



CITY OF CONCORD
New Hampshire's Main Street™
Zoning Board of Adjustment

Tracey E. Hutton
Zoning Administrator

March 20, 2024

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

Wednesday, April 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

TABLED ITEMS

0142-2024

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

1. A variance from Article 28-7-2(e), *Table of Off-Street Parking Requirements*, to allow fewer spaces than required.
 - a. Lot 40 and 40-1 (Costco/JC Penney) 943 spaces where 1131 are required;
 - b. Lot 40-2 (Mixed-use residential/fitness/recreational/retail) 1019 spaces where 2,055 are required; and
 - c. Lot 41 (Applebee's Restaurant) 56 spaces where 68 are required.
2. A variance from Article 28-7-11(b), *Alternative Parking Arrangements, Construction of Fewer Parking Spaces*, to allow the Planning Board to authorize the construction of fewer parking spaces on Lot 40 and 40-1 (Costco/JC Penney), without "showing that a sufficient land area is allocated and shown on a site plan for the full number of spaces required."

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-feet 8-inches 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 28-7-7(f), *Driveway Widths*, to allow a 30' driveway width where 28-feet is the maximum.
6. Article 28-7-7(j), *Illumination of Parking Areas*, to allow light posts at 36-feet and 6-inches in height where 25-feet is the maximum,
7. Article 28-7-13(c), *Design Standards for Loading Spaces*, to allow 12-feet wide loading spaces where 14-feet is the minimum.
8. Article 28-7-14(e), *Screening of Refuse Containers*, to not screen trash compactors where screening around three sides is required.

0153-2024

10 Whitney Road; *IN – Industrial District*, Morrill Mill Pond LLC, Owners:

Applicant seeks variances to build a drive-through restaurant where such use is prohibited. Variances would be required as follows:

1. Article 28-2-4(j), *Table of Accessory Uses*, to permit use I3 (*Restaurant with drive-through service*) in an IN District;
2. Article 28-4-1(h), *Table of Dimensional Regulations*, to allow a 38-foot front yard where 50-feet is required;
3. Article 28-7-2(e), *Table of Off-Street Parking Requirements*, to provide 27 spaces where 31 are required; and
4. Article 28-7-4, *Requirements for Stacking Spaces for Drive-Through Facilities*, to provide 5 stacking spaces where 11 are required.

PUBLIC HEARINGS

0155-2024

7 Lyndon Street; *RN – Neighborhood Residential District*, 7 Lyndon Street LLC, Owners:

Applicant wishes to convert a single-family dwelling into a duplex and requests variances from:

1. Section 28-5-2 to allow 3,920 square feet of lot area where 15,000 are required;
2. Section 28-5-2 to allow Section 47.6 feet of lot frontage where 160 feet are required; and
3. Section 28-7-2(e) *Table of off-Street Parking Requirements*, to allow for one space where four are required.

[0156-2024](#)

14 Loudon Road; *GWP – Gateway Performance District*, DSM MB II LLC, Owners:

The applicant wishes to display 36.2 square feet of wall signage where 25 square feet is allowed; a variance is required from 28-6-9(b) *Permitted Building Signs*.

[0157-2024](#)

230 N Main Street; *CU – Urban Commercial District*, Kite Properties LLC, Owners:

The applicant wishes to display a fourth sign which contains 16 square feet of wall signage (96 square feet total) where three signs with 80 square feet total are allowed. A variance is required from 28-6-9 *Signs Permitted in Nonresidential Districts*.

[0159-2024](#)

3 N State Street; *CBP – Central business Performance District*, Riverbend Community Mental Health Inc., Owners:

The applicant would like to convert a non-residential building to allow a 12 individual Rooming House (use A-15). Variances would be required from:

1. Section 28-2-4(j), *Table of Principal Uses*; and
2. Section 28-5-6, *Rooming House*, to permit 12 individuals where 10 individuals are allowed.

[0160-2024](#)

59 Hobart Street; *RS – Single-family Residential District*, William Young Properties LLC, Owners:

The applicant would like to construct a single-family dwelling on a non-conforming lot and a variance would be required from Section 28-4-1(b) *Minimum Lot Size*, to allow a lot with 10,000 square feet of area where 12,500 square feet is required.