



CITY OF FRANKLIN, NEW HAMPSHIRE

"Three River's City"

Planning and Zoning Department
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FRANKLIN ZONING BOARD OF ADJUSTMENT PUBLIC MEETING NOTICE

Wednesday, January 5, 2022, 6:30pm
Franklin City Hall, City Council Chambers

The Zoning Board will hear the following application:

Z 21-16: Kirkwood Weyant, owner, is seeking approval for the following variances at 357 River Street. The property is located at Map/Lot 121-405-00 in the Conservation Zoning District.

Variance #1:

requesting a Variance from Zoning Ordinance 305-3, Definitions, specifically the definition of Frontage. The definition of "Frontage" reads, "the distance along a lot line on an accepted street which provides access to a lot." The applicant is requesting a variance from this because River Street is not a "city accepted street" instead is a Class VI road.

Variance #2

requesting a Variance from Zoning Ordinance 305-3, Definitions, specifically the definition of "Lot, Minimum Area of", which reads "the horizontally projected area of the lot computed exclusive of any portion of the right of way of any public thoroughfare and any utility easements or other legal encumbrances prohibiting building construction." The applicant is requesting a variance from this because the proposed unencumbered area of the proposed lot is 144,457 sq. ft. , where 225,000 sq. ft. is required. The proposed lot's total land area is 226,472 sq. ft, but 81,892.8 sq. ft. of that is encumbered (conservation land).

The application package is available for review on the City's website or at the Planning and Zoning Office, 124 Memorial Street, Mon – Fri, 8:30 a.m. to 2:30 p.m.