



CITY OF CONCORD

New Hampshire's Main Street™
Zoning Board of Adjustment

Ernest Cartier Creveling
Zoning Administrator

February 18, 2022

The Zoning Board of Adjustment will meet on **Thursday, March 3, 2022 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Thursday, March 3, 2022 ZBA Public Hearing

- 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

18-22 10 Integra Drive (undeveloped lot); IN-Industrial District; Property Owner—Barbara Mariano, LLC: Applicant is seeking the expansion of two existing automobile dealerships onto a parcel in the Industrial District, which does not permit that use and the applicant seeks the following variances:

1. Article 28-2-4(j), Table of Principal Uses, Use J1, to allow the Sale or Rental of Motor Vehicles other than Construction Equipment where such use is prohibited in the IN-Industrial District. This action is proposed to allow the legal extension through a series of lot line adjustments of two established automobile dealerships into an abutting lot currently in the In-Industrial District. One dealership is located at 146 Manchester Street and further identified as Map-Block-Lot 783/Z 17/ /, to which 1.07 acres of the lot at 10 Integra Drive is proposed to be added; the other is located at 150 Manchester Street and further identified as Map-Block-Lot 783/Z 16/ /, to which 1.96 acres of the lot at 10 Integra Drive is proposed to be added.

17-22 10 Whitney Road; IN-Industrial District; Property Owner – Morrill Mill Pond LLC: Applicant proposes to build a car wash and a restaurant and is seeking variances to:

1. Article 28-2-4(k) - Allowable Principal and Accessory Uses in Zoning Districts. To allow two principal uses comprising a restaurant with a drive-through service (Use I3 from Table of Principal Uses) and a car wash (Use J7 from Table of Principal Uses), which are currently not permitted in the IN-Industrial District.
2. Article 28-7-2(e) - Off-Street Parking Requirements. To allow 27 off street parking spaces for a use which requires 30 parking spaces; and to
3. Article 28-4-1(h) - Dimensional Standards. To allow a use to be established and structures to be

constructed on a lot having less total area and less buildable land area than the minimum amounts indicated in Section 28-4-1(h).

10-22 [66 Carter Hill Rd; RO-Residential Open Space District; Property Owner –Christopher Lee & Samantha Q S Allen](#): Applicants are seeking a Special Exception to:

1. Construct a one-bedroom Accessory Dwelling Unit (ADU) containing 642 gross square feet of living area in accordance with Articles 28-2-4(k), Table of Accessory Uses (Use A13) and Article 28-5-52, Single Family Detached Dwellings with One (1) ADU.

13-22 [10 Kipling Circle; RO-Residential Open Space District; Property Owner – Shahab Moossavi](#): Applicant proposes to install an in-ground pool and is seeking variances to:

1. Article 28-4-1(h), Table of Dimensional Regulations, to allow installation of a pool to within 1'0" from the easterly side property line and 1'0" from the rear property line; and to
2. Article 28-5-32, Accessory Buildings and Facilities, to allow more than 250 sf of accessory structure (pool) to be located in a rear yard setback and a side yard setback (approx. 270 +/- sf in side setback 1,026 +/- sf in the rear setback).

15-22 [4 Liberty Street; RN-Neighborhood Residential District; Property Owner – Alger Hagedorn Family Revocable Trust of 2020](#):

Applicants propose to construct a detached garage and are seeking variances to:

1. Article 28-4-1(h), Table of Dimensional Regulations; to permit rear and side setbacks of 5' on the easterly and southerly lots lines to allow the construction of a detached garage, where 25' and 10' are required respectively; and to
2. Article 28-5-32 - Accessory Buildings and Facilities; to allow more than 250 square feet of the proposed garage to encroach into the rear setback along the easterly property line.