

**HOPKINTON ZONING BOARD OF ADJUSTMENT**  
**NOTICE OF DECISION**  
**FEBRUARY 1, 2011**

*Notice is hereby given that the Hopkinton Zoning Board of Adjustment held a public hearing/meeting on Tuesday, February 1, 2011, at 7:00 PM in the Hopkinton Town Hall. During the hearing, the Board made the following decision:*

---

**I. Application(s).**

ZBA#2011-1 Matthew & Maria Sharpe Variance to erect an addition to an existing non-conforming residence. The property is located at 855 Kearsarge Avenue in the R-4 district, Tax Map 223, Lot 1.3. The application was submitted in accordance with subsection 5.1.2 (a) of the Hopkinton Zoning Ordinance.

*Motion made by Gregory McLeod, seconded by Daniel Rinden, to approve the application as presented. Motion carried unanimously (Gray, Koontz, McLeod, Rinden and Krzyzaniak). The applicant successfully addressed the standards to be granted a Variance as set forth in subsection 15.8.3 of the Hopkinton Zoning Ordinance. The residence was constructed in the early 1800's, and is limited in size (555 sq ft living space and 160 sq ft porch) as compared to other homes in the R-4 district. Expanding the residence beyond fifty (50) percent of its original size will not further encroach upon the non-conforming setback.*

**II. Review of the Minutes and Decision of December 7, 2010 hearing.**

*Motion made by Toni Gray, seconded by Charles Koontz, to accept the Minutes and Notice of Decision of December 7, 2010. Motion carried unanimously (Gray, Koontz, McLeod, Rinden and Krzyzaniak).*

*Karen L. Robertson*  
*Planning/Zoning Director*

---

Pursuant to New Hampshire RSA 677:2, any party to the action or proceedings, or any person directly affected thereby, may apply to the Zoning Board of Adjustment for a rehearing. Application, in writing, must be submitted to the Zoning Board of Adjustment within thirty (30) calendar days beginning the date upon which the Board voted to approve or disapprove the application. Such a request must set forth the grounds on which it is claimed the decision is unlawful or unreasonable. The Board must decide to grant or deny the rehearing within thirty (30) days.