



# TOWN OF HUDSON

## Zoning Board of Adjustment



J. Bradford Seabury, Chairman      Ben Nadeau, Selectmen Liaison

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### MEETING AGENDA – April 24, 2014

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday April 24, 2014, in the Community Development Conference Room in the basement of Hudson Town Hall (please enter by ramp entrance at right side). The public hearings for applications will begin at 7:30 PM, with the applications normally being heard in the order listed below.

SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE BY CALLING 886-6008 OR TDD 886-6011.

The following items before the Board will be considered:

#### **I. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD**

1. Case 206-016-000 (04-24-14): Doug & Eileen Gagnon, 19 Pasture Drive, Hudson, request a Variance from the literal provisions of the Hudson Zoning Ordinance, Article VII of HTC Section 334.27, Table of Minimum Dimensional Requirements, in order to permit the following change of use for property located at 19 Pasture Drive: to allow existing above-ground pool to remain within the side-yard setback, where 15 ft. is required, and approximately 6 ft. existing.
2. Case 168-003-000 (04-24-14): Vincent & Cheryl Russo, 14 Greeley Street, Hudson, request a Variance from the literal provisions of the Hudson Zoning Ordinance, Article VII of HTC Section 334-27, Table of Minimum Dimensional Requirements, in order to permit the following change or use: build a porch that will encroach into side yard setback. Required setback is 15', proposed setback to be 10' 8".
3. Case 228-036-000 (04-24-14): Jose Kurchevski, 3 Ridgcrest Drive, Hudson, requests a Special Exception to allow an Accessory Living Unit (ALU) to be built in an existing converted garage on site, connected to the main house with a door into the main house [Map 228, Lot 036, Zoned R2; HZO Article XIII A, Section 334-73.3 Accessory Living Units.]
4. Case 154-014-000 (04-24-14): Nathan Bellorado, 14 Hartson Circle, Hudson, requests a Special Exception to allow an Accessory Living Unit (ALU) to be built in an existing garage, connected to the principal dwelling via an enclosed porch [Map 154, Lot 014, Zoned R1; HZO Article XIII A, Section 334-73.3 Accessory Living Units.]

#### **II. REVIEW OF MINUTES**

1. February 27, 2014
2. March 27, 2014

#### **III. REQUEST FOR REHEARING**

1. Case 176-028 – 222 Central Street

**IV. OTHER**

1. Discussion of any Town/State Activity of Interest to the Board.

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William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office