



CITY OF CONCORD

New Hampshire's Main Street™
Zoning Board of Adjustment

In accordance with CDC and Department of Health and Human Services guidance, this meeting will be held telephonically and via an internet-based option. Interested parties are encouraged to submit testimony via mail or email prior to the meeting via the contact information listed below. Access information for the meeting will be available on the City of Concord Code Administration website at:

www.concordnh.gov/322/Code-Administration

April 23, 2020

The Zoning Board of Adjustment will meet on **Wednesday, May 6, 2020 at 7:00 PM** using telephonic and internet-based options. Instructions for accessing and participating in the meeting can be found at the link above.

Wednesday, May 6, 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

- 12-20 Kenneth Graham: (REQUEST FOR REHEARING?)** Applicant wishes to build a 14'W v 16'D mudroom addition with a 26'W x 30'D attached garage and requests a Variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit a minimum 8 foot setback from the easterly property line where a 15 foot side setback is required for property located at 87 Manor Road in an RS Residential Single-family District.
- 14-20 John Radley: (REQUEST FOR REHEARING?)** Applicant wishes to develop a 5 unit multi-family apartment building and requests the following
- 1) Variance to Article 28-2-4(j), Table of Principal Uses, to permit the development and construction of a 5 unit multi-family dwelling (Use A-4) where such use is not permitted,
 - 2) Variance to Article 28-4-5(d)(1), Minimum Tract Requirements, to permit the development and construction of a 5 unit multi-family dwelling on a lot with an area of 24,000 square feet +/-, when a minimum lot size of 25,000 square feet is required for multi-family development,
 - 3) Variance to Article 28-4-5(d)(5), Perimeter Buffer Required, to permit development of a multi-family dwelling with no perimeter buffers and to allow the placement of buildings and parking within the area designated for perimeter buffers, where perimeter buffers of 50' are required,
 - 4) Variance to Article 28-7-7(g)(1), Parking Restrictions in the Required Front Yard, to allow the placement of parking within the required front yard setback,
- for property located at 15 Cross Street in an RN Residential Neighborhood 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.

- 22-20 Nicholas R. Call: (REQUEST FOR REHEARING?)** Applicant wishes to convert a single-family dwelling on a non-conforming lot to a two-family/duplex dwelling and requests a Variance to Article 28-2-4(j), the Table of Principal Use to allow the conversion of an existing single-family dwelling to a two-family/duplex when such conversion is not otherwise allowed on a non-conforming lot, for property located at 122 Rumford Street in an RN Residential Neighborhood District.
- 18-20 D&J Coburn Properties, LLC:** Applicant wishes to expand a parking area for a 5 dwelling multi-family apartment building and pave to within 1 foot of the easterly property line and requests a Variance to Article 28-7-7(g)(2), (Parking) Setbacks from lot lines, to permit a parking area with a 1 foot setback where a minimum 5 foot setback is required, for property located at 49-51 Perley Street in an RD Residential Downtown District.
- 20-20 Barlo Signs for Shaheen & Gordon:** Applicant requests a Variance to Article 28-6-7, Signs Prohibited, Section (i), to place a wall sign with the highest point 38'-9.25" +/- above grade and above the sills of the first floor windows where wall signs are not otherwise allowed more than 25' above grade or above the sills of the second floor windows, for property located at 107 Storrs Street in a CBP Central Business Performance District.
- 21-20 Desert Brook Enterprises, LLC:** Applicant wishes to convert vacant space within an existing building to climate controlled self-storage and requests a Variance to Article 28-2-4(j), The table of Principal Uses, to allow a self-storage use (principal use K-7) to be established where such use is not otherwise permitted for property located at 204 Fisherville Road in a CG General Commercial District.
- 23-20 Contractors Risk Management, Inc.:** Applicant wishes to convert an existing building into not more than a 2 unit, duplex type dwelling and requests a Variance to Article 28-2-4(j), The Table of Principal Uses, to permit a two-family/duplex (use A-2) where such use is not otherwise permitted, for property located at 33 Stickney Avenue in an OCP Opportunity Corridor Performance District.

Rose M. Fife _____, Clerk
Zoning Board of Adjustment



Craig Walker
Zoning Administrator

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New Hampshire's Main Street™
Community Development Department

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 **Zoning Board of Adjustment** is authorized to meet electronically. The City of Concord will be utilizing the Zoom platform for this electronic meeting.

Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04.

All members of the Board have the ability to communicate contemporaneously during this meeting through the Zoom platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting by following this link: <https://us02web.zoom.us/j/610919318> or dialing the following number and entering the following ID number at the prompt:

Telephone Dial: US: +1 929 205 6099 – Webinar ID#: 610 919 318

Please enter full name when logging in so attendance and minutes can be properly recorded.

Note that telephone participation will be enabled at the end of each public hearing. All participants please keep your phones and computers on **mute** unless speaking.

Members of the public can also email questions or other public testimony to code@concordnh.gov, and staff will read the testimony or question into the record during the meeting. Any member of the public can also call the Code (Zoning) Administrative office during the meeting at 603-856-3913 if they are unable to access the meeting and if assistance with connecting is needed.

Materials can be requested from the Code (Zoning) Administration Division via email, or by calling and leaving a message at (603) 225-8580 or,

Meeting Agendas and links to the cases can be accessed at:

<https://www.concordnh.gov/280/Zoning-Board-of-Adjustment>

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