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

August 21, 2014

The Zoning Board of Adjustment will meet on Wednesday **September 3, 2014** at **7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

September 3, 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) (Tabled until October 1, 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:** (Tabled until October 1, 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:** (Tabled until October 1, 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.

29-14 **Jonathan Chorlian for Suzanne M. Ellinwood Trust:** Applicant wishes to convert a single-family dwelling to a 3 unit condominium (a conversion permitted by right) and requests the following:

1) A variance to Article 28-4-1(h), Table of Dimensional Regulations, and 28-7-7(g)(1), Parking Restrictions in the Required Front Yard, to permit construction of a garage with a minimum front setback of 7 feet where a minimum setback of 15 feet is required;
2) A variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit construction of a garage with a minimum side setback of 5 feet where a minimum setback of 10 feet is required; and
3) A variance to Article 28-7-8(a), Restrictions on Backing into a Street, to allow a parking area design in conjunction with a multi-unit building that requires backing into the street to exit the parking area;

for property located at 78 School Street in an RN Residential Neighborhood District.

19-14 **Ron Richter for RNL Properties, LLC.:** Applicant wishes to develop a residential planned unit development (PUD) of 4 duplexes and 6 single-family dwellings in addition to an existing 3 unit multi-family dwelling and requests the following:

1) A variance to Article 28-4-8(d)(1), (Permitted) Principal Uses, to permit the inclusion of an existing 3 unit multi-family dwelling as part of a PUD when multi-family dwellings are only permitted as part of PUD developments for the elderly,
2) A variance to Article 28-4-8(e)(1), Minimum Tract Requirements for a PUD, to permit the development of a PUD on a 5.6 acre tract of land when a minimum tract size of 10 acres is required for a PUD in a Residential Medium Density District, and
3) A variance to Article 28-4-8(f), Perimeter Buffer Required, to permit the reduction of the buffer on the easterly side of the property to 15 feet where a 50 foot perimeter buffer is required adjacent to the 2 story duplexes and a 30 foot perimeter buffer is required adjacent to the single story single family dwellings,

for property at 61 Borough Road in an RM Residential Medium Density District.

27-14 **Jennifer Batchelder for Millwood Partners, LP VII:** Applicant wishes to add a "doggy day care" use to and existing pet grooming salon and requests the following:

1) A variance to Article 28-2-4(j), The Table of Principal Uses, to permit a doggy day care (kennel use M-8) where such use is not permitted and
2) A variance to Article 28-5-29, Commercial Kennels (outdoor facilities), to permit an outside animal yard area accessory to the doggy day care,

for property at 248 Sheep Davis Road, unit #7 in a GWP Gateway Performance District.

28-14 **West Congregational Church:** Applicant wishes to construct a parking lot for 2 accessible parking spaces at the corner of Hutchins Street and Garrison Street and request the following:

1) A variance to Article 28-7-7(f), Driveway Widths, to permit a driveway width of no less than 12 feet when a 24 foot wide driveway is required for two-way traffic, and
2) A variance to Article 28-7-7(g), Setbacks and Restrictions, Section (1), to permit a portion of the parking lot to be located within the required front yard setback area for a non-residential use in a residential district,

for property at 499 North State Street in an RN Residential Neighborhood 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.