



CITY OF CONCORD

New Hampshire's Main Street™
Zoning Board of Adjustment

August 19, 2021

The Zoning Board of Adjustment will meet on **Wednesday, September 1, 2021 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, September 1, 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: (Recessed Hearing) 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.

44-21 Greater Tilton Area Family Resource Center: Applicant requests a Special Exception from Article 28-2-4(j), Table of Principal Uses, to operate a Social Service Center (Educational and Institutional Use B-6), for property located at 202 North State Street, in a UT Urban Transitional District.

45-21 Louis G. Day: Applicant wishes to store a 30-foot recreational travel trailer on a vacant lot and requests variances to:

- 1) Article 28-2-4, Allowable Principal and Accessory Uses in Zoning Districts, to allow the storage of recreational equipment on a lot where a principal residential use has not been established, where such use is not allowed as a principal use and, is only allowed as an accessory to a principal residential use; and
- 2) Article 25-5-34, Outdoor Storage of Recreational Equipment, to allow the storage of recreational equipment within the required side yard setback,

for property located at 30 Blackwater Road in an RO Open Space Residential District.

Note: This request is for storage only, trailer is not to be used for any purpose.

46-21 David Keller: Applicant wishes to build a 7-foot 3½ inch by 19-foot storage addition onto an existing garage/carport structure and requests variances to:

- 1) Article 28-4-1(h), Table of Dimensional Regulations, to permit a structure to be located 2 feet +/- from the front property line where a 25-foot setback is required, and

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2) Article 28-4-1(h), Table of Dimensional Regulations, to permit a structure to be located 14 feet 9 inches +/- from the easterly side property line where a 15-foot setback is required,
For property located at 8 Cote Street in an RM Medium Density Residential District.

51-21 John J. Flatley Company: Applicant wishes to install a third freestanding sign, proposed to be an Electronic Message Center (EMC sign), and requests the following:

1) That the Zoning Board make a determination whether the unshielded illumination from an EMC is prohibited under Article 28-6-7(n), Signs Prohibited, which prohibits an illuminated sign that directs illumination (not reflected light) onto adjacent streets.

Variances to:

- 1) Article 28-6-9(c)(1), Permitted Freestanding Signs, to allow 3 freestanding signs on the property where a maximum of 1 freestanding sign is permitted,
 - 2) Article 28-6-7(r), Signs Prohibited, to allow an electronic message center type sign when such type of sign is not allowed,
 - 3) Article 28-6-9(a), Table of Maximum Sign Dimensions, to allow a freestanding sign (EMC sign) with a height of 50' and area of 220 s.f., where a maximum height of 20' and maximum area of 100 s.f. is allowed, and
 - 4) Article 28-6-9(c)(3), Permitted Freestanding Signs, to allow a freestanding sign to have a horizontal dimension of 22', when a maximum horizontal dimension of 16' is allowed,
 - 5) Article 28-6-7(n), Signs Prohibited, to permit an illuminated sign that directs illumination (not reflected light) onto adjacent streets. (If ZBA determines relief is necessary)
- for property located at 10 Ferry Street on the portion of the property located in an OCP Opportunity Corridor Performance District.

Rose M. Fife _____, Clerk
Zoning Board of Adjustment