



CITY OF CONCORD

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

August 22, 2019

The Zoning Board of Adjustment will meet on **Wednesday, September 4, 2019 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

- 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 HEARINGS

63-18 John Radley: (Reversal and Remand) Applicant wishes to construct a new 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 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 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 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 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.

34-19 Angela deOliveira for Ann Marie Gilmartin: Applicant requests a variance to Article 28-5-40, Fences, Walls and Hedges, to permit a 6 foot tall fence adjacent to the front property line and within the front yard of a property where the maximum allowed fence height in a front yard may not exceed 4 feet in height, for property located at 38 Franklin Street, in an RN Residential Neighborhood District.

37-19 Gloria-Jean Leighton: Applicant wishes to construct an 18' x 26' attached garage and requests a Variance to Article 28-4-7, Cluster Developments, Section (e)(2), Design Standards, to permit a building setback of 7 feet +/- from the southerly side property line where a setback of 10 feet is required, for property located at 20 Chesterfield Drive in an RS Residential Single-family district Cluster Subdivision.

38-19 TBR, LLC.: Applicant wishes to install a new (70SF) projecting sign, in addition to the existing building signage, and requests the following:

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.

- 1) Variance to Article 28-6-9, Signs Permitted in Non-Residential Districts, Sections (a) & (b) to permit a total combined building signage for "The Draft" and "Concord Casino" of 195SF +/- (125SF +/- existing + 70SF proposed) where 40SF is allowed
- 2) Variance to Article 28-6-7, Signs Prohibited Under this Ordinance, Section (j), to permit a projecting sign that extends greater than 25 feet above grade, is located above the sills of the second story windows and contains more than 12 square feet of sign area,
for property located at 67-69 South Main Street in a CU Urban Commercial District.

Rose M. Fife, Clerk
Zoning Board of Adjustment

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