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

September 19, 2013

The Zoning Board of Adjustment will meet on Wednesday **October 2, 2013** at **7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

October 2, 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

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.

48-13 **Cheryl Tufts for David & Sandra Delude:** Applicant wishes to construct a garage, mudroom and 3 season porch and requests a Variance from Article 28-4-1(h), The Table of Dimensional Regulations, to permit a side yard setback on the east side of 3 feet where a 15 foot setback is required for property located at 6 Hampshire Drive in an RS Residential Single Family District.

49-13 **Bank of America:** Applicant wishes to construct a freestanding ATM kiosk and request a Variance to Article 28-6-9(b), Permitted Building Signs, to permit a total of 24.67 s.f. of building signage when a maximum of 7.67 s.f. would be allowed for property located at 55 Fort Eddy Road in a GWP Gateway Performance District.

50-13 **Tri-State Iron Works, Inc.:** Applicant wishes to construct a 25' x 50' (1,250SF) addition to an existing industrial building and requests a Variance to Article 28-4-1(h), The Table of Dimensional Regulations, to permit a front setback of 25 feet were a front setback of 50 feet is required for property located at 24 Industrial Park Drive in an IN Industrial 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.