

**Town of Milford**  
ZONING BOARD OF ADJUSTMENT



**NOTICE OF HEARING**

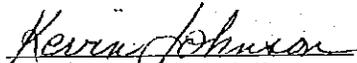
Town Hall  
1 Union Square  
Milford, NH 03055-4240  
(603) 249-0620  
Fax (603) 673-2273  
www.milford.nh.gov  
TDD Access:  
Relay NH 1-800-735-2964

Notice is hereby given for a Public Hearing to be held on May 17, 2012 at 7:00 PM in the Board of Selectmen's Meeting Room.

The applicant and owner, Peter Dedousis, of 421 Osgood Rd, Map 46, Lot 4-1, in the Residence "R" district, is requesting a Special Exception from Article V, Section 5.04.2:A.15, in accordance with Article X, Section 10.02.6, for an existing Accessory Dwelling Unit (ADU.)

Case # 2012-07

Dated: May 4, 2012

  
Kevin Johnson, Chairman

Owner/authorized representative must attend hearing; abutters requested to attend.



TOWN OF MILFORD  
RECEIVED  
APR 09 2012  
PB ZBA Office

**Special Exception**  
Date Received: 4/9/12  
Case #: 2012-07  
Rehearing #: \_\_\_\_\_  
Appl 20180623

*PAID CK # 6011  
4/9/12 \$115.60 SH*

**Town of Milford  
Zoning Board of Adjustment  
Application for Special Exception**

Name of Applicant: Peter S Dedousis Phone #: 603-249-5431

916728 Email: dcpc10045@aol.com

Address: 421 Osgood Rd, Milford, N.H 03055

Owner: Peter & Daria Dedousis  
(If same as applicant, write "Same")

Owner's Address: "Same"  
(If same as applicant, write "Same")

Property Location: 421 Osgood Rd Map 46 Lot 04-01  
(Number and Street)

Description of property: 3 bedroom single family home located on 2.12 acres  
Dimensions (starting on Osgood Rd) 246.44 x 428.95 x  
296.96 x 250 ft (see attachment C)

(Lot dimension, total area, present use)

This application is not considered acceptable unless all required statements have been made and all sections completed. Additional information may be supplied on separate sheets if necessary.

Fees: \$75.00 per case plus abutter fees, including owner and representative (if applicable).

**Town of Milford New Hampshire**  
One Union Square · Milford, NH 03055 · Phone (603) 249-0620 · Fax (603) 673-2273  
[www.milford.nh.gov](http://www.milford.nh.gov)

Section 1 - APPLICATION FOR SPECIAL EXCEPTION

AND ARTICLE V Section 5.04.2:A.15

A Special Exception, as specified in Article X Section 10.02.6 of the Zoning Ordinance, is requested to permit:

AN ACCESSORY DWELLING UNIT (ADU)

Explain how the proposal meets the Special Exception criteria as specified in Article X, Section 10.02.1 of the Zoning Ordinance:

A. The proposed use is similar to those permitted in the district because:

Primary Dwelling is owner occupied. ~~ADU~~ <sup>ADU</sup> It is less than 700 sq. ft. It does not alter the character of the primary dwelling, impair the residential character of the premises or other property in the neighborhood

B. The specific site is an appropriate location for the proposed use because:

ADU is located in basement of primary residence. It does not alter the character of the residence or neighborhood. No additional exits are needed. There are two points of egress already and the primary exit is located at the rear of the building

C. The use as developed will not adversely affect the adjacent area because:

No changes will be made to affect the outside of the premises. The ADU is intended for adult son. Total number of residents in home is three adults.

D. There will be no nuisance or serious hazard to vehicles or pedestrians because:

Only 3 adults will occupy the residence. The residence has sufficient parking for 3 vehicles.

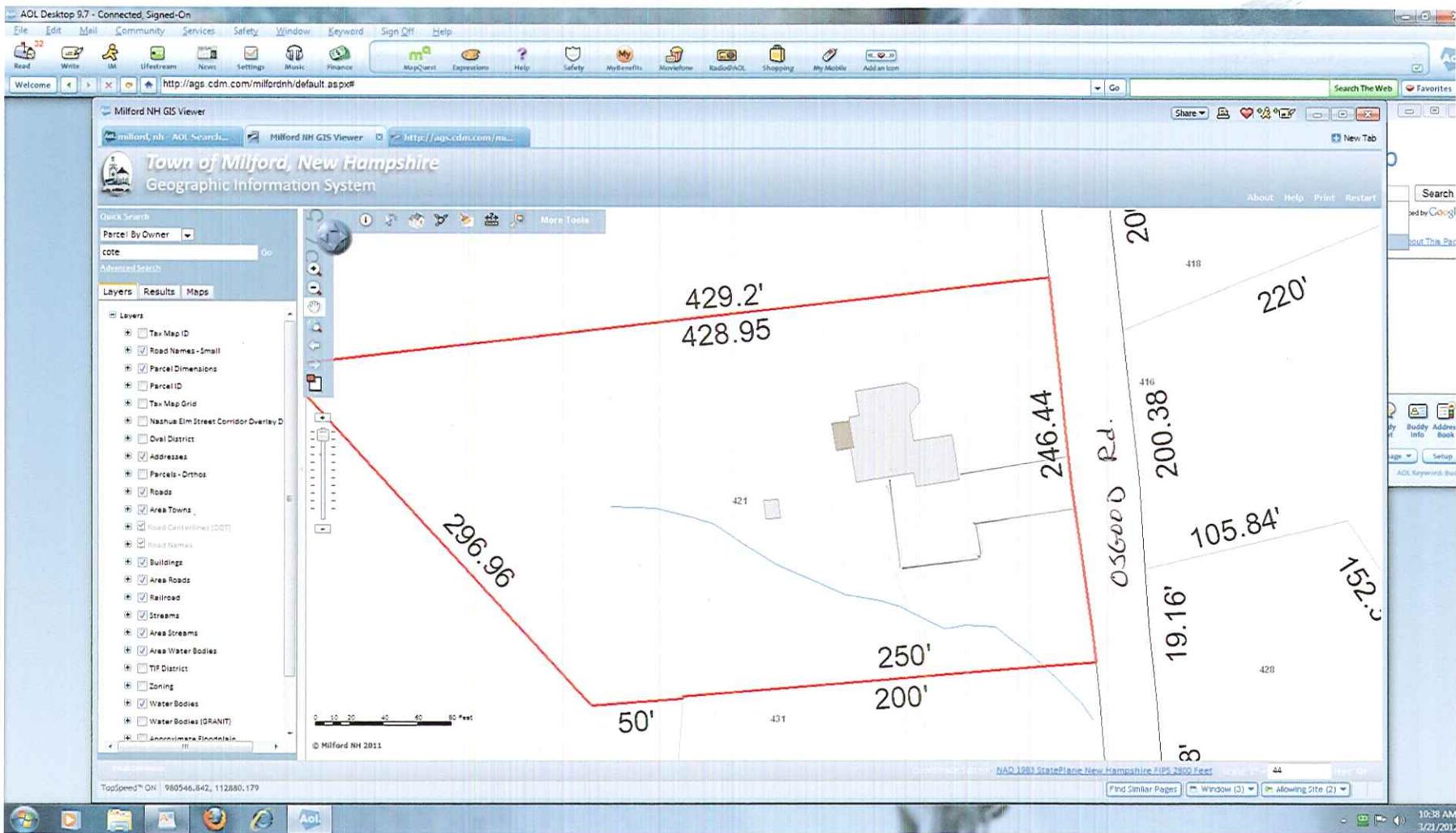
E. Adequate appropriate facilities will be provided for the proper operation of the proposed use because:

ADU is 675 sq. feet, has one bedroom, small kitchen and 3/4 bath.





3/21/12  
421 Osgood Rd.  
PLOT DIMENSIONS -  
MAP 46 LOT 4-1



B.

421 Osgood Rd.

REAR of PROPERTY

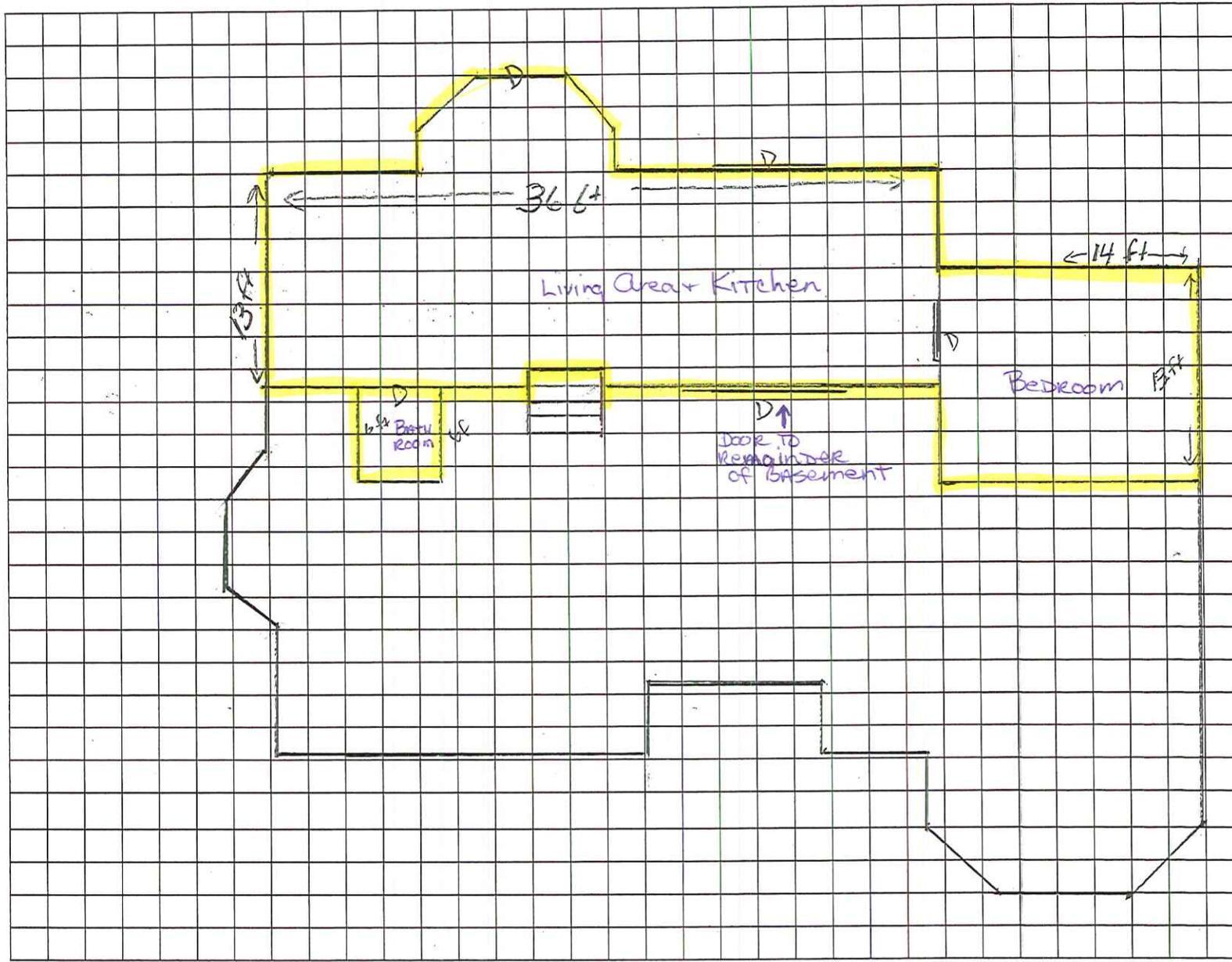
Bedroom 14x13 ft = 182 sq. ft  
Bathroom 6x6 = 36 sq. ft

LIVING SPACE 36 ft x 13 ft = 459 sq. ft

SQUARE FOOTAGE  
182 ft<sup>2</sup>  
36 ft<sup>2</sup>  
459 ft<sup>2</sup>  

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677 sq ft



FRONT OF PROPERTY

1 square = 1 ft  
1 square = 1 ft



**Department of Community  
Development  
Building Safety and Health  
Town of Milford, NH**

# Memo

**To:** Milford Zoning Board of Adjustment  
**From:** William McKinney, Code Enforcement  
**CC:**  
**Date:** April 12, 2012  
**Re:** ADU, 421 Osgood Road; Map 46, Lot 4-1

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Board Members,

Before you is a request by the current home owner of 421 Osgood Road, Peter and Diana Dedousis for approval of a Special Exception to allow the continued use of an Existing Unpermitted Accessory Dwelling Unit (ADU) in accordance with the Town of Milford Zoning Ordinance Article 10.02.6:C.

The existing ADU space, constructed by the previous homeowner was discovered by Building Safety personnel who also performed an initial inspection for code compliance on March 16, 2012. Several items are noted for correction to comply with building, electrical, plumbing and life safety codes and the current homeowners are cooperating with this department to identify all of the code issues that will need to be addressed should the ADU be approved.

The space to be utilized as the ADU is confirmed to be 677 square feet and it is the opinion of this department the area in question, if approved, will comply with all aspects of the ADU requirements of Article 10.02.6:A and the remaining code issues will be resolved within the 45 days stipulated by Article 10.02.6:C:3:b

William McKinney  
Commercial Code Enforcement/  
Health Officer

