



CITY OF FRANKLIN, NEW HAMPSHIRE

"Three River's City"

Planning and Zoning Department
316 Central Street
Franklin, NH 03235

Tel: (603) 934-2341
Fax: (603) 934-7413
screighton@franklinnh.org

FRANKLIN ZONING BOARD OF ADJUSTMENT PUBLIC NOTICE

Wednesday, June 7, 2023, 6:30pm
City Hall – Council Chambers

The Zoning Board will hear the following applications:

Z 23-06: Tobias and Jamie Wolfe, owners, are seeking a variance from 305.14 Lot/Yard Requirements to build a 600 sq foot accessory use structure on their property. The proposed structure would be approximately 25' from the side lot line and 45' from the front and rear lot lines where the setback requires 50' from all lot lines. The property is located at 21 Lake Avenue, Map/Lot 076-071-00 in the LP [Lake Protection] zoning district.

Z23-07: Chris and Kristin Ryder, owners, are seeking a variance from 305.14 Lot/Yard Requirements, to remove a flat-roof garage and replace it with a taller pitched roof and convert home from seasonal to year-round. Though the proposed change will be within the footprint of the existing house and garage, the increase in height is considered a vertical expansion within setbacks. The proposed addition will be approximately 2' from the lot line, where the required setbacks are 50'. Other variances from 305-29.3 "Webster Lake Overlay District" and 305.29.7 "Seasonal Conversion" may also be needed regarding limits on impervious surface and/or utility needs. The property is located at 75 Webster Ave, Map/Lot 076-102-00 in the LP [Lake Protection] zoning district.

Z 23-08: Chris and Juliann Barrett, owners, are seeking a variance from 305.14 Lot/Yard, to build a 15' x 13' deck on the backside of their house. The deck will be approximately 12' from the side lot lines and 13' from the lake where the setback requires 50'. The property is located at 205 Webster Lake Road, Map/lot 075-064-00, in the LP [Lake Protection] zoning district.

Z 23-09: Denise Steadman, owner, is seeking a variance from 305-29.2.D.3 Solar energy collection systems to install a ground-mounted solar array at the front of the property where the ordinance requires it be placed in the rear yard. The property is located at 26 Finch Drive, Map/Lot 076-405-05 in the R1 [Low-density residential] zoning district.

Z 23-10: Easter Seals NH, Inc., owner, is seeking a variance from 305-13 Permitted Uses, to convert two structures into multi-family housing units where the zoning ordinance does not permit multi-family residences. The property is located at 20 Holy Cross Rd. Map/Lot 104-406-01 in the C [Conservation] zoning district.

Z 23-11: Easter Seals NH, Inc., owner, is seeking a variance from 305-13 Permitted Uses, to convert one structure into multi-family housing units where the zoning ordinance does not permit multi-family residences. The property is located at 21 Holy Cross Rd. Map/Lot 104-406-02 in the C [Conservation] zoning district.

Z 23-12: Easter Seals NH, Inc., owner, is seeking a variance from 305.14 Lot/Yard Requirements, to construct an addition to connect two existing structures. The addition will be approximately 47.5' from the front property line where the ordinance requires 50'. The property is located at 20 Holy Cross Rd., Map/Lot 104-406-01 in the C [Conservation] zoning district.

The application packages are 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 3:30 p.m.