

CENTER HARBOR ZONING BOARD OF ADJUSTMENT
Arvin and Nancy Miller Trust (Arvin and Nancy Miller, Trustees) – Variance
March 10, 2014

The Center Harbor Zoning Board of Adjustment was called to order at 7:30 P.M. by Vice-Chair Jean Meloney. Those present were George Lamprey, Steve Condojani, Bernie Volz and Palmer Smith. Bob Vogler, Mark Olsheskie, Aimee Manfredi, and Clerk Pro Tem Sheila Mohan were also present.

Notice of this hearing was published in the Meredith News and certified mail was sent to the abutters.

The voting members are: Jean Meloney, George Lamprey, Palmer Smith, Bernie Volz and Steve Condojani. The members of the Board were introduced. The applicant is requesting a variance to Section 5:11:3 which concerns additions to non-conforming structures. Nicole Roseberry represented the Millers and read the application and provided photographs of the existing residence. The existing residence is 32.4' from the shoreline, 50' from the east sideline and 69' from the west sideline. The proposed addition would be 55.8' from the shoreline, and 52' from the west sideline. The proposed addition is 375 square feet. The Millers require a variance because the proposed addition exceeds the 20% increase in non-conforming structures by 65' square feet. Ms. Roseberry explained that this residence was built in 1980 before the setback ordinance changed. No excavating would be needed; they are trying to work with the existing topography. This structure would continue to be a residence. George Lamprey asked what the square footage of the existing house is. Ms. Roseberry said that it is 1730 square feet. Jean Meloney asked if the house had been expanded before. Ms. Roseberry said, "No." Bob Vogler asked if there would be additional bedrooms. Ms. Roseberry said that there would be no increase in the number of bedrooms. The driveway will remain the same.

The hearing was closed at 8:00.

Jean Meloney had a concern regarding the issue of hardship. Bernie Volz said that they would be allowed a 20% increase without a variance. George Lamprey asked Ms. Roseberry if alternative designs were discussed. Ms. Roseberry said that this design is what would work with the interior architecture. George Lamprey asked Ms. Roseberry if she knew if the Millers had consulted an architect. Ms. Roseberry said that a family member is an architect. George Lamprey asked if the same thing could be achieved within the ordinance. Ms. Roseberry said that if it would be helpful she would get information on the architecture and why the 65' square feet is needed for the addition. Bernie Volz feels that this increase in excess of the 20% is contrary to the spirit of the ordinance. The 65' square feet is the issue.

It was moved by George Lamprey and seconded by Steve Condojani to continue this hearing to March 24, 2014 at 7:00 P.M. to give Ms. Roseberry time to contact the Millers to learn about the design of the addition and the need to exceed the 20% allowed. The vote was unanimously in favor.

It was moved by Jean Meloney and seconded by Steve Condojani to approve the Minutes of September 9, 2013. The vote was unanimously in favor.

The meeting was adjourned at 8:30 P.M.

Respectfully submitted by,

Sheila Mohan
Clerk Pro Tem