



# CITY OF CONCORD

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

September 19, 2019

The Zoning Board of Adjustment will meet on **Wednesday, October 2, 2019 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

### **Wednesday, October 2, 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 HEARINGS**

**39-19 Troy Morrill:** Applicant wishes to construct a 23'(w) x 20'(d) attached garage and requests a Variance to Article 28-4-1(h), The Table of Dimensional Regulations, to permit a building setback of 3 feet +/- from the southerly side property line where a setback of 10 feet is required, for property located at 8 Grover Street in an RH Residential High Density District.

**40-10 Brenda Perkins:** Applicant wishes to convert an existing two-family dwelling into a 3 family dwelling and requests the following:

- 1) Variance to Article 28-2-4(j), Table of Principal Uses, and applicable supplemental standards under Article 28-5-3, to permit the conversion of an existing residential building to accommodate 3 units (use A-11) where such conversions are not permitted,
- 2) Variance to Article 28-7-7(f), Driveway Widths, to permit a 17 foot driveway width where a 24 foot width is required (Note a reduction to 18' is permissible with a Conditional Use Permit).
- 3) Variance to Article 28-7-7(g) Setbacks and Restrictions to allow a parking area as exists to the property line where a 51 foot setback is required,

For property located at 195 East Side Drive in an RS Residential Single-family district

**41-19 Daval Realty Associates, LP., for Sanel Realty Co., Inc.:** Applicant requests that the Zoning Board reverse the Zoning Administrator's decision that, in accordance with Supplemental Standards, Article 28-5-19, Motor Vehicle and Recreational Equipment Sales, the landscaping requirements under Article 28-7-10 applies to motor vehicle display areas as well as the designated vehicle parking areas, in relation to property at 129 Manchester Street in a CH Highway Commercial District.

If the Board upholds the Zoning Administrator's decision the applicant requests the following:

**42-19 Daval Realty Associates, LP., for Sanel Realty Co., Inc.:** Applicant wishes to expand an existing motor vehicle sales business (Bank's, 137 Manchester Street) onto an adjacent property and requests the following:

- 1) Variance to Article 28-7-10(b), Parking Lot Interior Landscaping Required, to not provide landscaping within the perimeter of an area designated for motor vehicle display,
- 2) Variance to Article 28-7-10(d), Landscape Material Standards, to allow a ratio of 0.21 trees for every 1,000 square feet of parking and display area where 1 tree per every 1,000 square feet of parking and display area is required, (i.e. provide 51 trees where 238 trees are required),

For property located at 129 Manchester Street in a CH Highway Commercial District.

Rose M. Fife, Clerk  
Zoning Board of Adjustment

*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.*