

**SWANZEY ZONING BOARD OF ADJUSTMENT SITE VISIT  
JULY 19, 2010**

*Minutes are not final until reviewed and approved by the Board. Review and approval of minutes generally takes place at the next regularly scheduled meeting of the Board.*

**ATTENDANCE**

William Hutwelker, Chair; Jerry Walker, Charles Beauregard, Sr., and alternates John Arnone and Jim Vitous. Town Planner Carbonneau also was present, as was Code Enforcement Officer Jim Weston.

Applicant: Mohammed W. Ali

Property owner: Mohammed W. Ali & Alyia Din

Property location: 115/117 Monadnock Highway Tax Map 18, Lot 87

Zoning District(s): Business District

Request: Special exception from Section V.B.2.e. to permit a portion of the existing structure to be utilized as a one-family dwelling.

Members seated: Hutwelker, Walker, Beauregard. Vitous was seated for Thibault, and Arnone was seated for Mitchell.

Representing the application: Mohammed W. Ali

At 6:20 Chairman Hutwelker re-opened the public hearing (which was continued from June 21, 2010) at 115/117 Monadnock Highway, and read the agenda. Ali presented a tour of the site, showing Board members property lines, parking spaces, building entrances and interior space and features.

In response to questions from Board members, Ali stated that the northerly driveway is infrequently used. Carbonneau stated that keeping the driveway open likely is a Fire Department requirement.

Weston advised Ali that International Building Code (IBC) requires each bedroom to have access to the outdoors for emergency egress. Ali stated that he would install two code-compliant windows in the former garage area that he proposes to convert into two bedrooms.

Weston advised Ali that IBC requires that bedrooms be no smaller than 70 square feet. Those present determined that adequate space exists in the former garage area to construct two conforming bedrooms and a hallway.

Weston advised Ali that IBC requires the presence of a sprinkler system in multiple use structures when one of the uses is residential. Weston stated that such a sprinkler system would be required in addition to the existing 2-hour fire wall that separates the proposed residential use from an adjacent mercantile use.

Those present discussed the likely expense of installing a sprinkler system,

predicting that \$10,000 might be a reasonable minimum estimate. Ali stated that he had been unaware of the requirement for a sprinkler system, and had been under the impression that modifications to convert the space for residential use would be relatively minor and affordable. Having learned that a sprinkler system would be required, Ali stated that he would not be able to proceed with his proposal. Ali stated that he wished to withdraw his application, and thanked those present for visiting the site and considering his proposal.

Hutwelker closed the public hearing at 6:52.

**Motion** by Walker to accept the request to withdraw, without prejudice, the request for a special exception from Section V.B.2.e. to permit a portion of the existing structure to be utilized as a one-family dwelling. Second by Arnone. All in favor.

The site visit concluded at 6:55.

Respectfully submitted,

Victoria Barlow  
Recording Secretary