



ZONING BOARD OF ADJUSTMENT

Town of Greenland · Greenland, NH 03840

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AGENDA – ZONING BOARD OF ADJUSTMENT

Tuesday, September 20, 2016 – 7:00 p.m. – Town Hall Conference Room

1. 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.
2. 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.
3. 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.
4. Code Enforcement Officer: Responsibility for Application Completeness
5. 179 Post Road Variance Compliance
6. Approval of Minutes: Tuesday, August 16, 2016
7. Other Business
8. Adjournment