



# TOWN OF HUDSON

## Zoning Board of Adjustment



J. Bradford Seabury, Chairman      Marilyn McGrath, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

### MEETING AGENDA – May 28, 2015

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday May 28, 2015, in the Community Development Paul Buxton Meeting Room in the basement of Hudson Town Hall (please enter by ramp entrance at right side). The public hearings for applications will begin at 7:30 PM, with the applications normally being heard in the order listed below.

SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE BY CALLING 886-6008 OR TDD 886-6011.

The following items before the Board will be considered:

#### **I. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD**

1. Case 176-028 (5-28-15, Deferred from 4-23-15): Mario & Denise Plante, 9 Old Derry Rd, Hudson, requests a Variance for the property located at 222 Central Street, Hudson to allow the conversion of a portion of an existing building from commercial to residential without conforming frontage, 170.56' existing, where 350' are required. [Map 176, Lot 028, Zoned R-2 & B; HZO Article III §334-10(A) 1, Mixed or Dual Use on a Lot.]
2. Case 166-010 (5-28-15): Ronald Dewyngaert, 28 Ledge Rd, Hudson, requests a Variance to allow a shed to be placed within the side-yard setback; 15-feet required, 10-feet proposed. [Map 166, Lot 101, Zoned TR; HZO Article VII §334-27, Dimensional Requirements.]
3. Case 177-005-163 (5-28-15): Michaela & Steven Manna, 26B Chandler Ct, Hudson, requests a Variance to allow the proposed 12' x 12' deck to be constructed 3 to 4-feet into the rear-yard setback; where 15-feet is required. [Map 177, Lot 005-163, Zoned G; HZO Article VII §334-27, Dimensional Requirements.]
4. Case 247-103 (5-28-15): Peter Jean, 8 Ireland St, Hudson, requests the following:
  - a. An Equitable Waiver to allow the existing dwelling to remain within the front-yard setback. [Map 247, Lot 103, Zoned TR; HZO Article VIII §334-31, Alteration and expansion of nonconforming structures.]
  - b. A Variance to allow the proposed 20' x 22' addition to be constructed within the front-yard setback; 30-feet required, 27.1-feet proposed. [Map 247, Lot 103, Zoned TR; HZO Article VII §334-27, Dimensional Requirements.]

#### **II. REVIEW OF MINUTES**

1. February 26, 2015
2. March 12, 2015

#### **III. OTHER**

1. Discussion of any Town/State Activity of Interest to the Board.

Kevin W. Desmond, Zoning Administrator

Posted: Town Hall, Library, and Post Office