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, August 16, 2016 – 7:00 p.m. – Town Hall Conference Room

1. 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.

2. Request for a Variance: 2 Tide Mill Road [Map U5, 23] – Commercial A
   Owner/Applicant: Blue Bonnet Realty, LLC
   The owner/applicant is seeking a Variance for a replacement shed previously encroaching on the abutter's property with a smaller 8' x 14' shed on the property line. Greenland Zoning Ordinance Article IV, Section 4.2, requires sheds with a floor area of less than 64 sq. ft. to have a 10' setback from the property line.

3. Request for a Variance: 1088 Portsmouth Avenue [Map R11,31] – Residential
   Owner/Applicant: James Coombs
   The owner/applicant is seeking a Variance to permit landscaping use/hydro-seeding business, retail sales of landscaping materials, and the processing and storage of landscaping materials within the Residential Zone. Greenland Zoning Ordinance Article III, Section 3.6, does not allow retail sales within the Residential Zone.

4. Approval of Minutes: Tuesday, July 19, 2016

5. Other Business

6. Adjournment

Note: The Agenda and the order of the Agenda are subject to change at the discretion of the Zoning Board of Adjustment.