

# **PUBLIC NOTICE**

## **EPSOM BOARD OF ADJUSTMENT**

The Epsom Board of Adjustment will hold a public hearing on **Wednesday, February 21<sup>st</sup> 2024** in the Epsom Central School Cafeteria, 282 Black Hall Road, Epsom, NH 03234. The public hearing begins at **6:30 PM** to take testimony on the following appeals:

**Case 2024-02 (901 Suncook, LLC– Var.)** - Jay Pepper, principal officer of 901 Suncook, LLC, has applied for a variance to Article III, Section I [Business], Paragraph 1.c [Setback from Property Line] to permit the subdivision of a property into two lots with the new lot line running through the connecting passage of two existing buildings. The creation of two attached buildings violates building setback requirements between the newly created lots. The property is located on the Suncook Valley Highway within the Residential/Commercial Zoning District and is identified on Epsom Tax Map U-5 as Lot 27.

**Case 2024-03 (Bilodeau – Var.)** – James Bilodeau has applied for a variance to Article III, Section G [Residential Single and Multi-Family Residence Requirements], paragraph 1 [Single Family Requirements] b. [Building Lots] to build a single family residence on a pre-existing lot containing .5 acre (2 acres minimum required) and no public road frontage (200 feet required). The property is located on Old Mountain Road (Class VI) within the Residential/Agricultural Zoning District and is identified on Epsom Tax Map R-3 as Lot 18-7.

Public testimony will be considered in determining if sufficient evidence has been submitted to justify granting these zoning appeals.

Following the public hearing, the Board will transact any other business that may legally be brought before it.

The public is cordially invited to attend the meeting.

Glenn Horner, Chair  
Epsom Board of Adjustment