

EXETER ZONING BOARD OF ADJUSTMENT
July 21, 2015 MEETING MINUTES

PRESENT:

Regular Members: Chair Rick Thielbar, Vice Chair Laura Davies, and John Hauschildt
Alternate Member: Martha Pennell.
Deputy Code Enforcement Officer: Barbara McEvoy

The meeting was convened at 7:00 PM. Chair Thielbar introduced the Board members and explained the protocol for the meeting.

AGENDA:

1. Case #1496: Jared Sheehan –Variance request – 15 Locust Avenue

New Business:

The application of Jared Sheehan for a variance from Article 5, Section 5.3.1.A.2. to permit the proposed construction of a 24'x 42' detached garage with less than the required side yard setback. The subject property is located at 15 Locust Avenue, in the R-2, Single Family Residential zoning district. Tax Map Parcel #63-142. Case #1496.

Chair Thielbar explained that because there were only four members, the applicant had the right to delay their presentation if they chose to do so until the Board's next meeting. He indicated that the Applicant would need three (3) positive votes for the application to be approved. The applicants decided to go forward.

Heather Sheehan, owner of 15 Locust Avenue and applicant, gave a thorough PowerPoint presentation of her proposal. She said her lot is a non-conforming lot. The house was constructed in 1930 with a carport that now needs renovating. The applicants are looking to replace the carport with a detached garage. She said the abutters are all fully supportive of their proposal. Other nearby residences have been granted similar variances. This new garage would increase their property value.

Mr. Hauschildt asked why the garage needs to be 42 feet long. Jared Sheehan said he has a 20 foot long truck and an old '53 Chevy, along with Ms. Sheehan's vehicle. Mr. Hauschildt said no nearby neighbors have such a large garage. Ms. Davies said she didn't think the abutters knew the size of the garage. Mr. Sheehan said they have staked out the footprint and the abutters are aware of the size.

Chair Thielbar asked if they plan on putting on a second story. Mr. Sheehan said they do not. Mrs. Sheehan said they do not intend on it being a dwelling. Mr. Hauschildt asked the applicants if they would be good with a condition of the garage never being over 1.5 stories. Mrs. Sheehan said they are fine with that.

Mr. Sheehan explained that the proposed garage would be strategically placed on the property so as to allow the three large maple trees in their yard to stay.

Chair Thielbar and Mr. Hauschildt asked why the garage could not be moved back and sideways a few feet, which would allow it to be within the setbacks and wouldn't require a variance. Mr. Sheehan explained it's lined up the way it is because of the trees and so they can back straight out down their driveway.

Ms. Pennell asked what they would do about snow. Mr. Sheehan said it will pile up on the side of the driveway. Ms. Pennell asked if the snow will fall off the garage and on to the neighbor's property. Mr. Sheehan said it would not, and that there is 8 feet between the proposed garage and the abutters. Ms. Sheehan said they will take all precautions not to shed water and snow onto the abutter's property.

There being no public comment on the application, Chair Thielbar moved to deliberations, closing the public hearing.

Mr. Hauschildt said he didn't have much say on the length of the garage, assuming it is garage use only. He agreed that it can be pushed to the back of the property and the applicants would still be able to maneuver.

Chair Thielbar said he was having trouble with the concept of a straight shot (for backing down the driveway.) He was having trouble with seeing the hardship here. He thought they could build a garage without a variance.

A Motion was made by Mr. Hauschildt and seconded by Ms. Davies to approve the application with the following conditions:

- 1) That the building not encroach more than 2 feet into the side yard setback
- 2) That the height of the garage only be 1.5 stories or a full 2 stories with a gable roof
- 3) That the building be used only for garage and/or shed use, and not living space
- 4) That adequate drainage is provided so as to not create water or snow issues for the abutter.

Discussion: Chair Thielbar asked about having a professional survey done. Mr. Hauschildt thought they shouldn't put that burden on the land owners. Chair Thielbar asked for confirmation that the existing carport would be completely removed.

Amendment: An amendment was made to the Motion by Chair Thielbar and seconded by Mr. Hauschildt to include the following condition:

5) That the Building Inspector confirms that the coverage does not exceed the required 25% of the property.

The Board voted on the Amendment – all in favor. Amendment passes.

The Board voted on the Motion – 3-1, with Chair Thielbar opposing. Motion passes.

Other Business:

None.

The Approval of Minutes was tabled until the next meeting.

Adjournment

A Motion was made by Mr. Hauschildt and seconded by Ms. Davies to adjourn the meeting. Motion carried – all in favor.

*These minutes are subject to possible corrections/revisions at a subsequent
Exeter Zoning Board of Adjustment meeting.*

The meeting was adjourned at 7:51 P.M.

The next meeting of the Exeter Zoning Board of Adjustment will be Tuesday, August 18, 2015 at 7:00 P.M. in the Exeter Town Offices.

Respectfully submitted,

Nicole Piper
Recording Secretary