

REVISION HISTORY  
1. REVISED PARKING AND UNIT COUNTS (07-10-2023)

ISSUED FOR  
**PERMITTING**

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OWNER  
**CONCORD COALITION TO END HOMELESSNESS  
PO BOX 3933  
CONCORD, NH 03302**

APPLICANT  
**FIRST CHURCH HOLDINGS, LLC  
80 SCHOOL ST  
CONCORD, NH 03301**

SITE  
**FIRST CHURCH REDEVELOPMENT  
177 NORTH MAIN ST.  
CONCORD, NH**

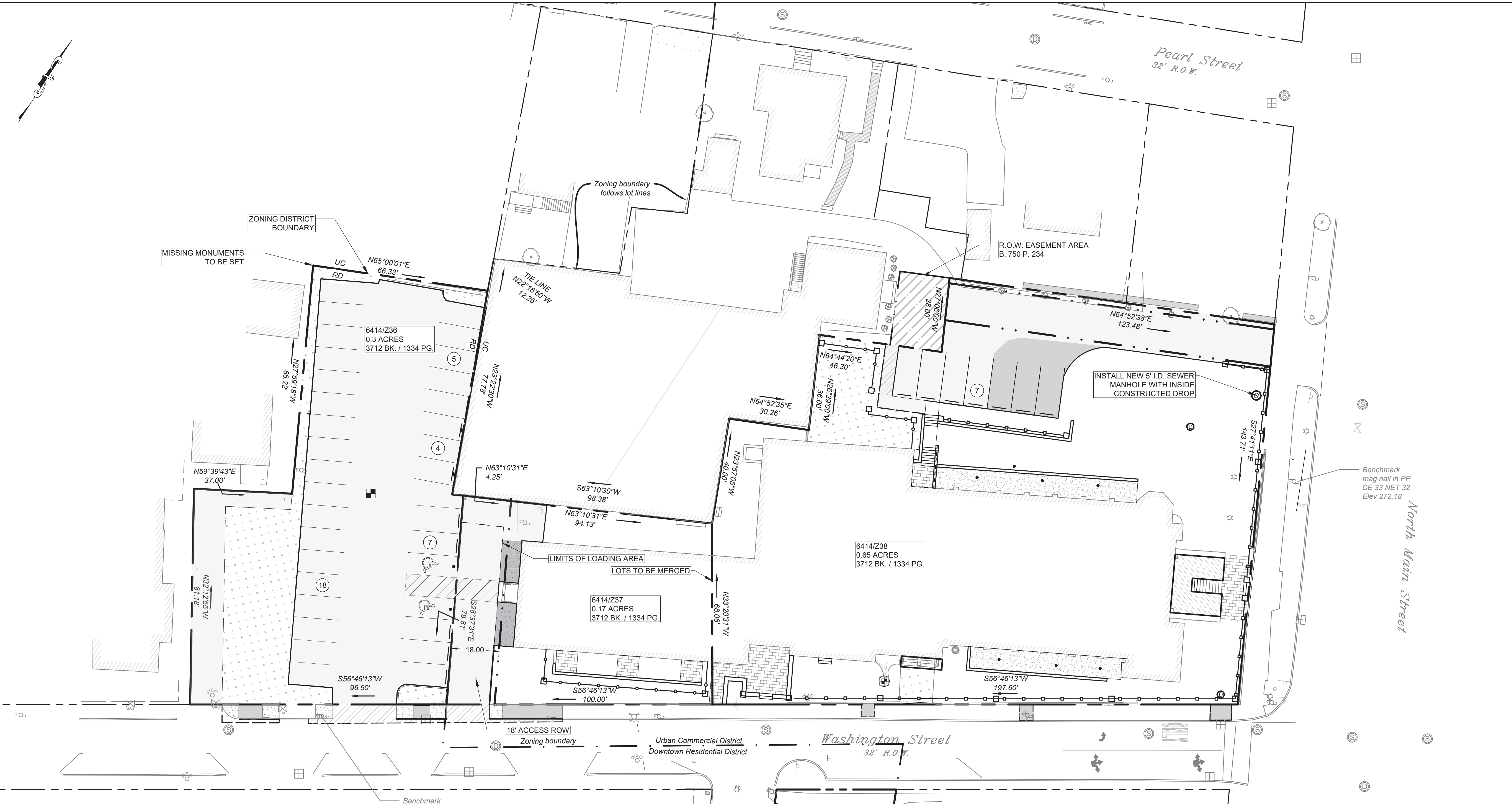
**MAP 6414Z, LOTS 37 & 38**

DRAWING TITLE  
**OVERVIEW SITE PLAN**

SCALE	DATE		
1" = 20'	06/21/2023		
DRAFTED BY	CHECKED BY	PROJECT MGR	PROJECT NO.
DRW	ERL	ERL	CHOR0002
SHEET NO.			

**C1.2**

05 OF 19



**ZONING NOTES:**

MAP / BLOCK / LOT(S): 6414Z / LOT 37  
6414Z / LOT 38  
6414Z / LOT 36 (OFF-SITE PARKING)  
6414Z / LOT 40 (OFF-SITE PARKING)

PROPERTY ADDRESS: 177 NORTH MAIN STREET

OWNER: CONCORD COALITION TO END HOMELESSNESS

APPLICANT: FIRST CHURCH HOLDINGS, LLC

DEED REGISTRATION: 3712 BK. / 1334 PG.

ZONE: URBAN COMMERCIAL (CU) DISTRICT  
DOWNTOWN RESIDENTIAL (RD) DISTRICT

FACILITY USE: MULTI-FAMILY HOUSING

LOT AREA:	REQUIRED	EXISTING	PROPOSED
MIN. AREA	12,500 SF (0.29 AC)	7,110 SF (0.16 AC)	35,552 SF (0.82 AC)
		28,442 SF (0.65 AC)	

FRONTAGE 100 LF	100.0' / 341.31 LF	441.31 LF
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**BUILDING SETBACKS:**

FRONT	15 LF	23 LF / 8.4 LF / 26 LF	8.4 LF / 26 LF
SIDE	15 LF	23 LF / 4 LF	23 LF / 4 LF
REAR	15 LF	12 LF / 14 LF	12 LF / 14 LF

**BUILDING HEIGHT:**

MAX.	45 FT	N/A	N/A
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**IMPERVIOUS COVERAGE CALCULATIONS:**

MAXIMUM LOT COVERAGE: CU ZONE 80%; RD ZONE 60%

	EXISTING	PROPOSED
CHURCH LOTS (37 & 38)	4,581 SF	4,581 SF
PAVEMENT	10,418 SF	13,550 SF
BUILDING	13,489 SF	18,131 SF (51%)
TOTAL	23,907 SF (67%)	36,262 SF (82%)

WASHINGTON ST LOT	12,355 SF (95%)	10,263 SF (78%)
ROLLINS ST LOT	2,202 SF (65%)	1,986 SF (57%)

**PARKING CALCULATIONS:**

49 SPACES REQUIRED PER VARIANCE [5]

	REQUIRED	EXISTING	PROPOSED
MIN. 49 SPACES [1]	0 SPACES	7 SPACES	30 HYBRID SPACES
LOT 36	27 SPACES	4 COMPACT SPACES	8 SPACES
LOT 40	8 SPACES	49 SPACES	
TOTAL	35 SPACES		

**ADA SPACES**

MIN. 2 SPACES	0 SPACES	2 SPACES
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- APPLICANT REQUESTS A CONDITIONAL USE PERMIT IN ACCORDANCE WITH ARTICLE 28-7:11(A) ALTERNATIVE PARKING ARRANGEMENTS OFF-SITE PARKING TO ALLOW OFF-SITE PARKING THAT IS WITHIN 500 FT OF THE PRINCIPAL USE.
- VARIANCES ARE REQUESTED FROM THE CONCORD ZONING BOARD OF ADJUSTMENT. THE HEARING WILL BE HELD ON JULY 12, 2023.
- RELIEF FROM 28-4-5(d)(2) TO PERMIT 30 DWELLING UNITS ON A 0.74 BUILDABLE ACRE PARCEL WHERE 8 UNITS ARE PERMITTED.
- RELIEF FROM 28-4-5(d)(5) TO PERMIT PARKING AND PATIOS WITH THE PERIMETER BUFFER REQUIRED FOR MULTIFAMILY DEVELOPMENT.
- RELIEF FROM 28-4(d)(4) TO PERMIT RESIDENTIAL UNITS WITH DIRECT OUTDOOR ACCESS TO HAVE PRIVATE YARD AREAS OF 100 SF, WHERE 300 SF PRIVATE YARDS ARE REQUIRED.

- RELIEF FROM 28-4-1(h) TO PERMIT VARIOUS PRIVATE PATIOS WITHIN 5' OF THE RELEVANT LOT LINE, WHERE 15' FRONT/REAR/SIDE SETBACK FOR STRUCTURES ARE REQUIRED.
- RELIEF FROM 28-7-2 TO PERMIT 49 PARKING SPACES FOR A 30 UNIT MULTI-FAMILY DEVELOPMENT WHERE 60 PARKING SPACES ARE REQUIRED.
- RELIEF FROM 28-7-13 TO PERMIT A LOADING AREA REQUIRING BACKING INTO OR FROM A STREET, BEING WITHIN 0 FEET OF A RESIDENTIAL BOUNDARY WHERE 25' SETBACK IS REQUIRED; AND HAVING NO FENCE OR LANDSCAPE BUFFER WHERE A FENCE OR LANDSCAPE BUFFER IS REQUIRED.
- RELIEF FROM 28-7-14 TO PERMIT REFUSE CONTAINERS TO BE LOCATED WITHIN 0 FEET OF A RESIDENTIAL DISTRICT BOUNDARY, WHERE A 25' SETBACK IS REQUIRED.
- RELIEF FROM 28-7-8(b) TO PERMIT A 15' SEPARATION BETWEEN DRIVEWAYS WHERE A 30' SEPARATION IS REQUIRED
- RELIEF FROM 28-7-7(a) TO PERMIT PARKING SPACES TO MEASURE 8 1/2 FEET WIDE BY 17 FEET LONG, WHERE STANDARD SPACES ARE REQUIRED TO MEASURE 9 FEET BY 19 FEET. (HYBRID SPACES)

**PLAN NOTES:**

- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLAN TITLED "EXISTING CONDITIONS PLAT OF THE LAND OF CONCORD COALITION TO END HOMELESSNESS", DATED JUNE 9, 2022, PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, INC.
- SEE SHEET C0.2 LEGEND AND NOTES FOR PROJECT LEGEND AND GENERAL NOTES

GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

**APPROVED**

UNDER THE PROVISIONS OF R.S.A. 674.35 & R.S.A. 674.36

**CITY PLANNING BOARD**

CITY OF CONCORD, NEW HAMPSHIRE

in accordance with vote of the board dated:

Approval of this plan is limited to the date as shown

Chair \_\_\_\_\_ Clerk \_\_\_\_\_



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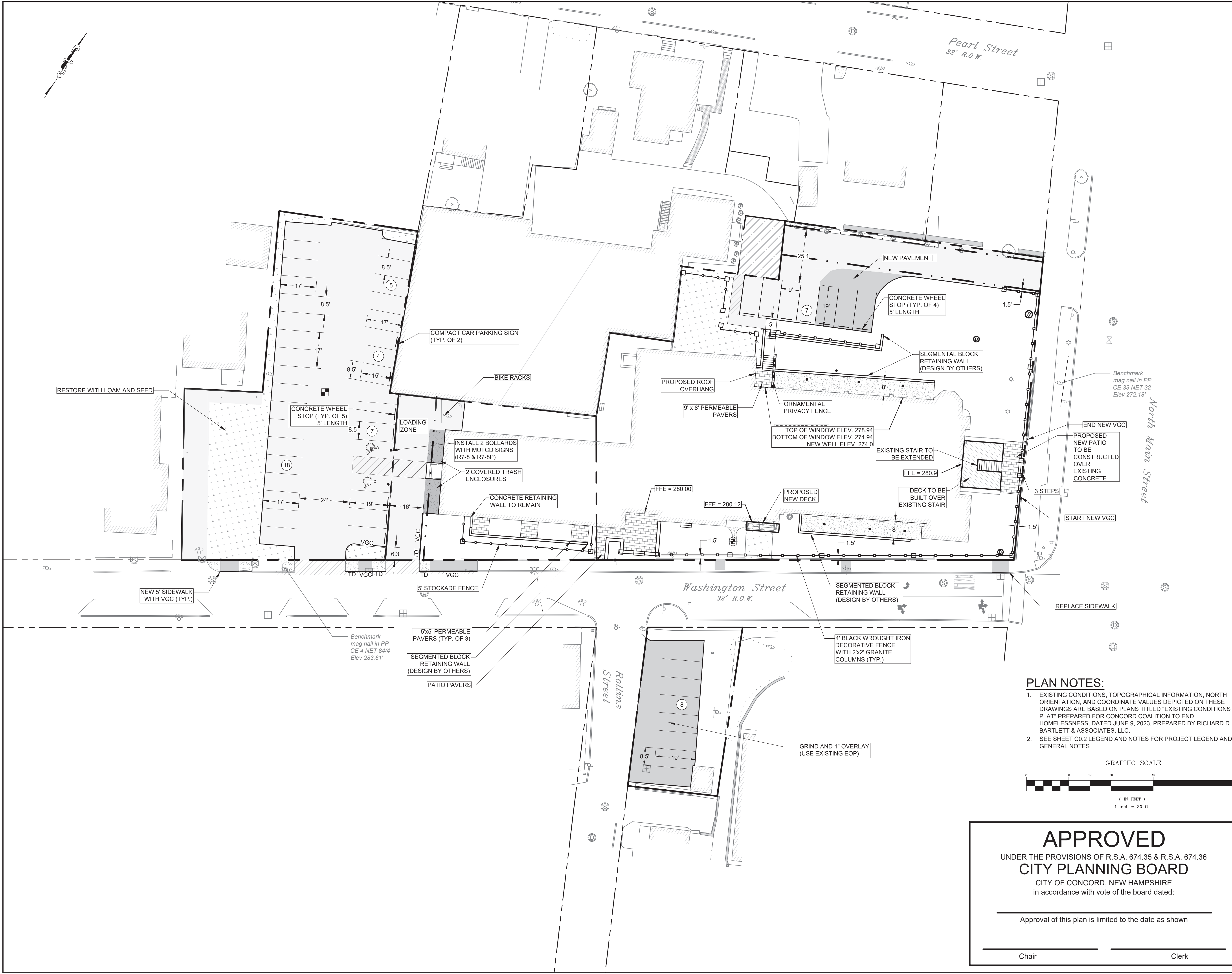
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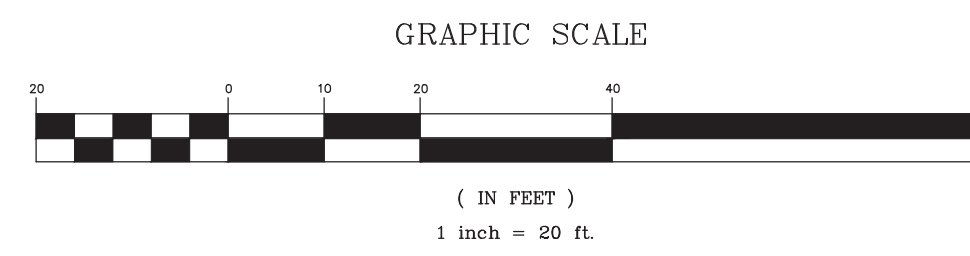
STATE OF NEW HAMPSHIRE  
ERIN R. LAMBERT  
No. 11057  
LICENSED PROFESSIONAL ENGINEER  
*Erin R. Lambert*  
ENGINEER ERIN R. LAMBERT  
NH P.E. #11057

**C1.3**

06 OF 19



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