



ZONING BOARD OF ADJUSTMENT
City Hall Council Chambers
May 2, 2022
6:30 PM

- A. INTRODUCTION OF BOARD MEMBERS
- B. MINUTES OF THE PREVIOUS MEETING - April 4, 2022
- C. UNFINISHED BUSINESS

HEARINGS:

- A) **ZBA 22-06:** Petitioners, John B. & Judith A. Hulslander Living Trust, represented by James Phippard, of Brickstone Land Use Consultants, LLC, requests a Variance for property located at 0 Belmont Ave, Tax Map #598-030-000-000-000 that is in the Low Density District. The Petitioners requests a Variance to permit a building lot containing 5,625 square feet with 50 feet of frontage, and 50 feet width at the building line in the Low Density District where 10,000 square feet lot size, 60 feet of frontage, and 70 feet width at the building line is required, per Chapter 100, Article 3.3.2 of the Zoning Regulations.
- B) **ZBA 22-07:** Petitioner, White House Group, represented by James Phippard, of Brickstone Land Use Consultants, LLC, requests a Variance for property located at 441 Main St., Keene, Tax Map #112-020-000-000-000 that is in the Low Density District. The Petitioner requests a Variance to permit a personal service establishment in an existing building in the Low Density District where a personal service establishment is not a permitted use per, Chapter 100, Article 3.3.5 of the Zoning Regulations.
- C) **ZBA 22-08:** Petitioner, Brady Sullivan Keene Properties, LLC of 670 North Commercial St., Manchester, NH, represented by Amy Sanders of Fuss and O'Neill of 50 Commercial Street, Manchester, NH, requests a Variance for property located at 210-222 West St, Keene, Tax Map #576-009-000-000-000 that is in the Commerce District. The Petitioner requests a Variance to permit a multifamily dwelling with five residential units where residential uses are not a permitted use in the Commerce District per

Chapter 100, Table 8-1 Permitted Principal Uses by Zoning District of the Zoning Regulations.

- D) **ZBA 22-09:** Petitioners, Scoff and Kerry Bachynski of 136 Hastings Ave., Keene, requests a Variance for property located at 136 Hastings Ave., Tax Map #523-039-000-000-000 that is in the Low Density District. The Petitioners request a Variance to permit both the rear and side setbacks to six feet where 20 feet is required for the rear and 10 feet is required for the side setbacks in order to install an 18 foot above ground swimming pool, per Chapter 100, Article 3.3.2 of the Zoning Regulations.
- E) **ZBA 22-10:** Petitioner, Steve Sweeney of 146 Armory St., Keene, requests a Variance for property located at 146 Armory St., Tax Map #529-020-000-000-000 that is in the Low Density District. The Petitioner request a Variance to permit the installation of a proper driveway with one foot from the property line instead of the minimum of three feet, per Chapter 100, Article 9.3.2 of the Zoning Regulations.

D. NEW BUSINESS:

E. COMMUNICATIONS AND MISCELLANEOUS:

F. NON PUBLIC SESSION: (if required)

G. ADJOURNMENT