



CITY OF CONCORD

Zoning Board of Adjustment

David Hall
Code Administrator

July 22, 2024

The Zoning Board of Adjustment will meet Wednesday, August 7, 2024 at 6:00 PM in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, August 7, 2024 - Public Agenda

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

PUBLIC MEETING

ZBA-0209, 24 Pierce St Request for Rehearing submitted by Joseph Sculley
ZBA-0210, 24 Pierce St Request for Rehearing submitted by Todd Fahey

Special Exception was granted during the June 2024 ZBA.

0169-2024 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.

With a vote of 3-2, the Board voted to approve the variance.

PUBLIC HEARING

ZBA-0196-2024 192 N State St, UT - Urban Transitional District

Owner: MALOUTAS HRISI

Applicant is looking to operate a Dog Grooming business and requires a Special Exception for Personal and Business Use in Urban Transitional (UT) District.

ZBA-0203-2024 287 Loudon Rd, GWP - Gateway Performance District

Owner: DUNDEE INVESTMENT ASSOCIATES LLC

Applicant is seeking a variance from Article 28-7-2 to provide a total of 153 parking spaces where 170 are required for a restaurant with drive through. (Raising Cane)

ZBA-0211-2024 2 Portsmouth St, RN - Neighborhood Residential District

Owner: BEDARD PAUL E JR & LISA A REV TRUST

Two variances are requested: to allow for a more uniformly dispersed 10-unit development across two zoning districts with different density requirements, and to allow for a cluster development perimeter buffer encroachment for an existing structure.

ZBA-0212-2024 80 Storrs St, OCP - Opportunity Corridor Performance District

Owner: BRIXMOR CAPITOL SC LLC

Variance from Section 28-7-2(e) to permit 769 parking spaces where 1,172 are required, or, in the alternative, where 984 (reduced to 799 by 2020 variance) are required;

Variance from Section 28-6-7 (f) to permit building signs with any points located higher than the plate of a flat roof;

Variance from Section 28-6-9(b) (1) to permit 5 building signs on the front of the building with a total of 990 sq ft (366 sq ft permitted,) 5 signs on the rear of the building with a total area of 570 sq ft, and one sign on each of the side faces of the building, 111 sq ft and 228 sq ft;

Variance from section 28-4-1(h) to allow an encroachment of 73 sq ft within the setback at the rear of the building

ZBA-0214-2024 3 Barrell Ct, OFP - Office Park Performance District

Owner: GRANITE EDVANCE CORPORATION

Variance from 28-6-9 (c) for two additional free standing signs and 28-6-9 (a) to allow 95 sq ft of signage where 40 sq ft is allowed.

ZBA-0216-2024 190 Airport Rd. RS – Single Family Residential District

Owner: DAVID & ROBERTA THOMPSON

Variance from Article 28-4-1(h) Table of Dimensions to allow a 1' setback from side property line where 15' is required.

David V Hall
Code Administrator