

ZONING BOARD OF ADJUSTMENT

MINUTES

AUGUST 14, 2014

A meeting of the Conway Zoning Board of Adjustment was held on Wednesday, August 14, 2014 at the Conway Town Office in Center Conway, NH, beginning at 7:00 pm. Those present were: Chair, Phyllis Sherman; Vice Chair, John Colbath; Andrew Chalmers; Luigi Bartolomeo; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

PUBLIC HEARINGS

A public hearing was opened at 7:00 pm to consider a **SPECIAL EXCEPTION** requested by **NANCY RUSSO** in regards to §147.13.1.2.4.2 of the Conway Zoning Ordinance **to allow an accessory apartment above a garage** at 20 Red Ridge Lane, North Conway (PID 232-50). Notice was published in the Conway Daily Sun and certified notices were mailed to abutters on Friday, August 8, 2014.

Nancy Russo appeared before the Board. Ms. Sherman stated that only four members were present and the applicant is entitled to a five-member Board. Ms. Sherman asked Ms. Russo if she would like to proceed with four members or continue until there was a five-member Board. Ms. Russo agreed to proceed with four members.

Ms. Russo stated she would like to have a one-bedroom apartment over the garage and she meets all the criteria's. Ms. Sherman asked if she was the owner and occupied the home. Ms. Russo answered the affirmative. Mr. Bartolomeo asked if she would be using the entire upstairs of the garage as it would be over the 420 square feet noted on the application. Ms. Russo stated that it would be 25' x 25'. Mr. Bartolomeo stated that it would be 625 square feet, which still meets the requirement. Ms. Sherman asked about parking. Ms. Russo stated there are four parking spaces. Mr. Colbath asked if the exterior of the garage would change. Ms. Russo answered in the negative.

Ms. Sherman asked for public comment; there was none. Nolan Moody and Lynn Gourley were in attendance, but did not have any comment.

Ms. Sherman read item 1. **Mr. Colbath made a motion, seconded by Mr. Chalmers, that the apartment is accessory to an owner-occupied single family dwelling.** Ms. Sherman asked for Board comment; there was none. **Motion unanimously carried.**

Ms. Sherman read item 2. **Mr. Colbath made a motion, seconded by Mr. Chalmers, that the apartment is no less than 300 square feet and no greater than 800 square feet.** Ms. Sherman asked for Board comment; there was none. **Motion unanimously carried.**

Adopted: September 17, 2014 – As Written

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Ms. Sherman read item 3. **Mr. Colbath made a motion, seconded by Mr. Chalmers, that the apartment is architecturally compatible with the neighborhood.** Ms. Sherman asked for Board comment; there was none. **Motion unanimously carried.**

Ms. Sherman read item 4. **Mr. Colbath made a motion, seconded by Mr. Chalmers, that sufficient parking is located on site.** Ms. Sherman asked for Board comment; there was none. **Motion unanimously carried.**

Ms. Sherman asked for public comment; there was none. **Mr. Colbath made a motion, seconded by Mr. Chalmers, that, based on the forgoing findings of fact, the Special Exception pursuant to §147.13.1.2.4.2 of the Town of Conway Zoning Ordinance to allow an accessory apartment above a garage be granted. Motion unanimously carried.**

Meeting adjourned at 7:10 pm.

Respectfully Submitted,

**Holly L. Meserve
Recording Secretary**