

**TOWN OF CHESTERFIELD, NH
ZONING BOARD OF ADJUSTMENT**

SITE MEETING MINUTES

March 6, 2010

Present: Chairman Burt Riendeau, Renee Fales, Andy Cay, Alternates Jim Larkin and Carol Ross.

Lawrence Harvey requests a Variance from Articles 203.5A, Front Setback and 503.1 Expansion of non-conforming structure to permit adding a carport to the existing garage. The property is located at 356 Old Chesterfield Rd, Chesterfield (Map 12A Lot A4) Residential zone. This is a continuation of the March 2, 2010 meeting to the site.

The Board met on site at 8:00 am. Harvey had left a note on his door that he was away snowboarding.

The Board viewed the property and walked to examine the side and rear behind the carport. It was noted there were other locations that would be compliant to place the car port. It was evident that plowing had been done to the side and rear of the carport.

Cay moved to deny the application as applied for as the Board finds no hardship. There are other spots the applicant could place the carport that would be compliant with the ordinance. Relative to the other 4 points the Board finds it is contrary to the spirit and intent of the ordinance; it is not in the public interest; denial would not result in injustice as it could be placed elsewhere and granting the variance could diminish the values of the surrounding properties.

Criteria for approval:

- A. Denial of the variance would result in unnecessary hardship for the property owner seeking it.
 - *The zoning restriction as applied to the property does not interfere with the reasonable use of the property, considering the unique setting of the property in its environment. No*
 - *There is not a fair and substantial relationship between the general purposes of the zoning ordinance and the specific restriction on the property. No*
 - *The variance would not injure the public or private rights of others. No**
- B. The granting of the variance would not be contrary to the spirit and intent of the ordinance. No*
- C. The variance is in the public interest. No*
- D. Denial of the variance would result in injustice. No*
- E. The variance will not diminish the values of surrounding properties. No*

Fales seconded the motion, which carried by 3 affirmative votes.

Adjournment: The Board adjourned at 8:30 am.

Respectfully submitted,
Carol Ross
Secretary

Approved:

Burt Riendeau
Chairman, Zoning Board of Adjustment

Date: _____