



Zoning Board of Adjustment
Council Chambers, City Hall
June 3, 2024
6:30 pm

BOARD ACTIONS

I. Minutes of the Previous Meeting: May 6, 2024

Board Action: *Voted unanimously to approve May 6, 2024 meeting minutes.*

II. Hearings:

ZBA-2024-12: Petitioner, Thomas Burton requests a variance for property located at 45 Dover St., Tax Map #569-082-000 and is in the Medium Density District. The Petitioner requests a variance to replace the required 10 ft. side setback with a 3 ft. side setback per Article 3.5.2 of the Zoning Regulations.

Board Action: *This request was denied 4-0 according to the Findings of Fact and as further specified in the minutes of the meeting.*

ZBA-2024-13: Petitioner, Jim Phippard of Brickstone Land Use Consultants, LLC of 185 Winchester St., requests a variance for property located at 0 Wetmore St., Tax Map #116-032-001, is in the High Density District and is owned by the Bergeron Family Revocable Trust of 2021. The Petitioner requests a variance to permit a building lot containing 5,544 sq. ft. where 6,000 sq. ft. are required per Article 3.6.2 Minimum Lot Area of the Zoning Regulations.

Board Action: *This request was approved 4-0 according to the Findings of Fact and as further specified in the minutes of the meeting.*

ZBA-2024-14: Petitioner, Martine Fiske requests a variance for property located at 10 Adams Ct., Tax Map #590-006-000 and is in the Low Density District. The Petitioner requests a variance to permit a 16 ft x 19 ft deck on a lot that is nonconforming at 7, 620 sq. ft. where 10, 000 sq. ft. is required, making it unable to conform with the impervious coverage per Article 3.3.3 of the Zoning Regulations.

Board Action: *This request was approved 4-0 according to the Findings of Fact and as further specified in the minutes of the meeting.*

ZBA-2024-15: Petitioner, Jason Reimers of BCM Environmental and Land Law, PLLC, of 41 School St., representing Ryan Gagne of Live Free Recovery Services, LLC, 9 Dutton Circle, Mt. Vernon, NH, requests a variance for property located at 973 Marlboro Rd., Tax Map #294-004-000, is in the Rural District and is owned by BTB Properties, LLC of 1 Main St., Marlborough, NH. The Petitioner requests a variance to permit a non-medical Residential Drug/Alcohol Treatment Facility where such use is not permitted per Article 3.1.5 of the Zoning Regulations.

Board Action: *This request was approved 4-0 according to the Findings of Fact and as further specified in the minutes of the meeting.*

ZBA-2024-16: Petitioner, Heather Francisco requests a variance for property located at 271 Elm St., Tax Map #536-086-000 and is in the Medium Density District. The Petitioner requests a variance to turn a single family home with an Accessory Dwelling Unit into a two family on a lot with 11,325.6 sq. ft. where 13,400 sq. ft. is required per Article 3.5.2 of the Zoning Regulations.

Board Action: *This request was approved 4-0 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