

**ZONING BOARD OF ADJUSTMENT
DELIBERATIONS: March 10, 2011
Town Hall, 41 South Main Street - 7:00 p.m.**

Board members present: G. Assmus, W. Dietrich, A. Gardiner (Chair), S. Marion, H. Waugh, Jr.

Zoning Board Chair, Arthur Gardiner called the meeting to order at 7:00 p.m. in the Boardroom of the Hanover Municipal Building.

(Further explanation and support for the following actions are contained in the Board's approved, written decisions found in the respective case files.)

CASE No. Z2011-10 (Ventas Rlty LTD Partnership / Hanover Terrace)

Assmus prepared the preliminary draft.

It was moved by Assmus, seconded by Dietrich, to **GRANT** a Special Exception to permit the recently constructed wood fence with a height of 7'. This is a modification of the Special Exception that was granted to Hanover Terrace in Case No. 46017-Z2009-20. The granting of the Special Exception is subject to the following conditions:

1. That shrubbery be planted to provide a continuous line of greenery along the fence. To achieve this condition, the applicant shall submit a landscape plan incorporating salt tolerant shrubs for approval by the Zoning Administrator.
2. That the existing gate be replaced with a wood gate and break-away lock or closure that is compatible with the style of the existing fence.

Voted in favor: 5

Opposed: 0

CASE Nos. Z2011-08 & Z2011-11 (KCC Properties 14WW LLC)

Waugh prepared the preliminary draft.

It was moved by Waugh, seconded by Marion to find that neither a special exception nor a variance is required in order for the Applicant to implement the proposal as set forth in the materials on file. The Applicant is cautioned that the Board's conclusion is predicated upon the project being completed in substantial conformity with those materials.

Voted in Favor: 5

Voted in Opposition: 0

Other Business

Approval of Minutes: The minutes of 02/03/11, 02/10/11, & 02/24/11 were approved.

Adjournment: The meeting adjourned.

Respectfully submitted,

Beth Rivard