



CITY OF CONCORD

New Hampshire's Main Street™
Zoning Board of Adjustment

Tracey E. Hutton
Zoning Administrator

July 19, 2023

The Zoning Board of Adjustment will meet on Wednesday, **August 2, 2023** at **6:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, August 2, 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

[0076-2023](#) ***Request for Rehearing :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, *Allowable Principal and Accessory Uses in Zoning Districts*, to allow use J4 - Automotive repair, service, and towing, excluding body work.

PUBLIC HEARINGS

[0072-2023](#) ***5 Pine Street; RN– Neighborhood Residential District; Concord Whyte Properties 6 LLC, Owner:***

The owner wished to construct a two-family dwelling on an existing lot where there is an existing multi-family dwelling and seeks the following variances to:

1. Article 28-2-4(h), *Allowable Principal and Accessory Uses in Zoning Districts*, to allow multiple principal uses on the same lot where the existing multi-family use is not permitted by right;
2. Article 28-5-2, *Duplex or Two-Family Dwelling*, to allow construction of a duplex on a lot with approximately 59' of frontage where 120' is required; and
3. Article 28-5-2, *Duplex or Two-Family Dwelling*, to allow construction of a duplex on a lot of approximately 11,400 sf where 15,000 sf is required.

0073-2023

190 Manchester Street; *RH– High Density Residential District; Chris Fogg for Top of the Hill Cooperative, Inc, Owner:*

The applicant wished to establish a Commercial Kennel where such use is prohibited for a pet day care. Applicant seeks a variance to Article 28-2-4(j), *Allowable Principal and Accessory Uses in Zoning Districts*, to allow Use H 8.

0074-2023

52 Downing Street; *RD– Downtown Residential District; Trace and Antionette Lantiegne, Owners:*

The owners wish to expand the second story of their non-conforming single-family dwelling over an existing single-story foot print that encroaches into the 10-foot side setback. The owners are seeking the following variances:

1. Article 28-4-1(h) *Table of Dimensional Regulations, and*
2. Article 28-8-5(a)(1) *Nonconforming Structures.*

0077-2023

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 wishes to convert an existing church structure to a 30-unit multi-family development. The applicant seeks the following variances to:

1. Article 28-4-5(d)(2), *Maximum Lot Coverage and Density*, to permit 30 dwelling units on a 0.74 buildable acre parcel where 8 units are permitted (12 units per buildable acre).

NOTE: Prior to hearing this item the Board must determine whether this request is materially different in substance or content than the request contained in ZBA-0057-2023, heard and denied on July 5, 2023.

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 28-4-1(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.
4. Article 28-7-2, *Off-Street Parking Requirements*, to permit 49 parking spaces for a 30-unit multi-family development, where 60 parking spaces are required.
5. 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 25' is required.

0078-2023

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

The applicant wishes to continue the non-conforming use of land as a parking lot and define the parking spaces to measure 8 ½ feet wide by 17 feet long (and 4 spaces to measure 8 ½ by 15 feet long), and seeks a variance to Article 28-7-7(d), *Parking Area Design Standards*, where standard parking spaces are required to measure 9 feet by 19 feet.