



CITY OF CONCORD

New Hampshire's Main Street™
Zoning Board of Adjustment

March 19, 2020

The Zoning Board of Adjustment will meet on **Wednesday, April 1, 2020 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, April 1, 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

08-20 Aaron Blouin: (Recessed from 3/4/2020) Applicant wishes to expand an existing residence, remove an existing garage and rebuild a garage in a new location and requests the following:

- 1) Variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit an addition to the dwelling unit with the closest point from the side setback being 13.4' +/- where a building setback of 40' is required,
- 2) Variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit an addition to the dwelling unit with the closest point from the front property line being 32' +/- where a building setback of 50' is required, for property located at 145 Silk Farm Road in an RO Residential Open Space Zoning District.

15-20 William & Janet Ulbrich: Applicants request a Variance to Article 28-2-4(j), Table of Principal Uses, to permit Personal Service Uses (Principal Use D-1) such as a hair salon and to maintain Variances granted on April 8, 1987 under Case #4322-1987 to allow general office (Principal Use F-1) where such uses are not allowed for property located at 314-316 South Street in an RN Residential Neighborhood District.

16-20 Kim Dean: Applicant requests an Equitable Waiver of Dimensional Regulations in accordance with RSA 674:33a to grant legal status to:

- 1) A bluff buffer encroachment for the portion of the house and garage that encroaches into the 50' Bluff Buffer protection zone, as shown on the survey plan prepared by Meridian Land Services for Kim Dean and dated December 10, 2019,
 - 2) A rear setback encroachment with the closest point of the building being 22.4' +/- from the rear property line where a 50' encroachment is required,
- for property located at 147 Elm Street on a lot transected by an RM Residential Medium Density District and RO Residential Open Space District boundary.

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.

- 18-20 D&J Coburn Properties, LLC:** Applicant wishes to expand a parking area for a 5 dwelling multi-family apartment building and pave to within 1 foot of the easterly property line and requests a Variance to Article 28-7-7(g)(2), (Parking) Setbacks from lot lines, to permit a parking area with a 1 foot setback where a minimum 5 foot setback is required, for property located at 49-51 Perley Street in an RD Residential Downtown District.
- 19-20 Michael Goff:** Applicant wishes to expand a single-family dwelling and build a 20'x20' +/- addition onto the rear of the existing structure and requests the following:
- 1) Variance to Article 28-4-1(h), The Table of Dimensional Regulations to allow a rear setback at the closest point of 6'-2" +/- where a rear setback of 50' is required,
 - 2) Variance to Article 28-4-1(h), The Table of Dimensional Regulations to allow a side setback from the easterly lot line of 35' +/- where a side setback of 40' is required,
 - 3) Variance to Article 28-4-1(h), The Table of Dimensional Regulations to allow a total lot coverage of 12.8% +/- where a maximum lot coverage of 10% is allowed,
- for property located at 317 Clinton Street in an RO Residential Open Space District.
- 22-20 Nicholas R. Call:** Applicant wishes to convert a single-family dwelling on a non-conforming lot to a two-family/duplex dwelling and requests a Variance to Article 28-2-4(j), the Table of Principal Use to allow the conversion of an existing single-family dwelling to a two-family/duplex when such conversion is not otherwise allowed on a non-conforming lot, for property located at 122 Rumford Street in an RN Residential Neighborhood District.

Rose M. Fife _____, Clerk
Zoning Board of Adjustment