



# CITY OF CONCORD

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

October 24, 2019

The Zoning Board of Adjustment will meet on **Wednesday, November 6, 2019 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

## **Wednesday, November 6, 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**

**41-19 Daval Realty Associates, LP., for Sanel Realty Co., Inc.:** (Request for Rehearing) Applicant requests that the Zoning Board reverse the Zoning Administrator's decision that, in accordance with Supplemental Standards, Article 28-5-19, Motor Vehicle and Recreational Equipment Sales, the landscaping requirements under Article 28-7-10 applies to motor vehicle display areas as well as the designated vehicle parking areas, in relation to property at 129 Manchester Street in a CH Highway Commercial District.

**42-19 Daval Realty Associates, LP., for Sanel Realty Co., Inc.:** (Request for Rehearing) Applicant wishes to expand an existing motor vehicle sales business (Bank's, 137 Manchester Street) onto an adjacent property and requests the following:

- 1) Variance to Article 28-7-10(b), Parking Lot Interior Landscaping Required, to not provide landscaping within the perimeter of an area designated for motor vehicle display,
- 2) Variance to Article 28-7-10(d), Landscape Material Standards, to allow a ratio of 0.21 trees for every 1,000 square feet of parking and display area where 1 tree per every 1,000 square feet of parking and display area is required, (i.e. provide 51 trees where 238 trees are required),

For property located at 129 Manchester Street in a CH Highway Commercial District.

**43-19 Remi Hinxhia:** Applicant wishes to convert an existing dwelling into 2 dwelling thus creating 3 dwelling units on the property and requests the following:

- 1) Variance to Article 28-5-3, Conversion of a Residential Building, Section (b)(1), Minimum Lot Size, to permit the conversion of a building from 2 dwellings to 3 dwellings on a lot with 5,465 square feet of lot area were a minimum lot size of 7,500 square feet is required,
- 2) Variances to Article 28-7 Access, Circulation, Parking and Loading as follows:

*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.*

- a. Section 7(f), Driveway Widths, to permit a driveway width of 19 feet where a driveway width of 24 feet is required;
  - b. Section 7(g)(1), Parking restrictions in the required front yard, to permit parking to be located within the required 10 foot front yard area,
  - c. Section 7(g)(2), Setbacks from lot lines, to maintain parking not less than 3 feet of the westerly lot line where a minimum 5 foot setback is required,
  - d. Section 8(a), Restrictions on Backing into a Street, to maintain parking that does not provide individually accessible parking spaces for each unit or space for on-site maneuvering and requires vehicles backing within or into a street to enter or leave a parking space,
- For property located at 16 Thompson Street and 56 Chesley Street in an RD Residential Downtown District.

Rose M. Fife \_\_\_\_\_, Clerk  
Zoning Board of Adjustment