

HANOVER ZONING BOARD OF ADJUSTMENT
April 23, 2009
Board Room, Municipal Building, 7:00pm

Board Members Present: William Dietrich (Acting Chair), Ruth Lappin (Acting Clerk), Gert Assmus, H. Bernard Waugh

Staff: Judith Brotman, Denise Shibles

Others: See attached sheet

Acting Zoning Board Chair, William Dietrich, called the meeting to order at 7pm. The deliberation meeting will be held April 29, 2009 in the Board room of the Municipal Building at 7:00pm.

Dietrich stated that a four-member board was seated and advised of the three-member board concurrence requirement.

The following items were on the Agenda:

- 1. Case #38102-Z2009-13: Stephen Girdwood, Esq., as Agent for Susan WILLIAMSON, property owners of record, is requesting a Variance under Article X, Section 1006, "Variance," to allow an existing deck within the rear setback. The property is located at 6 Ivy Pointe Way, Tax Map 38, Lot 102, in the "SR-2" Single Residence zoning district.**

A request for continuance has been made. The motion was made to continue and the vote was unanimous in favor of the motion. The voting members are: Dietrich, Lappin, Assmus and Waugh.

Case #38102-Z2009-13 will be continued to the May 28th hearing.

- 2. Case #26008-Z2009-12: Jolin Kish, as Agent for Meir & Sharon PREIS, property owners of record, is requesting a Variance under Article X, Section 1006, "Variance," to allow an addition of living space within the front setback. The property is located at 76 Greensboro Road, Tax Map 26, Lot 8, in the "SR-2" Single Residence zoning district.**

Ruth Lappin read the Notice of Public Hearing.

Ms. Kish presented the request in Phase I.

No one spoke in Phase II, III and IV.

Case# 26008-Z2009-12 was closed, with the record left open for submission of additional information from the Zoning Administrator and the Agent (building permit information and a detail sketch showing building specifics/dimensions and side setback distances).

3. **Case #42018-Z2009-14: Jon & Connie BLATCHFORD are requesting a Special Exception under Article II, Sections 204.6 and 210.1C, pursuant to Section 206, "Special Exceptions," to allow the keeping of poultry as an accessory use. The property is located at 3 Pine Drive, Tax Map 42, Lot 18, in the "SR-1" zoning district.**

Ruth Lappin read the Notice of Public Hearing.

Ms. Blatchford appeared at the hearing.

The Board determined that all abutters had not received notice, therefore the case could not be heard.

New notification to all five abutters will take place and the hearing will be held on Thursday, May 28, 2009.

Case# 42018-Z2009-14 will be rescheduled to May 28, 2009.

4. **Case #15036-Z2009-15: Paul Merguerian & Christine Mielke, as Agents for Michael & Donna LAWLESS, property owners of record, are requesting a Wetlands Special Exception under Article VII, Section 702, "Wetland, Waterbody, and Intermittent Stream Protection," to construct a driveway in a wetland and wetland buffer areas. The property is located at 47 Rennie Road, Tax Map 15, Lot 36, in the "RR" Rural Residence zoning district.**

Ruth Lappin read the Notice of Public Hearing.

Rod Finley and Paul Merguerian presented the request in Phase I.

Roy Hewes, Marjorie Rogalski and Duncan Syme spoke in Phase II.

Mr. Finley spoke in Phase III.

Alan Greatorix, Roy Hewes, Marjorie Rogalski and Duncan Syme spoke in Phase IV.

Case# 15036-Z2009-15 was closed.

5. Other Business: none

6. Adjournment: The meeting adjourned at 8:32pm.

Respectfully submitted,

Denise D. Shibles
Recording Secretary