Certification of Zoning Compliance

Name: Norac Enterprise, LLC
Address: 74 Broad Cove Road
City, State, Zip: Concord, NH 03301
Location of Land: 41 Tremont Street

Date: 02.09.2018

Zone: COM
Map: 183D
Lot: 100

Description of Use - (attach additional information, drawings or plans if helpful):
Redevelopment of Tax Map 183D, Lot 100 parcel. The applicant proposes to replace the existing home and three manufactured homes with 4 new manufactured homes relocated on the site as shown on the site plan.

Research Documents
Zoning Ordinance, revised March 14, 2017 and Site Plan Regulations, revised December 18, 2015.
Property file for Tax Map 183D, Lot 100
Land Use file for Tax Map 183B, Lot 100

Review of the Record
The parcel in questions has supported a single-family home, three manufactured homes and an auction house. These uses and structures pre-existed zoning in Boscawen.

Code Enforcement Officer Determination(s)
Please see comments on page 2

Alan H. Hardy, Code Enforcement Officer
02.09.2018
Date

Should any party be aggrieved by a decision of the Code Enforcement Officer, the aggrieved party may file an appeal with the Zoning Board of Adjustment if it is alleged that there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement of any zoning ordinance adopted pursuant to New Hampshire RSA 674:33 – Powers of the Zoning Board of Adjustment. This appeal must be filed within 30 days of the date of the decision that is complained of.

rev. December 27, 2011
Code Enforcement Officer’s Findings and Determinations

1. From my review of your proposed Barber School, it is my determination that the school would be an Education Facility, Private as defined by our Site Plan Regulations.
2. The replacement of the three pre-existing, non-conforming mobile homes and the single-family home with four new manufactured homes, relocated on the same parcel, as shown on the site plan.
   a. The new homes will be a one-for-one replacement for the original homes that have been or will be demolished.
   b. The new units will comply with a 10 foot side setback.
3. The foundation of the southern-most manufactured home foundation slab encroaches on our current front building setback to Tremont Street. The existing foundation sits 33.68 feet from the right-of-way and 25.80 feet to the southerly property line. As this foundation location pre-exists zoning, the encroachment is deemed non-conforming to the current zoning setbacks.