

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

**SITE MINUTES
November 5, 2016**

Present: Chairman Burt Riendeau, Renee Fales, Kristin McKeon and Alternate Christopher Oot

Absent: Harriet Davenport, Lucky Evans and Alternate Roland Vollbehr

Deborah Metivier requests a Variance from Article II Section 203.6b (B) the zoning ordinance to permit the construction of a 384 sq. ft. finished addition to replace the current open deck and a 98 sq. ft. screened in porch on back of house. The property is located at 818 Route 63, Spofford, NH 03462 (Map 5A Lot A3) Spofford Lake District.

(This application was continued from the meeting of October 11, 2016.)

Riendeau opened the meeting at 9:05 a.m. with four members present at the applicant's property at 818 Route 63, Spofford, NH. Deborah Metivier and Christopher Wamser were in attendance at this meeting.

Wamser noted that Metivier would like to have a double door to allow access to the outdoors on the lakeside of the building that does not appear on the drawing that was submitted for application.

Fales moved to approve the Variance application of Deborah Metivier at 818 Route 63, Spofford, NH 03462 from Article II Section 203.6b (B) and Article V Section 503.1 of the zoning ordinance to allow the construction of a 384 sq. ft. finished addition and a porch on the front on the lakeside of the house to replace the current open deck and 98 sq. ft. screened in porch on back of house.

Criteria for approval:

- 1. The variance is not contrary to the public interest.** Yes
- 2. The variance will not be contrary to the spirit and intent of the ordinance.** *Yes. The addition will be replacing a deck that is currently there and the stairs that are from the deck down to the lakeside will be removed. This does not increase the impermeable surface area of the property.*
- 3. Substantial justice is done.** *Yes. The benefit the applicant is that the property of the camp will now be over the 750 sq. ft. that is required by the zoning ordinance.*
- 4. The variance will not diminish the values of surrounding properties.** *Yes. The neighborhood cottages are much closer to the lake.*
- 5. Literal enforcement of the ordinance would result in unnecessary hardship.**

(A) Because of the special conditions of the property that distinguish it from other properties in the area:

(a) There is no fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property. *Yes. This allows the property to be brought up to code of over 750 sq. ft.*

And

(b) The proposed use is a reasonable one. *Yes.*

The addition is to be built in accordance with the plan provided by the Zoning Board of Adjustment drawn by DB Architects LLC dated 5-27-16 with the exception of allowing double doors on the addition on the lakefront side on the basement part and to allow the stairs from the lakeside porch must be within the current side of the house and cannot extend beyond the footprint of the existing house.

McKeon seconded the motion.

Discussion: Based on the size of the existing house and grandfathered lot that is very typical of what is around the lake and it is customary with the existing properties around. It is a modest request. It does not increase the current footprint but increased the volume but does not increase the impermeable surface. The height on the addition will exceed the height of the existing roof line by approximately three feet. It is not adding a second story and will remain a single story addition.

Riendeau called for the vote: Yes: (4) The board voted unanimously to grant the variance.

Adjourn: *Fales made a motion to adjourn the meeting. McKeon seconded the motion, which carried unanimously. The meeting adjourned at 10:00 a.m.*

Respectfully submitted,
Patricia Grace
Secretary

Approved

Burt Riendeau
Chairman, Zoning Board of Adjustment

Date _____