



CITY OF CONCORD

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

January 24, 2019

The Zoning Board of Adjustment will meet on **Wednesday February 6, 2019 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday February 6, 2019 ZBA Public Meeting 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

01-19 John Radley: Applicant wishes to develop a new two-family dwelling and requests the following:

- 1) A Variance to Article 28-5-2, Duplex or Two-family Dwelling, to permit development of a two-family dwelling on a 13,068 square foot lot when a lot size of 15,000 square feet would be required,
 - 2) A Variance to Article 28-5-2, Duplex or Two-family Dwelling, to permit development of a two-family dwelling on a lot with 66' of frontage when 80' of frontage is required,
- for property located at 159 Rumford Street in an RN Residential Neighborhood District.

05-19 IERE Pizza North, Inc. Applicant wishes to construct two detached buildings, one for a carry-out "pizza" shop (retail use H-1) and a carry-out "coffee" shop (retail use H-1) and requests the following:

- 1) A variance to Article 28-4-2(e), Buffers for District Boundaries in Collector or Local Streets, to permit a 24 foot +/- wide driveway for two-way traffic to cut through the buffer zone where a 15 foot vegetative buffer is required,
- 2) A variance to Article 28-7-7(g), (parking) Setbacks and Restrictions, to allow off-street parking to be located in the front of the building between the building and the street,
- 3) A variance to Article 28-7-2(e), The Table of Off-Street Parking to permit the provision of 6 drive-through queuing spaces for the "pizza" carry-out where 11 queuing spaces are required,

for property located at 212 Fisherville Road in a CG General Commercial District.

06-19 Martin S. & Kimberly M. Donovan: Applicant wishes to renovate an existing building into a branch bank with drive-up teller and requests the following:

- 1) A Variance to Article 28-7-7(g)(2), Setbacks From Lot Lines, to allow parking with not less than a 2 foot +/- setback from the front property line adjacent to South Main Street and no less than a 4 foot +/- setback from the front property line adjacent to Perley Street where a 10 foot setback is required parking adjacent to a front lot line where it abuts a collector or arterial street,
 - 2) A Variance to Article 28-7-7(g)(3), Parking to be located to the side or rear of a building, to allow parking to be located on the east side of the property between the building and South Main Street,
 - 3) A Variance to Article 28-8-3(c), Use of a Non-conforming Lot, to allow the development of a non-conforming lot where such development does not comply with all yard, setback, parking or other requirements of the ordinance,
- for property located at 74 South Main in a CU Urban Commercial 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.

- 07-19 Jeffrey L. Green for the Marilyn G. Curtain and John J. Curtain Revocable Trust:** Applicant wishes to correct a non-compliant building location by adjusting the location of the lot lines and requests the following:
- 1) a Variance to Article 28-4-1(h), The Table of Dimensional Regulations, to allow for a lot line adjustment resulting in a non-compliant lot size of 34,251 square feet +/- where the minimum lot size required is 40,000 square feet of lot area,
 - 2) A Variance to Article 28-4, Development Design Standards, to allow the use or development of a non-compliant property that does not meet the minimum lot size for the base district,
- for property located at 21 Fox Run in an RM Residential Medium Density District.

Rose M. Fife _____, Clerk
Zoning Board of Adjustment