



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

David Hall
Code Administrator

April 17, 2024

The Zoning Board of Adjustment will meet on Wednesday, **May 1, 2024** at **6:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, May 1, 2024 - Public Agenda

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

REQUEST FOR REHEARING

[0148-2024](#) 30 River Road; *RO – Open Space Residential District, SP – Shoreland Protection Overlay, and FH – Flood Hazard District*, 30 River Road Properties LLC, Owners:

Applicant seeks a variance pursuant to Article 28-8-4(a)(1) *Nonconforming Uses of Land*, to allow vertical expansion of a non-conforming single-family dwelling.

TABLED ITEMS

[0149-2024](#) Highland Street (6522/Z 38/ /); *RN – Neighborhood Residential District*, MDR Rehab & Development LLC, Owners:

Applicant seeks a variance pursuant to Article 28-4-5(d)(1): *Minimum Tract Requirements*, to allow the development of a Duplex on a lot having 10,788 sq. ft. where 15,000 sq. ft. is required.

PUBLIC HEARINGS

0161-2024

10 Ferry Street; *OCP – Opportunity Corridor Performance District*, Flatley Concord Center LLC, Owners:

The applicant wishes to install a 220 square foot sign with a 22-foot horizontal dimension. Variances would be required from:

1. Article 28-6-9(a), *Table of Maximum Sign Dimensions in Non-residential Districts*, to allow 200 square feet of signage where 100 square feet is allowed, and
2. Article 28-6-9(c), *Permitted Freestanding Signs*, to allow a 22-foot wide sign where 16-feet is allowed.

0167-2024

2 Home Avenue; *OCP – Opportunity Corridor Performance District*, WB4 LLC, Owners:

The owners would like to construct a wall sign that would exceed the quantity and dimensions allowed on the site. Variances would be required from:

1. Article 28-6-9 5 signs where 3 are allowed, and
2. 210 square feet

0172-2024

7 N State Street; *CVP – Civic Performance District*, Baystate Recovery Services, LLC, Owners:

The owners would like to construct a freestanding sign that would exceed setback limitations for corner lots in Article 28-6-7(e).

0174-2024

10 Foster Street; *UT – Urban Transitional District*, Joseph Williams, Owner:

The owner wishes to reconstruct a single-family residential structure. Variances would be required from:

1. Article 28-4-1(h), *Table of Dimensional Regulations*, to allow maintaining a 5-foot 2-inch property line setback with a replacement single-family dwelling, and
2. Article 28-7-7(g)(2), *Setbacks from lot lines*, to allow parking within 5-feet of a property line.

0175-2024

6 N State Street; *CBP – Central Business Performance District*, Riverbend Community Mental Health Inc, Owners:

The owners wish to construct a 28-unit multifamily residential structure. Variances would be required from:

1. Article 28-4-5(e)(5), *Locational Restrictions*. to allow residential accessory uses, and
2. Article 28-4-5(e)(3), *Maximum Floor Area Ratio*, to allow a floor area ratio of 4.7 where 3.0 is the maximum.

0176-2024

64 Regional Drive; *IN– Industrial District*, Consolidated Communications of Northern New England, LLC, Owners:

Applicant is asking for an Equitable Waiver for a storage building/shed that was constructed around 1990.