



# TOWN OF PEMBROKE

Town Hall ~ 311 Pembroke Street, Pembroke, New Hampshire 03275

Tel: 603-485-4747

## ZONING BOARD OF ADJUSTMENT MEETING AGENDA

**April 22, 2024**

**7:00 P.M.**

**Pembroke Town Hall  
311 Pembroke St.  
Pembroke, NH**

### **I. Call to Order**

### **II. Attendance**

### **III. Public Hearings**

#### **New Cases**

**Case 24-05-Z** A request has been made for a **Variance under Article V Dimensional and Density Regulations, § 143-21 Table of Dimensional and Density regulations, Minimum Lot Sizes**. The applicant, Craig Thomas, 15 Bainbridge Dr., Concord, acting as agent for JL Thomas Contracting & Design, 214 Pembroke St. is requesting a **Variance** from minimum lot size. A **Variance** is required because two family dwellings must have 40,000 square feet, whereas the existing lot has 39,558. The property is located at 214 Pembroke St., Pembroke, NH, 03275, Map 266 Lot 20 & 20-1, in the R1-Medium Density-Residential, zoning district.

**Case 24-06-Z** A request has been made for a **Special Exception under Article IV Use Regulations, § 143-19 Table of use regulations, A, (3)**. The applicant, David Sorrentino, 337 Pembroke St. is requesting a **Special Exception** to create a 4<sup>th</sup> dwelling unit in a 3 unit building. The 4<sup>th</sup> unit already exists and the applicant seeks to make it legal. The property is located at 337 Pembroke St., Pembroke, NH, 03275, Map 565 Lot 246, in the R1-Medium Density-Residential, zoning district.

**Case 24-07-Z** A request has been made for a **Variance under Article V Dimensional and Density Regulations, § 143-21 Table of Dimensional and Density regulations, Frontage**. The applicant, David Sorrentino, 337 Pembroke St. is requesting a **Variance** from frontage requirements. A **Variance** is required because a 4 unit building requires 170 feet of frontage, and the existing lot has 165.42 feet. The property is located at 337 Pembroke St., Pembroke, NH, 03275, Map 565 Lot 246, in the R1-Medium Density-Residential, zoning district.

**Case 24-08-Z** A request has been made for a **Variance under Article V Dimensional and Density Regulations, § 143-21 Table of Dimensional and Density regulations, Lot Size**. The applicant, David Sorrentino, 337 Pembroke St. is requesting a **Variance** from lot size requirements. A **Variance** is required because a 4 unit building requires 60,000 square feet, and the existing lot has 50,965 square feet. The property is located at 337 Pembroke St., Pembroke, NH, 03275, Map 565 Lot 246, in the R1-Medium Density-Residential, zoning district.

#### **IV. Approval of Minutes**

03/25/24

#### **V. Other Business / Correspondence**

#### **VI. Adjournment**

Bruce Kudrick, Chair,  
Pembroke Zoning Board of Adjustment