

TOWN OF NEW CASTLE, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION

Oct 24, 2023 7pm

CASE # 2023 - 08: Applicants, Luis Rivas & Valeria Rienzi owners of 35 Grist Mill Lane (Map 11, Lot 23), have requested the following variances:

- from Section 4.2 Table 1F to expand a non-conforming structure that is proposed to be 33.06' high where 32' is permitted
- from Section 4.2 Table 1I to allow a proposed maximum building area of 5,707sf where 5,148.25sf is permitted and 3,724.5sf is existing
- from Section 7.1.2 to expand a deck within the 100' of the Highest Observable Tide Line

The Board voted to deny the variance request, having failed to meet all five criteria, specifically that the request did not meet the spirit of the ordinance as outlined in the New Castle Master Plan, which calls for sensitivity around coastal areas, and to limit overbuilding of residential lots, neither of which were reflected in the proposed plan. The board denied the applicant's request for zoning relief by a unanimous vote.

The request for the variances was DENIED with 5 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 DENIED as it was determined that the request did not meet the following criteria:

- Granting the variance would not be contrary to the public interest
- Granting the variance is not contrary to the spirit of the ordinance
- Denial of the variance would be an unnecessary hardship to the owner.



Todd C. Baker, Chair

Distribution:
Building Inspector
Select Board

TOWN OF NEW CASTLE, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT

NOTICE OF DECISION

Oct 24, 2023 7pm

CASE # 2023 - 07: Applicants, Stewart & Kris Hanna, owners of 57 Oliver Street (Map 16, Lot 28), have requested a variance from Article 4 Section 4.2. Table 1 Row C to permit the removal and replacement of existing 2 bay garage (set 9' from the property line where a 15' setback is required) with a deeper garage that will have more volume within the setback.

The Board voted to grant the variance request, having met all five criteria 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 5 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:

- Granting the variance would not result in diminution of property values
- Granting the variance would not be contrary to the public interest
- Denial of the variance would be an unnecessary hardship to the owner
- Granting the variance would result in substantial justice
- Granting the variance is not contrary to the spirit of the ordinance



Todd C. Baker, Chair

Distribution:
Building Inspector
Select Board