



AnneMarie Skinner, AICP
City Planner

CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department
Planning Division

ZONING BOARD OF ADJUSTMENT
December 4, 2024, 6:00 p.m.
City Council Chambers, 37 Green St, Concord, NH 03301

AGENDA

1. Call to order

2. Chairperson's comments

3. Public meetings

- 3.1 MMA Architects, on behalf of Wal-Mart Real Estate Business Trust, requests approval for a one-year extension of the variance (ZBA-0012-2022) approval to allow a total of five signs with an overall square footage of 346.77 square feet on the westerly storefront where only three signs with a maximum square footage of 200 square feet are allowed, at 344 Loudon Rd, in the Gateway Performance (GWP) District. (ZBA-0235-2024)

- [Application](#)
- [Staff Memo](#)
- [Map](#)
- [Application Materials](#)
- [Findings](#)

4. Public hearings

- 4.1 Orr & Reno, on behalf of NHSCOT and Child and Family Services Realty Corporation, request approvals for variances from Section 28-2-4(j) *Table of Principal Uses* to allow *Services – Personal and Business* use where such use is not otherwise permitted; and, Section 28-2-4(h) *Multiple Principal Uses on a Single Lot* to allow multiple principal uses on the same lot where only one principal use is permitted, at Tax Map Lot 32Z 59, addressed as 210 Bog Rd, in the Open Space Residential (RO) District. (ZBA-0232-2024)

- [Application](#)
- [Staff Memo](#)
- [Map](#)
- [Application Materials](#)
- [Findings](#)
- [Public Comment](#)

4.2 Hebert & Dolder, on behalf of Christopher McAllister, requests approvals for variances from Section 28-5-2 *Duplex or Two-Family Dwelling*, to allow a duplex to be established on property that has 120 feet of frontage, where 150 feet of frontage is required; and, Section 28-4-1(h) *Table of Dimensional Regulations*, to allow maintaining the existing side setback of 10 feet 9 inches where a side setback of 15 feet is required, at Tax Map Lot 634Z 76, addressed as 13 Dover St, in the Medium Density Residential (RM) District. (ZBA-0233-2024)

- [Application](#)
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4.3 Cleveland, Waters and Bass, PA, on behalf of Bangor Savings Bank, requests approvals for variances from Sections 28-4-1(d) *Minimum Yard Requirements* and (h) *Table of Dimensional Regulations*, to permit a structure (refuse container and loading area enclosure) within 26 feet of the rear property line, where a minimum distance of 30 feet is required, and within 5 feet of the side property line, where a minimum distance of 25 feet is required; and, Section 28-7-14(d) *Setbacks for Refuse Container Loading Areas*, to permit a refuse container and loading area within 5 feet of the side property line, where a minimum distance of 10 feet is required, at Tax Map Lot 631Z 5, addressed as 111 Loudon Rd, in the Gateway Performance (GWP) District. (ZBA-0234-2024)

- [Application](#)
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5. **Review and acceptance of [Minutes from November 6, 2024](#)**

6. **Any other business that may legally come before the Board**

7. **Adjourn**

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All City of Concord public meetings are accessible for persons with disabilities. Persons who feel that they may be unable to participate in a City of Concord public meeting due to a disability should, to the extent possible, call (603) 225-8595 at least 48 hours prior to the meeting so that a reasonable accommodation can be arranged.

For meetings held in the City Council Chambers, any person who is unable to access the upper level of the Council Chambers to address the City Council or any other public body may use the podium and/or microphone located at the lower level of the Council Chambers. Other reasonable accommodations may be available upon request.