



CITY OF CONCORD

New Hampshire's Main Street™
Zoning Board of Adjustment

In accordance with CDC and Department of Health and Human Services guidance, this meeting will be held telephonically and via an internet-based option. Interested parties are encouraged to submit testimony via mail or email prior to the meeting via the contact information listed below. Access information for the meeting will be available on the City of Concord Code Administration website at:

www.concordnh.gov/322/Code-Administration

September 24, 2020

The Zoning Board of Adjustment will meet on **Wednesday, October 7, 2020 at 7:00 PM** using telephonic and internet-based options. Instructions for accessing and participating in the meeting can be found at the link above.

Wednesday, October 7, 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

37-20 Rosemary Hinton: (Recessed Case) Applicant wishes to expand an existing single-family dwelling and requests a variance to Article 28-4-1(h), Table of Dimensional Regulations, to allow a first & second floor expansion with the closest point 6 feet (+/-) from the westerly side, property line where a 15 foot side setback is required, for property located at 21 Iron Works Road in an RS Single Family Residential District.

41-20 Fred L. Potter for 135 NSS, LLC: Applicant wishes to install 2 freestanding signs, (sign #1 is 4.58 SF in area and 7.9' tall & sign #2 is 24.08 SF in area and 7.4' tall) on a lot, with sign #2 located in the "corner no-obstruction area" and requests the following:

- 1) Variance to Article 28-6-8, Signs Permitted in Residential Districts, Section (a)(1), to allow 2 Freestanding Signs on a lot in a residential district where only 1 freestanding sign is allowed,
- 2) Variance to Article 28-6-8, Signs Permitted in Residential Districts, Section (a)(1), to allow 2 Freestanding Signs on a lot in a residential district, with a combined area of 28.66 +/- square feet, where 1 sign is allowed and the maximum sign area allowed is 20 square feet for a single sign,
- 3) Variance to Article 28-6-8, Signs Permitted in Residential Districts, Section (c), to allow a height of 7.9' for sign #1 where a maximum height of 6' is allowed in a residential district,
- 4) Variance to Article 28-6-8, Signs Permitted in Residential Districts, Section (c), to allow a height of 7.4' for sign #2 where a maximum height of 6' is allowed in a residential district,
- 5) Variance to Article 28-6-7, Signs Prohibited Under This Ordinance, Item (e), to allow a 7.4' sign to be placed within the thirty (30) foot triangular area adjacent to the corner where no obstruction is allowed between a height of 2.5' and 8' above grade,

for property located at 135 North State Street in an RN Residential Neighborhood 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.

- 43-20 David Claydon for Miranda & Andrew Hardister:** Applicant wishes to expand an existing residential structure and requests a variance to Article 28-4-1(h), The Table of Dimensional Regulations, to allow a first & second floor expansion with the closest point 7 feet from the northerly, side property line where a 10 foot side setback is required, for property located at 14 Dunklee Street in an RN Residential Neighborhood District.
- 45-20 Warren and Lucile Runde:** Applicant requests an Equitable Waiver of Dimensional Regulations under RSA 674:33a to grant legal status to a 6 foot tall stockade style fence located on the southerly side, property line between the front lot line and the front yard building setback line, for property located at 168 South Street in an RS Residential Single-family District.
- 46-20 Howard A. Roevers:** Applicant wishes to construct an elevated, 4'x12' deck/sitting area, and requests a Variance to Article 28-4-1(h), The Table of Dimensional Regulations, to allow a 9.5' setback from the rear property line where a 20 foot setback is required, for property located at 60 Rumford Street in an RD Residential Downtown District.
- 47-20 Barbara Mariano:** Applicant wishes to lease portions of the subject property, which is adjacent to an existing dealership and requests the following:
- 1) Variance to Article 28-7-16, Parking and Storage of Unregistered Vehicles, to permit the outdoor storage of motor vehicles (principal use K-7), subject to registration under the provisions of RSA 261, Certificates of Title and Registration of Vehicles, which do not have current valid number plates attached, to be stored outside in an area other than a motor vehicle sales area or a recycling center,
 - 2) Variance to Article 28-5-37, Outside Storage of Materials and Inventory, Section (b), Screening Requirements, to waive the screening requirements along the northerly (rear) property line and the westerly (side) property lines,
 - 3) Variance to Article 28-5-37, Outside Storage of Materials and Inventory, Section (d), Maximum Area of Lot to be Used or Designated for Outside Storage, to permit outdoor storage of inventory on the "Mariano" lease parcel and the portion of the "DMO/Kia" lease parcel, dedicated to outdoor storage to waive the requirement that outside storage be a ratio of building area,
 - 4) Variance to Article 28-3-6, Aquifer Protection District, Section (d)(3), Prohibited Uses, Item (m), to allow the development and operation of an, automotive repair, servicing, and with or without auto body repair, facility (Principal Use J-5),
- for property located at 10 Integra Drive in an IN Industrial District.
- 50-20 Bubbles Enterprises, LLC.:** Applicant wishes to develop and existing structure for use as a 3 unit multi-family dwelling and requests the following:
- 1) Variance to Article 28-2-4(j), Table of Principal Uses, to permit the conversion of an existing residential structure to accommodate 3 residential dwelling units on a lot with no frontage when such conversion requires lot frontage of 80 feet on an accepted City street,
 - 2) Variance to Article 28-8-3, Non-conforming Lots, Section (c)(2), Conditions for Development of a Non-conforming Lot, Item a., to permit development of a non-conforming lot, in legal existence at the effective date of the current Ordinance, and which does not have frontage on an accepted City Street when a minimum of 22 feet of frontage is required,
- For property located at 85 Pleasant Street in a RN Residential Neighborhood District.

Rose M. Fife, Clerk
Zoning Board of Adjustment



Craig Walker
Zoning Administrator

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

ATTENTION: REMOTE (ZOOM) MEETING ACCESS INSTRUCTIONS FOR ALL ZBA MEETINGS

Due to the Covid-19/Corona Virus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, the **Zoning Board of Adjustment** is authorized to meet electronically. The City of Concord will be utilizing the Zoom platform for this electronic meeting.

Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04.

All members of the Board have the ability to communicate contemporaneously during this meeting through the Zoom platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting by following this link: <https://us02web.zoom.us/j/610919318> or dialing the following number and entering the following ID number at the prompt:

Telephone Dial: US: +1 929 205 6099 – Webinar ID#: 610 919 318

Please enter full name when logging in so attendance and minutes can be properly recorded.

Note that telephone participation will be enabled at the end of each public hearing. All participants please keep your phones and computers on **mute** unless speaking.

Members of the public can also email questions or other public testimony to code@concordnh.gov, and staff will read the testimony or question into the record during the meeting. Any member of the public can also call the Code (Zoning) Administrative office during the meeting at 603-856-3913 if they are unable to access the meeting and if assistance with connecting is needed.

Materials can be requested from the Code (Zoning) Administration Division via email, or by calling and leaving a message at (603) 225-8580 or,

Meeting Agendas and links to the cases can be accessed at:

<https://www.concordnh.gov/280/Zoning-Board-of-Adjustment>

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