



# CITY OF CONCORD

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

*Tracey E. Hutton*  
*Zoning Administrator*

October 18, 2022

The Zoning Board of Adjustment will meet on **Wednesday, November 2, 2022 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

## **Wednesday, November 2, 2022 - Public Agenda**

- 1) Call meeting to order
- 2) Review and acceptance of Minutes
- 3) Chairperson's comments
- 4) Rehearing
- 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:**

### **REHEARING**

**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.

### **PUBLIC HEARINGS**

**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).

**0000-2022 21 Becky Lane: *RO-Open Space Residential District; Kevin M Clough*:**

Owner wishes to construct a detached 2-car garage with carport. This activity would require a variance from:  
1. Article 28-4-7 (f), Perimeter Buffer Required, to allow an encroachment on the north buffer.

**0001-2022 78 Lilac Street: *RM-Medium Density Residential District; Eric Biron*:**

Owner wishes to develop an in-home salon. This activity requires a Special Exception for a Major Home Occupation under Article 28-5-30.

**0002-2022 131 School Street: *RS-Single Family Residential District; Clifford W Kahrs*:**

Owner wishes to construct a second story on a non-conforming garage. This activity would require a variance to Article 28-4-1(d), side yard to encroach 5 feet into the side yard with an expansion of floor area to allow for a second story great room on the existing footprint of a single-family dwelling.

**0003-2022 5 Thomas Street: *RH-High Density Residential District; ZV Investments LLC*:**

Owner wishes to redesign the property and expand from 3 dwelling units to 10 dwelling units on site. This activity would require variances from:

1. Article 28-4-1(d), front yard to be reduced to 9.5 feet to accommodate the structure replacing the existing garage;
2. Article 28-4-5-d(2), density of multi-family to allow 10 units rather than nine;
3. Article 28-4-5-d(3), to allow separation of parking from primary structures to be 7 feet as opposed to the required 15 feet;
4. Article 28-4-5-d(5), perimeter buffer requirements will be reduced to accommodate existing and proposed reconstructed buildings;
5. Article 28-7-7(g)(1), five parking spaces will need to be located in the front yard; and to
6. Article 28-7-8(a), to allow 12 of the required parking spaces to back onto the dead-end street.

Rose M. Fife, Clerk  
Zoning Board of Adjustment