



# 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 8, 2023 at 6:00 PM in the Council Chambers of the Municipal Complex at 37 Green Street.

### Wednesday, November 8, 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

[0086-2023](#) 13 Lawrence Street U-1; RM – *Medium Density Residential District; Andrew and Christopher Knight, Owners:*

The applicant wishes 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).

[0102-2023](#) 5 Short Street; *RD– Downtown Residential District; Local Rentals LLC, Owner:*

Applicant wishes to pave a driveway 1-foot from the side property line where 5-foot is required and seeks a variance to Article 28-7-7(g), *Setbacks from lot lines*.

[0105-2023](#)

9 Greenwich Street; *RS – Single Family Residential District; Tyler and Lauren Robinson, Owners:*

The applicant wished to construct additional living space on an existing single-family dwelling and seeks variances to:

1. Article 28-8-5(b), *Continuation of Non-conforming Structures*, to allow the expansion of a non-conforming structure,
2. Article 28-4-1, *Dimensional Standards*, to allow an expansion of a single-family dwelling 10-feet from the side parcel line where 15-feet is required.

[0107-2023](#)

10-12 Higgins Place; *OCP – Opportunity Corridor Performance District; Mountain Creek Realty, LLC, Owner:*

The applicant wishes to construct two single family dwelling units on one parcel and seeks variances to:

1. Article 28-2-4(j), *Table of Principal Uses*, to allow use A-1 (Single-family detached dwelling);
2. Article 28-2-4(h), *Multiple Principal Uses on a Single Lot*, to allow two single-family dwellings on a single lot;

[0109-2023](#)

89 Fort Eddy Road; *GWP – Gateway Performance District; Planet Fitness RealCo LLC; Owner:*

The applicant wishes to change uses from Service (D-1) to Restaurant (I-1) and seeks a variance to Article 28-7-2(e), *Table of Off-Street Parking Requirements*, to provide 193 parking spaces where 250 are required.