



CITY OF CONCORD
New Hampshire's Main Street™
Zoning Board of Adjustment

Tracey E. Hutton
Zoning Administrator

September 12, 2022

The Zoning Board of Adjustment will meet on **Wednesday, October 5, 2022 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, October 5, 2022 - Public Agenda

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

PUBLIC MEETING

46-22 135 North State Street: RN-Neighborhood Residential District; by 135NSS LLC, Owner (Request for Rehearing):

Applicant seeks a Rehearing of the 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.

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

REHEARING (request to continue)

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.

PUBLIC HEARINGS

55-22 28 White Street: *RN-Neighborhood Residential District; Karen and Joseph Carew, Owners:*

Owner wishes to replace a 3-bay garage with a 2-story garage/carriage house, expand the second floor of the existing single-family dwelling and replace existing stairs with a 6-foot by 15-foot porch. This activity would require the following variance;

1. Article 28-4-1(h), Table of Dimensional Regulations to allow the single-family dwelling to become more non-conforming with respect to the front setback and to allow for additional floor area of the single-family dwelling and garage to be on the side and rear setbacks.

56-22 128 Horse Hill Road: *RO-Open Space Residential District; Black Water Loop LLC, Owner:*

Owner wishes to construct a single-family dwelling along with a detached garage containing single family living space above. This activity would require the following variances;

1. Article 28-2-4(h), to allow two principle uses (single family detached dwelling) on one lot.

57-22 138 Hall Street (88-Z-3 and 4): *IN and RO-Industrial and Open Space Residential Districts; Amoskeag Realty, LLC and Amoskeag Beverages, LLC, Owners:*

Expand existing industrial use into the RO district and cover 45.7 percent of the lot area with the RO District. This activity would require the following variances;

1. Article 28-2-4(j), Table of Principal Uses, to allow use L-1 (manufacturing) in the RO District.
2. Article 28-4-1(e), Maximum Lot coverage, to allow 45.7% lot coverage in the RO District where 10% is permitted.

58-22 62 Hall Street: *OCP-Opportunity Corridor Performance District; 62 Hall Street, LLC:*

Owner wishes to replace the existing service business facility with a 4-story self-storage facility. This activity would require the following variances;

1. Article 28-2-4(j), Table of Principal Uses, to allow for warehousing as the primary use.
2. Article 28-7-2(e), Table of Off-street Parking Requirements, to allow the reduction of 28 parking spaces (28 rather than 56).

59-22 2 Home Avenue: *OCP-Opportunity Corridor Performance District; 43 Degrees North, LLC:*

Owner wishes to replace the existing service business building with a 4-story self-storage facility. This activity would require the following variances;

1. Article 28-2-4(j), Table of Principal Uses, to allow for warehousing as the primary use.
2. Article 28-7-2(e), Table of Off-street Parking Requirements, to allow the reduction of 25 parking spaces (14 rather than 39).

Rose M. Fife _____, Clerk
Zoning Board of Adjustment