

**GREENVILLE, NEW HAMPSHIRE  
ZONING BOARD OF ADJUSTMENT**

**DECISION**

Re: Map 8 Lot 37, Dunster & Main, LLC Variance Applications

The Zoning Board of Adjustment ("ZBA"), at its June 8, 2021 meeting, after concurrent due public hearings, completed its consideration of applications by Dunster & Main, LLC, Map 8 Lot 37, for (1) a variance from section 2.8 Table 2-1 regarding the minimum lot line setback, and (2) a variance from section 2.8 Table 2-1 regarding the maximum allowable height of a building. The applicant sought to build an addition on the existing former rail station without the required 10-foot setback, and to construct a 43-foot-high tower on said addition.

Following the hearings and after due consideration, the Zoning Board of Adjustment voted to **APPROVE** the variance application for the required setback on the condition that demolition of the area indicated per Print A1.O as submitted by the applicant occur prior to or concurrent with the construction of the proposed addition. The Board found that the five required criteria for a variance were met, and that generally the design, with the proposed removal of areas not original to the historic structure and the construction of the proposed addition, would create a more cohesive and aesthetically pleasing building benefitting the downtown area.

Further, the Board voted to **APPROVE** the variance for the maximum allowable height for the construction of 13.5' X 13.5' X 43' foot tower, with its roof extending above the allowable height in a pyramid roughly 8' X 8' X 8', with the following conditions:

1. That a revised print be submitted reflecting the placement and dimensions of the tower as presented
2. That there be no illumination or sound from a clock(s) in the tower without the applicant returning to the Board for modification of the variance.
3. That there be no occupation of or storage in the area which exceeds the 35-foot height restriction.

So issued, this 18<sup>th</sup> day of June, 2021



Pedro Sousa/Chairperson