



CITY OF CONCORD

New Hampshire's Main Street™
Zoning Board of Adjustment

July 22, 2021

The Zoning Board of Adjustment will meet on **Wednesday, August 4, 2021 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, August 4, 2021 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

- 39-21 ECRPDK, LLC:** Applicant requests that the Board overturn the Code Administrator's decision that the subject property must comply with Article 28-7-7(g)2, and rule that the subject property may have a non-conforming parking spot in the setback area on its southerly side, for property located at 46 North State Street in a CVP Civic Performance District.
- 40-21 Robert & Jayne Crevier:** Applicants wish to construct a 20-foot by 26-foot garage at an existing single-family dwelling and requests the following variances:
- 1) To Article 28-4-1(h), Table of Dimensional Regulations, to permit a structure to be located 7'2" +/- from the southerly side property line where a 15-foot setback is required, and
 - 2) To Article 28-4-1(h), Table of Dimensional Regulations, to permit a structure to be located 19 feet +/- from the front property line where a 25-foot setback is required,
- for property located at 3 Guay Street in an RM Residential Medium Density District.
- 41-21 Alexander Matson III:** Applicant wishes to replace an existing 4-foot by 11-foot enclosed porch with an 8-foot by 18-foot enclosed three-season porch on the front of an existing single-family dwelling and requests a variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit a structure to be located 13-feet +/- from the northerly front property line where a 25-foot setback is required, for property located at 1 Kellom Street in an RM Residential Medium Density District.
- 42-21 Joseph Vanaria for Manchester Sand, Gravel & Cement Co., Inc.:** Applicant wishes to establish a composting facility (Materials recycling and processing, Principal Use L-4) and requests the following variances:
- 1) To Article 28-5-37(d), Maximum Area of Lot to be Used or Designated for Outside Storage, to permit the outdoor compost processing operation (Use L-4) to occupy an area of approximately 239,580 square feet of land area on a lot with a 900 SF building, and to waive the restriction that outside storage and processing is allowed only as a ratio of land area to building area of 1.3 to 1 which is the ratio of the area of outside storage to the gross floor area of the buildings on the lot which houses the principal use;

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.

- 2) To Article 28-7-2(e), Table of Off-Street Parking Requirements, to permit the provision of two (2) parking spaces where forty-nine (49) spaces are required, and
 - 3) To Article 28-7-7(h), Surfacing and Drainage, to permit the use of alternative surfacing for the access drive and parking area in lieu of a paved surface,
- for property located at 200 Sheep Davis road on a property the with portions in the IN Industrial District and the RO Residential Open Space District.

43-21 Michael Foulds: Applicant wishes to:

- 1) Construct a 16-foot by 16-foot mudroom on the easterly side of their single-family dwelling and requests a variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit a structure to be located 37 feet +/- from the front property line where a 50-foot setback is required
 - 2) Construct a 6-foot by 4-foot roof over the front entry stairs and requests a variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit a structure to be located 27 feet +/- from the front property line where a 50-foot setback is required
 - 3) Construct two 13-foot by 4-foot pergolas, one on either side of the front entry stairs, and requests a variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit a structure to be located with a closest point of 27 feet +/- from the front property line where a 50-foot setback is required,
- for property located at 60 West Parish Road in an RO Residential Open Space District.

Rose M. Fife, Clerk
Zoning Board of Adjustment