



# CITY OF CONCORD

*New Hampshire's Main Street™*

## *Zoning Board of Adjustment*

*Tracey E. Hutton  
Zoning Administrator*

March 22, 2023

The Zoning Board of Adjustment will meet on Wednesday, **April 5, 2023** at **6:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

### **Wednesday, April 5, 2023 - Public Agenda**

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

### **PUBLIC MEETING**

**0027-2023** ***Request for Rehearing – Tabled from March 1, 2023 – (Previous Case number 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 and that the City recognizes the grandfathered status of lot 8 as a separate lot of record.

**0036-2023** ***Request for Rehearing (Previous Case number 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 from Article 28-2-4(j), Table of Principal Uses, Use H-1, Sales of goods and merchandise with no outside storage of inventory.

**0037-2023** ***Request for Rehearing (Previous Case number 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.

### **PUBLIC HEARINGS**

**0035-2023** ***21 Dakin Street; RD – Downtown Residential District; 6MC LLC, Owner:***  
*(This is a resubmission of a variance request Case #11-16 which was considered and approved by the ZBA on April 6, 2016 and since expired.)*

Owner wishes to convert an existing property, formerly used as a mixed-use residence and

daycare center, into a two-family dwelling and requests a variance to Article 28-5-7, Conversion of a Non-Residential Building, Section (a), to permit conversion on a lot with 72.9 feet of frontage when 75 feet of frontage is required.

**0000-2023 10 Wedgewood Drive; *RS – Single Family Residential District; Arene Berry, Owner:***

Owner wishes to operate a seasonal leaf vacuuming business and seeks variances to:

1. Article 28-2-4(k), Table of Accessory Use, Use A-4, Use of a portion of a dwelling or accessory building in conjunction with an off-premises occupation, where such accessory use is permitted only with a Special Exception; and
2. Article 28-5-31(b), Outdoor Storage Not Allowed, to allow the storage of related leaf vacuuming equipment.

**0001-2023 103 Old Loudon Road; *RM – Medium Density Residential District; Mark and Christine Bogacz, Owners:***

Owner wishes to construct a multi-family development and seeks variances to:

1. Article 28-2-4(j) Table of Principal Uses, Use A-4, to allow for Multi-family Dwellings where such use is not allowed; and
2. Article 28-4-5, Development of Attached and Multi-family Dwellings, Section (d)(2), Maximum Lot Coverage and Density, to allow an average density of 21.07 units per acre, where a maximum of 12 units per acre are allowed.

**0002-2023 153 Fisherville Road; *CG – General Commercial District; Thomas Cheney, Owner:*  
*(159 Fisherville Road, 165 Fisherville Road, and 169 Fisherville Road are also included in this application; merger of these lots will be required to comply with site's plans.)***

Owner wishes to construct a multi-family development on the merged referenced properties and seeks a variance to Article 28-4-5, Development of Attached and Multi-family Dwellings, Section (d)(2), Maximum Lot Coverage and Density, to allow an average density of 20 units per acre, where a maximum of 12 units per acre are allowed.

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