



ZONING BOARD OF ADJUSTMENT

Town of Greenland • Greenland, NH 03840

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AGENDA – ZONING BOARD OF ADJUSTMENT

Tuesday, September 19, 2017 – 7:00 p.m. – Town Hall Conference Room

1. Special Exception

9 Alden Avenue – Commercial B Zone (Map R20, Lot 40)

Owner: Autumn Pond Realty Trust

Applicant: Stephen Philbrick, Revolution Detailing LLC

The applicant is requesting a Special Exception to open an auto detailing business in Autumn Pond Park. The requested use is not allowed in the Commercial B District as stated in the Greenland Zoning Ordinance, Article III – Establishment of Districts and Uses, Section 3.6 – Table of Uses, Subsection 'L' – Motor Vehicles, Item 3 – Motor Vehicle Washing Facility.

2. Request for a Variance

47 Bayside Road – Residential Zone (Map R17, Lot 8)

Owners/Applicants: Joe and Amy Bruno

The owners/applicants are requesting a Variance for a 9' 3" x 49' 9" open-air porch to be constructed within the 30' front setback. Based on the submitted plan, this addition will create a 16.4' setback from the right-of-way. As stated in the Greenland Zoning Ordinance, Article IV – Dimensional Requirements, Section 4.2 – Table, Subsection 'd' – Front Yard Minimum, the front yard setback is 30'.

3. Request for a Variance

34 Orchard Hill Road – Residential Zone (Map R12, Lot 7)

Owners/Applicants: Patrick Carey and Chris Sturr

The owners/applicants are requesting a Variance for a 24' x 36' garage extending 4' 8" into the wetland buffer zone. The required 50' structural setback has not been met as required by the Greenland Zoning Ordinance, Article XVIII – Wetlands Protection Ordinance, Section 18.7 – Prohibited Uses, Subsection 18.7.2 – Structure Setback Requirements.

4. Approval of Minutes: Tuesday, July 18, 2017

5. Other Business

6. Adjournment