



# CITY OF CONCORD

*New Hampshire's Main Street™*  
**Zoning Board of Adjustment**

*Ernest Cartier Creveling*  
*Zoning Administrator*

April 22, 2022

The Zoning Board of Adjustment will meet on **Wednesday, May 4, 2022 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

## **Wednesday May 4, 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.

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

### **PUBLIC HEARINGS**

**22-22 Applicant has Requested Continuance to June 1, 2022: 42 Washington Street, Pena.; RD Downtown Residential District; Property Owner: Wendell J. Butt Funeral Home, Inc.:** Applicant seeks to change the use of the property and facility from a currently nonconforming use to a use permitted by Special Exception Under Article 28-2-4(j), Table of Principal Uses, to allow a change of use from a funeral home (use D-3) to a Community Center (Use B-14).

**26-22 292 Shaker Road; RO-Open Space Residential District; Property Owner: Gaudet Matthew P & Teresa L Rev Trust:** Applicant seeks to build an addition of 900 s.f. to the existing principal residential structure, along a 14' x 25' deck on the easterly end of the addition and seeks a variance to:

1. Article 28-4-1(h) - Table of Dimensional Regulations, to allow the construction of an addition of 990 s.f. +/- to the principal residential structure with a front yard setback of 30.49 feet, where 50 feet are required, with a 14 ft x 25 ft deck on the easterly side of the addition, which will have a front yard setback of 31.37 ft, where 50' are required;

**27-22 29 Tallant Road; RO Open Space Residential District; Property Owner – Mendota Properties LLC:** Applicant seeks to establish a Residential Social Service Center at the subject property and seeks the following variances:

1. 28-4-1(e), Table of Dimensional Regulations, to allow lot coverage in the amount of 14% where 10% is allowed;
2. 28-7-7(f), Parking Area Design Standards, Driveway Widths, to allow the existing 13 foot wide driveway width where 24 feet is required for two-way traffic; and
3. 28-7-7(h), Parking Area Design Standards, Surfacing and Drainage, to permit a gravel surface parking lot and driveway where a paved surface is required.