



**ZONING BOARD of ADJUSTMENT**  
**Town of Hollis**  
Seven Monument Square  
Hollis, New Hampshire 03049  
Tel. 465-2209 FAX 465-3701

**NOTICE OF HEARING**

The Hollis Zoning Board of Adjustment will meet Thursday, March 28, 2024 at 7:00 p.m. in the Community Room, Hollis Town Hall for the purpose of conducting regular business and hearing the following cases.

**MEMBERS OF ZONING BOARD OF ADJUSTMENT:** Brian Major, Chairman; Jim Belanger, Vice Chairman; Regular Members – Cindy Robbins-Tsao, Rick MacMillan and Drew Mason; Alternate Members – Kat McGhee, Bill Moseley, Meredith West, Stan Swerchesky and Michael Bishop.

**Determination of Regional Impact**

**ZBA2024-004**

The application of Thomas Vitullo, property owner, for a Special Exception to Section XII; paragraph C; Nonconforming Structure, of the Zoning Ordinance, to construct a 16' x 20' porch 19.3 feet from the rear property line (Required 35 feet), located at 37 Federal Hill Rd., (Map 059, Lot 019) in the Recreational Zone.

**Determination of Regional Impact**

**ZBA2024-005**

The application of Elenye Ghenatos-German, for a Special Exception to Section XXII, paragraph 3; Home Based Business, of the Zoning Ordinance, to permit a music lesson business, property owned by Leticia Ghenatos Liv. Trust, located at 57A Runnells Bridge Rd., (Map 010, Lot 007) in the Recreational Zone.

**Determination of Regional Impact**

**ZBA2024-006 (Will not be heard, due to ADU zoning change, allowed by right)**

The application of Demetri Family Revoc. Trust, property owners, for a Special Exception to Section IX, paragraph K; Accessory Dwelling Unit, of the Zoning Ordinance, to allow a 780 square foot detached Accessory Dwelling Unit, located at 146 Broad St., (Map 019, Lot 022) in the Residential/Agricultural Zone.

**Other Business**

**Review of Minutes**

February 22, 2024