



**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

January 22, 2015

The Zoning Board of Adjustment will meet on Wednesday **February 4, 2015** at **7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

**February 4, 2015 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 Hearings**

**01-15** **Kristopher Otterson:** Applicant wishes to build a 24' wide by 36' deep garage and requests a variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit a side setback of 13 feet where a side setback of 15 feet is required for property located at 12 Eldridge Street in a RS Residential Single Family District.

**02-15** **William Higginbotham for Merrimack Valley School District:** Applicant wishes to convert an existing non-residential building, former Summer Street School, into 8 residential dwellings and requests the following:

- 1) Variance to Article 28-2-4(j), Table of Principal Uses, to permit the conversion of a non-residential building to accommodate 1 or more dwelling units (use A-14), where such conversions are not permitted,
- 2) Variance to Article 28-4-5, Development of Multi-family Dwellings, Section (d)(1), Minimum Tract Requirements, to permit development of multi-family dwellings on a 24,393 SF tract of land when a minimum tract size requirement is 25,000 SF,
- 3) Variance to Article 28-4-5, Development of Multi-family Dwellings, Section (d)(2), Maximum Lot Coverage and Density, to permit a total lot coverage of 66.2% where a total lot coverage of 50% is permitted,
- 4) Variance to Article 28-4-5, Development of Multi-family Dwellings, Section (d)(2), Maximum Lot Coverage and Density, to permit a density of 8 units where the maximum allowed based on available land area would be 6 units,
- 5) Variance to Article 28-4-5, Development of Multi-family Dwellings, Section (d)(3), Building Dimensions and Separations, to permit building and parking lot separations to be determined by the Planning Board when 15 foot separations are required between the building and the parking lots,
- 6) Variance to Article 28-7 7, Parking Area Design Standards, Section (e), Minimum Aisle Width, to permit a parking lot aisle width of 20 feet when a 24 foot aisle width is required for two-way traffic,
- 7) Variance to Article 28-7 7, Parking Area Design Standards, Section (g)(1), Parking restrictions in the required front yard, to permit parking to be located within the required 15 foot front yard setback in a residential district for a use other than single or two-family,
- 8) Variance to Article 28-7 7, Parking Area Design Standards, Section (e)(2), Setbacks from lot lines, to permit parking lots and driveways within 5 feet of the southerly and westerly lot lines when a minimum 5 foot setback is required,

All for property located at 12 Cross Street, Penacook in an RN Residential Neighborhood 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.