



# Town of Plaistow

## Zoning Board of Adjustment

Town Hall • 145 Main Street • Plaistow, New Hampshire • Tel. 603-382-5200 X202 • Fax. 603-382-7183

<b>MEETING DATE:</b> Public Hearing June 25, 2020	<b>APPLICANTS:</b> Christopher Sargent 26 Harriman Rd Plaistow, NH	<b>APPLICATION TYPE:</b> Front Setback (Harriman) §220-321.A (35' Minimum) Front Setback (Mankill Brook) §220-321.A (35' Minimum)
<b>APPLICATION ID:</b> 20-14 & 20-15 26 Harriman Rd Tax Map 50, Lot 75 LDR District	<b>APPLICANT'S REPRESENTATIVE:</b>  Applicant	<b>PREPARED BY:</b>  Dee Voss, Administrative Assistant
<b>Legal Notices:</b> <p><b>#20-14:</b> A request from Christopher Sargent for a variance from Article V, §220-321(A) to permit a structure to be placed within 25 feet of the front property line on Harriman Road, where 35 feet is the minimum. The property is located at 26 Harriman Rd, Tax Map 50, Lot 75 in the LDR District. The property owner of record is Linda Danahy.</p> <p><b>#20-15:</b> A request from Christopher Sargent for a variance from Article V, §220-321(A) to permit a structure to be placed within 5 feet of the front property line on Mankill Brook Road, where 35 feet is the minimum. The property is located at 26 Harriman Rd, Tax Map 50, Lot 75 in the LDR District. The property owner of record is Linda Danahy.</p>		

### Staff Report June 22, 2020

The following items have been received related to the above noted applications:

- Completed and Signed Application forms
- Abutters List and Mailing Labels
- Sketch of Lot showing proposed location of garage
- All application fees
- Denial letter from Department of Building Safety
- Property Owner Authorization Letter

### Executive Summary:

An application was made for a building permit for a garage at 26 Harriman Road. The property is located on the corner of Harriman and Mankill Brook Road; therefore, it is considered to have two (2) frontages and must meet front setback requirement of 35' from each frontage.

The proposed location was 25' from the front property line from Harriman Road, and within 5' of the property line with Mankill Brook Road.

Therefore, the applicant has filed for variance relief from each frontage. A 10-foot variance is requested from the Harriman Road side and a 30-foot variance from the Mankill Brook Road side.

*NOTE:* The original Department of Building Safety Denial letter (which was sent prior to the shutdown) noted the Mankill Brook Rd side as a side setback. It was discovered while assisting the applicant with the ZBA application that the property has two fronts. I spoke with the Building Inspector to confirm that two (2) frontage variances would be required, not a side and front setback variance. Due to limited staffing related to the COVID-19 crisis, a new letter was not requested from the Department of Building Safety. I spoke with the Building Inspector for concurrence and then instructed the applicant on the appropriate filings. The letter also notes a 20-day deadline for filing the appeal, which has been waived in light of the Governor’s Order #23 that allowed Boards to be flexible with meetings and deadlines. Mr. Sargent was in regular contact with the office and filed his application as soon as it was clear that meetings would be starting again.

**Draft Motion #1: (Harriman Road Frontage)**

*I move to grant the application for a variance from Article V, §220-321(A) to allow a structure to be built within the 25-foot of the front property line with Harriman Road. The property is located at 26 Harriman Rd, Tax Map 50, Lot 75.*

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**Draft Motion #2: (Mankill Brook Road Frontage)**

*I move to grant the application for a variance from Article V, §220-321(A) to allow a structure to be built within the 5-foot of the front property line with Mankill Brook Rd. The property is located at 26 Harriman Rd, Tax Map 50, Lot 75.*

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_