

ZONING BOARD OF ADJUSTMENT

2025 ANNUAL REPORT

To the City Council,

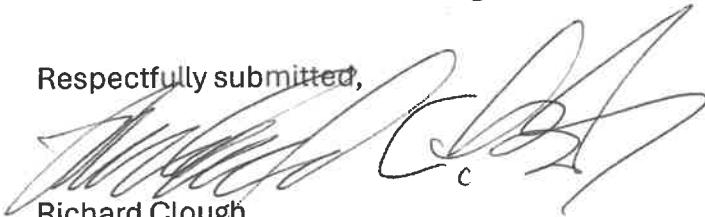
The Keene ZBA, a five-member board, meets regularly on the first Monday of each month unless there are no applications or new business. Currently the board has four regular members, (one vacancy) and one alternate. This iteration of the board is quite new, with 1 member now serving for the fourth year, one member serving for the second year, and 2 members and the alternate all in the first year on the board. In the monthly meetings, all the members are engaged in the proceedings and contribute to the deliberations in a way that is thoughtful and respectful. Despite the challenge of having a vacancy, I believe the board represents the interests of the populace of Keene in a fair and just manner.

As for a general overview of work, staff has compiled data that indicates that the 10-year average number of applications to the ZBA is 26 a year. Last year, there were 27 applications: 2 Special Exceptions, 1 Written Interpretation, and 24 Variances. Of the total applications, 3 Variances were denied, 1 Variance was withdrawn, and the remaining applications were approved.

Breaking the application data into Zoning Districts is as follows: 1 in the Commerce Limited, 2 in the Residential Preservation, 2 in the Commerce, 2 in the Conservation, 7 in the Rural, 3 in the Medium Density, 1 in the High Density, 1 in the Low Density, 1 in the Agricultural, 2 in the Downtown Core, 4 in the Downtown Edge, and 1 in the Downtown Transition.

I would like to commend the efforts of City staff; Mari Brunner, Senior Planner/Acting Zoning Administrator, Evan Clements, Planner/Deputy Zoning Administrator, and Corinne Marcou, Zoning Board Clerk, for preparing the applications and providing guidance to the board to ensure that the meetings run smoothly and efficiently.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "RICHARD CLOUGH". The signature is fluid and cursive, with a large, stylized 'C' in the middle.

Richard Clough

Zoning Board of Adjustment Chair