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

July21, 2016

The Zoning Board of Adjustment will meet on Wednesday **August 3, 2016** at **7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

August 3, 2016 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 HEARINGS

25-16 **Unitarian Universalist Church of Concord:** The applicant wishes to install as an accessory facility, solar panel arrays to be located in the front yard of the property and within 20 feet of the front property line and request the following:

1) Variance to Articles 28-2-4(k), Table of Accessory Uses, Sections B & C, Uses Accessory to a Principal Non-residential Use & Uses Accessory to Any Principal Use, to permit a solar array facility as an accessory use to a non-residential use where such use is neither listed or recognized as an accessory use,
2) Variance to Article 28-5-32, Accessory Buildings and Facilities, to permit accessory structure facilities (solar arrays) to be placed in the front yard when accessory facilities are to be placed in a side or rear yard,
3) Variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit a structure to be placed within 20 feet of the front property line when a 30 foot setback is required,

For property located at 274 Pleasant Street in an IS institutional District.

26-16 **Ross & Rebekah Allen:** Applicant wishes to remove the breezeway between the house and garage and replace with an expended four season structure and requests a variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit the replacement structure to be within 5' 10" +/- of the northerly (side) property line where a 10' setback is required for property at 3 Spruce Street in an RD Residential Downtown District.

27-16 **Cedar Mill Group for Kate & Michael Atkinson:** Applicant wishes to install a 6' x 12' accessory garden shed in the rear yard of the property and requests

1) A variance to Article 28-5-32, Accessory Buildings and Facilities, to reduce the allowed accessory shed setback of 5' to no (0') setback from the north-westerly (rear) property line;
2) A variance to Article 28-4-1(e) & (h), Maximum Lot Coverage and Table of Dimensional Regulations to permit a total lot coverage of 48% where a 40% lot coverage is permitted,

For property at 16 Chestnut Court in an RS Residential 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.