CITY OF CONCORD

NEW HAMPSHIRE

Community Development Department

Code Administration Division

City Hall Annex • 37 Green Street • Concord, NH 03301 • tel. 603/225-8580 • fax 603/225-8586

March 20, 2014

The Zoning Board of Adjustment will meet on Wednesday **April 2, 2014** at **7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

April 2, 2014 ZBA Meeting Agenda

1) Call meeting to order
2) Review and acceptance of Minutes
3) Chairperson's comments
4) Public Meeting
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 Meeting

21-13 **Carolyn A. Parker for VSH Realty, Cumberland Farms:** (Request for Rehearing) (Recessed from March 5, 2014) Applicant wishes to install a scroller type sign and requests Variances to Article 28-7-7, Signs Prohibited Under this Ordinance:

1) Section (a), to permit a sign which has parts and surfaces that physically or visually move when signs that have parts or surfaces that physically move are prohibited,
2) Section (r), to permit an electronically activated changeable message sign (EMC) when EMC signs are prohibited in the City of Concord,

for property at 47 Fisherville Road in a CG General Commercial District.

Public Hearings

40-13 **Barlo Signs for Carlsons Motorcorp:** (Recessed from March 5, 2014) Applicant requests the Zoning Board overturn the Zoning Administrator's determination that the use of a remotely programmable electronic message sign for variable background illumination is a use that is not permitted under the City of Concord's Zoning Ordinance for property at 13 Manchester Street in a GWP Gateway Performance District.

41-13 **Barlo Signs for Baron's:** (Recessed from March 5, 2014) Applicant requests the Zoning Board overturn the Zoning Administrator's determination that the use of a remotely programmable electronic message sign for variable background illumination is a use that is not permitted under the City of Concord's Zoning Ordinance for property at 350 Loudon Road in a GWP Gateway Performance District.

7-14 **James Breen (owner) Storage Station:** Applicant wishes to use subject property for the display and sales of motor vehicles (use J-1) and requests the following:

1) Variance to Article 28-2-4(j), to permit automotive sales (use J-1), in a CG General Commercial District where such use is not permitted;
2) Variance to Article 28-7-2(e), Table of Off-street Parking, to provide 4 parking spaces when 5 spaces are required;
3) Variance to 28-7-5, Requirements for Handicapped Accessible Parking Spaces, to provide no accessible spaces when 1 accessible space would be required;
4) Variance to Article 28-7-1, General Provisions, to permit the addition of a new use, auto sales, while maintaining existing parking configurations and not be required to bring the site up to current standards;

all for property at 220 Loudon Road in a CG General Commercial District.

8-14 **Linda P. Barrett:** Applicant wishes to build an addition onto an existing single family dwelling and create a duplex/two-family dwelling (use A-2) and requests the following:

5) Variance to Article 28-5-2, Duplex or Two-Family Dwelling, to permit the development on a lot with 92 +/- feet of frontage when 120 feet of frontage is required;
6) Variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit a building setback of 13 feet +/- where a 25 foot setback is required,

for property at 10 Brandy Lane in an RH Residential High Density District.

10-14 **Dale T. & Robyn H. Grant:** Applicant wishes to open a privately owned indoor health and fitness center / gymnasium (use C-4) and requests a variance to Article 28-7-2, Table of Off-street Parking, to permit the provision of 27 parking spaces when 57 spaces would be required for property at 14 Chenell Drive in an IN Industrial District.

11-14 **Anthony DiLorenzo for W&E Realty, LLC.:** Applicant wishes to use an 11.08 acre +/- parcel of land transected by an OFP Office Park Performance and CH Highway Commercial District boundary in its entirety for automotive sales (use J-1), automotive service (use J-4) & automotive repair including bodywork (use J-5) and requests the following:

1) Variance to Article 28-2-4(j), Table of Principal Uses, to permit that portion of the subject property within the OFP District to be used for automobile sales (use J-1);
2) Variance to Article 28-2-4(j), Table of Principal Uses, to permit that portion of the subject property within the OFP District to be used for automobile repair service and towing, excluding body work (use J-4);
3) Variance to Article 28-2-4(j), Table of Principal Uses, to permit that portion of the subject property within the OFP District to be used for automobile repair service and towing, including body work (use J-5);
4) Variance to Article 28-2-4(h), Multiple Principal Uses on a Single Lot, to permit the establishment of multiple principal uses on a single lot within a district where such uses are not otherwise permitted,

For property transected by a zoning district boundary at 94 Manchester Street with a portion in the CH Highway Commercial and a portion in the OFP Office Park Performance Districts.

12-14 **Morning Rise Real Estate, LLC.:** Applicant wishes to construct a commercial drive-up and walk-up retail store (use H-1) with no seating and requests a variance to Article 28-4-2, Buffer Requirements for Residential District Boundaries, Section (b)(1), Buffer Width Standards, to allow a 5 foot buffer along a district boundary where a 15 foot buffer is required for property at 245 Loudon Road in a CG General Commercial District.

Rose M. Fife, Clerk
Zoning Board of Adjustment

NOTE: Any person who feels that he or she may be unable to participate in this hearing, because of the limitation of a physical or emotional disability, is asked to contact the Clerk at least 48 hours prior to the event. All reasonable efforts will be made to provide for your participation in the hearing.

For meetings held in the City Council Chambers, any person who is unable to access the upper level of the Council Chambers to address the City Council or any other public body may use the podium and/or microphone located at the lower level of the Council Chambers. Other reasonable accommodations may be available upon request.