



# CITY OF CONCORD

New Hampshire's Main Street™

## Zoning Board of Adjustment

Tracey E. Hutton  
Zoning Administrator

September 7, 2023

The Zoning Board of Adjustment will meet on Wednesday, October 4, 2023 at 6:00 PM in the Council Chambers of the Municipal Complex at 37 Green Street.

### Wednesday, October 4, 2023 - Public Agenda

- 1) Call meeting to order
- 2) Chairperson's comments
- 3) Public Meeting
- 4) Public Hearings
- 5) Review and acceptance of Findings of Fact
- 6) Review and acceptance of Minutes
- 7) Any other business that may legally come before the Board

### PUBLIC MEETING

0072-2023 Request for Rehearing from applicant:

*5 Pine Street; RN- Neighborhood Residential District; Concord Whyte Properties 6 LLC, Owner:*

The owner wished to construct a two-family dwelling on an existing lot where there is an existing multi-family dwelling and seeks the following variances to:

1. Article 28-2-4(h), *Allowable Principal and Accessory Uses in Zoning Districts*, to allow multiple principal uses on the same lot where the existing multi-family use is not permitted by right;
2. Article 28-5-2, *Duplex or Two-Family Dwelling*, to allow construction of a duplex on a lot with approximately 59' of frontage where 120' is required; and
3. Article 28-5-2, *Duplex or Two-Family Dwelling*, to allow construction of a duplex on a lot of approximately 11,400 sf where 15,000 sf is required.

0096-2023

Request for Rehearing from IQRA Islamic Society of Greater Concord:

177 North Main Street; *CU – Urban Commercial District; Jonathan Chorlian for Concord Coalition To End Homelessness, Owner:*

(177 Rear North Main Street is also included in this application; merger of these lots will be required to comply with site's plans.)

Applicant wishes to convert an existing church structure to a 30-unit multi-family development. The applicant seeks the following variances to:

1. Article 28-4-5(d)(2), *Maximum Lot Coverage and Density*, to permit 30 dwelling units on a 0.74 buildable acre parcel where 8 units are permitted (12 units per buildable acre).

*NOTE: Prior to hearing this item the Board must determine whether this request is materially different in substance or content than the request contained in ZBA-0057-2023, heard and denied on July 5, 2023.*

2. Article 28-4-5(d)(5), *Perimeter Buffer Required*, to permit parking, patios, and buildings within the perimeter buffer required for multi-family development.
3. Article 28-4-1(h) *Table of Dimensional Regulations*, to permit private patios to be no less than 5 feet from a front property line where 15 feet is required.
4. Article 28-7-2, *Off-Street Parking Requirements*, to permit 49 parking spaces for a 30-unit multi-family development, where 60 parking spaces are required.
5. Article 28-7-14, *Off-Street Loading Area for Refuse Containers*, to permit refuse containers to be located within 18 feet of a residential district boundary, where 25' is required.

PUBLIC HEARINGS

0080-2023

7 Break O' Day Drive; *GWP – Gateway Performance District; Big Step LLC, Owner:*

Applicant wishes to reverse the Planning Board's decision that the City issue Site Plan approval for a Charitable Gaming Hall, Restaurant, and Microbrewery as a permitted use in the Gateway Performance District.

0091-2023

6 Morton Street; *RD – Downtown Residential District; Liza and Bruce Clendenning, Owners:*

The applicant wishes to construct a detached garage adjacent to the existing residential structure. The applicant seeks a variance to Article 28-4-2(h), *Table of Dimensional Regulations*, to construct the garage 5-feet from the side lot line where 10 feet is required.

[0093-2023](#) N State Street (PID 4412); *IS – Institutional District; City of Concord, Owner:*

The applicant wishes to install an off-premise sign on property owned by the City. The applicant seeks a variance to Article 28-6-7, *Signs Prohibited Under This Ordinance*.

[0094-2023](#) 72 Storrs Street; *OCP – Opportunity Corridor Performance District; Brixmor Capital SC LLC, Owner:*

The applicant wishes to install signage in excess of the size allowed. The applicant seeks a variance to Article 28-6-9(b), *Permitted Building Signs*, to construct a total of 51.2 s.f. of signage where 26 s.f. is allowed.

[0099-2023](#) 9 Redwing Road; *RS – Single-Family Residential District; Northway Properties LLC, Owner:*

The applicant wishes to construct a dwelling unit in the walk-out basement of the existing single-family dwelling. The applicant seeks variances to:

1. Article 28-2-4(j), *Table of Principal Uses*, to allow use A-2 (two-family dwellings).
2. Article 28-5-2, *Duplex or Two-Family Dwelling*, to allow a two-family dwelling on a lot with 100-feet of road frontage and 13,500 s.f. of lot area where 150 feet and 18,750 s.f., respectively, are required.

[0088-2023](#) 45 S Main Street; *CBP – Central Business Performance District; Bindery Redevelopment LLC, Owners:*

The applicant wishes to install hanging signage exceeding the size allowances of the ordinance. The applicant is seeking a variance to Article 26-9(a) *Table of Maximum Sign Dimensions for Nonresidential Districts* to permit 166.5 sq. ft. of total building signage where 150 sq. ft. is allowed.