



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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www.WindhamNH.gov

ZONING BOARD OF ADJUSTMENT PUBLIC HEARING NOTICE

November 14, 2017

7:30 pm @ Community Development Department

Case #28-2017: Parcel 13-A-400

Applicant – Ryan Sawyer & Kristin Sawyer

Owner – Ryan Sawyer & Kristin Sawyer

Location – 6 Range Road

Zoning District – Multi-zone parcel: Residence A and Limited Industrial District

Variance Relief is requested from **Sections 603.1 Uses Permitted: The Residential-A District is intended as an area district for residential uses.** Permission is requested to utilize the existing structures at 6 Range Road as an office/call center as they are not allowed uses and as they are located within the Residential-A zoned portion of the lot. Measuring 500 feet from the center line of Range Road is zoned Residence A. The remainder is zoned Limited Industrial.

Case #29-2017: Parcel 22-B-31

Applicant – The Dubay Group, Inc.

Owner – Sunrise Homes, LLC c/o Shiv Shrestha

Location – 115 South Shore Road

Zoning District – Residence-A & Cobbetts Pond and Canobie Lake Watershed Protection Overlay District

Variance Relief is requested from **Section 603.1.1: One single-family detached dwelling per lot; and 702: Area, Frontage, Yard and Floor Area Requirements and Appendix A-1: Table of Requirements; and Section 702.3.** Permission is requested to rebuild/expand one existing dwelling, remove another existing dwelling and replace with a fire department emergency lake access, improve access drive, replace the 2nd dwelling with a new home on an existing 1.63 acre lot having less than 175 LF of frontage which is not on a Class V road.

Case #30-2017: Parcel 17-L-89

Applicant – The Dubay Group, Inc.

Owner – Shiv Shrestha

Location – 12 Grove Street

Zoning District – Residence-A & Cobbetts Pond and Canobie Lake Watershed Protection Overlay District

Variance Relief is requested from **Section 702: Area, Frontage, Yard and Floor Area Requirements and Appendix A-1: Table of Requirements; and Section 1200.1.3.** Permission is requested to replace the existing 2-bedroom seasonal dwelling on the same footprint retaining the existing non-conforming front and side setbacks on a non-conforming grandfathered .20 acre parcel with a two level 2-bedroom year round dwelling where 50,000 SF is required, 175' frontage and 30' side setbacks are required.

Copies of all Zoning Board of Adjustment applications and materials are available for review at the Community Development Department; open Monday – Friday 8am – 4pm