

**GILFORD ZONING BOARD OF ADJUSTMENT  
MINUTES  
OCTOBER 23, 2007  
CONFERENCE ROOM A  
7:00 P.M.**

The Gilford Zoning Board of Adjustment met in special session on Tuesday, October 23, 2007 at 7:00 p.m. in Conference Room A.

Present were: Chairman, Andrew Howe; Vice-Chairman, Don Chesebrough; Charles Boucher; Pat LaBonte and Robert Dion.

Also present was John Ayer, Director of Planning and Land Use and Stephanie Verdile Philibotte, Administrative Assistant.

Chairman Howe led the Pledge of Allegiance and introduced board members and staff.

A. Howe introduced the first case.

1. **Thomas & Donna Akerly**

Variance request pursuant to Article 5, Section 5.1.4, Side Setback Area of the Gilford Zoning Ordinance to allow the construction of a garage to be located four (4) feet into the setback on Gilford Tax Map & Lot #240-118.002 located at 15 Northview Rd. in the Limited Residential Zone. File #Z07-19.

Donna Akerly, representing the application, gave a brief presentation to the Board. She explained how her application meets the area variance criteria. She said the property qualifies for the hardship because of the special conditions of the property. She explained the lot is small with steep slopes. Any other location for the garage would interfere with the well and septic system.

The Board discussed other options for the location of the garage for the applicant. They suggested removing the existing breezeway and build the garage in the location of the breezeway. D. Akerly said they do not want to remove the breezeway because it provides valuable storage space for the house.

D. Chesebrough suggested the applicant increase the length of the garage into the backyard in order to provide more space. He spoke about the proposed width of the garage (18') being the minimum width for a reasonable size garage.

R. Dion asked if they would increase the size of the driveway for 2 cars and D. Akerly said yes they would probably increase the size driveway.

A. Howe clarified there are no members of the public in attendance and closed the public portion of the meeting.

**Board Deliberations**

**Thomas & Donna Akerly**

A. Howe spoke about the fact that the application is for an area variance and given the steep topography and the fact the abutters are a significant distance away and are not against the location of the garage four (4) feet in the setback. He said the applicants have exhausted all other feasible alternatives to locate the garage on the lot to meet the setbacks.

D. Chesebrough noted the abutters are in favor of granting the variance.

J. Ayer spoke about another location on the other side of the house for the garage but because of the location of the septic field the garage cannot be built there.

Motion made by C. Boucher, seconded by D. Chesebrough, to approve the application as it has met all the area variance criteria.

**Discussion on the motion.**

D. Chesebrough said other options are not feasible and they have proposed the minimum width for the size of the garage and believes they meet the criteria for hardship for an area variance.

With no discussion on the motion, S. Verdile Philibotte polled the members.

- R. Dion- Yes
- P. LaBonte- Yes
- C. Boucher- Yes
- D. Chesebrough- Yes
- A. Howe- abstained

Motion carried with all in favor. The area variance **has been granted.**

**APPROVAL OF SEPTEMBER 25, 2007 MINUTES**

Motion made by R. Dion, seconded by P. LaBontw, to approve the minutes from September 25, 2007 as presented. Motion carried with all in favor.

**ADJOURNMENT**

Motion made by D. Chesebrough, seconded by P. LaBonte, to adjourn the October 23, 2007 Zoning Board of Adjustment meeting at 7:35 p.m. Motion carried with all in favor.

Respectfully submitted,

Stephanie Verdile Philibotte  
Administrative Assistant

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