



# CITY OF CONCORD

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

November 21, 2019

The Zoning Board of Adjustment will meet on **Wednesday, December 4, 2019 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

## **Wednesday, December 4, 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**

- 44-19 Samuel & Kim Benton:** Applicant wishes to create a duplex/two-family dwelling and requests the following:
- 1) A Variance to Article 28-2-4(j), The Table of Principal Uses, to permit the development of a two-family/duplex dwelling where such use is not permitted,
  - 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 an area of 12,650 square feet where a lot area of 18,750 SF is required (1.5 x minimum lot area),
  - 3) 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 119' +/- of lot frontage where 150' is required (1.5 x the minimum lot frontage) for property located at 93 Pembroke Road in an RS Residential Single-family District.
- 45-19 Capital Hotel Company, LLC.:** Applicant wishes to modify a Variance granted under Case #28-19 to install a freestanding sign, 80 feet tall and 285 square feet in area, and requests a Variance to Article 28-6-9(a), Table of Dimensional Regulations, to now allow a freestanding sign with a maximum area of 350 square feet, when the maximum allowed is 100 square feet, for property located at 70 Constitution Avenue, Unit #1 located in an OCP Opportunity Corridor Performance District.
- 46-19 The Birches of Concord:** Applicant wishes to replace a 6 foot tall chain link security fence with a 10 foot tall chain link security fence and requests a Variance to Article 28-5-40, Fences, Walls, and Hedges, Section (b)(2), to allow a 10 foot tall fence where a maximum 8 foot tall fence is allowed, for property located at 300 Pleasant Street in an RM Residential Medium Density District.
- 47-19 Cynthia Marple:** Applicant wishes to establish a Major Home Occupation (hair salon) and requests a Special Exception, from Article 28-2-4(k), Table of Uses Accessory to a Principal Residential Use, Major Home Occupations (Use A-3) and in accordance with Supplemental Standards, Article 28-5-30(c), Major Home Occupations, for property located at 23 Burns Avenue in a RH Residential High Density District.

*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.*

**48-19 Daval Realty Associates, LP., for Sanel Realty Co., Inc.:** Applicant wishes to expand an existing motor vehicle sales business (Bank's, 137 Manchester Street) onto an adjacent property (129 Manchester Street) 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.

Rose M. Fife, Clerk  
Zoning Board of Adjustment