



CITY OF CONCORD

New Hampshire's Main Street™ *Zoning Board of Adjustment*

April 18, 2019

The Zoning Board of Adjustment will meet on **Wednesday, May 1, 2019 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, May 1, 2019 ZBA Public Hearing Agenda

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

- 15-19 Heidi Brown:** Applicant wishes to remove an existing 10' x 52' manufacture home (circa 1963) and replace with a new 13'4" x 68' manufactured home and requests the following:
- 1) A Variance to Article 28-4-1(h), Removal and replacement of Existing Manufactured Homes, to allow replacement of an existing unit with a setback of 5 feet +/- from the front street line and 5 feet +/- from the property line to the south where a 15 foot setback is required,
 - 2) A Variance to Article 28-4-1(h), Removal and replacement of Existing Manufactured Homes, to allow replacement of an existing unit with a 25 foot separation from the unit to the west where a 30 foot separation is required and,
 - 3) A Variance to Article 28-4-1(h), Removal and replacement of Existing Manufactured Homes, to allow replacement of an existing unit with a 29'10" separation from the unit to the east where a 30 foot setback is required, for property located at 82 Fisherville Road/Unit #6, in an RH Residential High Density District.
- 16-19 Jeffery & Alana Kimball:** Applicant wishes to construct a 40 foot by 50 foot detached storage building (garage) and requests a Variance to Article 28-4-1(h), Table of Dimensional Regulations, to allow a 6 foot building setback from the northerly side lot line where a 15 foot setback is required, for property located at 414 Mountain Road in an RM Residential Medium Density District.
- 17-19 David Nickerson for Carol Royce and Michele Nickerson:** Applicant wishes to create a duplex/two-family dwelling and requests the following:
- 1) A variance to Article 28-5-2, Duplex or Two-Family Dwelling, to permit a duplex/two-family dwelling to be established on a lot with an area of 51,836 square feet where a lot area of 60,000 SF is required (1.5 x minimum lot area),
 - 2) A variance to Article 28-5-2, Duplex or Two-Family Dwelling, to permit a duplex/two-family dwelling to be established on a lot with 201.7' +/- of lot frontage where 300' is required (1.5 x the minimum lot frontage) for property located at 56 Oak Hill Road in an RM Residential Medium Density District.
- 18-19 Norman Lee for Snaphuance Real Estate Trust, Arthur W. Aznive Trustee:** Applicant wishes to remove an existing mixed use office and multi-family residential building and redevelop as a Multi-family Dwelling (Use A-4) and requests the following:

All City of Concord public meetings are accessible for persons with disabilities. Any person who feels that he or she may be unable to participate in a City of Concord public meeting due to a disability should, to the extent possible, call (603) 225-8580 at least 48 hours prior to the meeting so that a reasonable accommodation can be arranged.

- 1) Variance to Articles 28-4-5(e)(4), Multi-family Locational Restrictions, and 28-5-48(a), Multi-Family Dwellings (in the CBP) to allow first floor residential dwellings in a district where dwellings must be on or above the second story and the first story is required to be used for a permitted non-residential use,
- 2) Variances to Article 28-7, Access, Circulation, Parking and Loading Requirements, to waive the application of the parking standards including, but not limited to:
 - (a) Variance to Article 28-7-7(e), Minimum Aisle Width, to waive the minimum 24 foot aisle width requirement,
 - (b) Variance to Article 28-7-7(f), Driveway Widths, to waive the minimum requirements for a 24 foot wide driveway for two-way traffic and a minimum 12 foot width for one-way traffic,
 - (c) Variance to Article 28-7-7(g)(2), to allow parking within 5 feet of a lot line,
 for property located at 13-15 South State Street in a CBP Central Business Performance District.

19-19 Norman Lee for State Street Realty Trust, Arthur W. Aznive and Charles Aznive Trustees: Applicant wishes to renovate existing mixed use office and multi-family residential buildings and redevelop as only Multi-family Dwellings (Use A-4) and requests the following:

- 1) Variance to Articles 28-4-5(e)(4), Multi-family Locational Restrictions, and 28-5-48(a), Multi-Family Dwellings (in the CBP) to allow residential dwellings on all floors in a district where dwellings must be on or above the second story and the first story is required to be used for a permitted non-residential use,
- 2) Variances to Article 28-7, Access, Circulation, Parking and Loading Requirements, to waive the application of the parking standards including, but not limited to:
 - (a) Variance to Article 28-7-7(e), Minimum Aisle Width, to waive the minimum 24 foot aisle width requirement,
 - (b) Variance to Article 28-7-7(f), Driveway Widths, to waive the minimum requirements for a 24 foot wide driveway for two-way traffic and a minimum 12' width for one-way traffic,
 - (c) Variance to Article 28-7-7(g)(2), to allow parking within 5 feet of a lot line,
 for property located at 17-19 South State Street in a CBP Central Business Performance District.

20-19 Swim NH, LLC: Applicant wishes to establish a privately owned indoor pool health and fitness center for swimming and water safety instruction (use C-4) and requests the following:

- 1) Variance to Article 28-4-1(h), Table of dimensional Regulations, to permit the following
 - a. To allow a minimum 9'5" +/- setback from the northerly (side) property line where a 25 foot setback is required,
 - b. To allow a minimum 17'4" +/- setback from the southerly (side) property line where a 25 foot setback is required,
 - c. To allow a minimum 22' +/- setback from the easterly (rear) property line where a 25 foot setback is required,
 - d. To allow a minimum 9'10" +/- setback from the north easterly (I-93) property line where a 25 foot setback is required,
 - 2) A variance to Article 28-7-2(e), Table of Off-street Parking, to allow the provision of 15 parking spaces where 35 spaces are required,
 - 3) A Variance to Article 28-8-3(c)(2), Conditions for Development of a Non-conforming Lot, to allow development of a non-conforming lot when setback and parking requirements are not met,
- for property located at 41 Hall Street in a GWP Gateway Performance District.

21-19 Jonathan Chorlian for the Roman Catholic Bishop of Manchester: Applicant wishes to subdivide an existing lot and develop lot #1 (southerly lot as shown on plans) for a development of attached dwellings and requests the following:

- 1) Variances to Article 28-4-5(d)(5), Perimeter Buffer Required, and allow buildings, parking, and internal roadways & drive aisles to be constructed within the 50 foot perimeter buffer (as shown on plans),
 - 2) Variances to Article 28-4-5(d)(3), to allow building separations ranging from 8 feet +/- to 17 feet +/- where building separations of 40 feet are required,
 - 3) Variances to Article 28-7-7(e), Minimum Aisle Widths, and Section (f), Driveway Widths, to allow driveways and drive aisles used for 2-way traffic to be no less than 15 feet in width (as shown on plans) where 24 feet is width is required for 2-way traffic,
- for property located at 135 North State Street in an RN Residential Neighborhood District.

23-19 Jonathan Chorlian for the Roman Catholic Bishop of Manchester: Applicant wishes to subdivide an existing lot and develop lot #2 (northerly lot as shown on plans) for a residential conversion of an existing building and detached accessory structure into 4 dwelling units and requests the following:

- 1) Variances to Article 28-4-1(h), Table of Dimensional Regulations, to allow a maximum lot coverage of 63% where a maximum lot coverage of 50% is allowed,
- 2) Variance to Article 28-5-3, to allow a detached accessory structure (carriage house) to be converted to residential units in conjunction with the principal structure (aka Rollins Mansion),

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for property located at 135 North State Street in an RN Residential Neighborhood District.

- 24-19** **Capital Hotel Company VI, LLC**: Applicant wishes to modify Variances granted under cases 60-18, 65-18 and 03-19 and requests an additional Variance to Article 28-7-11(a), Off Site Parking, to allow an alternative parking arrangement in which the off-site parking is related to the principal uses by recordable, binding lease agreements, where off-site parking is to be related to the principal use by an easement, condominium declaration, or other recordable binding legal instrument that may terminate only upon termination of the principal use for property located at 406 South Main Street in a CG General Commercial District.

Rose M. Fife _____, Clerk
Zoning Board of Adjustment