



CITY OF CONCORD

New Hampshire's Main Street™
Zoning Board of Adjustment

December 26, 2020

The Zoning Board of Adjustment will meet on **Wednesday, January 8, 2020 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, January 8, 2020 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 MEETING

- 1) Presentation: Concord Tree Committee (Conservation Commission Subcommittee)
Mission: To promote appropriate tree plantings and maintenance on public and private property to enhance the urban tree canopy.

PUBLIC HEARINGS

- 01-20 Jeffery A. Strelzin & Andrea Bonito:** Applicants wish to remove an existing 9' x 12' enclosed porch, and replace with an expanded 12' x 20' enclosed porch and requests a Variance to Article 28-4-1(h), Table of Dimensional Regulations, to allow an 8 foot +/- setback from the northerly property line where a 15 foot setback is required, for property located at 179 South Street in an RS Residential Single-family District.

(Note: single story detached structure encroachment of <250 square feet allowed under Article 28-5-32, Accessory Building and Facilities, as amended on 11/12/2019)

- 02-20 Connie Mae George:** Applicant wishes to remove an existing 20' x 20' detached garage and replace with a 24' x 24' attached garage and requests the following:
- 1) Variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit not less than a 3.2' building setback from the rear (southerly) property line, and
 - 2) Variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit not less than a 9' building setback from the front (northerly) property line, and
 - 3) Variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit a maximum impervious lot coverage of 42% +/- where a 40% maximum impervious lot coverage is allowed,
- for property located at 17 Joffre Street in an RM Residential Medium Density District.

- 04-20 Jason Cross:** Applicant requests a Variance to Article 28-7-7, Setbacks and Restrictions, Section (g)(2), Setbacks From Lot Lines, to be permitted to extend his driveway/parking area (40' length +/-) to the property line when a minimum 5 foot setback is required (note: 40 foot setback required for buildings), for property located at 90 Sanborn Road in an RO Residential Open Space District.

Rose M. Fife, Clerk
Zoning Board of Adjustment

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.