

NOTTINGHAM ZONING BOARD OF ADJUSTMENT

June 18, 2019

1 **Members Present:** Bonnie Winona-MacKinnon, Chair; Teresa Mrs. Bascom, vice-Chair; Terry
2 Bonser; Peter White; Realene Shippee-Rice;

3 **Members Absent:** Kevin Bassett, Alternate (left as there was a full board)

4 **Others Present:** JoAnna Arendarczyk, Land Use Clerk; George and Cheryl Robinson,
5 applicants; Matt Curry, Representative for the applicants

6 **Call to order:** 7:00pm

7
8 **Public Hearing**

9 Chair read the meeting procedure to the applicants.

10 **Case 19-004-VA**

11 *Application from George and Cheryl Robinson, requesting a Variance from Article II Section*
12 *C(1)(a) of the Nottingham Zoning Ordinance. The project seeks relief of the minimum frontage*
13 *requirement to permit an attached ADU to the existing home on a private road. The property is*
14 *located at 16 King Fisher Road in Nottingham, NH and is identified as Tax Map 23 Lot 13.*

15 Ms. Robinson and Matt Curry presented their case to the Board. Their intent is to build an ADU
16 on their existing home. The ADU is for Mr. and Ms. Robinson to live in. They read the
17 responses to the five (5) criteria (file).

18 It was noted that the requests meets the required setbacks.

19 No abutters have sent in comments and none were present to speak to the case.

20 Ms. MacKinnon clarified the request is for frontage relief on a private road, for an ADU.

21 **Motion Made By:** Mrs. Bascom to approve the request from George and Cheryl Robinson,
22 requesting a Variance from Article II Section C(1)(a) of the Nottingham Zoning Ordinance. As
23 requested

24 **Seconded By:** Mr. Bonser

25

	Criteria Summary	Board vote - was the Criteria met?
1.	Granting the variance would not be contrary to the public interest because: _	5-0-0
2.	If the Variance were granted, the spirit of the ordinance would be observed because:	5-0-0
3.	Granting the variance would do substantial justice because:	5-0-0
4.	If the variance is granted, the values of the surrounding properties would not be diminished because:	5-0-0
5.	Unnecessary Hardship a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because: i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because: ii. The proposed use is a reasonable one because:	5-0-0

26

27 **Vote: 5-0-0 Motion Passed**

28 The applicant was advised that there is a 30 day appeal period.

29 **Public Hearing Closed:** 7:15pm

30

NOTTINGHAM ZONING BOARD OF ADJUSTMENT
June 18, 2019

31

32 **Staff/ Board Members Update**

33

34 **ADJOURNMENT**

35 **Motion Made By:** Mr. Bonser

36 **Seconded By:** Mrs. Bascom

37 **Vote:** 5-0-0 **Motion Passed**

38 **Adjourn at:** 7:17pm

39 For the Nottingham Zoning Board of Adjustment

40 JoAnna Arendarczyk; Land Use Clerk