



CITY OF CONCORD

New Hampshire's Main Street™

Zoning Board of Adjustment

*Tracey E. Hutton
Zoning Administrator*

REVISED

January 23, 2023

The Zoning Board of Adjustment will meet on Wednesday, February 1, 2023 at 6:00 PM in the Council Chambers of the Municipal Complex at 37 Green Street.

5:00 PM Non-public session with Legal Counsel under RSA 91-A:3, II, (I)

Wednesday, February 1, 2023 - Public Agenda

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

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

~~0014-2022 135 North State Street; RN – Neighborhood Residential District; 135NSS LLC, Owner~~

0016-2022 106½ South State Street; *UT – Urban Transitional District; Kenneth E Blevens Sr & Kenneth E Blevens Jr, Owners:*

Owners wish to establish a Retail Store and seeks a Special Exception under Article 28-2-4(j), Table of Principal Uses, Use H-1, Sales of goods and merchandise with no outside storage of inventory.

0017-2022 9-11 Lake Street; *RO/RN – Open Space Residential and Neighborhood Residential Districts; Anderson, Sean Michael, Owner:*

Owners wishes to execute a lot line adjustment to transfer the rear acreage to 369 North State Street and requests a variance to Article 28-4-1(h), Table of Dimensional Regulations, to allow a resulting lot to persist with 65.95 feet of frontage, where 80 feet is required.

0018-2022 [75-77 Fort Eddy Road](#); **GWP – Gateway Performance District; Daniel Brennan for Concord Plaza – dba N&P Associates RT, Tenants:**

(This is a resubmission of a variance request Case #05-20 which was considered and approved by the ZBA on February 5, 2020, and since expired.)

Applicant wishes to construct an 8' x 8' addition (walk-in cooler) on the rear of an existing building, resulting in the reduction of the adjacent two-way travel lane from 24' to 18' in width and requests a Variance to Article 28-7-7(e), Minimum Aisle Width & (f), Driveway widths, to permit an 18' drive aisle where a 24' drive aisle is required, for property located at 75-77 Fort Eddy Road in a GWP Gateway Performance District.

0019-2022 [60 South Main Street](#); **UT – Urban Transitional District; Roman Catholic Bishop of Manchester; Owner:**

Owner is seeking a variance to:

1. Article 28-7-2(e), Table of Off-Street Parking to permit 155 parking spaces where 486 are required;
2. Article 28-4-1(d)(1), Front Yard, to permit a concrete pad within the front yard setback; and
3. Article 28-7-1, General Provisions, to maintain the existing nonconformities with respect to parking and loading in the remainder of the property outside of the redevelopment area.

0020-2023 [34 Regional Drive](#); **IN – Industrial District; City of Concord, Owner:**

Applicant wishes to construct an aircraft hangar and seeks a variance to Article 28-4-1(f), Maximum Height of Buildings or Structures, to allow a 58' high building where a maximum height of 55' is allowed.

0021-2023 [2 Whitney Road](#); **IN – Industrial District; Morrill Mill Pond LLC, Owner:**

Applicant wishes to relocate and replace a freestanding sign and seeks the following variances:

1. Article 28-6-9(a), Table of Maximum Sign Dimensions for Non-Residential Districts, to allow a sign with a total sign area of 124.98 sf where 40 sf is allowed by right and where 100 sf was previously approved by variance on January 4, 2006 (Case #83-05); and
2. Article 28-6-9(a), Table of Maximum Sign Dimensions for Non-Residential Districts, to allow a sign with a height of 35.62' where 12' is allowed by right and where 20' was previously approved by variance on January 4, 2006 (Case #83-05).

Clerk, Zoning Board of Adjustment