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

December 26, 2014

The Zoning Board of Adjustment will meet on Wednesday **January 8, 2014** at **7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

January 8, 2014 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) (Recessed until January 8, 2014) 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.

Public Hearings

40-13 **Barlo Signs for Carlsons Motorcorp:** (Recessed until January 8, 2014) 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:** (Recessed until January 8, 2014) 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.

55-13 **E. Douglas Ryan:** Applicant appeals the Zoning Administrator's (ZA's) decision and requests that the Board overturn the ZA's decision that the use of the subject property as a two-family home is not a prior non-conforming use established prior to October 4, 2001 for property at 151 Oak Hill Road in an RO Residential Open Space District.

If the Board upholds the ZA's decision the applicant requests the following.

51-13 **E. Douglas Ryan:** Applicant wishes to legitimize a non-compliant apartment and requests a variance to Article 28-2-4(j), Table of Principal Uses, to permit a two-family dwelling (Use A-2) where such use is not permitted for property at 151 Oak Hill Road in an RO Residential Open Space District.

57-13 **William E. Merisotis:** Applicant wishes to construct a 24 foot by 24 foot garage and requests variances to Article 28-4-1(h), Table of Dimensional Regulation to permit a building with a side setback of 18.5 feet where a side setback of 40 feet is required and a front setback of 25.7 feet where a 50 foot setback is required for property at 11 Currier Road in an RO Residential Open Space District.

58-13 **Michael S. Benton & Executive Health and Sports center Inc. for Sarandis Karathanasis:** Applicant wishes to install an off-site free standing sign at the intersection of Garvins Falls Road and Manchester Street related to the use at 10 Garvins Falls Road and requests:

1) A Variance to Article 28-6-7, Signs Prohibited Under this Ordinance, Section (m), to permit a sign to be placed on a lot that is not related to the principal use or uses of the premises on which the sign is located,
2) A Variance to Article 28-6-9(c), Permitted Freestanding Signs, Section, (1), to permitted a second freestanding sign on a lot where only 1 freestanding sign would otherwise be permitted,
3) A Variance to Article 28-6-9(c), Permitted Freestanding Signs, Section, (1)(a), to permit second freestanding sign, up to 40 square feet in size when no sign area is allocated,

All for property at 72 Manchester Street in a CH Highway Commercial 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.