



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

Memorandum

Date: May 19, 2015
To: Fran L'Heureux, Chair, & Members, Zoning Board of Adjustment
From: Timothy J. Thompson, AICP, Community Development Director
Subject: **Mona Paquette (petitioner/owner)** – Variance under Section 3.02 of the Zoning Ordinance to permit the construction of a 4 x 16 ft. extension of a deck and stairs 42 ft. from the rear property line whereas 60 ft. is required. The property is located at 4 Lawrence Road in the R-1 (Residential) District. Tax Map 7C, Lot 001-01. Case # 2015-15.

The following information is provided to aid in your consideration of the above referenced case. Additional background and application materials are included in your packet.

Background:

The subject property is an approximately 1.26 acre parcel located at 4 Lawrence Road in the R-1 (Residential) District. The property is an irregular triangular shaped parcel, with limited buildable area due to the shape of the lot. The property is abutted by residential uses on all sides and is serviced by private well and septic.

Assuming the approval of the previous petition (Case # 2015-14) to allow the pool deck within the rear yard setback, this petition seeks a variance to allow the construction of a 4'x16' deck extension and stairs to connect the existing deck to the pool and pool deck, to be located 42 ft. from the rear property line whereas 60 ft. is required.

Standard of Review:

It is the burden of the Petitioner to demonstrate that the five requirements for the granting of a Variance under Section 3.02 of the Zoning Ordinance have been met to permit the construction of a 4'x16' deck extension and stairs 42 ft. from the rear property line whereas 60 ft. is required.

cc: Correspondence & Zoning Board File
ec: Mona Paquette, Petitioner/Owner
Carol Miner and Fred Kelley, Building Department