



# 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 10 x 20 ft. pool deck 15.25 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 # 2015-14.

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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.

The petitioner received approval to install a pool in 2014, and this petition seeks a variance to allow the construction of a 10'x20' pool deck, which would be located 15.25' from the rear property line whereas 60' 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 the 10'x20' pool deck 15.25 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