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

February 20, 2014

The Zoning Board of Adjustment will meet on Wednesday **March 5, 2014** at **7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

March 5, 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 from February 12, 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 from February 12, 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 from February 12, 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.

2-14 **Jo-Ann Kanter:** Applicant wishes to relocate a lot line which will result in an increase of the non-conformity of an existing lot of record and requests the following:

1) Variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit a lot line adjustment reducing an existing 7,059SF lot to 6,735SF where 10,000SF lot area is required and,
2) Variance to Article 28-8-3, Non-conforming Lots, to grant non-conforming status to a substandard lot and allow future development or expansion of permitted uses,

For property located at 18 Roger Avenue in an RN Residential Neighborhood District.

3-14 **National Alliance on Mental Illness (N.A.M.I.) NH:** Applicant wishes to demolish an existing two car garage and construct a 2 story wood frame 1,152SF addition to an existing office building and requests:

1) Variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit the two story 24' x 24' addition with a 1 foot setback from the north property line where a 15 foot setback is required,
2) Variance to Article 28-7-7(f), Driveway Widths, to maintain (permit) a driveway width of 16 feet when a 24 foot width is required,
3) Variance to Article 28-7-12, Performance District Standards, Section, (b)(3), to maintain the existing parking lot in the front yard area when parking in a CVP Civic Performance District is to be located to the side or rear of a building,

For property located at 85 North State Street in a CVP Civic Performance District.

4-14 **Nicholas Hadges:** Applicant wishes to demolish an existing one car garage and family room and construct a new one car garage and family room and requests a variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit the new garage to be built with an 11 foot side setback where a 15 foot setback is required for property located at 27 Conant Drive in a RS Residential Single Family District.

5-14 **Morning Rise Real Estate, LLC. For Charles E. Quirion, Jr.:** Applicant wishes to construct a drive-thru / carry-out retail food service use and requests a variance to Article 28-7-2(e)(I), Drive-Through Service, to provide a food service drive-through with 9 stacking spaces from the point of the ordering window when 11 stacking spaces are required for property at 245 Loudon Road in a CG General Commercial District.

6-14 **Thomas & Sandra Perry:** Applicants wish to remove an existing manufactured home with attached porch and carport and replace it with a conventionally constructed house and garage and request a variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit the construction of a building with a 39 foot front setback where a 50 foot setback is required, all at 36 Snow Pond Road in an RO Residential Open Space 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.