



Zoning Board of Adjustment
Council Chambers, City Hall
June 5, 2023
6:30 pm

BOARD ACTIONS

- I. Minutes of the Previous Meeting: May 1, 2023 & Special Meeting, May 16, 2023

Board Action: *Tabled the May 1, 2023 to next meeting and voted unanimously to approve May 16, 2023 meeting.*

- II. Unfinished Business: *None*

- III. Hearings:

Continued ZBA 23-03: Petitioner, Samson Associates, LLC, and represented by Jim Phippard, of Brickstone Land Use Consultants, LLC, requests a Variance for property located at 32 Optical Ave., Tax Map #113-006-000-000-000 and is in the Industrial Park District. The Petitioner requests to permit self-storage units on a lot in the Industrial Park District where self-storage units are not listed as a permitted use per Chapter 100, Article 6.3.5 of the Zoning Regulations.

Board Action: *This request was denied by unanimous vote, 5-0 according to the Findings of Fact and as further specified in the minutes of the meeting.*

Continued ZBA 23-04: Petitioner, Samson Associates, LLC, and represented by Jim Phippard, of Brickstone Land Use Consultants, LLC, requests a Variance for property located at 32 Optical Ave., Tax Map #113-006-000-000-000 and is in the Industrial Park District. The Petitioner requests to permit a vehicle fueling station on a lot in the Industrial District where vehicle fueling station is not a permitted use per Chapter 100, Article 6.3.5 of the Zoning Regulations.

Board Action: *This request was denied by unanimous vote, 5-0 according to the Findings of Fact and as further specified in the minutes of the meeting.*

ZBA 23-16: Petitioner, 147-151 Main Street, LLC and represented by Jim Phippard, of Brickstone Land Use Consultants, LLC, requests a Special Exception for property located at 147 Main St., Tax Map #584-060-000-000-000 and is in the Downtown Core District. The Petitioner requests to permit a drive-through use in the Downtown Core District at this property, per Chapter 100, Article 8.4.2.C.2 of the Zoning Regulations.

Board Action: *This request was continued to the next scheduled meeting to provide staff an opportunity to gather information for the Board.*

ZBA 23-17: Petitioner, Wayne E. Brown Jr. Revocable Trust of 28 Village Rd. Surry, requests a Variance for property located at 661 Main St., Tax Map #120-056-000-000-000 and is in the Low Density District. The Petitioner requests two buildings on a single lot containing two independent dwelling units, which are designed, occupied or intended for occupancy by separate families and a non-conforming use shall not be changed to a different non-conforming use, per Chapter 100, Articles 8.3.1.E.1 and 18.2.4 of the Zoning Regulations.

Board Action: *This request was approved 5-0 according to the Findings of Fact and as further specified in the minutes of the meeting.*

Further questions can be directed to the Community Development Department at (603) 352-5440 or communitydevelopment@keenenh.gov