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Zoning Administrator

CITY OF CONCORD

New Hampshire's Main Street™

Zoning Board of Adjustment

December 20, 2023

The Zoning Board of Adjustment will meet on Wednesday, *January 3, 2024* at *6:00 PM* in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, January 3, 2024 - Public Agenda

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

PUBLIC HEARINGS

0135-2023

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

Applicant seeks a variance to Article 28-6-9(a), Signs Permitted in Non-Residential Districts, to allow replacement of an existing sign with a new sign of 33.25 s.f. vs. 12 s.f. allowed.

TABLED ITEMS

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.

PUBLIC HEARINGS

[0130-2023](#)

11 Perley Street; *UT – Urban Transitional District*, 11 Perley Street LLC, Owners:

Applicant seeks a Special Exception pursuant to Article 28-2-4(j), *Table of Principle Uses*, for a change of use from Retail (H-1) to Service Business (D-1). Additionally, the applicant seeks variances from the following parking requirements:

1. Article 28-7-7(g), *Setbacks and Restrictions*, to allow parking to the property line where a 10-foot setback is required;
2. Article 28-7-7(h), *Surfacing and Drainage*; to allow the existing non-conformities to persist;
3. Article 28-7-7(i), *Curbing and Guardrails*; to allow the existing non-conformities to persist;
4. Article 28-7-7(j), *Illumination of Parking Areas*; to allow the existing non-conformities to persist;
5. Article 28-7-8(c)(2), *Separation of Driveways in non-residential Districts*, to allow a driveway on a collector street to be less than 200-feet from street intersections and adjacent driveways;
6. Article 28-7-10, *Parking Area Landscaping Standards*, to allow the existing non-conformities to persist.

[0131-2023](#)

285 Loudon Road; *GWP – Gateway Performance District*, Dundee Investment Associates LLC, Owners:

Applicant requests a variance from Article 28-2-4(j), *Table of Principle Uses*, to permit the establishment of a veterinary hospital (M-9) where such use is not permitted.

[0132-2023](#)

30 River Road; *RM – Medium Density Residential District and FH – Flood Hazard Overlay District*, 30 River Road Properties LLC, Owner:

Applicant seeks a variance from Article 28-8-5(b)(1), *Continuation of Non-Conforming Structures*, to construct a 7-foot by 22-foot addition on a single-family dwelling.

[0133-2023](#)

270 Loudon Road; *GWP – Gateway Performance District*, Onyx Steeplegate Concord LLC, Owners:

In the redevelopment of the Steeplegate Mall property into a mixed-use development, for this multi-building/multi-lot project the applicant requests the following variances:

1. Article 28-4-1(h), *Table of Dimensional Regulations, Maximum Height*, to allow a maximum height of 59' 8" where 45' is allowed.
2. Article 28-2-4(j), *Table of Principal and Accessory Uses*, to allow a Tire Center (J-8) where prohibited in a GWP.
3. Article 28-4-1(c), *Table of Dimensional Regulations, Minimum Lot Frontage*, to allow frontage to be calculated based on the combination of frontages on a corner lot rather than the calculation along "one" street as required.
4. Article 28-4-1(h), *Table of Dimensional Regulations, Maximum Lot Coverage*, to allow 91% coverage where 85% is allowed.
5. Article 28-7-2(e), *Table of Off-Street Parking Requirements*, to allow 1833 parking spaces where 3298 are required.
6. Article 28-7-7(f), *Driveway Widths*, to allow a 30' driveway width where 28' is the maximum.

7. Article 28-7-7(j), *Illumination of Parking Areas*, to allow light posts at 36' 6" in height where 25' is the maximum,
8. Article 28-7-13(c), *Design Standards for Loading Spaces*, to allow 12' wide loading spaces where 14' is the minimum.
9. Article 28-7-14(e), *Screening of Refuse Containers*, to not screen trash compactors where screening around 3 sides is required.

[0134-2023](#)

50 S State Street; *CU – Urban commercial District*, 40 South State LLC, Owners:

The applicant seeks variances from Article 28-6-9(a), *Table of Maximum Sign dimensions for Non-residential Districts* and Article 28-6-7(d) *Signs Prohibited under this Ordinance*, to allow a sign that is 87.5 square feet where 25 square feet is allowed and for the sign to be painted directly on the front of the building.

-Zoning Board of Adjustment