH 03840

11 Town Square · PO Box 100

Phone: 603.431.7111 · Fax: 603.430.3761

Website: greenland-nh.com

AGENDA – ZONING BOARD OF ADJUSTMENT

Tuesday, July 19, 2016 – 7:00 p.m. – Town Hall Conference Room

1. Appeal of An Administrative Decision: 24 Bruce Court [Map R18, 39] – Commercial A
Owner: Hayward Realty Investments, LLC
Applicants: Hayward Realty Investments, LLC and Brian Graham (Greenland Auto Sales)
The owner and applicant are appealing an administrative decision requiring a Special Exception from Greenland Zoning Ordinance Article III – Establishment of Districts and Uses, Section 3.5 – Use Regulations, Section 3.6 - Table of Uses - L. Motor Vehicles, Item 1. Insufficient evidence was provided to illustrate an existing business.
2. Requests for Variances: 125 Ocean Road [Map R21, 51] – Commercial C
Owner: Harbor Links Estates, LLC
Applicant: Bluebird Greenland, LLC
The owner and applicant are requesting the following Variances from the Greenland Zoning Ordinance:
 - a. Article III – Establishments of Districts and Uses, Section 3.5 – Use Regulations, Section 3.6 – Table of Uses – M. Wholesale Trade, Warehousing and Distribution, Item 2. Warehousing is not allowed in that district. The existing use is non-conforming; expansion of a non-conforming use is not allowed per Article 7.10.
 - b. Article VI – Signs; Section 6.3 – General Provisions, Subsection 6.3.7(B). A freestanding sign (pylon) of 147 sq. ft. and two wall signs of 65 sq. ft. each, a total of 277 sq. ft., is requested. The Ordinance allows 48 sq. ft., per side, in that district for a single business on a lot.
3. Approval of Minutes: Tuesday, June 21, 2016
4. Other Business
5. Adjournment