



CITY OF CONCORD

New Hampshire's Main Street™
Zoning Board of Adjustment

Tracey E. Hutton
Zoning Administrator

September 7, 2023

The Zoning Board of Adjustment will meet on Wednesday, **September 27, 2023** at **6:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, September 27, 2023 - Public Agenda

- 1) Call meeting to order
- 2) Chairperson's comments
- 3) Hearings continued from a previous 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 HEARINGS

0082-2023 **5 Mill Street; RN – Neighborhood Residential District; Marek F Rivero, Owner:**

The applicant wishes to create a subdivision with substandard lots. The applicant seeks variances to:

1. Article 28-4-1(b), *Minimum Lot Size*, for proposed Lot 37-1 (5 Mill Street) Proposed Area 7,489 sq. ft. where 10,000 sq. ft. is required.
2. Article 28-4-1(c), *Minimum Lot Frontage*, for proposed Lot 37-2 (7 Mill Street) Proposed with 69.34 feet of frontage along Mill Street where 80-feet of frontage is required.
3. Article 28-4-1(d), *Minimum Yard Requirements*, to allow the existing structures on both lots within the 50-foot front yard; 0.8 feet at the closest point.
4. Article 28-4-3, *Wetland Buffers and Setback*, to allow the existing structures on both lots within the 30-foot wetland buffer.

0083-2023 **40 Thompson Street; *RD – Downtown Residential District; Peter Blanchard, Owner:***

The owner wishes to build a 14'x40' tandem garage. The applicant seeks a variance to Article 28-4-1, *Dimensional Standards*, to be 5-feet from the side yard (at the closest point) where 10-feet is required.

0084-2023 **135 Oak Hill Road; *RO – Open Space Residential District; Edward and Amy King, Owners:***

The owners wish to create a second dwelling unit through conversion of the second story of the existing garage. The applicant seeks variances to:

1. Article 28-2-4, *Table of Principal Uses*, to allow a two-family dwelling in a RO District.
2. Article 28-5-2, *Duplex or Two-Family Dwelling*, to allow a duplex on a lot with approximately 175' of frontage where 300' is required; and
3. Article 28-5-2, *Duplex or Two-Family Dwelling*, to allow a duplex on a lot of approximately 1.12 acres where 3 acres is required.

0085-2023 **113 S Main Street; *CU – Urban Commercial District; South Main Gateway LLC, Owners:***

The applicant wishes to establish a fitness center and seeks a variance to Article 28-7-2(e)(C), *Table of Off-Street Parking Requirements*, to permit 21 parking spaces where 34 are required.

0087-2023 **18 Kensington Street; *RS – Single Family Residential District; Adam Pignatelli and Jessica Forrest, Owners:***

The owners wish to add an extension of the roof and a small deck to support a new entrance expanding the non-conforming structure, but being no closer to a setback than the existing structure and seeks a variance to Article 28-8-5(b) *Continuation of Non-conforming Structures*.

0089-2023 **21 Jackson Street; *RD – Downtown Residential District; Dale J Cunningham Revocable Trust & Charles B Woodhouse Revocable Living Trust 2014, Owners:***

The owner wishes to construct a shed and seeks a variance to Article 28-5-32, *Accessory Building and Facilities*, to allow construction 0 feet from the lot line where 5 feet is required.