



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

Memorandum

Date: June 18, 2015
To: Fran L'Heureux, Chair, & Members, Zoning Board of Adjustment
From: Jillian Harris, Planning and Zoning Administrator
Subject: **Tamsad Realty, LLC. (petitioner/owner)** – Variance under Section 3.02 of the Zoning Ordinance to permit a two family residence. The parcel is located at 633 D.W. Highway in the C-1 (Limited Commercial) and Aquifer Conservation Districts and Wellhead Protection area. Tax Map 6E-2, Lot 024. Case # 2015-20.

(Please note that if the Board denies the Special Exception to Case # 2015-18, then the Board does not need to hear this case).

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: Please see the memo for related case #2015-18 for background information.

The petitioner is proposing to convert the single family residential use to a two-family residential use, which is not permitted under Section 3.02 of the Zoning Ordinance. As the subject property is serviced by a septic system it is governed by R-1 (Residential) District, Severe Soils Limitations, which only permit single family residences and the following lot and yard regulations apply:

Area: 100,000 sq.ft.

Frontage: 250 ft.

Depth: 300 ft.

Front: 50 ft.

Side: 30 ft.

Rear: 60 ft.

The subject property meets the above lot and yard regulations except for area and depth, whereas the property is approximately 65,340 sq.ft. and 200 ft. deep.

Should the variance be granted by the Board, the Building Official will require the septic system design to cover the total number of bedrooms for the proposed two-family residence when a permit is requested for expansion or change at the dwelling (See attached).

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 a two family residence in the R-1 (Residential) District.

cc: Correspondence & Zoning Board File
ec: Naga Tamragouri, Tamsab Realty
Carol Miner and Fred Kelley, Building Department