

**Official**

HOOKSETT ZONING BOARD OF ADJUSTMENT

Tuesday, May 12, 2015

HOOKSETT MUNICIPAL BUILDING

**CALL TO ORDER**

Vice-Chairman Roger Duhaime called the regular meeting to order at 6:34 pm.

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE:** Roger Duhaime (Vice-Chairman), Michael Simoneau, Richard Bairam, Gerald Hyde, Don Pare, and Phil Denbow.

**STAFF:** Matt Lavoie, Code Enforcement Officer

**EXCUSED:** Chris Pearson (Chairman) and Jim Levesque, Council Rep.

**APPROVAL OF MINUTES**

**April 14, 2015** – *R. Bairam motioned to approve the April 14, 2015 regular meeting minutes, with amendments. Seconded by M. Simoneau. Motion carried unanimously.*

**NEW PUBLIC HEARING**

**Michael Broutzos      Case #15-03**  
3 Springer Road      Map 5, Lot 88  
URD

A variance is requested from Article 5-A, Section E.2 of the Zoning Ordinance to permit less than 5 feet of side yard where 15 feet is required for a portable shelter.

Michael Broutzos: I would like to put up a 14x36 portable metal shelter to cover my RV.

R. Duhaime: Will this be on a cement pad?

M. Broutzos: It is on a hardened pad. They will put 3' anchors in the ground. It is supposed to withstand 110 mile per hour winds and 45 lbs. of snow load per foot on the roof. It will be a vertical peaked roof so snow will run off the sides.

R. Duhaime: Is there any chance of snow going into your neighbor's yard?

M. Broutzos: No. Part of my neighbor's fence is on my property, but we get along well.

M. Broutzos read the application into record.

R. Duhaime: Do you have a picture?

M. Broutzos: I provided a brochure.

R. Duhaime: Are their going to be garage doors?

M. Broutzos: No. On the side there will be panels. There will be three feet open on the bottom.

R. Duhaime: So it is more like a car port?

M. Broutzos: Yes.

**Open public hearing.**

No public comments.

**Close public hearing.**

M. Simoneau: We are talking about 10'?

R. Duhaime: Yes.

D. Pare: Does the 10' include the 1' from your neighbors line or your fence line?

M. Broutzos: In the front corner it is about 5 ½' from the fence and in the back corner it is about 3 ½'.

R. Bairam: Matt, is this considered a temporary or permanent building?

M. Lavoie: Temporary until it is there for six months, and then permanent. It will have to be permitted from my office.

R. Duhaime: Does that mean he will have to pay taxes on it?

M. Lavoie: Yes.

***G. Hyde motioned in Case #15-03, 3 Springer Road, Map 5, Lot 88, URD to grant a variance from Article 5-A, Section E.2 of the Zoning Ordinance to permit less than 5 feet of side yard where 15 feet is required for a portable shelter. Seconded by R. Bairam. Motion carried unanimously.***

**Normand E. Proulx Case #15-04**

4 Lancelot Drive      Map 33, Lot 24  
MDR

A variance is requested from Article 5, Section E.2 of the Zoning Ordinance to permit 3 feet of side yard where 15 feet is required for a shed.

Normand Proulx: I am asking to build a bigger shed than what I have now. This past winter, the shed I have now started to collapsing and it is getting full. I would like a bigger shed for more storage space. Right now my shed is about 1 ½ ' from the fence and I am asking for a variance to be 3' from the fence. I have had to jack the current shed up with t-bars and I don't think it will make it another winter. The new shed would be professionally constructed by someone in Hooksett and would be sitting on blocks. The shed itself would be a 7 or 8 pitch roof so the snow will not create any force on the roof and the snow will not fall over onto my neighbor's side of the property.

R. Duhaime: Do you have a picture?

N. Proulx: No. It will be a basic T1-11 shed. It will have two 6' swing out doors on the front, a side door, and a window.

M. Simoneau: There is a shed there now?

N. Proulx: Yes.

P. Denbow: What is the size of the existing shed?

N. Proulx: 8x12.

P. Denbow: What is the size of the new one?

N. Proulx: 12x20. That will take care of my storage.

R. Duhaime: Do you have a garage on the property?

N. Proulx: No.

*N. Proulx read the application into record.*

**Open public hearing.**

Richard Marshall (6 Lancelot Drive): I am fully aware of what he is doing and have no objection.

**Close public hearing.**

***R. Bairam motioned in Case #15-04, 4 Lancelot Drive, Map 33, Lot 24, MDR to grant a variance***

***from Article 5, Section E.2 of the Zoning Ordinance to permit 3 feet of side yard where 15 feet is required for a shed. Seconded by P. Denbow. Motion carried unanimously.***

**Board Discussion**

M. Lavoie: Chris Pearson will not be present for the next four meetings due to work obligations.

***R. Bairam motioned to adjourn. Seconded by G. Hyde. Motion carried unanimously.***

**ADJOURNMENT**

The meeting adjourned at 6:53 pm.

Respectfully submitted by,

AnnMarie White  
Recording Clerk