



CITY OF CONCORD

New Hampshire's Main Street™

Memorandum

TO: Zoning Board of Adjustment
FROM: David Hall - Code Administrator
REGARDING: ZBA - 0190-2024
DATE: May 6, 2024

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.



Applicant would now have a 7 person rooming house



City of Concord

37 Green St

Concord, NH 03301

www.concordnh.gov

CD - ZBA - VARIANCE PERMIT

Permit Number: **ZBA-0190-2024**

Job Address: **66 Warren St, Concord, NH**

Parcel: **2940**

Owner: **Joel Ekstrom**

Additional Information: **Zoning District: RD**

Details of Request: Asking for relief from ZBA for converting apartment into two rooms for non conforming use.

Article No.: rsa

Section:: 123

Exception Notes: Add two rooms and remove apartment

The applicant bears the burden of proof on applications before the ZBA. A concurring vote of three (3) members of the ZBA is required for a decision on all applications in front of the ZBA. If an application is application is approved, please be sure to check with the Code Administration Department to determine if additional actions or permits are required before you proceed with your project.

Anyone with standing aggrieved by a decision of the ZBA may request a rehearing, in accordance with RSA §677:2, any such request must be submitted in writing to the Zoning Board of Adjustment within thirty (30) days of the Board's decision, and must state all grounds justifying a rehearing. If application for a rehearing is denied, any further appeal must be made to the Superior Court within thirty (30) days thereafter (RSA §677:4). You must request a rehearing before the Zoning Board of Adjustment if you wish to preserve your right to appeal to Superior Court.

ORIGINAL BUILDING PERMIT BP-0707-2024
SPECIAL EXCEPTION ZBA-0190-2024



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Criteria for Special Exception

Property Address: 66 WARREN ST.

1. The requested use is specifically authorized in this ordinance;
REQUESTED USE IS ONLY AUTHORIZED BY SPECIAL EXCEPTION
2. The requested use will not create undue traffic congestion or unduly impair pedestrian safety;
NO IT WILL NOT
3. The requested use will not overload any public or private water, drainage, or sewer system or any other municipal system, nor will there be any significant increase in storm water runoff onto adjacent property or streets;
NO IT WILL NOT
4. The requested use will not create excessive demand for municipal police, fire protection, schools, or solid waste disposal services;
NO IT WILL NOT
5. Any requirements and standards for the use as set forth in Article 28-5, Supplemental Standards, of this ordinance are fulfilled;
YES
6. Where the special exception is related to a nonconforming use or structure, the requirements and standards as set forth in Section 28-8-4(b), Change from One Nonconforming Use to Another by Special Exception, or Section 28-8-5(c), Replacement of Nonconforming Structures That Have Been Destroyed, or Section 28-8-5(d), Removal and Replacement of Certain Nonconforming Residential Structures, of this ordinance, are fulfilled;
N/A
7. The requested use will not create hazards to the health, safety, or general welfare of the public, nor be detrimental to the use of or out of character with the adjacent neighborhood;
NO IT WILL NOT
8. The proposed location is appropriate for the requested use; and
SEE ATTACHED ADDENDUM FOR DETAILS
9. The requested use is consistent with the spirit and intent of this ordinance and the Master Plan.
YES

OAKSTREAM PROPERTIES

36 Warren Street #2
Concord, NH 03301

Harold E. Ekstrom

Phone (603) 224-7449

ADDENDUM TO APPLICATION FOR SPECIAL EXCEPTION

66 Warren Street is a rooming house licensed by the city of Concord consisting of five rooms and a one bedroom apartment. The first floor consists of one room and the one bedroom apartment. The second floor consists of four rooms with a shared bathroom and kitchen.

The plan is to remodel the first floor apartment into two rooms and a shared bathroom and kitchen. The shared second floor bathroom and kitchen could then be renovated as the shared first floor bathroom and kitchen could temporarily be used by all tenants.

The end result would be a new shared bathroom and kitchen on the first floor for three tenants and an updated shared bathroom and kitchen on the second floor for four tenants. By having two sets of shared bathrooms and kitchens we would be able to perform maintenance and repairs while having a bathroom and kitchen available to all seven tenants.

In addition, from a safety standpoint the new design would create an additional egress in the rear of the first floor for all seven tenants in an emergency.