



CITY OF CONCORD

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

July 25, 2019

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

Wednesday, August 7, 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:

RECESSED CASE

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 8 to 9 and requests the following:

- 1) **(Granted)** A Variance to 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) **(Granted)** A Variance to 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 9 sleeping rooms on an 8,364 SF lot and allow an equivalent unit density of 46 units per buildable acre where a maximum unit per buildable acre of land shall not exceed 12 units per buildable acre of land,
- 3) Variances to 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. **(Granted)** Variances to Article 28-7-7(a), Standard Parking Spaces, to allow parking spaces 17 feet in length where nineteen (19) feet is required,
 - b. **(Recessed until August 7, 2019)** Variances to 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 1 accessible parking space for is required and the first required space must be a van accessible space,
 - c. **(Granted)** Variances to Article 28-7-7(e), Minimum Aisle Width, To permit a parking lot configuration with a drive aisle 12 feet in width where a minimum width of 24 feet is required for two-way traffic,
 - d. **(Granted)** Variances to Article 28-7-7, Setbacks and Restrictions, Section (g)(2), Setbacks From Lot Lines, to permit parking not less than 6 inches from the easterly side property line where a minimum 5 foot setback from the adjacent property is required,
 - e. **(Granted)** Variances to 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.

PUBLIC HEARINGS

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.

36-19 Swim NH, LLC: Applicant was granted several Variances under Case #20-19 to enable the establishment of a privately owned indoor pool health and fitness center for swimming and water safety instruction (use C-4) and requests the following modifications and corrections to the relief previously granted:

- 1) Variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit the following:
 - a. To allow a minimum 9.8' setback (9' 9.6") +/- from the northerly side property line where a 25' setback is required,
 - b. To allow rear setbacks ranging from 10.4' setback (10'4.8") +/- from the northeast rear corner of the proposed building to a minimum 22.4' (22'4.8") setback from the southeasterly rear corner of the proposed building,
 - c. To allow side setbacks ranging from 17.2' (17'2.4") to 16.9' (16'10.8") from the southerly side property line.
 - 2) Variance to Article 28-7-7(g)(2), Setbacks From Lot Lines, and Article 28-7-10, Parking Lot Perimeter Landscaping Required, to permit a minimum parking lot setback of 7.3' (7'3.6") from the westerly front property line and corresponding perimeter landscaping reduction where a 10 foot setback and landscape strip is required, and to allow a front setback not less than 4 feet from a side where 5 feet is required.
 - 3) A variance to Article 28-7-2(e), Table of Off-street Parking, to allow the provision of 15 parking spaces where 16 spaces are required,
 - 4) A Variance to Article 28-8-3(c)(2), Conditions for Development of a Non-conforming Lot, to allow development of a non-conforming lot when setback and parking requirements are not met,
- for property located at 41 Hall Street in an OCP Opportunity Corridor Performance District.

35-19 Crystal Sanders: Applicant wishes to remove an existing front entry and replace with an expanded front (farmers) porch and requests a Variance to Article 28-4-1(h), The Table of Dimensional Regulations, to permit a front setback of 9 feet +/- where a 25 foot front setback is required for property located at 25 Lawrence Street in an RM Residential Medium Density District.

Rose M. Fife, Clerk
Zoning Board of Adjustment