CITY OF CONCORD

NEW HAMPSHIRE

Community Development Department

Code Administration Division

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September 24, 2015

The Zoning Board of Adjustment will meet on Wednesday **October 7, 2015** at **7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

October 7, 2015 ZBA Meeting Agenda

1) Call meeting to order
2) Review and acceptance of Minutes
3) Chairperson's comments
4) Public Hearings:
5) 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

29-15 **REHEARING REQUEST - Jim Netto:** Applicant wishes to legitimize an existing pergola and requests a variance to Article 28-4-1(h), The Table of Dimensional Regulations, to permit a structure with a 6" side and a 6" rear setback for footings and no setback for the rafter extensions where a 10' side and 20' rear setback would be required for property at 52 Chesley Street located in an RD Residential Downtown District.

Public Hearings

32-15 **Richard Uchida For Saint Paul's School:** Applicant wishes to construct a 4 unit multi-family dwelling for faculty housing and requests the following:

1. Variance to Article 28-2-4(j), The Table of Principal Uses to permit a multi-family dwelling in an RO Residential Open-space District where such use is not permitted,
2. Variance to Article 28-4-5(d)(3), Building Dimensions and Separations, to permit detached garage unit to be within 10 feet of the dwelling unit when a minimum 40 foot separation is required between all buildings,
3. Variance to Article 28-4-5(d)(5), Perimeter Buffer Required, to permit the development of a multi-family dwelling without providing the required perimeter buffer around the perimeter of the tract,

for property located at 199 Dunbarton Road in an RO Residential Open-Space District.

33-15 **Lake Sunapee Bank:** Applicant wishes to establish a bank with a drive-through teller window (Principal use F-1) and requests a Variance to Article 28-7-2(e)(F), Table of Off-Street Parking, to permit the provision of 3 compliant stacking spaces for the drive-through window when 5 stacking spaces are required for property located at 8 Loudon Road (Building 1) in a GWP Gateway Performance District.

34-15 **Carol Chumak:** Applicant wishes to revert a single-family home to a two-family home and requests the following to permit a conversion of a single-family dwelling to a two-family dwelling:

1) Variance to Article 28-5-3, Conversion of a Residential Building, Section (b)(1), Minimum Lot Size, to permit the conversion with a lot size of 8,900 SF +/- (per GIS) where 10,000 SF would be required,
2) Variance to Article 28-5-3, Conversion of a Residential Building, Section (b)(2), Other Dimensional Requirements, to permit a two-family conversion on a lot with 65 feet +/- of frontage where 80 feet of frontage is required,
3) Variances to Article 28-7-7(g)(2), Setbacks and Restrictions, to maintain parking/driveway with no set back from a property line when a 5 foot setback is required,

for property at 119 Rumford Street in an RN Residential Downtown District.

35-15 **Dennis Molnar/Concord Craft Brewing:** Applicant wishes to establish and operate a Nano Brewery in accordance with RSA 178:12-a, Nano Brewery License, and requests a Variance to Article 28-2-4(j), The Table of Principal Uses, to permit the "bottling of beverages" (principal use L-6) where such use is not permitted for property located at 2 North Main Street in a CBP Civic Performance District.

36-15 **Chartwell Properties, LLC/John Wolters:** Applicant wishes to subdivide a property with existing buildings which will result in non-compliant setbacks and requests a Variance to Article 28-4-1(h), The Table of Dimensional Standards, to permit a minimum setback of 2.1 feet (+/-) for the existing building where a rear setback of 25 feet and side yard setbacks of 15 feet are required for property located 1 Merrimack Penacook easterly of the intersection of Penacook Street and Merrimack Street (Penacook) currently known as map/lot 053P-7 for that portion of the lot located in the RM Residential Medium Density 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.