CITY OF CONCORD

NEW HAMPSHIRE

Community Development Department

Code Administration Division

City Hall Annex • 37 Green Street • Concord, NH 03301 • tel. 603/225-8580 • fax 603/225-8586

August 22, 2013

The Zoning Board of Adjustment will meet on Wednesday **September 4, 2013** at **7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

September 4, 2013 ZBA Meeting Agenda

1) Call meeting to order
2) Review and acceptance of Minutes
3) Chairperson's comments
4) Public Meeting
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 Meeting

17-13 **WBIN Media, Inc.:** (Request for Rehearing) (Continued from August) Applicant wishes to re-develop the former Walker School property from an elementary school to a radio/television media facility (use K-10) and requests a Variance to Article 28-6-9(c)(1), Permitted Freestanding Signs, to permit 3 freestanding signs totaling 65 s.f. when 1 freestanding sign of 40 s.f. is permitted, for property located at 4 Church Street and situated in a IS Institutional District with an HI Historic District overlay.

21-13 **Carolyn A. Parker for VSH Realty, Cumberland Farms:** (Request for Rehearing) (Continued from August) Applicant wishes to install a scroller type sign and requests Variances to Article 28-7-7, Signs Prohibited Under this Ordinance:

1) Section (a), to permit a sign which has parts and surfaces that physically or visually move when signs that have parts or surfaces that physically move are prohibited,
2) Section (r), to permit an electronically activated changeable message sign (EMC) when EMC signs are prohibited in the City of Concord,

for property at 47 Fisherville Road in a CG General Commercial District.

36-13 **Duprey Acquisitions, LLC:** (Request for Rehearing) Applicant wishes to remove an existing single-family residential structure to construct a parking lot and requests the following:

1) Variance to Article 28-2-4(j), Table of Principal Uses, to permit a "Public or Commercial Parking Lot," (use K-1) where such use is not permitted;
2) Variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit a lot coverage of 69% where a maximum of 50% is allowed,

All for property located at 46 Pillsbury Road and situated in an RN Residential Neighborhood District.

Public Hearings

40-13 **Barlo Signs for Carlsons Motorcorp:** (Continued from August) Applicant requests the Zoning Board overturn the Zoning Administrator's determination that the use of a remotely programmable electronic message sign for variable background illumination is a use that is not permitted under the City of Concord's Zoning Ordinance for property at 13 Manchester Street in a GWP Gateway Performance District.

41-13 **Barlo Signs for Baron's:** (Continued from August) Applicant requests the Zoning Board overturn the Zoning Administrator's determination that the use of a remotely programmable electronic message sign for variable background illumination is a use that is not permitted under the City of Concord's Zoning Ordinance for property at 350 Loudon Road in a GWP Gateway Performance District.

45-13 **Daniel Estabrook:** Applicant wishes to store a recreational trailer in a front yard and utilize it for housekeeping purposes and requests the following:

1) Variance to Article 28-5-34, Outdoor Storage of Recreational Equipment, to permit the parking or storage of a recreational trailer in a front yard area,
2) Variance to Article 28-5-34, Outdoor Storage of Recreational Equipment, to permit the use of a recreational trailer parked on a residential property for living, sleeping or housekeeping purposes,

For property at 240 Portsmouth Street in a RS Residential Single Family District.

46-13 **Robert James:** Applicant wishes to install a second driveway and requests a Variance from Article 28-7-7, Parking Area Design Standards, Section (g)(2), Setbacks from lot lines, to permit a driveway and off-street parking between the building and the property line on the west side of 7/9 Chapel Street with no setback from the property line when a five (5) foot setback is required for property at 7/9 Chapel Street in a CVP Civic Performance District.

47-13 **Kelly & Jacqueline Brochu:** Applicant wishes to keep and raise 2 pigs on their property each year for personal use and requests the following:

1) Variance to Article 28-2-4(j), Table of Principal Uses, to permit the Raising and Keeping of Swine (use M-4) where such use is not permitted,
2) Variance to Article 28-5-28, Raising or Keeping of Livestock or Poultry, Section (a), to permit the buildings, feedlots and manure storage areas to be approximately 98' from the north, Abbot Road, property line, 118' from the east, Mitchell Street, property line, 93' from the southerly property line and 55' from the westerly, Bean Street property line where a setback of 150' from a property line is required,
3) Variance to Article 28-5-28, Raising or Keeping of Livestock or Poultry Section, (b), to waive the requirement of 48 square feet of building area per swine, 100 square feet of exercise yard per swine and 3,100 square feet of pasture area per swine,

All for property at 58 Abbott Road in an RS Residential Single Family District.

Rose M. Fife, Clerk
Zoning Board of Adjustment

NOTE: Any person who feels that he or she may be unable to participate in this hearing, because of the limitation of a physical or emotional disability, is asked to contact the Clerk at least 48 hours prior to the event. All reasonable efforts will be made to provide for your participation in the hearing.

For meetings held in the City Council Chambers, any person who is unable to access the upper level of the Council Chambers to address the City Council or any other public body may use the podium and/or microphone located at the lower level of the Council Chambers. Other reasonable accommodations may be available upon request.