

**ZONING BOARD OF ADJUSTMENT  
TOWN OF MADISON  
PO BOX 248  
MADISON, NH 03849**

**AGENDA  
August 17, 2022 6:00 PM**

- 1. Call to Order**
- 2. Pledge of Allegiance / Roll Call**
- 3. Public Hearing**

**Case #22-06** – Variance is requested by Horizons Engineering, agent for William & Lynne Oxford, for property located at Grachen Drive, Map 113, Lot 55 & 56, to ask for a variance from Article V Section 5.6 of the zoning ordinance to permit the minimum lot size to be less than 2 acres.

**Case #22-07** - Variance is requested by Bergeron Technical Services LLC, agent for Margaret Foerster Ettinger 2012 Irrevocable Route 41 NH Trust, for property located at Plains Road, Map 119, Lot 13, to ask for a variance from Article V Section 5.9A and 5.9C of the zoning ordinance to permit a single-family home to be constructed within 75 feet of both the road centerline of Route 41, Plains Road, and within 75 feet of the mean high-water mark of Silver Lake. A stairway accessing the waterfront to be constructed within 75 feet of the mean high-water mark of Silver Lake.

**Case #22-08** - Variance is requested by Bergeron Technical Services LLC, agent for Kathryn Leech, for property located at 601 East Shore Drive, Map 132, Lot 1, to ask for a variance from Article I Section 1.3B of the zoning ordinance to permit an increase in height of a non-conforming structure. Proposed height above sea level would increase 9 feet, 6 ¾ inches. The proposed new home will be taller above sea level than the highest roofline of the existing home within 75-foot setback. The deck and part of the new home will be constructed within the demolished existing home's footprint within one year, and the new home's size including the covered entry does not exceed 50% of the existing non-conforming home and cabin's non-complaint square footage combined.

- 4. Approval of Draft Minutes – July 20, 2022**
- 5. Administration**
- 6. Adjournment**

Posted 8/01/2022