



# CITY OF CONCORD

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

November 19, 2021

The Zoning Board of Adjustment will meet on **Wednesday, December 1, 2021 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

### **Wednesday, December 1, 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**

**49-21 JP Irving, LLC, 6 Loudon Road; GWP-Gateway Performance District:** Applicant wishes to establish a Master Signage Plan and requests a modification to variances granted under Case #41-98 to include requests for the following variances:

1. *Article 28-6-9(b), Permitted building Signs*, to allow the installation of 8 additional building signs, each sign with an allowed area not to exceed 65 square feet for a combined new signage area of up to 520 square feet, which, when added to the existing 85 square feet of signage, will result in 10 signs with a combined sign area of up to 605 square feet, where a maximum of 181 square feet is allowed, and
2. *Article 28-6-7(i) Signs Prohibited under This Ordinance* to allow the installation of 8 additional building signs at heights up to approximately 46 feet above grade and above the sills of the third-floor window sills, where signs are not allowed to be placed more than 25 feet above grade, or be placed above the sills of the first level of windows above the first story on the same wall, and
3. *Article 28-6-9(b)(4), Permitted Building Signs*, to allow tenants occupying upper floors and having no building frontage to utilize building signage established under the Master Signage Plan, where only a directory sign of up to 6 square feet placed at the entry door is allowed, for property located at 6 Loudon Road in the GWP-Gateway Performance District.

**62-21 Matthew Lear, 8 Grove Street; RD-Downtown Residential District:** Applicant wishes to construct a breezeway connecting the main house to an existing barn and requests a variance to:

1. *Article 28-4-1 (h), Table of Dimensional Regulations*, to allow the construction of a breezeway between the principal structure (house) and an existing barn within the 20' rear setback.

**65-21 Kevin & Carol Cotterly; 3 Lawrence Street Extension; RM-Medium Density Residential District:** Applicant wishes to install an above ground swimming pool and requests a variance from:

1. *Article 28-5-32, Accessory Buildings and Facilities* within 5 feet of the rear property line, where a setback of 25 feet is required.

*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.*

**63-21 Barlo Signs for Market Basket; 15-17 Merchants Way; GWP-Gateway Performance District:** Applicant seeks approval to install two tenant building signs which exceed the maximum size as required by *Article 28-6-9(a) Table of Maximum Sign Dimensions for Non-residential Districts*, which will require the following variances from said Article:

1. to install an internally illuminated wall sign for Market Basket, which is 482.42 square feet in size, where a sign not to exceed 200 square feet is required, and
2. to install an internally illuminated wall sign for a future tenant (TBD), which is 256.75 square feet in size, where a sign not to exceed 124 square feet is required.

**64-21 Barlo Signs for Interchange Development, LLC: 1 Whitney Road; GWP Gateway Performance District:** Applicant seeks approval to install a freestanding sign containing tenant building signs which exceed the maximum size allowed by *Article 28-6-9(a), Table of Maximum Sign Dimensions for Non-residential Districts*, which will require the following variances:

1. *Article 28-6-9(a) Table of Maximum Sign Dimensions for Non-residential Districts*, to install a freestanding pylon sign containing 190.66 square feet of sign area, where only 150 square feet is allowed;
2. *Article 28-6-9(c)(2)*, to install a freestanding sign with a setback of zero (0) feet, where a setback from any lot line of 5 feet is required, and
3. *Article 28-6-7(r)*, to allow an electronic message center, which is prohibited.

Rose M. Fife \_\_\_\_\_, Clerk  
Zoning Board of Adjustment