



CITY OF CONCORD

New Hampshire's Main Street™
Zoning Board of Adjustment

Ernest Cartier-Creveling
Zoning Administrator

January 21, 2022

The Zoning Board of Adjustment will meet on **Wednesday, February 2, 2022 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, February 2, 2022 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

- 04-22 10 Ferry Street; OCP-Opportunity Corridor Performance District; Property Owner - Flatley Concord Center, LLC:** Applicant is seeking variances to:
- 1) **Article 28-6-9(a), Table of Maximum Sign Dimensions**, to allow a freestanding sign with an area of 220 sf, where a maximum area of 100 sf is allowed; and to
 - 2) **Article 28-6-9(c)(3), Permitted Freestanding Signs**, to allow a freestanding sign to have a horizontal dimension of 22 feet, when a maximum horizontal dimension of 16 feet is allowed.
- 05-22 35 Timberline Drive; RO-Open Space Residential District; Property Owners - Sean & Elizabeth Reese:** Applicants wish to create a 684 square foot accessory dwelling unit (ADU) within an existing single-family dwelling, with no expansion of the existing footprint of the structure, to include adding cooking facilities, along with a family room, bedroom and bathroom and requests a special exception from Article 28-2-4(k), Table of Accessory Uses, (Accessory Use A-13), to construct in accordance with the Supplemental Standards contained in Article 28-5-52, Single-Family Detached Dwellings with One (1) Accessory Dwelling Unit (ADU).
- 06-22 8 Heather Lane; RS-Single Family Residential District; Property Owner – Dale Vincent:** Applicant wishes to create a 745 square foot accessory dwelling unit (ADU) within an existing single-family dwelling, with no expansion of the existing footprint of the structure, to include a kitchen, main living room, bedroom and bathroom and requests a special exception from Article 28-2-4(k), Table of Accessory Uses, (Accessory Use A-13), to construct in accordance with the Supplemental Standards contained in Article 28-5-52, Single-Family Detached Dwellings with One (1) Accessory Dwelling Unit (ADU).
- 07-22 10 Integra Dive (undeveloped lot); IN-Industrial District; Property Owner – Barbara Mariano, LLC:** Applicants are seeking variances to:
1. **Article 28-2-7(j)**, Table of Principal Uses, Use J1, to allow the Sale or Rental of Motor Vehicles other than Construction Equipment where such use is prohibited;
 2. **Article 28-5-37(d)**, Outside Storage of Materials and Inventory - Performance Standards; Section (d) limits the amount of inventory based on the size of a building and because the building is contemplated, this section would not allow any inventory

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storage.

3. **Article 28-5-19**, Motor Vehicle & Recreational Equipment Sales – To allow outdoor display for the sale or leasing of motor vehicles on a lot in the CH Highway Commercial District which abuts the principal use located at 146 Manchester Street.

4. **Article 28-7-16**, Parking and Storage of Unregistered Vehicles - To allow the parking and storage of unregistered vehicles (inventory) where such use is prohibited.

08-22 120-122 Pleasant Street; IS-Institutional District; Property Owner-Robertie Revocable Trust, Robertie Renee Trustee

Applicant is seeking variances to:

1. **Article 28-5-3(b)(1)**, Minimum Lot Size, to allow a residential conversion on a lot containing 23,087 sf, where 25,000 sf is required;

2. **Article 28-5-3(b)(1)**, Minimum Lot Size, to allow a total of 8 dwellings in 2 buildings (2 dwellings in one building and 6 dwellings in the other building) on a 23,087 sf lot, where 4.6 dwellings would otherwise be allowed;

3. **Article 28-5-3(b)(4)**, Minimum Size of Dwellings, to allow dwellings of various sizes, with no new dwelling being less than 400 sf in gross floor area where a minimum dwelling size of 600 sf for a one bedroom conversion is required; and to

4. **Article 28-7**, Access, Circulation, Parking and Loading, Section 1(a), Applicability to allow the continuation of the current non-conforming parking lot layout and surfacing with 8 parking spaces, where a fully designed engineered, paved parking lot providing 16 parking spaces would be required.

Rose M. Fife, Clerk
Zoning Board of Adjustment