



## **ZONING BOARD OF ADJUSTMENT**

Agenda of **August 17, 2023 6:30 PM**

Board of Selectmen's Room/Municipal Building

15 Sunapee Street, Newport, NH

**ZOOM**

<https://us02web.zoom.us/j/81243747700?pwd=SWRCUHZnS1NIcjFqL0ZGc1h3Qmc5UT09>

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- A. Call to Order
- B. Roll Call
- C. Administration: Case 1152 – Owner asked to have the case rescinded.
- D. Minutes: July 20, 2023
- E. Public Hearings:

### **Continued:**

- **Case #1151: Acadia Holding LLC (Owner):** Request a Special Exception (Mixed Use) from the terms of Article IV Section 402 of the Zoning Ordinance to allow for Commercial and Residential structures on the same parcel. The property is identified as Map 234 Lot 042 and is located at 633 John Stark HWY in the Kellyville (K) Zoning District.

### **New Business:**

- **Case #1153: Elm Knoll Manor (Owner) NFI North (Agent):** Request a Special Exception from the terms of Article II Section 207.2 of the Zoning Ordinance to allow for a Convalescent Rest Home. The property is identified as Map 115 Lot 005 and is located at 98 Elm Street in the Single-Family Residency (R1) Zoning District.
- **Case #1154: Victor Stork (Owner):** Request a Variance from the terms of Article IV Section 419 of the Zoning Ordinance to allow for ADU larger than 750 square feet. The property is identified as Map 231 Lot 007 and is located at 346 Maple Street in the Rural (R) Zoning District
- **Case #1155: Mark Brunelle (Owner):** Request a Special Exception from the terms of Article II Section 206.2 of the Zoning Ordinance to allow for a Cluster Development. The property is identified as Map 218 Lot 001 and is located on North Main Street in the Rural (R) Zoning District.
- **Case #1156: Mark Brunelle (Owner)** Request a Variance from the terms of Article II Section 206.1 of the Zoning Ordinance to allow for Duplexes in the Rural Zone. The property is identified as Map 218 Lot 001 and is located on North Main Street in the Rural (R) Zoning District.
- **Case #1157: John and Linda Asanowicz (Owner)** Request a Variance from the terms of Article II Section 207.5 of the Zoning Ordinance to allow for a reduction in the front yard setback. The property is identified as Map 111 Lot 051 and is located at 16 Cheney Street in the Residential (R1) Zoning District.

- F. Adjournment