



ZONING BOARD OF ADJUSTMENT
City Hall Council Chambers
November 6, 2023
6:30 PM

- A. INTRODUCTION OF BOARD MEMBERS
- B. MINUTES OF THE PREVIOUS MEETING - September 5, 2023
- C. UNFINISHED BUSINESS

HEARINGS:

- **ZBA 23-24:** Petitioner, Grady Budd and Lauren Lavoie, represented by A. Eli Leino of Bernstein Shur, of Manchester NH, requests a Variance for property located at 143 Jordan Rd., Tax Map #232-008-000 and is in the Rural District. The Petitioner requests to permit the construction of an energy vestibule entrance 41' 5" into the front setback where 50' is required per Article 3.1.2 of the Zoning Regulations.
- **ZBA 23-25:** Petitioner, 706 Main St. Owner LP, of Newark, DE, represented by Jeffrey Christensen, Esq. of Cleveland, Waters and Bass of Concord, NH, requests an Enlargement or Expansion of a Nonconforming Use for property located at 706 Main St., Tax Map #120-019-000 and is in the Low Density District. The Petitioner requests to expand or enlarge the pre-existing, nonconforming three unit multi family use to add two additional dwelling units, per Articles 18.2 and 25.7 of the Zoning Regulations.
- **ZBA 23-26:** Petitioner, Tasoulas Realty, dba MGJ Realty of Keene, requests a Variance for property located at 63 Carpenter St., Tax Map #573-067-000 and is in the Medium Density District. The Petitioner requests a change of use from warehouse to a health center/gym where a gym is not a permitted use per Article 3.5.5 of the Zoning Regulations.
- **ZBA 23-27:** Petitioner, Kathryn Willbarger of Cheshire Medical Center, represented by Michael Vickers of Design Communications, Avon, MA,

requests a Variance for property located at 62 Maple Ave., Tax Map #227.006-000 and is in the Industrial Park District. The Petitioner requests a directional sign exceeding the allowable size of 4 square feet per Article 10.2 of the Zoning Regulations.

D. NEW BUSINESS:

E. COMMUNICATIONS AND MISCELLANEOUS:

F. NON PUBLIC SESSION: (if required)

G. ADJOURNMENT