



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 8, 2024 at 6:00 PM in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, May 8, 2024 - Public Agenda

TABLED ITEMS

0142-2024

270 Loudon Road; *GWP – Gateway Performance District*, Onyx Steeplegate Concord LLC, owners:
[Request to re-open public testimony](#)

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:
[Request to re-open public testimony](#)

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.

PUBLIC HEARINGS

[0170-2024](#)

Shaker Road (411/Z 49/ /); *RM – Medium Density Residential District*, Aaron Leclerc and Cara Scala, Owners:

Applicant is requesting to construct a single-family home (allowed use) as well as a “manufacturing, fabrication, and assembly industries” on a lot within the Medium Density Residential District (RM) at property located at Shaker Road (Map 411Z, Lot 49).” Applicant requests a variance from Article 28-2-4(j)(L)(1) of the Table of Principal Uses to allow 2 principal uses on a lot.