



CITY OF CONCORD

New Hampshire's Main Street™

Zoning Board of Adjustment

Tracey E. Hutton
Zoning Administrator

April 21, 2023

The Zoning Board of Adjustment will meet on Wednesday, **May 3, 2023** at **6:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, May 3, 2023 - Public Agenda

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

PUBLIC HEARINGS

0040-2023 **74 Storrs Street; OCP – Opportunity Corridor Performance District; Brixmor Capitol SC LLC, 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 #0011-2022, heard and denied on January 4, 2023.*

Owner wishes to install building signage which exceeds the maximum area allowed and seeks a variance to Article 28-6-9(b), Permitted Building Signs, to install combined sign area of 47 square feet, where 23.5 square feet is allowed.

0041-2023 **70 Storrs Street; OCP – Opportunity Corridor Performance District; Brixmor Capitol SC LLC, Owner:**

Owner wishes to install building signage which exceeds the maximum area allowed and seeks a variance to Article 28-6-9(b), Permitted Building Signs, to install combined sign area of 69.8 square feet, where 21 square feet is allowed.

0042-2023 **Bow Street (7941/Z 1//); RN – Neighborhood Residential District; John Reardon, Owner:**

Owner wishes to construct a single-family dwelling and seeks variances to Article 28-4-1(h), Table of Dimensional Regulations, to allow the use on a lot:

1. that has 77 feet of frontage, where 80 feet is required and
2. with a lot size of 5,924 +/- square feet, where 10,000 square feet is required.

[0043-2023](#)

33 Old Loudon Road; RM – Medium Density Residential District; 33 Old Loudon Road LLC, Owner:

Owners wish to construct a multi-family development and seeks variances to:

1. Article 28-4-1(h), Table of Dimensional Regulations, to allow a building height of 41.5 feet where a maximum of 35 feet is allowed; and
2. Article 28-4-5(d)(3), Building Dimensions and Separations, to allow a building length of 343.5 feet where a maximum of 160 feet is allowed.

[0044-2023](#)

20 Tallant Road; RO – Open Space Residential District; Julie A Lane & Eric M Sommers, Owners:

Owners wish to add a second dwelling unit within the basement of their single-family dwelling and seeks a variance to Article 28-2-4(j), Table of Principal Uses, (Use A-2), to allow a Duplex or two-family dwelling, where such use is not allowed.

[0045-2023](#)

0 Washington Street (6414/Z 36/ /); RD – Downtown Residential District; Concord Coalition To End Homelessness, Owner:

Owner wishes to modify an existing non-conforming parking lot and seeks the following variances:

1. Article 28-7-7(a), Standard Parking Space, to allow 8.5'x17' parking spaces where 9'x19' spaces are required;
2. Article 28-7-8(b) to permit a 15' separation between driveways where a 30' separation is required; and
3. Article 28-7-7 to permit 8 “tandem” parking spaces, where tandem spaces are not permitted.

[0046-2023](#)

177 North Main Street; CU – Urban Commercial District; Concord Coalition To End Homelessness, Owner:

(177 Rear North Main Street is 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 the following variances:

1. Article 28-4-5, Development of Attached and Multi-family Dwellings, Section (d)(2), Maximum Lot Coverage and Density, to allow 34 units on .74 buildable acres where 8 units are allowed;
2. Article 28-4-5(d)(5) to permit parking and patios within the perimeter buffer required for multi-family development;
3. Article 28-4(d)(4) to permit residential units with direct outdoor access to have private yard areas of 100 sf, where 300 sf private yard areas are required;
4. Article 28-4-1(h) to permit various private patios to be within 5' of the relevant lot line, where 15' front/rear/side setbacks for structures are required;
5. Article 28-7-13 to permit a multi-family development with more than 20,000 sf of gross living area not to have a 1000 sf loading area, where one such loading area is required; and
6. Article 28-7-14 to permit refuse containers to be located within 0 feet of a residential district boundary, where a 25' setback is required.

[0047-2023](#)

99 Peaceful Lane; *RO – Open Space Residential District within the SP – Shoreland Protection District overlay; Robert Baskerville, Owner:*

Owner wishes to remove a damaged 6'x19' addition on the northern side of the dwelling and replace with a 12'x26' addition and seeks a variance from Article 28-4-1, Table of Dimensional Standards, to allow a side yard setback of 26' where 40' is required.

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