



CITY OF CONCORD

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

June 27, 2019

The Zoning Board of Adjustment will meet on **Wednesday, July 10, 2019 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, July 10, 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

28-19 Stephen Duprey for Foxfire Property Management: Applicant wishes to install a freestanding sign, eighty (80) feet tall and two-hundred eighty-five (285) square feet in area and requests the following:

- 1) A Variance from Article 28-6-9(a), Table of Maximum Sign Dimensions to allow an eighty (80) foot tall freestanding sign where the maximum allowed height of a freestanding sign is twenty (20) feet,
 - 2) A Variance from Article 28-6-9(a), Table of Dimensional Regulations, to allow a two-hundred eighty-five (285) square foot sign when the maximum allowed is one-hundred (100) square feet,
- for property located at 70 Constitution Avenue, Unit #1 located in an OCP Opportunity Corridor Performance District.

29-19 Nancy M. Paul for the Friends Program, Inc.: Applicant wishes to physically expand an existing Residential Social Service Center (RSSC) to accommodate a new intake area and convert an existing office to create an additional sleeping room increasing the number of sleeping rooms from eight (8) to (9) and requests the following:

- 1) A Variance from Article 28-5-5, Residential Social Service Center, and Article 28-4-5(d)(1), Minimum Tract Requirements, to permit the expansion of an RSSC on a lot with 8,364 square feet +/- of area where minimum lot size required for an RSSC is 25,000 square feet of land,
- 2) A Variance from Article 28-5-5, Residential Social Service Center, and Article 28-4-5(d)(2), Maximum Lot Coverage and Density, to permit the expansion of an RSSC to accommodate nine (9) sleeping rooms on an 8,364 SF lot and allow an equivalent unit density of forty-six (46) units per buildable acre where a maximum unit per buildable acre of land shall not exceed twelve (12) units per buildable acre of land,
- 3) Variances from Article 28-7-1, Access, Circulation, Parking and Loading Requirements, to permit the existing non-compliant parking configuration to continue when access, circulation and parking requirements are required to be brought up to current requirements, including:
 - a. Variances from Article 28-7-7(a), Standard Parking Spaces, to allow parking spaces seventeen (17) feet in length where nineteen (19) feet is required,
 - b. Variances from Article 28-7-5, Requirements for Handicapped Accessible Parking Spaces and 28-7-7(c), Handicapped Accessible Spaces, to not provide a compliant accessible parking space where one (1) accessible parking space for is required and the first required space must be a van accessible space,
 - c. Variances from Article 28-7-7(e), Minimum Aisle Width, To permit a parking lot configuration with a drive aisle twelve (12) feet in width where a minimum width of twenty-four (24) feet is required for two-way traffic,

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- d. Variances from Article 28-7-7, Setbacks and Restrictions, Section (g)(2), Setbacks From Lot Lines, to permit parking not less than six (6") inches from the easterly side property line where a minimum five (5) foot setback from the adjacent property is required,
 - e. Variances from Article 28-7-8, Access and Driveway Standards, Section (a), Restrictions on Backing into a Street, to permit a parking configuration that does not provide adequate onsite room for maneuvering and requires vehicles to back into and maneuver in the street to enter or exit the parking area,
- for property located at 30 Thompson Street in an RD Residential Downtown District.

30-19 Concord Coalition to End Homelessness: Applicant wishes to convert an existing nonresidential building to four (4) one-bedroom dwelling units and requests the following:

- 1) A Variance from Article 28-5-7, Conversion of a Non-residential Building, Section (a), Conversions Resulting in Five (5) or Fewer Units, to allow the conversion of an existing building to accommodate four (4) dwelling units on a 3,702 square foot lot when a minimum lot size requirement for a four (4) unit conversion requires a minimum lot size of ten-thousand (10,000) square feet,
- 2) Variances from Article 28-5-3(b)(4), Minimum Size of Dwelling Units, to permit a conversion resulting in dwelling units no less than five-hundred (500) square feet in gross floor area where a minimum of six-hundred (600) square feet of gross floor area is required for each unit,
- 3) Variances from Article 28-7-1, Access, Circulation, Parking and Loading Requirements, to permit the existing non-compliant parking configuration to continue when access, circulation and parking requirements are required to be brought up to current requirements, including:
 - a. Variances from Article 28-7-2(e), Table of Off-street Parking Requirements, to provide four (4) non-compliant on-site parking spaces where eight (8) compliant parking spaces are required,
 - b. Variances from Article 28-7-5, Requirements for Handicapped Accessible Parking Spaces and 28-7-7(c), Handicapped Accessible Spaces, to not provide a compliant accessible parking space where one (1) accessible parking space for is required and the first required space must be a van accessible space,
 - c. Variances from Article 28-7-7, Parking Area Design Standards, to allow a parking configuration which does not comply with the parking lot design requirements of providing full on-site parking with compliant, individually accessible parking spaces, internal drive aisles for vehicle movement and maneuvering, does not provide a five (5) foot setback from the property lines and does not provide for a five (5) foot landscaped strip around the perimeter of the parking area,
 - d. Variances from Article 28-7-8, Access and Driveway Standards, Section (a), Restrictions on Backing into a Street, to permit a parking configuration that does not provide adequate onsite room for maneuvering and requires vehicles to back into and maneuver in the street to enter or exit the parking area,
 - e. Variances from Article 28-7-12(b)(3), to permit parking in the front yard, where all parking is required to be to the side or rear of the building,
- 4) Variances from Article 28-4-1(h), The Table of Dimensional Regulations, to permit the installation of an accessible ramp with a five (5) foot setback from a front property line where a fifteen (15) foot setback is required, for property located at 10 Green Street in a CVP Civic Performance District.

31-19 Liberty Utilities: Applicant wishes to construct an office/warehousing/industrial flex, mixed use building (use L-11) and requests a Variance to Article 28-2-2(b), Purposes of the Established Districts, Section (16), The Industrial (IN) District to waive the requirement that the proposed building be serviced by municipal sewer, for property located at 14 Broken Bridge Road in an IN Industrial District.

32-19 Jefferson & Laura Hall: Applicant wishes to remove an existing 18' x 20' garage and replace with an 18 foot wide x 20 foot deep garage and requests variances to:

- 1) Article 28-4-1(h), The Table of Dimensional Regulations, to permit a structure (garage) to be built with a 6" +/- setback from the northerly rear property line where a 25 foot setback is required; and
 - 2) Article 28-4-1(h), The Table of Dimensional Regulations, to permit a structure (garage) to be built with 6" +/- setback from the easterly side property line where a 15 foot setback is required,
- for property located at 114 School Street in an RS Residential Single Family District.

33-19 Pamela Seguin: Applicant wishes to convert the first floor dwelling unit (992SF +/-) to a personal service use (use D-1) and maintain the second floor dwelling for residential use and requests the following:

- 1) Variances from Article 28-7-1, Access, Circulation, Parking and Loading Requirements, to permit the existing non-compliant parking configuration to continue when access, circulation and parking requirements are required to be brought up to current requirements, including:
 - a. Variances from Article 28-7-2(e), Table of Off-street Parking Requirements, to provide two (2) non-compliant on-site parking spaces where six (6) compliant parking spaces are required,

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- b. Variances from Article 28-7-5, Requirements for Handicapped Accessible Parking Spaces and 28-7-7(c), Handicapped Accessible Spaces, to not provide a compliant accessible parking space where one (1) accessible parking space for is required and the first required space must be a van accessible space,
 - c. Variances from Article 28-7-7, Parking Area Design Standards, to allow a parking configuration which does not comply with the parking lot design requirements of providing full on-site parking with compliant, individually accessible parking spaces, internal drive aisles for vehicle movement and maneuvering, does not provide a five (5) foot setback from the property lines and does not provide for a five (5) foot landscaped strip around the perimeter of the parking area,
 - d. Variances from Article 28-7-8, Access and Driveway Standards, Section (a), Restrictions on Backing into a Street, to permit a parking configuration that does not provide adequate onsite room for maneuvering and requires vehicles to back into and maneuver in the street to enter or exit the parking area,
- 2) Article, 28-7-14, Off-street Loading area for Refuse Containers, to provide no complying onsite refuse container location with an enclosed refuse container area that is accessible without requiring the vehicle to back into or maneuver in the road;
for property located at 27 South State Street in a CU Urban Commercial District.

Rose M. Fife, Clerk
Zoning Board of Adjustment