



# APPLICATION TO AMEND THE ZONING ORDINANCE

Petitioner: Jared Goodell Date: 11/14/24  
 Address: Po Box 305, Keene NH 03431  
 Telephone: (603) 762-0202 Email: j.goodell@me.com  
 Existing Section Reference in Chapter 100, Land Development Code: 4.4.1

- Does the amendment affect "Minimum Lot Size"?  Yes  No
- Does the amendment affect "Permitted Uses"?  Yes  No
- Does the amendment affect a zoning district that includes 100 or fewer properties?\*
- (For assistance in determining answer, Please contact Community Development)
- Yes  No

I, Jared Goodell hereby certify that I have contacted Community Development to confirm whether the amendment affects a zoning district that includes 100 or fewer properties, and I certify that the information I have provided on this application is true and correct.

Attest: \_\_\_\_\_  
 Petitioner's Signature

**SUBMITTAL REQUIREMENTS WHICH MUST BE COMPLETE AT TIME OF SUBMISSION TO THE CITY CLERK:**

- A properly drafted Ordinance containing the amendment in a form meeting the requirements of the City Clerk.
- A typed or neatly printed narrative explaining the purpose of, effect of, and justification for the proposed change(s).
- \$100.00 application fee.
- As provided for in RSA 675:7, if the proposed amendment would change the minimum lot sizes or the permitted uses in a zoning district, **\*and such change affects a zoning district that includes 100 or fewer properties**, the Petitioner shall submit a notarized list of property owners affected by the zoning amendment. The list shall include the tax map number and address of each abutter or owner, and must be current with the Assessing Department's records within ten days of submittal. Two sets of mailing labels shall be provided.



## APPLICATION TO AMEND THE ZONING ORDINANCE

Date Received by City Clerk: 11/15/24 Ordinance Number: O-2024-24

On City Council agenda: 11/21/24 Workshop to be held: \_\_\_\_\_

Public Hearing to be held \_\_\_\_\_

### APPLICABLE FEES:

Application Fee @ \$100.00	\$ <u>100.00</u>
Publication of Notice in <u>The Keene Sentinel</u> @ \$90.00	\$ <u>90.00</u>
Postage Fees for property owners/agents and abutters at current USPS 1 <sup>st</sup> Class Mailing rate <i>(Only needed if amendment impacts 100 or fewer properties)</i>	\$ <u>33.12</u>
<b>Total Fees submitted to City Clerk</b>	\$ <u>223.12</u>

The petitioner is also responsible for the publication costs for the public workshop before the joint Planning Board and Planning, Licenses and Development Committee. Additional fees will be collected by the Community Development Department for the mailing costs associated with the public workshop (If a mailing is required pursuant to RSA 675:7), as well as the publication of the public workshop notice.

Jared Goodell  
PO Box 305  
Keene, NH 03431

November 14, 2024

City Clerk  
City of Keene  
3 Washington Street  
Keene, NH 03431

To Whom It May Concern:

I am proposing to change the interior side setback in the Downtown Edge zoning district where the the interior boundary line abuts the Downtown Transition district. Currently, the interior side setback in the Downtown Edge zoning district is 0ft, *unless* the interior side boundary line abuts the Downtown Transition or Residential zoning districts, at which point the interior side setback is 20 ft.

According to my research this dimensional requirement applies to only 4 parcels of land in the City of Keene. Of those parcels, three are non-conforming. The fourth parcel, located at 7 Aliber Place, is owned by me. The interior side of this land locked parcel abuts the Downtown Transition district. The affected boundary line abuts a Keene Stage College parking lot.

If this zoning text is changed to remove the Downtown Transition 20 ft setback, it will allow me to bring 6 units of affordable housing to the residential rental market. Additionally, the change will increase the number of conforming lots in the Downtown Edge district.

Thank you for your commitment to reducing barriers for housing development in the City of Keene.

Regards,



Jared Goodell



# CITY OF KEENE

In the Year of Our Lord Two Thousand Twenty Four

AN ORDINANCE Relating to Amendments to the Zoning Ordinance - Interior Side Setback Requirements in the the Downtown Edge Zone

*Be it ordained by the City Council of the City of Keene, as follows:*

That Chapter 100 of the Code of Ordinances of the City of Keene, New Hampshire, as amended, is hereby further amended by deleting the stricken text, as follows:

1. That Section 4.4.1 “Dimensions & Siting” of Article 4 be amended to remove the minimum interior side setback when the boundary line abuts the Downtown Transition District, as follows:

### Dimensions and Siting

A	Min Lot Area	10,000 sf
B	Min Lot Width	50 ft
C	Front Setback <sup>1</sup>	0-20 ft Build-to Zone
D	Corner Side Setback <sup>1</sup>	0-20 ft Build-to Zone
E	Min Interior Side Setback	0 ft, unless abutting residential district or <del>DT-T District</del> , then 20 ft
F	Min Rear Setback	0 ft, unless abutting residential district or DT-T District, then 25 ft

<sup>1</sup> When the front or corner side lot line intersects or overlaps with the right-of way line, the required build-to zone is measured from a line representing the average location of front lot lines along the same block. In no case shall a building be placed forward of this line.

Jay V. Kahn, Mayor