

HANOVER ZONING BOARD OF ADJUSTMENT
April 19, 2010
Board Room, Municipal Building, 7:00pm

Board Members Present: Gert Assmus, Steve Marion, Carolyn Radisch, Maureen Bolton

Staff: Judith Brotman, Denise Shibles

Others: See attached sheet

Carolyn Radisch, Acting Chair, called the meeting to order at 7pm. The deliberation meeting will be held Monday, April 26, 2010 in the Conference Room of the Municipal Building at 7:00pm. Radisch stated that a four-member board was seated and advised of the three member board concurrence requirement. All applicants agreed to proceed with a four-member board.

The following agenda items were then heard.

- 1. Case #15023-Z2010-10:** Nicholas Estes, as Agent for Joyce & David Hinsley, property owners of record, is requesting a Special Exception under Article VIII, Section 803, "Change of Non-Conforming Structures," pursuant to Section 206, "Special Exceptions," to permit the enlargement of a non-conforming structure. The addition being proposed will be no closer than the existing structure to the lot line(s) to which the existing structure is non-conforming. The property is located at 198 Lyme Road, Tax Map 15, Lot 23, in the "RR" Rural Residence zoning district.

Gert Assmus read the Notice of Public Hearing.

Mr. Estes presented the request in Phase I.

No one spoke in Phase II, III and IV.

Case #15023-Z2010-10 was closed.

- 2. Case #47013-Z2010-12:** Roger & Robin Phillips are requesting an Equitable Waiver under Article X, Section 1007, for an encroachment into the rear setback. The property is located at 10 Dresden Road, Tax Map 47, Lot 13, in the "SR-3" Single Residence zoning district.

Gert Assmus read the Notice of Public Hearing.

Christopher Smith, as Agent for Mr. & Mrs. Phillips, presented the request in Phase I.

No one spoke in Phase II.

Judy Brotman called the Board's attention to a particular drawing, from the past, in their packet in Phase III.

No one spoke in Phase IV.

Case #47013-Z2010-12 was closed.

3. **Case #37015-Z2010-13:** Sigma Phi Epsilon NH Alpha Alumni & Volunteer Corporation, property owner of record, is requesting a Special Exception under Article II, Section 204.4, to allow a student residence. This is a request to modify the Special Exception granted February 4, 2010 in Case No. Z2010-02. The property is located at 11 Webster Avenue, Tax Map 37, Lot 15, in the "I" Institution zoning district.

Gert Assmus read the Notice of Public Hearing.

William McGonigle, as Agent for Sigma Ep, presented the request in Phase I.

No one spoke in Phase II, III and IV.

Case #37015-Z2010-13 was closed.

4. **Case #25006-Z2010-11:** Jolin Kish, as Agent for RBR Poverty Lane Inv, LLC, property owner of record, is requesting a Special Exception under Article VIII, Section 803, "Change of Non-Conforming Structures," pursuant to Section 206, "Special Exceptions," to permit the enlargement and modification of a non-conforming structure. The additions and modifications being proposed will be no closer than the existing structure to the lot line(s) to which the existing structure is non-conforming. The property is located at 4 Greensboro Road, Tax Map 25, Lot 6, in the "SR-2" Single Residence zoning district.

Gert Assmus read the Notice of Public Hearing.

Jolin Salizar-Kish presented the request in Phase I.

No one spoke in Phase II, III and IV.

Case #25006-Z2010-11 was closed. The record is left open through Tuesday, April 20, 2010, for receipt of a revised footprint plan.

5. **Adjournment-** The meeting adjourned at 8:00pm.

Respectfully submitted,

Denise D. Shibles
Recording Secretary