

TOWN OF NORTHWOOD
ZONING BOARD OF ADJUSTMENT

AGENDA

November 16, 2023

6:30 P.M.

To view this meeting on Live Stream, follow this link:

<https://livestream.com/accounts/28706232/events/8784532/player?width=640&height=360&enableInfoAndActivity=true&defaultDrawer=&autoplay=true&mute=false>

6:30 Call to Order

Election of Vice-Chair

Minutes:

10/19/2023

Continued Cases:

Case 23-17: Michael Cowan and Maryann McDermott, Kramas Lane. Map 102; Lot 9.

Applicants seek relief to the following to build a single family residence, on a private right of way where the lot size, frontage type and length, structure setbacks, and setbacks within the Wetlands Conservation Overlay District have not been met:

- A variance from Article IV.B.(1)(b), Type of Frontage. This lot is on a private road.
- A variance from Article IV.B.(2), Lot Size.
- A variance from Article IV.B.(4), Setbacks.
- A variance from Article IV.B.(1)(c), Length of Frontage.
- A special exception Article VI.A.(4), Setbacks, within the Wetlands Conservation Overlay District.

Continued from August 17, 2023

Case 23-18: Christopher and Suzzanne Kopp, 28 Shore Drive. Map 122; Lot 41.

Applicants seek a variance from Article IV.B.(4), Setbacks, to allow the placement of existing generator to be within the 10-foot building setbacks.

Continued from August 17, 2023.

New Cases:

Case 23-22: Pickering Rev. Trust, Joel Pickering, 10 Pleasant View Ave. Map 109; Lot

39. Applicant seeks a Variance from Section V.D. Unlisted Uses, to allow a structure or use on a lot (garage) without a primary structure or use on the same lot.

Case 23-23: James Lavelle Assoc., 9 Park Ave. Map 109; Lot 61. Applicant seeks a

Variance from Article IV.B.(4)(b), Structure Setbacks, for a sewage disposal system does not meet the required 14.5' setback based on the formula from Article VII.C.(4) for lots whose maximum width is 100 feet or less. Property currently owned by Nicholas Friberg.

OTHER/CORRESPONDENCE

Pending - Case 23-19: Donald & David Hughes, 7 North Lane. Map 108; Lot 43.2.

Continued from August 17, 2023; continued to December 21, 2023

ADJOURNMENT

The agenda to include any other business that may properly come before the board at this time.