

OFFICIAL
As of 8/13/08

**HOOKSETT ZONING BOARD OF ADJUSTMENT
MINUTES
TUESDAY, July 8, 2008
HOOKSETT MUNICIPAL BUILDING
35 Main Street**

CALL TO ORDER

The meeting was called to order by acting chair Chris Pearson at 7:00 pm.

ATTENDANCE

Chris Pearson, Jim Levesque, Richard Bairam, and Town Council Rep. James Gorton.
Gerald Hyde arrived at 7:18 PM
P. Rowell, Code Enforcement Officer

ELECTION OF CHAIR AND VICE CHAIR FOR 2008/2009 YEAR

Tabled to next scheduled meeting

CONTINUED PUBLIC HEARING

LEO DOYON

67 Chester Turnpike, Map 15, Lot 43
Low Density Residential
Variance from Article 4, Section C.1 to subdivide existing lot 43 into two lots, with one lot having inadequate frontage. (200' required)

Applicant requested a continuance to August for full board review.

NEW PUBLIC HEARINGS

STEVE & ALICE MANDEVILLE

17 Stearns Avenue, Map 45, Lot 85
Urban Residential District
Variance from Article 5, Section E.4 to allow for the construction of a two car garage and 2nd floor bedroom which would encroach on the required 25 foot front setback by 17 feet.

S. Mandeville, applicant: The property at 17 Stearns Avenue is known as the Lincoln Park area. We have 2 children with only 2 bedrooms. We would like to remove the one car garage and three-season porch in between, and replace it with a new 26 x 26 two-car garage with a bedroom above. The house was built in 1950 after it burnt down in the 40's. The survey plan shows the setbacks, which were set prior to us acquiring the property. We would be encroaching on one side. We would like to bring the front of the garage back to be 20.9 feet from Stearns Avenue. The neighbors have been notified and they have no objections. Many homes in the neighborhood are closer to the street than ours. I understand that many homes in the area were built in the late 1800's.

J. Levesque: The 8-foot setback on Elmer will not get closer and you will gain inches on the front of the house?

S. Mandeville: That is correct. On the Elmer Ave side there will be no change.

S. Mandeville read criteria (see file)

Open Public Hearing
None
Close Public Hearing

J. Levesque: I am assuming the 8-foot setback on Elmer Avenue will be monitored by the Building Inspector?

P. Rowell: Yes, they will require a Building Permit and we will monitor the location relative to the property line.

J. Levesque motioned to grant the Variance from Article 5, Section E.4 to allow for the construction of a two-car garage and 2nd floor bedroom, which would encroach on the required 25-foot front setback by 17 feet.

Seconded by R. Bairam.

Vote unanimously in favor

DOUG ROSE (Bob & Lois Willard)

70 Farmer Road, Map 26, Lot 34

Medium Density Residential District

Variance from Article 5, Section E.5 to allow the construction of a detached two-car garage which would encroach on the required 20 foot side setback by 15 feet.

C. Pearson stated that a certified plot plan, which is required for Zoning Board review, was not received. That will be necessary for this hearing to continue.

Continue to August meeting.

REVIEW OF CORRESPONDENCE

Correspondence was reviewed.

APPROVAL OF MINUTES OF June 10, 2008

J. Levesque motioned to approve with the following amendments to the Minutes of June 10 2008.

Amendments: Page 1, J. Levesque recused himself from the hearing on Austin Woods.

Seconded by R. Bairam.

Vote unanimously in favor

ADJOURNMENT

The meeting was adjourned at 7:45 PM

Respectfully,

Lee Ann Moynihan