



CITY OF CONCORD

New Hampshire's Main Street™
Zoning Board of Adjustment

Ernest Cartier Creveling
Zoning Administrator

March 25, 2022

The Zoning Board of Adjustment will meet on **Wednesday, April 6, 2022 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday April 6, 2022 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.

03-20 Capitol Shopping Center – 80 Storrs Street - EXTENSION – a request for a one-year extension has been requested regarding action the ZBA took on March 11, 2020.

08-22 Rehearing Request - 120-122 Pleasant Street; IS-Institutional District; Property Owner-Concord Coalition to End Homelessness: Applicant proposes to convert two existing residential buildings from a total of 4 units to 8 units, and is seeking variances to:

1. Article 28-2-4, Table of Principal Uses, A11, Conversion of a Residential Building to accommodate not more than five (5) units;
2. Article 28-5-3(b)(1), Minimum Lot Size, to allow a residential conversion on a lot containing 23,087 sf, where 25,000 sf are required;
3. Article 28-5-3(b)(1), Minimum Lot Size, to allow a total of 8 dwellings in 2 buildings (2 dwellings in one building and 6 dwellings in the other building) on a lot containing 23,087 sf of land, where 4.6 dwellings would otherwise be allowed;
4. Article 28-5-3(b)(4), Minimum Size of Dwellings, to allow dwellings of various sizes, with no new dwelling being less than 320 sf in gross floor area where a minimum dwelling size of 600 sf for a one-bedroom conversion is required; and to
5. Article 28-7, Access, Circulation, Parking and Loading, Section 1(a), Applicability to allow the continuation of the current non-conforming parking lot layout with 8 parking spaces, where a fully designed engineered, paved parking lot providing 16 parking spaces would be required.

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

PUBLIC HEARINGS

04-22 Continued from March 2, 2022 ZBA Hearing - 10 Ferry Street; OCP-Opportunity Corridor Performance District; Property Owner-Flatley Concord Center, LLC: Applicant proposes to install a 220 square foot freestanding sign and is seeking variances to:

1. Article 28-6-9(a), Table of Maximum Sign Dimensions, to allow a freestanding sign with an area of 220 sf, where a maximum area of 100 sf is allowed; and
2. Article 28-6-9(c)(3), Permitted Freestanding Signs, to allow a freestanding sign to have a horizontal dimension of 22 feet, when a maximum horizontal dimension of 16 feet is allowed.

Code Administration

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- 24-22** **10 Whitney Road; IN-Industrial District; Property Owner – Morrill Mill Pond LLC:** Applicant proposes to develop retail space on a parcel within the IN-Industrial District and is seeking a variance to:
1. Article 28-2-4(j) – Table of Principal Uses. To allow a retail use in an IN-Industrial District, where it otherwise would not be permitted.
- 19-22** **49 North Main Street; CBP-Central Business Performance District; Property Owner-PRM Holdings, LLC:** Applicant proposes to install a sign and is seeking a variance to:
1. Article 28-6-9 Signs Permitted in Nonresidential Districts, Section (b)(4), to allow a sign for a tenant on an upper floor with no building frontage, to install a sign above the first story, but below the second story windows, which will project a distance of 40 inches with total area of 6.02 sf, where a sign having a total area not exceeding 4 sf must be located in a window on the same floor or at the ground floor entry door if a single principal use.
- 20-22** **87 South Main Street; CU-Urban Commercial District; Property Owner-87 South Main Street, LLC:** Applicant proposes to install a parking structure as an accessory use to the existing nonresidential principal use and is seeking a variance to:
1. Article 28-2-4(j), Table of Principal Uses, along with supplemental standards contained in Article 28-5-7 to allow the concurrent construction of a single family dwelling on the upper story of said parking structure, where such a use is allowed only as a conversion of an existing nonresidential structure in a CU-Urban Commercial District.
- 21-22** **112 Merrimack Street; RM-Medium Residential District; Property Owner Robert Bates:** Applicant proposes to construct a 10' by 20' addition to an existing two-family dwelling and is seeking variances to:
1. Article 28-4-1(h) - Dimensional Standards, to construct an addition with:
 - a) a front yard setback two feet greater than that of the existing, nonconforming two-family home, or approximately 15'-6" front property line, where 25' are required;
 - b) with frontage of 125', where 150' are required; and
 - c) with lot size of 16,553 sf, where 18,750 sf are required.
- 23-22** **76 Elm Street; RN-Residential Neighborhood District; Property Owner – Toni Mitrano:** Applicant is looking for an after-the-fact variance for a shed that was installed by a previous owner without a permit that encroaches into the side yard setback and is seeking a variance to:
1. Article 28-4-1 Dimensional Standards, Section (h) Table of Dimensional Regulations, to allow location of the shed to be within 2.5 feet of the easterly property line, where 10 feet are required.
- 22-22** **42 Washington Street, Penacook; RD-Downtown Residential District; Property Owner – Wendell J. Butt Funeral Home, Inc.:** Applicant seeks to change the use of this property and facility from a currently nonconforming use to a use permitted by Special Exception under:
1. Article 28-2-4(j) Table of Principal Uses, to allow a change of use from a funeral home (Use D3) to a Community Center (Use B14).
- 25-22** **60 Snow Pond Road; RO-Open Space Residential District; Property Owner – Daigle Joseph A Family Trust:** Applicant seeks to remove an existing, nonconforming single-wide manufactured home and to install a double-wide manufactured home in a different location and seeks a variance to:
1. Article 28-8-5(b)(3) - Continuation of Nonconforming Structures, to allow replacement of an existing, nonconforming manufactured home with a larger nonconforming manufactured home, which is allowed only in manufactured housing subdivisions and parks per Article 28-2-4(j) Uses A4 and A5 and prohibited in the RO District.