



# Town of Boscawen

116 North Main Street, Boscawen, NH 03303 | Telephone: 603.753.9188

December 12, 2023

## Zoning Board of Adjustment

### Members

Edward J. Cherian, Jr.  
Chair

Scott Maltzie  
Vice-Chair

Tracey Jo Bartlett  
Member

Roger Sanborn  
Member

Tama Tillman  
Member

## Planning & Community Development Staff

Kellee Jo Easler  
Director

Kearsten O'Brien  
Deputy Director

Kara Gallagher  
Assistant

Rose Fife  
Recording Secretary

David E. Kurkjian, Trustee  
David E. Kurkjian Revocable Trust  
11 Jackson Street  
Boscawen, NH 03303

## Notice of Decision

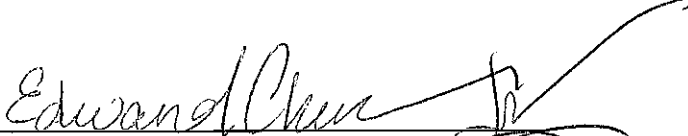
You are hereby notified that the appeal on **December 11, 2023**, at a duly noticed meeting of the **Zoning Board of Adjustment**, a **Variance** for relief from **Article V Lot Dimensions and Area** to allow for:

1. Relief from **road frontage requirements** for proposed new lot 76-1 to allow for 37.33' frontage on Academy Street where 80.00' is required.
2. Relief from **lot area requirements** for proposed new lot 76-1 to allow for a lot size of 7,373 SF where 10,000 SF is required.
3. Relief from **setback requirements** for proposed new lot 76-1 to allow 15.4' front setback from Academy Street to existing Manufactured Home where 30' is required.
4. Relief from **lot coverage requirements** for proposed new lot 76 to allow for 36.8% lot coverage where 30% is the maximum allowed.
5. Relief from **setback requirements** for proposed new lot 76 to allow for 24.5' front setback from Jackson Street to existing structure where 30' is required.
6. Relief from **setback requirements** for proposed new Lot 76 to allow for 2' side setback from side abutter to existing garage where 10' is required.

submitted and owned by **David E. Kurkjian Revocable Trust, 11 Jackson Street, Boscawen, NH 03303, Map 183D, Lot 76** located on Academy and Jackson Street in an **R2 zone** was **GRANTED**, by an affirmative vote of **4-0**, for the reasons and conditions listed below:

### Finding of facts:

1. Meets 5 criteria of the Variance, refer to the December 11, 2023 minutes under deliberations by the Board

  
Edward J. Cherian, Jr., Chairman

This approval shall be valid if exercised within two years from the date of final approval, as per RSA 674:33.

Note: The Select Board, any party to the action, or any person directly affected has a right to appeal this decision. See NH Revised Statutes Annotated, Chapter 677. This notice has been placed on file and the towns website and made available for public inspection in the records of the ZBA. Copies of this notice have been distributed to the applicant, posted on the town website for .

*The Town of Boscawen prohibits discrimination on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital or family status. Boscawen is an equal opportunity employer.*