

**TOWN OF CHESTERFIELD, NH**  
**ZONING BOARD OF ADJUSTMENT**  
**SITE VISIT**  
**APRIL 18, 2006**

**Present:** Chairman Burt Riendeau, Andy Cay, John Perkowski and Alternates Tony Souza and Carol Ross. The meeting was called to order at 7:00 AM on Tuesday, April 18, 2006.

The Board was present to continue **Frances Betsy Immergut's** request for a Variance from Article 204.5 Section A Front Setback to permit replacing the existing garage with new garage and covered connector to the house. The property is located at 384 Streeter Hill Rd, W Chesterfield (Map 2B Lot A4) Rural/Agricultural zone

The Board met on site at 7:00 AM to view the property. The property line followed the arc of the road. The setback distance to the existing garage was measured and verified by the Board.

Immergut advised the garage would be a single story with a similar height as the house. It would have a peaked roof to allow for storage above. The Board noted the topography of the lot and its severe slope. They found hardship in the topography and the way the front pins are placed for the right of way from the edge of the road. They also found that the hardship is within the lay of the land along with the existing development.

The Board sees this as a reasonable request to upgrade the garage and link it with the house and it can't reasonably be done somewhere else on the site. It is mitigated by the fact that there is an additional 10 or 15 ft between the property line and the edge of the pavement because of the where the road actually sits in the right of way.

*Perkowski moved to grant the request as applied for allowing the garage 10 ft into the front setback as it meets all 5 criteria for a variance.*

*Criteria for approval:*

- A. Denial of the variance would result in unnecessary hardship for the property owner seeking it. Yes*
- B. The granting of the variance would not be contrary to the spirit and intent of the ordinance. Yes*
- C. The variance is in the public interest. Yes*
- D. Denial of the variance would result in injustice. Yes*
- E. The variance will not diminish the values of surrounding properties. Yes*

*Souza seconded the motion, which carried unanimously.*

The meeting adjourned at 7:20 AM.

Respectfully submitted,

Carol Ross  
Secretary

Approved:

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Burton Riendeau  
Chairman  
Zoning Board of Adjustment

Date: \_\_\_\_\_