



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Kara Roy, Selectmen Liaison

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MEETING AGENDA – October 28, 2021

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **October 28, 2021 at 7:00 PM** in the Community Development Paul Buxton Meeting Room in the basement of Hudson Town Hall (please enter by ramp entrance at right side). The following items before the Board will be considered:

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PUBLIC HEARING OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

1. **Case 190-140 (10-28-21):** Kevin & Cynthia Farrell, **29 Riverside Dr., Hudson, NH**, Map 190, Lot 140-000; Zoned Town Residence (TR) requests the following:
 - a) A Variance for relief from HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements: to extend and rebuild an existing non-conforming (15 ft. x 5 ft.) three season porch to an enlarged size of 26 ft. x 6 ft. which further encroaches into the front yard setback leaving 9.2 feet where 30 feet is required and encroaches into the side yard setback leaving 9.8 feet where 15 feet is required. This Variance is required per HZO Article VIII, Nonconforming Uses, Structures and Lots; §334-31, Alteration and expansion of nonconforming structures.
 - b) An Equitable Waiver of Dimensional Requirement for an existing 9 ft. x 13 ft. (117 sqft) shed which encroaches the side and rear setbacks leaving 2 feet and 11 feet respectively where 15 feet is required for both setbacks. [HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]
2. **Case 190-029 (10-28-21):** Antonio Marcos Pinheiro De Carvalho, **14A Riverside Dr., Hudson, NH**, Map 190, Lot 029-000, Split Zoned Business (B) and Town Residence (TR) requests the following:
 - a) A Use Variance for relief from HZO Article V, Permitted Uses; §334-21, Table of Permitted Principal Uses: for newly built deck, pool and shed structures. This Variance is required per HZO Article VIII, Nonconforming Uses, Structures and Lots; §334-29, Extension or enlargement of non-conforming uses.
 - b) An Equitable Waiver of Dimensional Requirement to allow a newly installed 12'-6" x 20'-4" (254 sqft) shed to remain in its current location which encroaches the side and rear yard setbacks leaving 11'-3" and 3' respectively where 15 feet is required for both setbacks. [HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]
3. **Case 166-031 (10-28-21):** Daniel M. Flores, PE of SFC Engineering Partnership, Inc., 183 Rockingham Rd, Unit 3 East, Windham NH 03087 requests a Variance for **8 Lindsay St., Hudson, NH** for relief from HZO Article VII, Dimensional Requirements; § 334-27.1 D, General Requirements: to allow the creation of a new lot that has insufficient required frontage on a class V or better portion off **Grigas St.** [Map 166, Lot 031-000, Zoned Town Residence (TR).]

IV. REQUEST FOR REHEARING: None

V. REVIEW OF MINUTES:

08/26/21 edited Minutes; 09/09/21 edited Minutes; 09/23/21 edited Minutes

IV. OTHER: 2022 Proposed ZBA Meeting Schedule

Bruce Buttrick
Zoning Administrator