



CITY OF CONCORD

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

Ernest Cartier-Creveling
Zoning Administrator

December 25, 2021

The Zoning Board of Adjustment will meet on **Wednesday, January 5, 2022 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, January 5, 2022 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:

- 1-22 16 White Street; RN-Neighborhood Residential District; Michael & Christina Frary:** Applicant seeks approval to replace an existing garage, with a new larger, attached two-story garage with an added bedroom/bathroom above, which would be connected to the principal home and would require the following variance(s):
1. *28-4-1 (h), Table of Dimensional Regulations*, to allow a larger garage to be constructed, which will result in less nonconforming rear and side property line setbacks and a smaller percentage of lot coverage, which brings the lot coverage into conformance with the zoning ordinance.
- 03-22 1 Whitney Road; GWP-Gateway Performance District; Barlo Signs on behalf of Interchange Development, LLC:** Applicant seeks relief from *Article 28-6-7(h)*, to allow a mechanical scrolling sign on a freestanding monument sign to be located at 1 Whitney Road solely to advertise fuel prices for the gas station/convenience store located within the retail development project. A mechanical scrolling sign is a sign utilizing track or roller mounted alpha-numeric copy that is changed by mechanically-driven means and is non-digital.
- 04-22 10 Ferry Street; OCP-Opportunity Corridor Performance District; John J. Flatley Company:** Applicant wishes to install a third freestanding sign on the site, and also requests the following determinations from the ZBA:
- A. If the proposed freestanding sign that directs illumination (not reflected light) onto adjacent streets or onto property other than the premises on which the sign is located, is prohibited under *Article 28-6-7(n)*.
- Variations to:
- 1) *If the ZBA determines under Item A above that such a sign is prohibited, applicant seeks a variance under Article 28-6-7(n), Signs Prohibited*, which prohibits illuminated signs that direct the illumination onto adjacent streets or onto property other than the premises on which the sign is located.
 - 2) *Article 28-6-9(a), Table of Maximum Sign Dimensions*, to allow a freestanding sign with a height of 50' and area of 440 s.f., where a maximum height of 20' and maximum area of 100 s.f. is allowed.
 - 3) *Article 28-6-9(c)(3), Permitted Freestanding Signs*, to allow a freestanding sign to have a horizontal dimension of 22', when a maximum horizontal dimension of 16' is allowed, and
 - 4) *Article 28-6-9(c)(7)*, to permit a third freestanding sign on the property, even though the property now contains 2 freestanding signs and is less than 10 acres with less than 1,000 feet of street frontage.

Rose M. Fife, Clerk
Zoning Board of Adjustment

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.