



Zoning Administrator

CITY OF CONCORD

New Hampshire's Main Street™
Zoning Board of Adjustment

July 20, 2022

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

Wednesday August 3, 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

34-22 72 Washington Street; CN-Neighborhood Commercial District; 45 Centre St Frnt: (Remaining Items Recessed from July 6, 2022 ZBA Meeting)

Applicant proposes to locate a restaurant with a gross floor area less than 5,000 sf with no drive-through service (Use I1 in the Table of Principal Uses) and is seeking variances for this proposed change of use to:

5. Article 28-7-5, Requirements for Handicapped Accessible Parking Spaces, to allow no off-street accessible parking spaces, where two spaces are required;
11. Article 28-7-14, Off-Street Loading Area for Refuse Containers, to allow for no provision of off-street loading area for refuse containers, where there is no area available on the existing site to provide it;

36-22 32 Manchester Street; GWP-Gateway Performance District; Property Owner-ROI IRREC Trust – Windler Christine M TEE, C/O Cronin Bisson & Zalinsky PC: (Recessed from July 6, 2022)

Applicant wishes to establish a commercial kennel (Use M8 in the Table of Principal uses) and is seeking a variance to Article 28-2-4(j) to allow a commercial kennel use where such use is not allowed.

37-22 270 Loudon Rd–Steeplegate Mall; GWP-Gateway Performance District; Property Owner-Steeplegate Mall Realty LLC & Steeplegate CH LLC & Steeplegate Nassim LLC: (Recessed from July 6, 2022)

Applicant wishes to utilize +/- 2 acres of the parking lot on the easterly side of the overall property, which is currently part of the Steeplegate Mall site plan, to allow its use for truck and automobile maneuvers as part of a Commercial Driving School, which is not an allowed use. The applicant seeks a variance to Article 28-2-4(j) to allow a commercial driving school (Use B3) where such use is not allowed.

39-22 40 Rockingham Street; RM Medium Density Residential District; by Brian Sartorelli, Owner: Applicant wishes to remove an existing 6-foot by 8-foot porch with steps and replace with a 6-foot by 24-foot farmers porch with steps, on the front of an existing single-family dwelling and request a variance to Article 28-4-1(h), Table of

Dimensional Regulations, to permit a structure to be located 13.75 feet +/- from the southerly front property line where a 25-foot setback is required.

40-22 9 Eldridge Street; RS-Single Family Residential District; by Orr & Reno, PA for William Young Properties, LLC, Owner:

Applicant wishes to rebuild a home on an existing foundation and seeks variances to:

- 1) Article 28-8-3(c)(2)a., Conditions for Development of Non-Conforming Lot, to permit the reconstruction of a single family dwelling on a non-conforming lot lacking a minimum of 22' of frontage on an accepted City street, and
- 2) Article 28-4-1(d), Minimum Yard Requirements, to permit the reconstruction of a single-family dwelling with a front yard setback of approximately 24.6' where 25' is required, a westerly side yard setback of 12' where 15' is required, and an easterly side yard setback of 14.9' where 15' is required.

43-22 4 Park Ridge Road; RS-Single Family Residential District; by Brian Oswald & Dann Elise, Owners:

Applicant wishes to build a 14-foot by 22-foot screened porch on the northernly side of an existing single-family dwelling and request a variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit a structure to be located 13.7 feet +/- from the easterly side property line where a 15-foot setback is required.

44-22 179 Pembroke Road; OFP-Office Park Performance District; by Jeremy Eggleton, Esq. for Proverbs 16:3 LLC, Owner:

Applicant seeks review of Administrators Decision interpreting permissible uses under the ordinance. Code Administrator letter dated June 1, 2022 determined that the complex of 62 monolithic domes to be used for short and long-term rentals is not an allowed use in districts zoned OFP without zoning relief.

45-22 220 Loudon Road; CG-General Commercial District; by SV Property SS LLC, Owner: Applicant wishes to expand its legal, non-conforming self-storage facility (Use K7, Warehousing, in the Table of Principal Uses) by adding an additional 4,000 square foot warehouse and seeks:

1. A Special Exception under Article 28-8-4(c)(2), Expansion of a Non-conforming Use, to allow an increase in floor area in the amount of 9.9 percent; and
2. A Variance to Article 28-7-1(a), Applicability, which requires that whenever a building is constructed or enlarged, off-street parking and loading spaces shall be provided for the entire use or combination of uses; the applicant is proposing to provide a net decrease in nonconformity by proposing 7 standard parking spaces and one van accessible space, where 34 standard spaces and two accessible spaces are required.

46-22 135 North State Street; RN-Neighborhood Residential District; by 135NSS LLC, Owner: Applicant seeks review of Administrators Decision regarding the current uses of 135 North State Street in comparison to the permitted uses and current zoning relief for the property. Variances were granted for the principal use of F1 with 3-4 Live/Work units. During a recent review of the property and website, it was determined that the Carriage House is being used in a different classification than general professional business and was classified as Commercial Indoor recreational Facility, use C3.