



CITY OF CONCORD

New Hampshire's Main Street™
Zoning Board of Adjustment

September 24, 2021

The Zoning Board of Adjustment will meet on **Wednesday, October 13, 2021 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, October 13, 2021 ZBA Public Hearing Agenda

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

The Zoning Board of Adjustment will hold a public hearing on the following appeals:

PUBLIC HEARINGS

52-21 Christian Poyant for Carrier Place, LLC: Applicant wishes to reduce the area dedicated as the loading zone and requests a variance to Article 28-7-13(c), Design Standards for Loading Spaces, to permit an area equaling 270 square feet (18' x 15') where an area not less than 1,000 square feet is required, for property located at 265-273 Loudon Road in a GWP Gateway Performance District.

53-21 Karen Ryan: Applicant wishes to add up to a 750 s.f. accessory dwelling unit (ADU) to an existing single-family dwelling by building a 20 foot X 37.5 foot addition to the existing structure, and requests a special exception from Article 28-2-4(k), Table of Accessory Uses, (Accessory Use A-13), and in accordance with the Supplemental Standards contained in Article 28-5-52, Single-Family Detached Dwellings with One (1) Accessory Dwelling Unit (ADU), for property located at 12 Redwing Road in an RS Single Family Residential District.

54-21 Storage Ventures, LLC: Applicant wishes to convert up to 12,750 s.f. of first floor space within an existing building to self-storage and requests a Variance to Article 28-2-4(j), the Table of Principal Uses, to allow a Self-storage use (Principal use K-7) to be established where such use is not otherwise permitted for property located at 204 Fisherville Road in a CG General Commercial District.

NOTE: Prior to hearing this appeal, the Board must determine whether this request is materially different in substance or content than the requests contained in case #021-2020.

59-21 Stephen & Ellen DeStefano: Applicant wishes to convert a non-residential building into a single-family dwelling and requests a variance to Article 28-4-1(h), Table of Dimensional Regulations, to allow the conversion of a building on a legal non-conforming lot with 79.33 feet of frontage where 80 feet of lot frontage is required, for a mixed-use, property located at 46 Pleasant Street in a CVP Civic Performance District.

Rose M. Fife, Clerk
Zoning Board of Adjustment

All City of Concord public meetings are accessible for persons with disabilities. Any person who feels that he or she may be unable to participate in a City of Concord public meeting due to a disability should, to the extent possible, call (603) 225-8580 at least 48 hours prior to the meeting so that a reasonable accommodation can be arranged.