



CITY OF CONCORD

New Hampshire's Main Street™

Zoning Board of Adjustment

Tracey E. Hutton
Zoning Administrator

May 24, 2023

The Zoning Board of Adjustment will meet on Wednesday, **June 14, 2023** at **6:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, June 14, 2023 - Public Agenda

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

PUBLIC HEARINGS

0052-2023 **75 W Parish Road; RO – Open Space Residential District; Hooper Family Trust of 2020, Owner:**

Owner seeks an Equitable Waiver for a swimming pool and associated improvements that do not meet the standards of Article 28-4-1(d), Dimensional Standards, and seeks the following:

1. A rear lot setback of 0 feet where 50 feet is required.
2. A side lot setback of 25 feet where 40 feet is required.

0053-2023 **90 Sanborn Road; RO – Open Space Residential District; Jason Cross, Owner:**

Owner seeks a Variance for a garage that will not meet the standards of Article 28-4-1(d), Dimensional Standards. The proposed garage will be 10 feet from the side property line where 40 feet is required.

[0054-2023](#)

13 Washington Street; *RD – Downtown Residential District; Jeffrey Trovato & Gabrielle Drenzo, Owners:*

Owners wish to create a dwelling unit in the existing garage on the property alongside the existing two-family dwelling. A variance is requested to:

1. Article 28-2-4(h), Multiple Principal Uses on a Single Lot.
2. Article 28-4-1(h), Table of Dimensional Regulations, to allow the reconstruction of a non-conforming building within one foot of the side setback where 10 feet is required and one foot of the rear setback where 20 feet is required.
3. Article 28-4-1(h), Table of Dimensional Regulations, to allow expansion of use of a lot with insufficient street frontage. The lot has 69 +/- feet of frontage where 75 feet is required.

[0060-2023](#)

10 Drew Street; *RS – Single Family Residential District; Georgia Karathanasis, Owner:*

The owner wishes to convert a portion of a single-family dwelling to a studio apartment creating two-family dwelling. The applicant seeks the following variances:

1. Article 28-2-4 Table of Principal Uses to allow Use A2, Two-family Dwelling.
2. Article 28.5-2, Duplex or Two-Family Dwellings, to allow a Two-family dwelling with 125 feet of frontage where 150 feet are required and 12,500 square feet of lot area where 18,750 square feet are required.
3. Article 28-7-2(e) Table of Off-Street Parking Requirements, to allow two spaces where four are required.

[0061-2023](#)

61 Borough Road, Penacook; *RM – Medium Density Residential District; Kalapa Realty Trust, Owner:*

Owner wishes to construct 20 two-story dwelling units within 30-feet of the property line where Article 28-4-5(d)(5) requires 50-feet of perimeter buffer.