



# CITY OF CONCORD

*New Hampshire's Main Street™*

## *Zoning Board of Adjustment*

January 26, 2017

The Zoning Board of Adjustment will meet on Wednesday **February 8, 2017** at **7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

### **February 8, 2017 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**

**01-17** **Mary J. McGuire**: Applicant wishes to construct a 24 foot wide by 20 foot deep detached garage and requests a Variance to Article 28-4-1(h). Table of Dimensional Regulations to permit a 5 foot side setback where a 15 foot side setback is required for property located at 168 Airport Road in an RS Residential Single-family District.

**02-17** **American Legion Penacook Post 31, Inc.**: Applicant wishes to construct an expanded Legion Hall (use B-13, private membership fraternal or social organization or club) and request Variances to Articles:

- 1) 28-4-2(f) Buffer Use Restrictions, to permit the installation of impervious material (delivery driveway) within the residential district buffer on the westerly side of the property,
- 2) 28-7-2(e), Table of Off-Street Parking, to permit the provision of 50 parking spaces where 202 spaces are required,
- 3) 28-7-7(g)(3), Parking Area Design Standards, to permit parking in the front yard of properties known as 12-14 Washington Street and 11 Charles Street where the Ordinance requires that parking be to the side and rear of a property,
- 4) 28-7-13, Off-Street Loading Requirements, to permit a loading space to be located in the front yard of a business,
- 5) 28-7-13(e), Setbacks for Loading Spaces, to permit a loading space within 15 feet +/- of a residential district boundary when a 50 foot separation is required, and
- 6) 28-7-13(e), Setbacks for Loading Spaces, to permit a loading space with no setback from a property line when a 10 foot setback is required,

for property located at 12 – 14 Washington Street, Penacook and 11 Charles Street, Penacook and situated in a CU Urban Commercial District.

**03-17** **Concord Coalition to End Homelessness**: Applicant wishes to establish an emergency cold weather shelter and requests Variances to Articles:

- 1) 28-4-1(h), Table of Dimensional Regulations, to permit a structure to be built with the closest points being 2 feet +/- from the rear property line and 5 feet +/- from a side property where rear and side setbacks of 15 feet are required,
- 2) 28-4-1(h), Table of Dimensional Regulations, to permit a total lot coverage of 82% +/- where a maximum lot coverage of 80% is allowed,
- 3) 28-7-2(e), Table of Off-street Parking Requirements, to provide 6 zoning compliant parking spaces, including 1 zoning compliant accessible parking space where 31 parking spaces are required,
- 4) 28-7-7, Parking Area Design Standards,
  - a. Section (a), Standard parking spaces, to permit parking spaces with a depth of 18 feet where a depth of 19 feet is required,
  - b. Section(e), Minimum aisle widths, to permit a 22 foot +/- aisle width where an aisle width of 24 is required,
  - c. Section (f), Driveway widths, to permit one-way drive aisles with a width of 10 feet +/- where 12 foot widths are required,
  - d. Section (g), Setbacks and restrictions, to maintain one non-compliant accessible parking space in the front of the building and to provide off-street parking within 5 feet of a property line where parking in front of a non-residential building is prohibited and a 5 foot minimum setback is required,

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- 5) 28-7-10, Parking Area Landscaping Standards, to maintain existing parking lot landscape conditions at the front of the property, and provide for less than 5 feet in width along the perimeter of the parking lot at the rear of the property, for property located at 238 – 240 North Main Street and situated in a CU Urban Commercial District.

Rose M. Fife, Clerk  
Zoning Board of Adjustment

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