



## Gilford Zoning Board of Adjustment

### Notice of Public Hearing

**Tuesday, April 23, 2024**

Gilford Town Hall  
47 Cherry Valley Road  
Gilford, NH 03249  
Conference Room A  
7:00 P.M.

The Gilford Zoning Board of Adjustment will meet on Tuesday, April 23, 2024 at 7:00 p.m. to hold a public hearing to consider the following application(s):

#### 1. **Applications:**

##### 1.1 **Virginia & Michael H. Jones**

**Application #2024000062** – Applicants are requesting a variance from Article 5, Sections 5.1.4 Side Setback & 5.1.5 Rear Setback and Table 2. They would like to construct a 728 sq. ft. accessory apartment in a detached structure where an existing shed and deck sit. The current shed and deck are 254.5 sq. ft. The total lot coverage is currently 33% and the proposal would increase the coverage of the lot to 36.3%. This accessory apartment building will be five (5) feet from the rear property line and ten feet one inch (10'1") from the right-side property line where a minimum setback of 25 feet is required from both property lines. The property is located at 51 Varney Point Road Left on Tax Map & Lot #223-456.000 in the Single Family Residential (SFR) Zone. *Tabled from the March 26, 2024 meeting.*

##### 1.2 **Athena Adair**

**Application #2024000176** – Applicant is requesting a variance from Article 5, Section 5.1.3, Front Setback, and Table 2, Dimensional Regulations, to allow construction of a 12' x 20' carport on the left side of the existing non-conforming garage. This property is on a corner lot and has two frontages. The Marine Drive front setback is proposed to be 8 feet 7 inches, where a minimum setback of 35 feet is required. The property is located at 175 Morrill Street on Tax Map & Lot #203-016.000 in the Single Family Residential (SFR) Zone.

##### 1.3 **Beachcliff Executive Centre**

**Application #2024000175** – Applicant is requesting a variance from Article 5, Section 5.1.3, Front Setback, Section 5.1.5, Rear Setback, and Table 2, Dimensional Regulations, to allow a deck to be 9.5 feet from the front property line where a minimum setback of 50 feet is required, and 8.9 feet from the rear property line where a minimum setback of 25 feet is required. The property is located at 25 Dock Road (The Breeze restaurant) on Tax Map & Lot #242-185.000 in the Resort Commercial (RC) Zone.

#### 2. **Other Business**

#### 3. **Minutes**

#### 4. **Adjournment**