



CITY OF CONCORD

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

May 23, 2019

The Zoning Board of Adjustment will meet on **Wednesday, June 5, 2019 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, June 5, 2019 ZBA Public Hearing 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

17-19 David Nickerson for Carol Royce and Michele Nickerson: (Request for Rehearing) Applicant wishes to create a duplex/two-family dwelling and requests the following:

- 1) A variance to Article 28-5-2, Duplex or Two-Family Dwelling, to permit a duplex/two-family dwelling to be established on a lot with an area of 51,836 square feet where a lot area of 60,000 SF is required (1.5 x minimum lot area),
 - 2) A variance to Article 28-5-2, Duplex or Two-Family Dwelling, to permit a duplex/two-family dwelling to be established on a lot with 201.7' +/- of lot frontage where 300' is required (1.5 x the minimum lot frontage)
- for property located at 56 Oak Hill Road in an RM Residential Medium Density District.

PUBLIC HEARINGS

22-19 Karen Boselli: Applicant wishes to construct remove an existing garage and replace with a 23 foot wide x 24 foot deep garage and requests variances to:

- 1) Article 28-4-1(h), The Table of Dimensional Regulations, to permit a structure (garage) to be built with a 2' 6" +/- setback from the easterly side property line where a 10 foot setback is required; and
 - 2) Article 28-4-1(h), The Table of Dimensional Regulations, to permit a structure (garage) to be built with a 17' 2" +/- setback from the northerly rear property line where a 25 foot setback is required,
- for property located at 6 Orchard Street in an RN Residential Neighborhood District.

25-19 Chad R. Miller: Applicant wishes to construct a mudroom/entry on the front of an existing house and requests a Variance to Article 28-4-1(h), The Table of Dimensional Regulations, to permit a front setback of **2 feet +/-** where a front setback of 25 feet is required For property located at 6 Woodman Street in an RS Residential Single-Family District.

26-19 Barlo Signs for Dartmouth Hitchcock: Applicant wishes to install to internally illuminated freestanding signs and requests variances to Article 28-6-9(c), Permitted Freestanding Signs, Section (1), to permit 2 freestanding sign on a single lot where only 1 freestanding sign is permitted per lot and to from Article 28-6-9(e), Sign Illumination, to permit 2 freestanding signs to be internally illuminated were only external illumination is permitted, for property located at 253 Pleasant Street in an IS Institutional 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.

27-19 Donald Jewell for ECNH Realty, LLC: Applicant wishes to use a vacant property for outdoor storage of vehicles, storage trailers, and equipment and requests a variance to Article 28-5-37(d), Maximum Area of Lot to be Used or Designated for Outside Storage, to permit the outdoor storage of vehicles, trailers, equipment and materials (use K-7) where outside storage areas are allowed only as a ratio of land area to building area of 1.3 to 1 which is the ratio of the area of outside storage to the gross floor area of the buildings on the lot which house the principal use for property located at 39 Locke Road in an IN Industrial District.

Rose M. Fife _____, Clerk
Zoning Board of Adjustment

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