



# CITY OF CONCORD

*New Hampshire's Main Street™*

## *Zoning Board of Adjustment*

*Tracey E. Hutton  
Zoning Administrator*

### **REVISED AGENDA**

December 29, 2022

*The Zoning Board of Adjustment will meet on Wednesday, **January 4, 2023** at **6:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.*

**Wednesday, January 4, 2023**

- 1) Call meeting to order
- 2) **Non-Public Session - RSA 91-A:3(I), consideration of legal advice provided by legal counsel**
- 3) **Election of Officers**
- 4) Review and acceptance of Minutes
- 5) Chairperson's comments
- 6) Tabled Items
- 7) Public Hearings
- 8) ZBA Rules and Procedures Review
- 9) Any other business that may legally come before the Board

#### **TABLED ITEMS**

**0003-2022** **0 Elm Street, Penacook (141/P 8//): *RN – Neighborhood Residential District; Kathleen A. and Scott W. Preve, Trustees:***

Owner wishes to reverse the Zoning Administrator's decision that the City recognizes the grandfathered status of lot 8 as a separate lot of record.

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

**0011-2022** **74 Storrs Street; *OCP – Opportunity Corridor Performance District; Brixmor Capitol SC LLC, Owner:***

Owner wishes to install new signage and seeks a variance to Article 28-6-9(b), *Permitted Building Signs*, to allow the installation of 2 wall signs, each having an area of 47.33 sf, resulting in a combined sign area of 94.66 sf where a maximum combined sign area of 23.5 sf is allowed.

**0012-2022 [344 Loudon Road](#); *GWP – Gateway Performance District; WalMart Real Estate Business Trust, Owner:***

**Note:** *Prior to hearing this case the Board must determine whether this request is materially different in substance or content than the request contained in Case #50-92, heard and denied on July 1, 1992.*

Owner wishes to replace existing building signs with a new sign package and seeks a variance to Article 28-6-9(b), *Permitted Building Signs*, to allow a total of 5 signs with an overall square footage of 346.77 sf on the westerly storefront where only 3 signs with maximum square footage of 200 sf is allowed.

**0013-2022 [135 Portsmouth Street](#); *RS – Single Family Residential District; Anne Huff, Owner:***

Owner wishes to build a 24'x24' two car garage attached to an existing single-family dwelling and requests variances to Article 28-4-1(h), *Table of Dimensional Regulations*, to allow a 7.08' easterly side-yard setback where 15' is required.

Rose M. Fife, Clerk  
Zoning Board of Adjustment