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

November 19, 2015, 2015

The Zoning Board of Adjustment will meet on Wednesday **December 2, 2015** at **7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

December 2, 2015 ZBA Meeting Agenda

1) Call meeting to order
2) Review and acceptance of Minutes
3) Chairperson's comments
4) Public Hearings:
5) 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

44-15 **Richard Murray:** Applicant requests that the Board overturn the Zoning Administrator's decision that since a determination cannot be made that a Commercial Dog Kennel (Principal Use M-8) is a prior, non-conforming, valid use of the property it is prohibited under the existing ordinance for property located at 73 Shaker Road in a RS Residential Single Family District.

41-14 **O'Reilly Auto Parts:** Applicant requests a Variance to Article 28-6-9 (a), Table of Maximum Sign Dimensions & (b), Permitted Building Signs to install two 70 s.f. building signs with a total combined area of 140 s.f. where the maximum square footage allowed, based on building frontage, is 111 s.f. for property located at 189 Fisherville Road in a CG General Commercial District.

42-15 **Barlo Signs for Team Kia:** Applicant wishes to install a second freestanding sign and requests a Variance to Article 28-6-9(c), Permitted Freestanding Signs, Section (1), to permit 2 freestanding signs on a single lot with a combined area of 96 s.f. (36 s.f. for the existing sign + 30 s.f. for the proposed sign) where one freestanding sign of up to 78 s.f. would be permitted for property located at 158 Manchester Street in a CG General Commercial District.

43-15 **Jutrus Signs for the Rowley Agency Inc.:** Applicant requested the following:

1. A variance to Article 28-6-9, Table of Maximum Sign Dimensions, to install a third building sign of 298 s.f. for a combined total of 373 s.f. of building signage where 150 s.f. are permitted,
2. A variance to Article 28-6-7, Signs Prohibited Under this Ordinance, Section (i), to permit the third (298 s.f.) building sign to be installed 30 feet above grade where the maximum height allowed is 25 feet for property located at 45 Constitution Avenue in a OCP Opportunity Corridor Performance District.

45-15 **Jim Netto:** Applicant wishes to legitimize an existing pergola and requests a variance to Article 28-4-1(h), The Table of Dimensional Regulations, to permit a structure with a 6" side and a 6" rear setback for footings and no setback for the rafter extensions where a 10' side and 20' rear setback would be required for property located at 52 Chesley Street in an RD Residential Downtown District.

46-15 **Dennis Molnar for Concord Craft Brewing Co.:** Applicant wishes to establish and operate a Micro-Brewery producing less than 15,000 barrels a year, as defined in the application, and requests a Variance to Article 28-2-4(j), The Table of Principal Uses, to permit the "bottling of beverages" (principal use L-6) where such use is not permitted for property located at 113 Storrs Street (ground floor level) in a CBP Central Business Performance District.

47-15 **Robert and Helen McGlashen:** Applicant requests a variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit the construction of an entrance canopy with a 6′ 6″ setback from the front property line where a 10′ foot setback is required for property at 16 ½ South Street in an RD Residential Downtown 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.