



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

Memorandum

Date: September 23, 2015
To: Fran L'Heureux, Chair, & Members, Zoning Board of Adjustment
From: Jillian M. Harris, AICP, Planning & Zoning Administrator
Subject: **JWS Custom Decks (petitioner) and Steve and Pauline Desmarais (owners)** – Variance under Section 3.05 of the Zoning Ordinance to permit the construction of a garage 27.5 ft. from the rear property line whereas 40 ft. is required. The parcel is located on 25 Amherst Road in the R (Residential) and Aquifer Conservation Districts. Tax Map 4C, Lot 175-1. Case # 2015-34.

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 parcel, Tax Map 4C, Lot 175-1, is a 0.53 acre lot located at 25 Amherst Road. The lot lies within the R (Residential) and Aquifer Conservation Districts and is serviced by MVD water and private septic.

The petitioner is proposing to add a 26' x 24' 2-car detached garage to their single family residential property, a permitted accessory use. The petitioner seeks a Variance under Section 3.05 of the Zoning Ordinance to permit the construction of the garage 27.5 ft. from the rear property line whereas 40 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 3.05 of the Zoning Ordinance to permit the construction of a garage 27.5 ft. from the rear property line whereas 40 ft. is required. .

cc: Correspondence & Zoning Board File

ec: JWS Custom Decks, Petitioner
Steve and Pauline Desmarais, Owners
Carol Miner and Fred Kelley, Building Department
Captain John Manuele, Merrimack Fire Department