



CITY OF CONCORD

New Hampshire's Main Street™

Zoning Board of Adjustment

Tracey E. Hutton
Zoning Administrator

November 20, 2023

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

Wednesday, December 6, 2023 - Public Agenda

- 1) Call meeting to order
- 2) Chairperson's comments
- 3) Public Hearings
- 4) Review and acceptance of Findings of Fact
- 5) Review and acceptance of Minutes
- 6) Any other business that may legally come before the Board

PUBLIC MEETING

0080-2023 7 Break O Day – GWP – Gateway Performance District; BIG STEP LLC, Owner:

We have received two requests for a rehearing for previous Case number ZBA 0080-2023 where the applicant, Kassey Cameron, seeks review of the Planning Board's June 21, 2023 determination that a charitable gaming hall and microbrewery at 7 Break O'Day are permissible uses under the zoning ordinance in the City's Gateway Performance District.

0118-2023 Kassey Cameron requests a rehearing on the issue of Timeliness.

0119-2023 John G. Cronin requests a rehearing on the issue of Standing.

PUBLIC HEARINGS

0127-2023 5 Short Street; RD – Downtown Residential District; Mark Beauregard, Owner:

Applicant seeks a variance to Article 28-4-1(h), Table of Dimensional Regulations, to allow for 75% lot coverage instead of the 60% allowed.

[0108-2023](#)

30 River Road; *RM – Medium Density Residential District, 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.

[0113-2023](#)

315 S Main Street; *UT – Urban Transitional District, Jonathan and Jacqueline Ruggles Rev Tr, Owners:*

Applicant seeks a variance to Article 28-6-8(a)(1), Signs Permitted in Residential Districts, to allow replacement of an existing sign with a new sign of 33.25 s.f. vs. 20 s.f. allowed.

[0117-2023](#)

92 Portsmouth Street; *RS- Single Family Residential District, Selina and Ryan Blaine, Owners:*

Applicant is looking to construct an addition along with a garage to their existing house and is seeking a variance to Article 28-4-1(h), Table of Dimensional Regulations, to allow an 11-foot setback vs. 15-foot setback allowed for the northeast corner of the proposed garage.

[0121-2023](#)

5 Pine Street; *RN – Neighborhood Residential District, Concord Whyte Properties 6 LLC, Owners:*

The owner requests an Equitable Waiver for Frontage and Parking as it pertains to the multi-family dwelling.

If the Equitable Waiver is not approved, applicant is requesting the Zoning Board of Adjustment to reverse the Zoning Administrators determination that the residential dwelling on the property contains 2 units and is not a legally existing Multi-family dwelling. ([ZBA-0101-2023](#))

[0122-2023](#)

89 N State Street; *CVP – Civic Performance District, EWT 54 LLC, Owner:*

The applicant is seeking a variance to Articles 28-7-1(a) and 28-7-2, 28-7-7(a), 28-7-7(c), 28-7-7(e), 28-7-7(f), 28-7-7(g)(2), 28-7-7(i), 28-7-7(j), 28-7-8(c), 28-7-9(a)-(b), 28-7-10(a) and (c), 28-7-10(d) and (e) to permit the following:

The applicant seeks variances from access, circulation and parking provisions of Article 28-7, to maintain an existing nonconforming parking lot as it is, while changing from one use that is allowed by-right, to another use that is allowed by-right that would require three additional parking spaces.

[0123-2023](#)

54 N. Main Street; *CBP – Central Business Performance District, Ciborowski Associates LLC, Owner:*

Applicant is proposing a complete redevelopment of 44-52 N Main Street (CVS) and 54-56 N. Main St (E&P Hotel) along with a connection to and renovation of 34-42 N. Main Street (Phenix Hall) and is requesting variances to:

1. Article 28-4-1(h), Table of Dimensional Regulations, to allow a portion of the proposed building to be constructed to a maximum height of 88 feet whereas 80 feet is allowed.
2. Article 28-4-1(g)(2), Dimensional Standards, to allow a partial obstruction of views of the State House Dome from Interstate 93.

0125-2023

17 Rockland, *RS – Single Family Residential District, Christopher Aslin and Rachel Goldwasser, Owners:*

The applicant wishes to remove an existing attached garage and replace it with a new attached garage with living space on the second floor and requests a variance to Article 28-4-1 (h), Table of Dimensional Regulations, to permit a building setback of 3 foot 8 inches +/- from the easterly property line where a 15-foot setback is required.

A previous variance request was approved in Feb 2020 but has expired due to the construction not having been started.

0126-2023

41 Bradley, *RN – Neighborhood Residential District, David Leidy, Owner:*

Applicant is requesting a variance to Article 28-4 1(h) Table of Dimensional Regulations to allow a shed to be 2 feet 10 inches from the property line where 10 feet is required.

Zoning Board of Adjustment