



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, **June 7, 2023** at **6:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, June 7, 2023 - Public Agenda

- 1) Call meeting to order
- 2) Chairperson's comments
- 3) Public Meeting
- 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

0056-2023 *Determination of Regional Impact*

150 Manchester Street, CH – Highway Commercial District and AP – Aquifer Protection Overlay; Manchester Street Concord Auto LLC, Owner:

Owner wishes to expand the Auto Sales use on the property to the newly acquired and merged abutting property. The owner is seeking the following variances:

1. Article 28-3-6(d)(3)(m) – Prohibited Uses within the Aquifer Protection District; to allow the expansion of the existing use into the overlay.
2. Article 28-5-37(a) – Required Setbacks; to allow a storage setback of 10 feet where 50 feet is required.
3. Article 28-5-37(b) – Screening Requirements; to allow a 10-foot-wide planted buffer on the border with 8 Integra Drive in lieu of the six-foot high perimeter fence that is required.

PUBLIC HEARINGS

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

Tabled from May 3, 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 69.8 square feet, where 21 square feet is allowed.

[0049-2023](#)

151 Elm Street; *RO – Open Space Residential District; Jamie & Jacob Farwell, Owners:*

Owners wish to operate an Automotive repair, service, and towing business and seeks a variance to Article 28-2-4 Table of Principal Uses to allow use J4 - Automotive repair, service, and towing, excluding body work.

[0051-2023](#)

254 N State Street; *IS – Institutional District; Smokestack Realty, LLC, Owner:*

Owners wish to operate a Cornhole Facility and requests variances to:

1. Article 28-2-4 Table of Principal Uses to allow use C3 – Indoor Recreational Facility
2. Article 28-7-2(e) Table of Parking Requirements for providing 20 spaces where 64 are required.

[0055-2023](#)

25 Chenell Drive; *IN – Industrial District; 25 Chenell LLC, Owner:*

Owners wish to operate a Secondary Charter School and seeks a variance to Article 28-2-4 Table of Principal Uses, to allow use B-1, Elementary and Secondary Schools.

[0059-2023](#)

4 Merchants Way; *GWP – Gateway Performance District; Interchange Development 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 54.42 square feet, where 26 square feet is allowed.