

TOWN OF NEW CASTLE, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT

NOTICE OF DECISION

June 20, 2023 7pm

CASE # 2023 - 05: Applicants, Bradford and Catherine Greeley, owners of 147 Cranfield Street (Map 12, Lot 14), have requested a variance from Article 4 Section 4.2.1.3 to permit 2,522sf of lot coverage where 2,000sf is maximum allowed, and a variance from Article 7, Section 7.5.1 in order to permit the expansion of a non-conforming structure.

The Board voted to grant the variance request, having met all five criteria, for the reasons detailed in the certain memo from Attorney Derek Durbin, for zoning relief by a unanimous vote.

The request for the variance was APPROVED as submitted, provided applicant receives approvals from other New Castle boards as required.

The Board voted to approve the motion with 4 votes in favor of the motion.

Details of the Board's discussion and approval will be included in the minutes of the meeting. In summary, the Application was APPROVED as it was determined to meet the following criteria:

1. Granting the variance would not result in diminution of property values
2. Granting the variance would not be contrary to the public interest
3. Denial of the variance would be an unnecessary hardship to the owner
4. Granting the variance would result in substantial justice
5. Granting the variance is not contrary to the spirit of the ordinance



Todd C. Baker, Chair

Distribution:
Building Inspector
Select Board

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NOTICE OF DECISION

June 20, 2023 7pm

CASE # 2023 - 06: Applicants, Patricia Pineda and Eric Klein of 13 Laurel Lane (Map 16, Lot 3), have requested a variance from Table 1, Section ROW C -Front Yard Setback of 15.8' where existing is 17.55' and 20' is allowed, Row H - Lot Coverage of 51.54% where existing is 51.42% and 25% is allowed, and Row I - Building Area of 2,454sf where existing is 2,419.5sf and 1,773 is allowed.

The Board voted to grant the variance request, having met all five criteria, for the reasons detailed in the application, for zoning relief by a unanimous vote.

The request for the variance was APPROVED as submitted, provided applicant receives approvals from other New Castle boards as may be required.

The Board voted to approve the motion with 4 votes in favor of the motion.

Details of the Board's discussion and approval will be included in the minutes of the meeting. In summary, the Application was APPROVED as it was determined to meet the following criteria:

6. Granting the variance would not result in diminution of property values
7. Granting the variance would not be contrary to the public interest
8. Denial of the variance would be an unnecessary hardship to the owner
9. Granting the variance would result in substantial justice
10. Granting the variance is not contrary to the spirit of the ordinance



Todd C. Baker, Chair

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