

CITY OF CONCORD, NH
ZONING BOARD OF ADJUSTMENT
AUGUST 5, 2020 MEETING
DRAFT MINUTES

Attendees: Chair Christopher Carley, Nicholas Wallner, James Monahan, Laura Scott, Andrew Winters, Scott Sakowski.

Absent: Robert Harrison Jr.

Staff: Craig Walker, Zoning Administrator, Rose Fife, Clerk of the Board, and David Hall Code Administrator.

Meeting commenced at 7:00 pm.

Chair Carley explained that 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 Board was authorized to meet electronically. The City of Concord utilized the Zoom platform for this electronic meeting.

28-20 Dan Arndt: (Granted 5-0) 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 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.

30-20 The Sign Gallery for Joseph Concord NH Trust: (Denied 5-0) Applicant wishes to install a building sign and requests a Variance to Article 28-6-9(b), Permitted Building Signs, to permit the installation of a 35 square foot sign over their storefront in a space where only 19.5 square feet is permitted, for property located at 75 Fort Eddy Road in a GWP Gateway Performance District.

31-20 The Sign Gallery for Sanel Auto Parts: (Granted 5-0) Applicant wishes to install a second freestanding sign on a single lot and requests a Variance to Article 28-6-9(c), Permitted Freestanding Signs, to permit 2 freestanding signs on a single lot where only 1 freestanding sign is permitted per lot, for property located at 102 Old Turnpike Road in an IN Industrial District.

32-20 Kelley R. Catanzaro: (Denied 3-2) Applicant Wishes to add a 10' x 20' addition on the east side of an existing 18' x 26' garage and requests a Variance to Article 28-4-1(h), The Table of Dimensional Regulations, to allow a 3 foot +/- side setback from the eastern property line where a 10 foot side setback is required, for property located at 19 Monroe Street in an RD Residential Downtown District.

33-20 Mountain Lake Heating/Fuel, LLC: (Granted 5-0) Applicant wishes to convert an existing 2 unit residence to 4 dwelling units (Use A-11) and provide required parking onsite and requests a Variance to Article 28-4-1(h), The Table of Dimensional Regulations, to allow a total lot coverage of 65% +/- where the allowed maximum lot coverage is 60%, for property located at 28 South Street in an RD Residential Downtown District.

34-20 Michael Chapman: Applicant wishes to convert a 2 unit dwelling to a 3 unit dwelling and requests the following:

- 1) **(Granted 5-0)** A Variance to Article 28-5-3(b), Conversions (of residential buildings) in Districts Other Than Performance Districts, to allow a conversion resulting 3 dwelling units in a single building on a 5,869 sf lot where a minimum lot size of 7,500 sf is required,
- 2) A Variance to Article 28-7-1(a), Applicability (Parking), to allow a change of use without bringing the property into compliance with all parking requirements including, but not limited to:
 - a. **(Recessed to 9/2, request redesign)** A Variance to Article 28-7-2(e), Table of Off-street Parking, to allow the provision of 4 standard 9'x19' onsite parking spaces where 6 spaces are required,
 - b. **(Granted 5-0)** A Variance to Article 28-7-7(e), Minimum Aisle Width, to allow a 10 foot aisle adjacent to the southerly parking space where a 24 foot aisle is required for maneuvering,
 - c. **(Recessed to 9/2, request redesign)** A Variance to Article 28-7-5, Requirements for Handicapped Spaces, to provide no designated accessible spaces where 1 space is required,
 - d. **(Granted 5-0)** A Variance to Article 28-7-7(f), Driveway Widths, to maintain a driveway with a minimum width of 12 feet where a minimum width of 18 feet is allowed (CUP) and 24 feet is standard,

e. **(Granted 5-0)** Variance to Article 28-7-7(g)(2), Setbacks from Lot lines, to maintain zero foot setback for the driveway along the westerly lot line where a 5 foot setback is required, for property located at 27 Fayette Street in an RD Residential Downtown District.

35-20 Kenneth Smith and Lee Adams: (Granted 5-0) Applicant wishes to convert a 2 unit office/apartment building to a 3 unit dwelling and requests the following:

- 1) A variance to Article 28-5-3(b)(1), Minimum Lot Size, to allow for a 3-unit conversion on a property with a lot size of 9,486+/- square feet where 10,000 square feet is required,
- 2) A Variance to Article 28-7-7(f), Driveway Widths, to permit a 12 foot wide driveway for 2-way traffic where a 24 foot wide driveway is required,

for property located at 8 Perley Street in a UT Urban Transitional District.

36-20 Spring Corner Realty, LLC: (Granted 4-0) Applicant wishes to expand a non-conforming restaurant (Use I-1) and requests Variances to Article 28-8-4(c), Expansion of a Nonconforming Use, and, to the extent applicable, Article 28-2-4(j), Table of Principal Uses, to permit the expansion of an existing restaurant to include a "roof top patio" to be used for outdoor dining for 32 +/- customers, for property located at 60 Pleasant Street in a CVP Civic Performance District.

37-20 Rosemary Hinton: (Recessed to 9/2, need more information) Applicant wishes to enlarge an existing single-family dwelling and requests a variance to Article 28-4-1(h), Table of Dimensional Regulations, permit enlargement of a second level by vertically extending the existing single-family structure having a 9 foot side setback where a 15 foot side setback is required, for property located at 21 Iron Works Road in an RS Single Family Residential District.

38-20 Robert T. Seaward Jr.: (Granted 5-0) Applicant wishes to construct a 30 foot wide by 30 foot deep garage and request a variance to Article 28-4-1(h), Table of Dimensional Regulations, to allow for a 34 foot side setback where a 40 foot side setback is required, for property located at 88 Birchdale Road in an RO Open Space Residential District.

39-20 Philip Bates for Timothy D. Deacon: (Granted 5-0) Applicant wishes to construct an Accessory Dwelling Unit (ADU) and requests a Special Exception, as provided in 28-2-4(k), Table of Accessory Uses, (Accessory Use A-13), to convert an existing single-family detached dwelling to a single-family detached dwelling with one (1) accessory dwelling unit, for property located at 6 Carter Hill Road in an RO Open Space Residential District.

*Respectfully Submitted,
Rose M. Fife, Clerk
Zoning Board of Adjustment*