



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

David Hall
Code Administrator

May 8, 2024

The Zoning Board of Adjustment will meet on *Wednesday, June 5, 2024 at 6:00 PM* in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, June 5, 2024 - 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

Case 032-22 132 Warren St; RN - *Neighborhood Residential*
Owner: CHRISTOPHER HIGMAN

Owner requests an extension of a variance granted to allow for a wider driveway width and separation.

PUBLIC AGENDA

0169-2024 24 Pierce St; RD – *Residential District*
Owners: MOMENTUM PROPERTIES LLC

The owners are requesting a Special Exemption according to article 28-2-4 (A) 15 to operate a Rooming House (Sober Living Facility) in a Residential District. Article 28-5-6 allows for up to 10 individuals, applicant is proposing max of 6.

0173-2024 119 River Rd. RO – *Open Space Residential*
Owners: MURRAY HELEN B REVOCABLE TRUST 1991

Applicant is requesting a Lot Line Adjustment in order to separate the residence from the business use of the lot and is requesting a variance from:
Article 28-4-1(h) for a setback of 8' where 40' is required.
Article 28-4-1(h) for a lot size of approximately .6 acres where 2.0 acres is required.

[0188-2024](#) 115 River Rd, RO – *Open Space Residential*
Owners: MURRAY HELEN B REVOCABLE TRUST 1991
Applicant is requesting a Lot Line Adjustment in order to separate the residence from the business use of the lot and is requesting a variance from:
Article 28-4-1(h) for a setback of 15' where 40' is required.

[0178-2024](#) 309 Sheep Davis Rd, GWP – *Gateway Performance*
Owners: PLUMMER ROBERT B & BARBARA M
Applicant is looking to install a 3rd sign on front of building and requests a variance from:
Article 28-6-9 (a) Table of Maximum Sign Dimensions for Non-residential Districts to allow a total of 125 sq. ft where 65 sq. ft is allowed.

[0180-2024](#) 36 Franklin St, RN – *Neighborhood Residential*
Owners: BERGER DAVID REVOCABLE TRUST
Owners are requesting to add a garage per the attached plans and request a variance from:
Article 28-4-1 (d) (2) Rear Yard to have 15' where 25' is required
Article 28-4-1 (d) (3) Side Yard to have 5' where 10' is required

[0182-2024](#) 1 Humphrey St, RN – *Neighborhood Residential*
Owners: EMMONS MARK W & KIM HWAJA
Owners are requesting to replace the current garage with a larger one and request a variance from:
Article 28-4-1(h) Table of Dimensions to allow a zero setback from the side property line where 10' is required.

[0186-2024](#) 82 N Main St, CBP – *Central Business Performance*
Owners: BANGOR SAVINGS BANK
Owners are requesting to install a non-illuminated wall sign above the second story windows on brick façade and are requesting a variance from:
Article 28-6-7 (i) Wall signs will not be located over existing windows or more that 25' above grade
Article 28-6-9 (a & b) requesting a total of 37 sq. ft. where 26 sq. ft. is authorized

[0187-2024](#) 72 Manchester St, CH – *Highway Commercial*
Owners: SARP REALTY LLC
Owners are expanding the current building (Red Blazer) and are requesting a variance from:
Article 28-7-2 (e) (I) Parking requirements for restaurant with no drive through where 292 spaces are required and the applicant will continue to provide 166 existing spaces.

[0189-2024](#) 21 Jennifer Dr, RM – *Medium Density Residential*
Owners: ALLEYNE BRUCE M
Owner are requesting to add a second driveway on a lot that does not have 250' of frontage and are requesting a variance from:
Article 28-7-8 Access and Driveway Standards – to allow a second driveway without the required frontage of 250'.

[0190-2024](#) 66 Warren St, RD – *Downtown Residential*
Owners: EKSTROM HAROLD E
Owners are requesting to convert an existing apartment to two additional rooms for an existing rooming house and are requesting a Special Exception to allow for a 7-person rooming house.
Article 28-2-4 A (15) Section 28-5-6 and a variance to allow for fewer parking than required.

0191-2024 3 Lincoln St, RD – *Downtown Residential*
 Owners: BOMBACI KASSANDRA CAROLINE

Owners are requesting remove and add a new garage and are requesting a variance from:
Article 28-4-1(h) to allow a rear setback of 5' where 20' is required and a side setback of 4' where 10'
is required.

OTHER BUSINESS

0155-2024 7 Lyndon St, RN – *Neighborhood Residential*
 Owners: MDR REHAB & DEVELOPMENT LLC

Owners were granted relief in April 2024 from the following to convert their single-family home to a duplex.

Section 28-5-2 to allow 3,920 square feet of lot area where 15,000 are required;

Section 28-5-2 to allow Section 47.6 feet of lot frontage where 160 feet are required;

At the time they presented that they had parking for 1 where 4 are required and their variance was denied. They have since been granted a driveway permit and code has verified they have off street parking for four vehicles.