



CITY OF CONCORD

New Hampshire's Main Street™
Zoning Board of Adjustment

January 23, 2020

The Zoning Board of Adjustment will meet on **Wednesday, February 5, 2020 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, February 5, 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

44-19 Samuel & Kim Benton: Applicant wishes to construct a 24' x 24' attached garage and request a Variance to Article 28-4-1(h), The Table of Dimensional Regulations, to permit a building setback of 10 feet +/- from the rear property line where a rear setback of 25 feet is required for property located at 93 Pembroke Road in an RS Residential Single-family District.

03-20 Brixmor Capitol SC, LLC: Applicant wishes to expand an existing shopping center by adding additional buildings/floor area for retail and food service uses and requests the following:

- 1) Variance to Article 28-2-4(j), The Table of Principal Uses, to permit a, "Restaurant with drive-through service" (principal use I-3), where restaurant with drive-through service is not permitted,
- 2) Variance to Article 28-7-7(d), Stacking Spaces, to permit 6 stacking spaces (counted from order station) where 11 stacking spaces (counted from order station) would be required,
- 3) Variance to Article 28-7-2(e), Table of off-street parking requirements, to provide 754 parking spaces where 977 spaces are required (Note: 45 existing on-site parking spaces are currently leased to an off-site business, therefore the total on-site spaces is 799),
- 4) Variance to Article 28-4-1(h), Table of Dimensional Regulations, to allow a front yard setback of 5 feet +/- where a minimum 15 foot setback is required,
- 5) Variance to Article 28-7-1(a), Applicability, to permit the continuance of existing non-conformities with respect to Article 28-7, Access, Circulation, Parking and Loading Requirements, for the portion of the lot outside of the redevelopment area as defined on the accompanying plan, sheet C-2, dated January 2020,

for property located at 80 Storrs Street in an OCP Opportunity Corridor Performance District.

04-20 Jason Cross: Applicant requests a Variance to Article 28-7-7, Setbacks and Restrictions, Section (g)(2), Setbacks From Lot Lines, to be permitted to extend the driveway/parking area (40' length +/-) to the property line when a minimum 5 foot setback is required for driveway/parking (note: 40 foot setback required for buildings), for property located at 90 Sanborn Road in an RO Residential Open Space 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.

05-20 Daniel Brennan for Concord Plaza – dba – N&P Associates: Applicant wishes to construct an 8' x 8' addition (walk-in cooler) on the rear of an existing building, resulting in the reduction of the adjacent two-way travel lane from 24' to 18' in width and requests a variance to Article 28-7-7(e), Minimum Aisle Width & (f), Driveway widths, to permit an 18' drive aisle where a 24' drive aisle is required, for property located at 75-77 Fort Eddy Road in a GWP Gateway Performance District.

Rose M. Fife _____, Clerk
Zoning Board of Adjustment