



TOWN OF PEMBROKE

Town Hall ~ 311 Pembroke Street, Pembroke, New Hampshire 03275

Tel: 603-485-4747

ZONING BOARD OF ADJUSTMENT MEETING AGENDA November 30, 2009 7PM @ TOWN HALL

I Roll Call

II Attendance

III Public Hearings

Case 09-21-Z A request has been made for an **Equitable Waiver of Dimensional Requirements** under §143-115.1 **Equitable Waiver of Dimensional Requirements**. The applicant, Chris Cadorette dba 324CGP is requesting an **Equitable Waiver of Dimensional Requirements**, because he was issued a building permit for a duplex, but the Code Enforcement Officer mistakenly used the requirements for a single family dwelling instead of a duplex. Under §Table 143-21, **Table of Dimensional and Density Regulations**, the required frontage for a duplex is 150 feet while the existing lot has 138.23 feet. The required square footage is 40,000 square feet and the existing lot has 39,204 square feet. The property is located at 324 Pembroke St. Map (565) Lot (11) in the R-1 Medium Density-Residential Zoning District and the AD Architectural Design Zoning Districts.

Case 09-22-Z A request has been made for a **Variance** under §143-114. The applicant, Kelly Beauchesne dba Beauchesne & Associates, LLC, is requesting permission to add a changeable copy sign below the existing approved sign. A **Variance** is needed because the changeable copy sign will increase the total square footage above the 12 square feet that is allowed by §143-62 **Dimensional Table of Signs**. This use is only permitted by a **Variance** in the R-1 Zoning District per §143-62 **Dimensional Table of Signs**. The property is located at 385 Pembroke St. Map (565) Lot (230) in the R-1 Medium Density-Residential and the AD Architectural Design Zoning Districts.

Case 09-23-Z A request has been made for a **Variance** under §143-114. The applicant, Sarah Anne Perry, is requesting permission to build a duplex style building at 849-851 Borough Rd. A **Variance** is needed because the existing lot has only 200 feet of frontage and 230 feet is required under Table §143-21 of **Dimensional and Density Regulations**. The property is located at 849-851 Borough Rd Map (258) Lot (14-1) in the R-3 Rural / Agricultural-Residential Zoning District.

IV Approval of previous meeting minutes

V Adjournment

William R Bonney, Chairman
Zoning Board of Adjustment