



CITY OF CONCORD

New Hampshire's Main Street™
Zoning Board of Adjustment

In accordance with CDC and Department of Health and Human Services guidance, this meeting will be held telephonically and via an internet-based option. Interested parties are encouraged to submit testimony via mail or email prior to the meeting via the contact information listed below. Access information for the meeting will be available on the City of Concord Code Administration website at:

www.concordnh.gov/322/Code-Administration

June 18, 2020

The Zoning Board of Adjustment will meet on **Wednesday, July 1, 2020 at 7:00 PM** using telephonic and internet-based options. Instructions for accessing and participating in the meeting can be found at the link above.

Wednesday, July 1, 2020 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

26-20 Advantage Signs for Concord Litho Group: Applicant wishes to install 5 freestanding signs and requests a Variance to Article 28-6-9(c), Permitted Freestanding Signs, to permit 5 freestanding signs to be placed on a single lot where only 1 freestanding sign is permitted per lot, for property located at 92 Old Turnpike Road and 19 – 27 Terrill Park Drive in an IN Industrial District.

27-20 Chris Trider: Applicant wishes to construct a 30 foot wide by 24 foot deep garage and requests the following:
1) Variance to Article 28-4-1(h), The Table of Dimensional Regulations to allow a 15 foot rear setback where a 25 foot rear setback is required,
2) Variance to Article 28-4-1(h), The Table of Dimensional Regulations to allow a maximum lot coverage of 45 percent where a maximum lot coverage of 40 percent is allowed,
for property located at 34 Donovan Street in an RS Residential Single Family District.

NOTE: Prior to hearing this appeal, the Board must determine whether this request differs materially in nature or degree, or whether the circumstances affecting the property have changed significantly when compared with request and circumstances existing under the requests in cases #33-05 and #49-05.

28-20 Dan Arndt: Applicant wishes to convert an existing 2 bedroom apartment into 3 rooming units and combine the 3 new rooming units with an existing 20 unit rooming house (all units are within the same structure), for a total of 23 rooming units, and requests a Special Exception from Article 28-8-4(b), Change from One Non-conforming Use to Another by Special Exception, to allow the conversion and inclusion of the new rooming units for a total of

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.

23 rooming house dwelling units and maintain existing non-conforming parking for 11 vehicles (currently 11 spaces provided where 24 required) where 25 would be required, for property located at 56 South Main Street in a CU Urban Commercial District.

If the Board does not approve the request for the granting of a Special Exception, The applicant requests the following:

Applicant wishes to expand an existing 20 unit rooming house by converting a 2 bedroom apartment, existing within the same building, to 3 additional sleeping rooms with shared bathroom and kitchen facilities, resulting in a total of 23 sleeping rooms and requests the following:

- 1) Variance to Article 28-2-4, The Table of Principal Uses, and Article 28-5-6, Rooming Houses, to allow an existing non-conforming rooming house to expand from 20 dwelling units to 23 dwelling units where the maximum number of dwelling units within a rooming house may not exceed accommodations for 10 individuals, inclusive of a resident manager or resident family,
- 2) Variance to Article 28-7, Access, Circulation, Parking and Loading, To maintain the existing non-compliant parking configuration for 11 parking spaces where 25 spaces would be required (24 spaces currently required),

for property located at 56 South Main Street in a CU Urban Commercial District.

30-20 Jay Gemmiti for Concord Hospital: Applicant wishes to install a building sign and a freestanding monument sign and request the following:

- 1) Variance to Article 28-6-9(e), Sign Illumination, Section (1), to allow an internally illuminated building sign where only external illumination is permissible,
- 2) Variance to Article 28-6-9(c), Permitted Freestanding Signs, Section (1), to allow an additional freestanding monument sign, when such sign would be the third freestanding sign when only 1 freestanding sign is permissible,
- 3) Variance to Article 28-6-9(e), Sign Illumination, Section (1), to allow an internally illuminated freestanding monument sign where only external illumination is permitted,

for property located on the Hospital Campus at 250 Pleasant Street (a.k.a. 116 Langley Parkway) in an IS Institutional District.

29-20 Carolyn Cuskren for Whittemore Holdings, LLC: Applicant wishes to open a Dance Studio (Principal use C-2, Dance or music school or studio) and requests a Variance to Article 28-2-4(j), Table of Principal Uses to permit a dance studio where such use is not otherwise allowed, for property located at 45 Chenell Drive in an IN Industrial District.

Rose M. Fife, Clerk
Zoning Board of Adjustment



Craig Walker
Zoning Administrator

CITY OF CONCORD
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Community Development Department

Due to the Covid-19/Corona Virus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, the **Zoning Board of Adjustment** is authorized to meet electronically. The City of Concord will be utilizing the Zoom platform for this electronic meeting.

Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04.

All members of the Board have the ability to communicate contemporaneously during this meeting through the Zoom platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting by following this link: <https://us02web.zoom.us/j/610919318> or dialing the following number and entering the following ID number at the prompt:

Telephone Dial: US: +1 929 205 6099 – Webinar ID#: 610 919 318

Please enter full name when logging in so attendance and minutes can be properly recorded.

Note that telephone participation will be enabled at the end of each public hearing. All participants please keep your phones and computers on **mute** unless speaking.

Members of the public can also email questions or other public testimony to code@concordnh.gov, and staff will read the testimony or question into the record during the meeting. Any member of the public can also call the Code (Zoning) Administrative office during the meeting at 603-856-3913 if they are unable to access the meeting and if assistance with connecting is needed.

Materials can be requested from the Code (Zoning) Administration Division via email, or by calling and leaving a message at (603) 225-8580 or,

Meeting Agendas and links to the cases can be accessed at:

<https://www.concordnh.gov/280/Zoning-Board-of-Adjustment>

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