



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

*Tracey E. Hutton*  
*Zoning Administrator*

November 22, 2022

The Zoning Board of Adjustment will meet on **Wednesday, December 7, 2022 at 6:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

**Wednesday, December 7, 2022 - Public Agenda**

- 1) Call meeting to order
- 2) Review and acceptance of Minutes
- 3) Public Hearings
- 4) Any other business that may legally come before the Board

**The Zoning Board of Adjustment will hold public hearings on the following appeals:**

**PUBLIC HEARINGS**

- 0003-2022** **5 Thomas Street**: (Recessed Hearing) ***RH-High Density Residential District; ZV Investments LLC***:  
Owner wishes to redesign the property and expand from 3 dwelling units to 10 dwelling units on site and requests variances to:
1. Article 28-4-1(d), front yard to be reduced to 9.5 feet to accommodate the structure replacing the existing garage;
  2. Article 28-4-5-d(2), density of multi-family to allow 10 units rather than nine;
  3. Article 28-4-5-d(3), to allow separation of parking from primary structures to be seven feet as opposed to the required 15 feet;
  4. Article 28-4-5-d(5), perimeter buffer requirements will be reduced to accommodate existing and proposed reconstructed buildings;
  5. Article 28-7-7(g)(1), five parking spaces will need to be located in the front yard; and to
  6. Article 28-7-8(a), to allow 12 of the required parking spaces to back onto the dead-end street.
- 57-22** **138 Hall Street (88-Z-3 and 4)**: ***IN and RO-Industrial and Open Space Residential Districts; Amoskeag Realty, LLC and Amoskeag Beverages, LLC, Owners***:  
Expand existing industrial use into the RO district and cover 45.7 percent of the lot area with the RO District and requests variances to:
1. Article 28-2-4(j), Table of Principal Uses, to allow use L-1 (manufacturing) in the RO District;
  2. Article 28-4-1(e), Maximum Lot coverage, to allow 45.7% lot coverage in the RO District where 10% is permitted.
- 0003-2022** **0 Elm Street, Penacook (144/P 8//)**: ***RN – Neighborhood Residential District; Kathleen A. and Scott W. Preve, Trustees***:  
Owner wishes to reverse the Zoning Administrator's decision and that the City recognizes the grandfathered status of lot 8 as a separate lot of record.

- 0007-2022** [11 Perkins St](#); **RN – Neighborhood Residential District; Nancy E. Mellitt, Owner:**  
 Owner wishes to execute a lot line adjustment with 13-15 Perkins St and requests variances to:  
 1. Article 28-4-1(b), Minimum Lot Size, to allow a resulting lot of 5,775 square feet, where 10,000 square feet is required;  
 2. Article 28-4-1(c), Minimum Lot Frontage, to allow 72.3 feet of frontage, where 80 feet is required.
- 0008-2022** [13-15 Perkins St](#); **RN – Neighborhood Residential District; Sandra A. Longfellow and April L. Woodbury, Owners:**  
 Owners wish to execute a lot line adjustment with 11 Perkins St and requests variances to:  
 1. Article 28-4-1(b), Minimum Lot Size, to allow a resulting lot of 5,296 square feet, where 10,000 square feet is required;  
 2. Article 28-4-1(c), Minimum Lot Frontage, to allow 64.47 feet of frontage, where 80 feet is required;  
 3. Article 28-4-1(d)(3), Minimum Side Yard Requirements, to allow 2.5 feet to the westerly property line, where 10 feet is required.
- SE-0001-yyyy** [15 Shawmut St](#); **RN – Neighborhood Residential District; CUSD & Eastman School, Co-Owners:**  
 Owners wish to provide part-day Head Start and childcare programs and seek a special Exception from Article 28-2-4(j), Table of Principal Uses (principal use B-4).
- 0009-2022** [58 Pleasant St](#); **CVP – Civic Performance District; Nonna’s Parking Realty LLC, Owner:**  
 Owner wishes to convert a professional office building to a two-family dwelling and requests variances to:  
 1. Article 28-5-7(a), to allow residential conversion on a lot comprised of 3,323 square feet, where a lot size of 7,500 square feet with 5,000 square feet buildable is required;  
 2. Article 28-7-2(e), Off-Street Parking Requirements, to allow for a reduction in the required parking from four to one.
- 0010-2022** [388 Loudon Rd](#); **GWP – Gateway Performance District; Jeremy Martinson:**  
 Applicant wishes to relocate his transmission shop and seeks a variance to Article 28-2-4(j), Table of Principal Uses, to allow use J-4 (Automotive repair, service, and towing, excluding body work).

*Rose M. Fife* \_\_\_\_\_, Clerk  
 Zoning Board of Adjustment