



Zoning Board of Adjustment

April 14, 2025 at 7:00 PM

Town Council Chambers

AGENDA

1. **Pledge of Allegiance**
2. **Election of Chair and Vice Chair**
3. **Acceptance of Minutes**
 - a. March 10, 2025
4. **Regular Business**
 - a. A Special Exception request by Fredrick Wallace for a horizontal expansion of a nonconforming structure pursuant to Newmarket Town Code Section 32-5(2)a to permit the expansion of the garage and create living space on the second floor of the expanded garage on real property with an address of 237 South Main Street (Tax Map U4, Lot 52) in R2 zoning district.
 - b. A Special Exception request by Russell and Carol Ross for a horizontal expansion of a nonconforming structure pursuant to Newmarket Town Code Section 32-5(2)a to permit the expansion of a garage on real property with an address of 389 Ash Swamp Road (Tax Map R6, Lot 38B) in the R1 zoning district.
 - c. A Variance request by John Shaheen seeking relief from Town Code Section 32-89 Dimensions Table to permit an additional dwelling unit on real property with an address of 196 South Main Street (Tax Map U4, Lot 119) in the R2 zoning district.
 - d. A Variance request by New Road Newmarket, LLC seeking relief from Town Code Section 32-56 Table of Permitted Uses to permit age restricted housing on real property with an address of 200 New Road (Tax Map R3, Lot 56) in the B2 zoning district.
5. **New/Old Business**
 - a. Zoning Administrator Items
6. **Adjournment**