



CITY OF CONCORD

New Hampshire's Main Street™
Zoning Board of Adjustment

October 19, 2018

The Zoning Board of Adjustment will meet on **Wednesday November 7, 2018 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday November 7, 2018 ZBA Public Meeting Agenda

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

The Zoning Board of Adjustment will hold a public meeting followed by a public hearing on the following appeals:

PUBLIC HEARINGS

59-18 Capital Hotel Company VI, LLC.: Applicant wishes to appeal the Zoning Administrator's determination that more than one principal use is permitted on a property or within a building and all principal uses are required to be established in accordance with Zoning Ordinances for the City of Concord, for property located at 406 South Main Street in a CG General Commercial District.

60-18 Capital Hotel Company VI, LLC.: Applicant wishes to redevelop the subject property with an 82 room hotel and an 8,475 square foot restaurant and requests the following variances:

- 1) Variance to Article 28-7-7(g)(3), Parking to be located to the side or rear of a building, to permit parking to be located between a building housing a principal use and the street, where parking to the side or rear of a building housing a principal use is required,
- 2) Variance to Article 28-7-3, Location of Required Parking, to permit dedicated off-site parking on adjacent land in the RO Residential Open-space district when parking is required to be provided on the same lot as the use or uses the parking spaces are intended to serve,
- 3) Variance to Article 28-2-4(j), The Table of Principal Uses, to permit parking in an RO District where non-residential parking lots are not permitted as a Principal Use,
- 4) Variance to Article 28-7-13(a), Table of Off-street Loading Requirements, to permit the provision of 1 loading space on a lot where 2 loading spaces, (1 for each principal use), are required,
- 5) Variance to Article 28-7-14(a), Requirements for Refuse Container Siting and Loading, to permit the refuse container(s) to be located off site on an adjacent lot when refuse container space is to be provided in the same lot as the use it serves,
- 6) Variance to Article 28-7-14(d), Requirements for Refuse Container Siting and Loading, to permit the refuse container to be located within 10 feet of a property line and 25 feet of a residential district boundary when refuse container is to be located more than 10 feet from the property line and more than 25 from a residential district boundary.

for property located at 406 South Main Street in a CG General Commercial District.

61-18 Bangor Savings Bank. Applicant wishes to locate a wall sign on the front façade of the subject building and requests the following:

- 1) Variance to Article 28-6-7, Signs Prohibited Under This Ordinance, Section(i), To permit a wall sign to be located above the sills of the second floor windows, where it is prohibited for signs to be located above the sills of the second floor windows,
- 2) Variance to Article 28-6-9, Signs Permitted in Nonresidential Districts, Sections (a) & (b), to permit a sign area of 36.4 square feet where circumstances only allow a sign of 28.5 square feet,

for property located at 76-82 North Main Street (Lot 45/6/4) in a CBP Central Business Performance District.

All City of Concord public meetings are accessible for persons with disabilities. Any person who feels that he or she may be unable to participate in a City of Concord public meeting due to a disability should, to the extent possible, call (603) 225-8580 at least 48 hours prior to the meeting so that a reasonable accommodation can be arranged.

Rose M. Fife, Clerk
Zoning Board of Adjustment

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