



CITY OF CONCORD
New Hampshire's Main Street™
Zoning Board of Adjustment

Tracey E. Hutton
Zoning Administrator

June 21, 2023

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

Wednesday, July 5, 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

0056-2023 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 6-foot high perimeter fence that is required.

0057-2032

177 North Main Street; *CU – Urban Commercial District; Jonathan Chorlian for 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.)

Applicant wished to convert existing church structure to a 34-unit multi-family development. The applicant seeks the following variances:

1. Article 28-4-5(d)(2), Maximum Lot Coverage and Density, to permit 34 dwelling units on a 0.74 buildable acre parcel where 8 units are permitted (12 units per buildable acre).
2. Article 28-4-5(d)(5), Perimeter Buffer Required, to permit parking, patios, and buildings within the perimeter buffer required for multi-family development.
3. Article 28-4-5(d)(4), Private Yards Required, 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) Table of Dimensional Regulations, to permit private patios to be no less than 5 feet from a front property line where 15 feet is required.
5. Article 28-7-2, Off-Street Parking Requirements, to permit 50 parking spaces for a 34-unit multi-family development, where 68 parking spaces are required.
6. Article 28-7-13(b), Location of Loading Spaces, to permit a loading area requiring backing into or from a street.
7. Article 28-7-13(e), Setbacks for Loading Spaces, to permit a loading area being within 0 feet of a residential district boundary, where a 25’ setback is required.
8. Article 28-7-13(f), Screening of Loading Areas, to permit a loading area having no fencing or landscape buffer, where fencing and a landscape buffer is required.
9. Article 28-7-14, Off-Street Loading Area for Refuse Containers, to permit refuse containers to be located within 18 feet of a residential district boundary, where a 25’ setback is required.

0058-2023

14-20 Washington Street; *RD – Downtown Residential District; Jonathan Chorlian for Concord Coalition To End Homelessness, Owner:*

Applicant wishes to continue the primary parking use of the parcel to support the development of 177 North Main Street. The applicant seeks the following variances:

1. Article 28-7-8(b), Separation of Driveways in Residential Districts, to permit a 15 foot separation between driveways where a 30 foot separation is required.
2. Article 28-7-7, Parking Area Design Standards, to permit 8 “tandem” parking spaces, where tandem spaces are not permitted.

3. Article 28-7-7(a), Standard Parking Spaces, to permit parking spaces to measure 8 ½ feet wide by 17 feet long, where standard parking spaces are required to measure 9 feet by 19 feet.
4. Article 28-7-6, Compact Automobile Spaces Permitted, to allow compact spaces (7 feet wide by 15 feet long) in a residential development.

0062-2023 23 Montgomery Street; CVP – Civic Performance District; Carolyn E Trembly Revocable Trust 2018, Owner:

Owner wishes to construct a 100 square foot deck and 120 square foot accessibility ramp and seeks a variance, in accordance with RSA 64:33. V, to Article 28-4-1(h), Table of Dimensional Regulations, to allow construction at 5 feet from the property line where 25 feet is required.

0064-2023 21 Jackson Street; RD - Downtown Residential District; Dale J Cunningham Revocable Trust & Charles B Woodhouse Revocable Living Trust 2014:

Owner wishes to enclose an existing external non-conforming feature of a residential structure and seeks a variance to Article 28-8-5(a), Repairs and Maintenance, to an additional living area 2 feet from the rear property line where 20 feet is required and 8 feet from the side property line where 10 feet is required.

0065-2023 89 Abbott Road; RS – Single-Family Residential District; Karen Bedard, Owner:

Owner wishes to construct a single-family dwelling and seeks a variance to Article 28-4-1(h), Table of Dimensional Regulations, to allow construction on a lot having 70.16 feet of frontage where a minimum of 100 feet is required.

0066-2023 1 Granite Place; IS – Institutional District; 81 Hall Street LLC, Owner:

Owner wishes to create a lot with no frontage where 150 feet are required and seeks a variance to Article 28-4-1(c), Minimum Lot Frontage.

0067-2023 303 Sheep Davis Road; GWP – Gateway Performance District; George Geers revocable Trust, Owner:

Applicant wished to develop a 48-unit multi-family housing project and seeks a variance to Article 28-7-2, Off-Street Parking Requirements, to permit 84 parking spaces where 96 parking spaces are required.

[0068-2023](#)

8 Merchants Way; *GWP – Gateway Performance District; Interchange Development LLC, Owner:*

Applicant wishes to install a sign on the front and rear of their commercial building and seeks a variance to Article 28-6-9(b), Permitted Building Signs, for a combined total of 76 square feet of building signage where 45 square feet is allowed.

[0069-2023](#)

6 Midland Street; *RS – Single-Family Residential District; Leslie A Barry, Owner:*

Owner wished to install an inground pool and seeks a variance to Article 28-5-32, Accessory Buildings and Facilities, to construct the pool 23 feet from the rear where 25 feet is required, and 3 feet from the side where 15 feet is required.