



# CITY OF CONCORD

New Hampshire's Main Street™

## Zoning Board of Adjustment

Tracey E. Hutton  
Zoning Administrator

October 18, 2023

The Zoning Board of Adjustment will meet on Wednesday, November 1, 2023 at 6:00 PM in the Council Chambers of the Municipal Complex at 37 Green Street.

### Wednesday, November 1, 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 HEARINGS

[0101-2023](#) 5 Pine Street; *RN- Neighborhood Residential District; Concord Whyte Properties 6 LLC, Owner:*

Owner wishes to reverse the Zoning Administrator's decision that the residential dwelling on the property contains 2 units and is not a legally existing multi-family dwelling.

[0104-2023](#) 13 Currier Road; *RO - Open Space Residential District; Kimberly Rae and Anthony Bailey, Owners:*

The applicant wishes to construct a second dwelling unit attached to a new garage. The applicant seeks variances to:

1. Article 28-2-4(j), *Table of Principal Uses*, to allow use A-2 (two-family dwellings).
2. Article 28-5-2, *Duplex or Two-Family Dwelling*, to allow a two-family dwelling on a lot with no road frontage where 300 feet is required.

[0106-2023](#)

79 Warren Street; *RN– Neighborhood Residential District; Brian Byle and Lyn Vinskus, Owner:*

The applicant wished to reconstruct a dilapidated carport/garage on the existing footprint and seeks variances to:

1. Article 28-8-5(b), *Continuation of Nonconforming Structures*, to allow the expansion of a non-conforming structure,
2. Article 28-4-1, *Dimensional Standards*, to allow an expansion of an attached garage approximately 1-foot from the side parcel line where 10-feet is required.

[0108-2023](#)

30 River Road; *RO – Open Space Residential District / SP – Shoreland Protection District and FH – Flood Hazard District Overlays; 30 River Road Properties, LLC; Owner:*

The applicant seeks to renovate an existing single-family dwelling that resides in the 100-year floodplain and seeks a variance to Article 28-3-2(j), *Substantial Improvements to Existing Residential Structures Within the 100-Year and 500-Year Floodplains* to substantially improve the building without elevating the basement as required.

[0110-2023](#)

200 Sheep Davis Road; *IN – Industrial District / RO – Open Space Residential District / SP – Shoreland Protection Overlay District; Sabbow and Co Inc, Owners:*

The applicant proposes a precast concrete manufacturing development. To meet the needs of that use and the accessory retail operations the applicant seeks variances to:

1. Article 28-2-3(e) to allow Outdoor Storage to extend 315-feet into the Open Space Residential District where 40-feet is permitted.
2. Article 28-5-37 Section (d), *Maximum Area of Lot to be Used or Designated for Outside Storage*, to permit the Outside Storage in excess of the 1.3:1 ratio of outside storage to gross floor area permitted to allow storage of 266,500 square feet where 68,250 square feet would be allowed;
3. Article 28-5-37(b), *Screening Requirements*, to permit use of existing natural vegetative screening; and
4. Article 28-5-37(c), *Buffer for Residential Districts and Offices Within Industrial (IN) Districts*, to permit use of existing natural vegetative buffers.