



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

February 8, 2021

The Zoning Board of Adjustment will meet on **Wednesday, March 3, 2021 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, March 3, 2021 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

- 59-20 Pastori Krans, PLLC. For Bangor Savings Bank:** Applicant wishes to allow a second-floor tenant, without building frontage on the first-floor street level, to have an 11 square foot hanging sign and requests variances to:
- 1) Article 28-6-9(b), Permitted Building signs, Section (4), to allow an 11 square foot hanging building sign for a principal use on an upper floor with no building frontage at street level where the Ordinance does not allow such a building sign,
 - 2) Article 28-6-7, Signs Prohibited Under This Ordinance, Section (j), to allow a projecting sign that protrudes above the sills of the windows above the first story where such protrusion is prohibited, both for property located at 82 North Main Street in a CBP Central Business Performance District.
- 07-21 Christopher and Deborah Carley:** Applicants wish to construct an accessory "garden" shed and requests variances to:
- 1) Article 28-4-1(h), Table of Dimensional Regulations, to allow a structure to be located not less than six and one half (6.5) feet from a front property line where a front setback of 25 feet is required and,
 - 2) Article 28-5-32, Accessory Buildings and Facilities, to allow an accessory structure to be located in the front yard area when accessory shed are to be located to the side or rear of the principal structure on the property.
- for property located at 4 Vernon Street in an RS residential Single-family 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.

- 08-21 Robert and Deborah Holman:** Applicants wish to remove an existing single-family residence and replace with a relocated, new single-family residential dwelling on the same lot and requests variances to:
- 1) Article 28-4-1(h), Table of Dimensional Regulations to allow a front setback of 19 feet and 5 inches where a 25 foot setback is required,
 - 2) Article 28-9-2, Administrative Decisions, to permit the temporary use of a Recreational Vehicle (RV) to be used on the subject property during construction as a temporary residence in conjunction with the construction of a new structure when such use is neither listed or permitted under the Zoning Ordinance and in conformance with the use limitations under Section (d)(3), Temporary Use of a Manufactured Home, for property located at 8 Hope Avenue in an RM Residential Medium Density District.
- 09-21 Peter and Sarah Miner:** Applicants wish to operate a small engine repair business from their residence and requests Variances to Article 28-2-4(k), Table of Accessory Uses, Major Home Occupation (Accessory Use A-3) and Article 28-5-30(c), Major Home Occupation, Section (10)(c), to allow a small engine repair business to operate as an accessory, Major Home Occupation, when such use is not permitted as a Major Home Operation, for property located at 87 Shaker Road in an RM Residential Medium Density District.
- 10-21 Concord School District:** Applicant wishes to subdivide the former City Stables building, along with adjacent property for access and parking, from the Concord School District parking lot (former City maintenance sheds) for use as a museum which will house and display, among other items, historic horse drawn carriages and requests variances to:
- 1) Article 28-4-1(h), The Table of Dimensional Regulations, to permit a 10 foot +/- setback from the westerly property line where a setback of 25 feet is required.
 - 2) Article 28-4-1(h), The Table of Dimensional Regulations, to allow the subdivision of a lot with 49.5 feet +/- of frontage where 150 feet is required,
 - 3) Article 28-4-1(h), The Table of Dimensional Regulations, to permit the creation of a lot with 22,654 square feet of land where 25,000 square feet is required,
- All for the portion of the property to be subdivided from the current Concord School District property as shown on the proposed subdivision plans prepared by Richard D. Bartlett Associates, Dated January, 2021, at 111.5 Warren Street in an IS Institutional 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 603-230-3646 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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