



CITY OF CONCORD

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

December 27, 2018

The Zoning Board of Adjustment will meet on **Wednesday January 9, 2019 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday January 9, 2019 ZBA Public Meeting Agenda

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

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

PUBLIC MEETING

63-18 John Radley: (Request for Rehearing) Applicant wishes to construct a new 4 (3) unit multi-family dwelling and requests the following:

- 1) Variance to Article 28-2-4(j), Table of Principal Uses, to permit the development and construction of a 4 (3) unit multi-family dwelling (Use A-4) where such use is not permitted,
- 2) Variance to Article 28-4-5(d)(1), Minimum Tract Requirements, to permit the development and construction of a 4 (3) unit multi-family dwelling on a lot with an area of 13,068 square feet +/-, when a minimum lot size of 25,000 square feet is required for multi-family development,
- 3) Variance to Article 28-4-5(d)(1), Minimum Tract Requirements, to permit the development and construction of a 4 (3) unit multi-family dwelling on a lot with 66' of frontage when a minimum lot frontage of 80' would be required for the development of multi-family dwellings,
- 4) Variance to Article 28-4-5(d)(2), Maximum Lot Coverage and Density, to allow the development of a 4 (3) unit multi-family dwelling, when maximum allowable density (units/buildable acre) would only allow for 3 units,
- 5) Variance to Article 28-4-5(d)(5), Perimeter Buffer Required, to permit a development of a multi-family dwelling with no perimeter buffers where perimeter buffers of 75' is required,
- 6) Variance to Article 28-8-3(c), Use of a Non-conforming Lot, to permit the use of the subject non-conforming lot for a use not otherwise permitted in the district, multi-family dwelling (Use A-4), where the Ordinance permits the use of the subject non-conforming lot for a single-family dwelling,

For property located at 159 Rumford Street in an RN Residential Neighborhood District.

(Note: Request and hearing was for three (3) units, corrections were made at the December 5, 2018 hearing)

PUBLIC HEARINGS

67-18 Martin S. & Kimberly M. Donovan: (Request for recess until the January 9, 2019 Hearing) Applicant wishes to convert an existing retail pharmacy to a banking office with drive-through (use F-1) and requests the following:

- 1) Variance to Article 28-7-7(g)(2), Setback From Lot Lines, to permit a portion of a parking space to encroach into the 10' landscaped strip along the Perley Street frontage such that the narrowest point is not less than 2'+/- from the front lot line,
- 2) Variance to Article 28-7-7(g)(2), Setback From Lot Lines, to allow no landscaping along the south and west side property lines where a 5' perimeter landscaping strip is required,

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- 3) 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 in the front of a building between the building and the street where all parking is to be located to the side or rear of a building,
- 4) Variance to Article 28-7-2(e), Table of Off-street Parking, to allow the provision of 6 compliant parking spaces where 7 spaces would be required,
- 5) Variance to Article 28-7-2(e), Table of Off-street Parking, and 28-7-4, Requirements for Stacking Spaces for Drive-Through Facilities, to allow the provision of 3 stacking spaces where 4 stacking spaces are required, for property located at 74 South Main Street in a CU Urban Commercial District.

68-18 Calvert Ridge 6, LLC: (Recessed Case from December 5, 2018) Applicant requests that the Board overturn the Zoning Administrator's determination that the proposed Residential Care Facility is classified as a Residential Social Service Center & instead rule that the use be classified as a single-family dwelling, at 52 Loop Road in an RO Zone.

64-18 Capital Plaza Concord, LLC: Applicant wishes to install a projecting sign and requests the following:

- 1) (Granted) A variance to Article 28-6-7(j), Projecting Signs, to permit a sign with the lowest point no less than 8'6" above grade where a 10' foot clearance above grade is required,
- 2) (Recessed from December 5, 2018) A variance to Article 28-6-7(j), Projecting Signs, to permit a sign that projects 6'4" from the façade where a sign may not project more than 5' from a building, for property located at 1 Capital Plaza, (a.k.a. 57 – 81 North Main Street), Suite 100, located in a CBP Central Business Performance District.

01-19 John Radley: Applicant wishes to develop a new two-family dwelling and requests the following:

- 1) A Variance from Article 28-5-2, Duplex or Two-family Dwelling, to permit development of a two-family dwelling on a 13,068 square foot lot when a lot size of 15,000 square feet would be required,
- 2) A Variance from Article 28-5-2, Duplex or Two-family Dwelling, to permit development of a two-family dwelling on a lot with 66' of frontage when 80' of frontage is required, for property located at 159 Rumford Street in an RN Residential Neighborhood District.

02-19 97 Storrs Street, LLC d/b/a/ Concord Antiques: Applicant wishes to install a 60 +/- square foot building sign above the top row of windows on the east façade and requests a Variance to Article 28-6-7, Signs Prohibited, to permit the highest point of the wall sign to be located not more than 40' above grade where such signs are not permitted above the sills of the second floor windows or greater than 25' above grade, for property located at 8-14 Dixon Avenue (to be known as 137 Storrs Street) in a CBP Central Business Performance District.

03-19 Capital Hotel Company VI, LLC: Applicant requests a Variance to Article 28-7-9(b), (Pedestrian) Access from Streets and Sidewalks, to not provide for pedestrian improvements to facilitate safe access from adjacent streets and sidewalks to the principal use for property located at 406 South Main Street in a CG General Commercial District.

Rose M. Fife, Clerk
Zoning Board of Adjustment

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