



CITY OF CONCORD

New Hampshire's Main Street™
Zoning Board of Adjustment

Tracey E. Hutton
Zoning Administrator

August 30, 2023

The Zoning Board of Adjustment will meet on Wednesday, **September 13, 2023** at **6:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, September 13, 2023 - Public Agenda

- 1) Call meeting to order
- 2) Chairperson's comments
- 3) Public Hearings
- 4) Review and acceptance of 2024 Meeting Calendar
- 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 HEARINGS

0080-2023 7 Break O' Day Drive; *GWP – Gateway Performance District; Big Step LLC, Owner:*

Applicant wishes to reverse the Planning Board's decision that the City issue Site Plan approval for a Charitable Gaming Hall, Restaurant, and Microbrewery as a permitted use in the Gateway Performance District.

0049-2023 151 Elm Street; *RO – Open Space Residential District; Jamie & Jacob Farwell, Owners:*

The 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.

0070-2023 7 Federal Street; *CVP – Civic Performance District; Nonna's Parking Realty LLC, Owner:*

The owner wishes to establish an off-street parking space and requests a variance to Article 28-7-7(g), *Setback and Restrictions*, to permit a space with a 0-foot setback where 5-feet is required.

0090-2023

1 Federal Street; *CVP – Civic Performance District; Nonna’s Parking Realty LLC, Owner:*

The owner wishes to establish an off-street parking space and requests variances to:

1. Article 28-7-7(g), *Setback and Restrictions*, to permit a space with an approximately 2-foot setback where 5-feet is required.
2. Article 28-7-7(a), *Standard Parking Spaces*, to permit the previously approved (0009-2022) parking space to be substandard at 15-feet by 8-feet where 9-feet by 19-feet is required.

0075-2023

27 Merrimack Street, Penacook; *RN – Neighborhood Residential District; Tyler Stratton, Owner:*

The owner wishes to establish the home as a two-family structure and requests a variance to Article 28-4-5-2, *Duplex or Two-Family Dwellings*, for a lot having 60-feet of frontage where 120-feet is required and 10,000 sq. ft. of lot area, where 15,000 sq. ft. is required.

0079-2023

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

The owner seeks a Special Exception as permitted by Article 28-2-4, *Table of Principal Uses*, to create an Accessory Dwelling Unit (ADU) within the confines of the existing Single-Family Dwelling.

0081-2023

20 Foundry Street; *OFP – Office Park Performance District; Fox Brook Holdings 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, in an OFP District.

0088-2023

45 S Main Street; *CBP – Central Business Performance District; Bindery Redevelopment LLC, Owners:*

The applicant wishes to install hanging signage exceeding the size allowances of the ordinance. The applicant is seeking a variance to Article 26-9(a) *Table of Maximum Sign Dimensions for Nonresidential Districts* to permit 166.5 sq. ft. of total building signage where 150 sq. ft. is allowed.

0086-2023

13 Lawrence Street U-1; *RM – Medium Density Residential District; Andrew and Christopher Knight, Owners:*

The owners wish to construct two additional two-family dwellings on a single lot currently containing a two-family dwelling and seeks variances to:

1. Article 28-2-4(h), *Multiple Principal Uses on a Single Lot*, to allow three two-family dwellings on a single lot that is not a PUD; and
2. Article 28-5-2, *Duplex or Two-Family Dwelling*, to allow three two-family dwellings on a lot having 165.44 feet of road frontage where 450 feet is required (150 feet per building).