

**APPROVED  
CANDIA ZONING BOARD OF ADJUSTMENT  
MINUTES OF December 18, 2007**

**Present:** Boyd Chivers, Chair; Frank Albert, Vice Chair; Ron Howe, Arlene Richter, Judy Szot, Ingrid Byrd, Alternate; Amanda Soares, Alternate

The Chair called the meeting to order at 7:00 p.m. Amanda Soares was seated for Judy Szot. Judy Szot arrived at 7:05 p.m., but Amanda remained seated for the hearing.

**Approval of Minutes**

Ron Howe **moved** to approve the minutes of November 27, 2007 as amended. Amanda Soares **seconded. 3 were in favor with 2 abstentions.** The following amendments were made:

- Page 1, Line 5, change “Bird” to “Byrd”.

**7:15 PM – Case #550 – Applicants: Eric Dube, 175 Crowley Road, Candia, NH 03034; Owners: Same; Location: Same, Map 414 Lot 152-9; For a Special Exception as provided under Section 13.04E to construct an in-law accessory use dwelling unit above a three car garage.**

Eric Dube was present. Chair Chivers asked Mr. Dube if he met his setback requirements. Mr. Dube stated he did meet the requirements. Mr. Dube explained the proposed addition is 26’ x 36’. Chair Chivers asked if the living area above the garage was more than 600 square feet. Mr. Dube explained 26’ x 23’ (598 square feet) would be living space and the rest of the square footage would be a three season porch. Ron Howe asked if Mr. Dube had spoken with the Building Inspector about this. Mr. Dube replied he had spoken with Building Inspector Hallock and he didn’t have any problems with it. Chair Chivers read from section 13.04E. Mr. Dube met all the conditions, but Chair Chivers questioned #6. The Board discussed if the accessory dwelling unit should be attached to the main dwelling. Ron Howe pointed out that the accessory unit has to be within or attached to the main dwelling unit or located in an accessory building that exists on March 15, 2003. Chair Chivers clarified if the accessory building did not exist prior to that date (3/15/03), then the accessory building has to be attached. The Board then discussed the potential of the three season porch turning into living space. Judy Szot asked if the porch would be enclosed. Mr. Dube stated yes it would be enclosed to keep the water out. Chair Chivers asked Mr. Dube to distinguish the area in the three season’s porch from the habitable area. The total square footage would be well over 600 square feet with a three season porch. Chair Chivers suggested a two car garage instead of a three car garage. Ron Howe added a three season porch leaves it open to be finished off in the future. Chair Chivers explained a three season porch would not work. Chair Chivers asked the Board if the case should be continued. Ron Howe stated the Building Inspector may be able to help him with the configuration and they should not continue the case. After further discussion the Board deliberated the case. Frank Albert **moved** to grant the Special Exception to construct an in-law accessory use dwelling unit with the following condition:

- Approve with the stipulation that the overall area does not exceed 600 square feet of enclosed space.

Ron Howe **seconded. All were in favor.**

Ron Howe **moved** to adjourn at 7:40 p.m. **All were in favor.**

Respectfully submitted,  
Andria Hansen, Recording Secretary