



Zoning Board of Adjustment Meeting
Monday, January 7, 2007
Council Chambers, City Hall at 7:00 p.m.

Meeting Minutes

Meeting Called to order at 7:10 pm by Chair Hurd

Roll Call

Present: Robert Woodman, Jim Hanson, Michael Hurd, Tracy Pope

Absent: Carolyn Towle

I. Report(s) of Secretary:

- Tuesday, December 17, 2007 Public Meeting Minutes

Motion to: Accept the meeting December 17, 2007

Made by: Mr. Woodman

Second: Ms. Pope

Vote: Unanimous

II. New Business:

- **(ZO2008-00002) William W, Collins, 22 Pawtucket Avenue, Claremont, NH** – seek an Area Variance from Sections 22-209 (3) of the City Zoning Ordinance in order to construct a garage 7ft from the property line of 22 Pawtucket Avenue where 10ft is required. Tax Map: 118, Lot: 92, Zoning District: R-1.

Mr. Coogan advised that Mr. Collins owns this property which is about 10,000 sqft with an existing garage that he wants to remove and build a new garage with a second story that will be used for storage.

Open public hearing

Mr. Collins advised that he has a stall and a half garage presently that is starting to rot out and he wants to remove it before it falls down. He would like to build a new garage that he will attach to his house. Right now he is about 5ft from his neighbor's property and this will bring him 7ft from his neighbor's property line. He will be improving his current situation. Mr. Woodman asked if they are going to remove the swimming pool. Mr. Collins advised they will not be removing the pool and there will be room for the pool and the garage. Mr. Woodman asked if there will be access from the house to the garage. Mr. Collins advised that there will not be access from the house to the garage. Mr. Collins advised that this garage will be for personal use and the second story will be for storage only.

Closed the public hearing

Motion to: approve the applicants request for an area variance from Sec 22-209 (3) if the City of Claremont Zoning Ordinance in order to allow for the construction of a new garage on 22 Pawtucket Avenue Map 118, Lot 92, 7 feet from the property line

Made by: Mr. Woodman

Second: Mr. Hanson

Vote: Unanimous

The proposed activity will not diminish the value of surround property
Unanimous

The granting of the variance for the proposed activity will not be contrary to the public interest
Unanimous

Do special conditions exist such that literal enforcement of the ordinance would result in unnecessary hardship to the owner because special conditions of the property limit the applicants proposed uses of the property

Unanimous

Do special conditions exist such that literal enforcement of the ordinance would result in unnecessary hardship to the owner because the benefit sought by the applicant cannot be achieved by some other method reasonably feasible for the applicant to pursue without imposing an undue financial burden?

Unanimous

The granting of the variance will do substantial justice

Unanimous

The proposed use is not contrary to the spirit of the City of Claremont Zoning Ordinance

Unanimous

III. Adjournment

Motion to: Adjourn

Made by: Mr. Hanson **Second:** Mr. Hurd **Vote:** Unanimous

Meeting adjourned at 7:22 p.m.

Respectfully Submitted,

Michelle Aiken

Boards and Commissions Coordinator