



CITY OF CONCORD

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

February 27, 2020

The Zoning Board of Adjustment will meet on **Wednesday, March 11, 2020 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, March 11, 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 HEARINGS

03-20 Brixmor Capitol SC, LLC: (Tabled Case) Applicant wishes to expand an existing shopping center by adding additional buildings/floor area for retail and food service uses and requests the following:

- 1) Variance to Article 28-2-4(j), The Table of Principal Uses, to permit a, "Restaurant with drive-through service" (principal use I-3), where a restaurant with drive-through service is not permitted,
- 2) Variance to Article 28-7-7(d), Stacking Spaces, to permit 6 stacking spaces (counted from order station) where 11 stacking spaces (counted from order station) would be required,
- 3) Variance to Article 28-7-2(e), Table of off-street parking requirements, to provide 754 parking spaces where 977 spaces are required (Note: 45 existing on-site parking spaces are currently leased to an off-site business, therefore the total on-site spaces is 799),
- 4) Variance to Article 28-4-1(h), Table of Dimensional Regulations, to allow a front yard setback of 5 feet +/- where a minimum 15 foot setback is required,
- 5) Variance to Article 28-7-1(a), Applicability, to permit the continuance of existing non-conformities with respect to Article 28-7, Access, Circulation, Parking and Loading Requirements, for the portion of the lot outside of the redevelopment area as defined on the accompanying plan, sheet C-2, dated January 2020,

for property located at 80 Storrs Street in an OCP Opportunity Corridor Performance District.

13-20 Christ the King Parish: Applicant wishes to install 3 freestanding signs, one of which is proposed to be an Electronic Message Center (EMC sign) and request the following:

- 1) A Variance to Article 28-6-9(c), Permitted Freestanding Signs, to allow 3 freestanding signs on the property where a maximum of 1 freestanding sign is permitted,
- 2) A Variance to Article 28-6-7, Signs Prohibited, Section (r), to allow an electronic message center type sign when such signs are not allowed,
- 3) A Variance to Article 28-6-9(a), Table of Maximum Sign Dimensions, to allow a freestanding sign (Sign "B", EMC sign) with a height of 18' and area of 52s.f., where a maximum height of 8' and a maximum area of 12s.f. is allowed, (Continued on next page)

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.

- 4) A Variance to Article 28-6-9(a) to allow a freestanding sign (Sign "C", church monument sign) with an area of 48s.f., where a maximum area of 12s.f. is allowed,
- 5) A Variance to Article 28-6-9(a) to allow a freestanding sign (Sign "A", school monument sign) with an area of 30s.f. where a maximum area of 12s.f. is allowed,
for property located at 60 South Main Street (aka 61 South State Street) in an UT Urban Transitional District.

09-20 Jonathan Ferguson and Kendall Ferguson: Applicant wishes to construct a barn for the boarding of horses, and other related uses, (Stables and Equestrian Centers, use M-6) on a lot without frontage on an accepted city street and requests the following:

- 1) A Variance/relief in accordance with RSA 674:41, Erection of Buildings on Streets; Appeals, to permit the construction of a building on a lot with no frontage where a minimum 200' of frontage is required,
- 2) A Variance to Article 28-8-3(c)(2), Conditions for Development of a Non-conforming Lot, to allow the construction of buildings and establishment of a non-residential use, Stables and Equestrian Centers, (use M-6) on a lot with no frontage where a minimum 200' of frontage is required, (note: currently, the access to the property is over (Victorian Lane, a private lane)
- 3) Variances to Article 28-4-1, Dimensional Standards, to permit development on a lot with no frontage where 200' of frontage is required,
for property located at 45 Victorian Lane in an RO Residential District.

14-20 John Radley: Applicant wishes to develop a 5 unit multi-family apartment building and requests the following

- 1) Variance to Article 28-2-4(j), Table of Principal Uses, to permit the development and construction of a 5 unit multi-family dwelling (Use A-4) where such use is not permitted,
- 2) Variance to Article 28-4-5(d)(1), Minimum Tract Requirements, to permit the development and construction of a 5 unit multi-family dwelling on a lot with an area of 24,000 square feet +/-, when a minimum lot size of 25,000 square feet is required for multi-family development,
- 3) Variance to Article 28-4-5(d)(5), Perimeter Buffer Required, to permit development of a multi-family dwelling with no perimeter buffers and to allow the placement of buildings and parking within the area designated for perimeter buffers, where perimeter buffers of 50' are required,
- 4) Variance to Article 28-7-7(g)(1), Parking Restrictions in the Required Front Yard, to allow the placement of parking within the required front yard setback,
for property located at 15 Cross Street in an RN Residential Neighborhood District.

Rose M. Fife, Clerk
Zoning Board of Adjustment