



Town of Amherst, New Hampshire  
**Office of Community Development**  
Building · Code Enforcement · Planning · Zoning · Economic Development

**AMHERST ZONING BOARD OF ADJUSTMENT AGENDA**

Please be advised that the Amherst Zoning Board of Adjustment will meet on **Tuesday, December 19, 2023**, at 7:00 p.m. in the Barbara Landry Meeting Room, 2<sup>nd</sup> Floor, Amherst Town Hall, 2 Main Street, Amherst, NH

**Discussion regarding Board vacancy**

**PUBLIC HEARING(S):**

1. **CASE #: PZ18275-120523 – VARIANCE**  
**Nelson Realty Trust (Owner & Applicant); 66 NH Route 101A; PIN #: 002-083-000**  
– Request for relief from Article A, Section 4.7, Paragraph D.3. to allow for the reduction of the rear setback of the proposed warehouse from the required 30’ to proposed 10’.  
*Zoned Commercial Zone.*
2. **CASE #: PZ18276-120523 – VARIANCE**  
**Robert Houvener (Owner & Applicant); 13 Washer Cove, PIN #s: 025-020 & 21 Town of Amherst (Owner) PIN #s: 025-028 & 29.** Request for relief from:
  - a. Article IV, Section 4.3, Paragraph D.1. – Front setback 50 required; 14.63’ proposed. (Increased from 13.42’ at the existing structure to be rebuilt);
  - b. Article IV, Section 4.3, Paragraph D.2. – Side setback 25’ required; 4.8’ proposed.(increased from 3.0’ at the existing structure to be rebuilt); c.
  - c. Article IV, Section 4.11, Paragraph F.1. – Wetland setback 50’ required; 28’ proposed. (increased from 22.6’ at the existing structure to be removed). *Zoned Residential Rural.*

**OTHER BUSINESS:**

3. Minutes: September 19, 2023; October 17, 2023; November 21, 2023; November 30, 2023
4. Any other business that may come before the Board.

**Access to the meeting will also be provided via Zoom**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89912813942>

Or Telephone:

Dial +1 312 626 6799 US (Chicago)

Webinar ID: 899 1281 3942

NS/  
12/4/23; 12/18/23 rev.

DB/ 12-5-23, rev 12-6-23