



# PLAN DETAILED REPORT PL-ADR-2026-0159 FOR CITY OF CONCORD

**Plan Type:** PLAN - Architectural Design Review      **Project:** 2026-011 25-33 S Main St Condo Main ADR      **App Date:** 02/10/2026

**Work Class:** Architectural Design Review      **District:** City of Concord, NH      **Exp Date:** NOT AVAILABLE

**Status:** Submitted - Online      **Square Feet:** 0.00      **Completed:** NOT COMPLETED

**Valuation:** \$0.00      **Assigned To:** Timothy Thompson      **Approval**

**Description:** A sign that says "YAMAS GREEK EATERY" on the front of the building at 27 S main Street      **Expire Date:**

<b>Parcel:</b> 104364	Main	<b>Address:</b> 25-27 S Main St, Condo Main Concord, NH	Main	<b>Zone:</b> CBP(Central Business Performance Distri
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Applicant/Agent Jake Duggan 61 Main Streey Plymouth, NH 03264 Home: (978) 831-3022 Business: (978) 831-3022 Mobile: (978) 831-3022	Owner Konstantinos Alexandropoulos Home: (603) 409-1115 Business: (603) 409-1115 Mobile: (603) 409-1115
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**City of Concord**  
37 Green St  
Concord, NH 03301  
www.concordnh.gov

# Permit

Permit NO. **SP-0703-2026**

Permit Type: **PLNG - Sign Or Awning**

Work Classification: **Sign**

Permit Status: **Fees Paid**

Issue Date:

**Expiration:**

**Location Address**

**Parcel Number**

**Project**

**S Main St 25-27, Concord, NH**

**2184**

**2026-011 25-33 S Main St Condo Main ADR**

**Contacts**

Andy Sanborn (603)682-1165 <b>Property Owner/Lease</b>	Konstantinos Alexandropoulos (603)409-1115 <b>Sign Owner</b>
Jake Duggan 61 Main Streey, Plymouth, NH 03264 (978)831-3022 jake@cheersyamas.com <b>Applicant</b>	Peter Sandberg (603)224-6880 <b>Sign Installer</b>

**Description:** Installation of a white sign with blue lettering reading "Yamas Greek Eatery."

Signage is for storefront identification only and will be installed in accordance with city sign and zoning requirements.

<b>Valuation:</b>	<b>\$0.00</b>
<b>Total Sq Feet:</b>	<b>0.00</b>

**Inspection Requests:**

603-225-8580

Fees	Amount
CD - Application for Sign	\$30.00
CD - Sign application PB review	\$30.00
CD - Sign Permit Fee SF Cost	\$81.00
<b>Total:</b>	<b>\$141.00</b>

Payments	Amt Paid
<b>Total Fees</b>	<b>\$141.00</b>
Credit Card	\$141.00
<b>Amount Due:</b>	<b>\$0.00</b>

<b>Available Inspections:</b>	
Inspection Type	
Zoning Code Enforcement	0
CD - Final Sign	180

Applicant certifies that all the information given is correct and true and that all work performed will comply with applicable City of Concord and State of New Hampshire, Building and Fire Codes, Ordinances, Laws and Regulations.

**Additional Information**

**Sign Dimensions:** 12ft x 3 ft

**Total Square Feet:** 36

**Is this Sign::** New

**Is this sign illuminated?:** Yes

**If Yes, pick one:** External

**Sign Projects over Public Right-of-Way:** No

**SignPermitAddtlInfo:** CONDITIONS OF PERMIT • If a sign projects over a sidewalk or public way, it is mandatory for the owner to furnish a Certificate of Insurance in an amount not less than \$1,000,000, indemnifying the City of Concord against any form of liability. The policy shall provide for advance notification to the Code Administrator in the event of cancellation. If the policy should lapse or be canceled, the owner shall remove the sign immediately. • The Code Administrator or his authorized agent may revoke this permit at any time. • No portable signs shall be placed in the public right of way. • All signs shall conform to all requirements of the Zoning Ordinance for the district in which it is located. • All signs must be constructed of materials and methods conforming to the minimum standards of the City of Concord Building Code. • All signs which are illuminated or supplied with electric power must be UL listed and installed in accordance with the City of Concord Electrical Code and shall require separate electrical permits. • Sign permits are not transferrable in case of change of ownership, relocation, or alteration of size or structure.

**Zoning District:** CBP

Issued By: Brian Tremblay

Date



**YAMAS**  
greek eatery





VIBES  
BURGERS

VIBES GOURMET BURGERS  
buza DAIRY BAR  
GOURMET BURGERS ICE CREAM · GELATO

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# MEMORANDUM

**RE:** Sign-Only Application — Site Plan and Architectural Elevations Not Required

**Applicant:** Yamas Greek Eatery (Konstantinos Alexandropoulos)

**Property:** 27 S Main Street, Concord, NH

**Application Type:** Architectural Design Review — Wall-Mounted Sign Only

## SUMMARY

This application is for a wall-mounted sign only, with no other site improvements or changes of use. Per the City of Concord Site Plan Regulations, full Site Plan drawings and Architectural Elevations of the building are NOT required for sign-only applications where no other site plan review is triggered.

## REGULATORY BASIS

### 1. Appendix A — Fee Schedule (Page 133)

*"Architectural Design Review — Where Site Plan Review is not otherwise required"*

- \$25.00 Application Fee for Each Sign

This fee category explicitly establishes that sign applications may be submitted independently, without triggering full site plan review. The \$25 fee contrasts with the \$300+ fees for Minor/Major Site Plans, confirming signs are treated as a separate, simplified application type.

### 2. Section 16.03 — Architectural Plans and Elevations (Pages 51-53)

Section 16.03 governs architectural elevation requirements and applies specifically to Major Site Plans (as stated in the section header "Application Requirements for Major Site Plans"). The detailed requirements for building elevations, floor plans, colored renderings, and photographs of all facades are triggered only when a Major Site Plan is required — not for standalone sign applications.

### 3. Section 16.03(11) — Sign Notation on Elevations (Page 53)

*"The location, size and placement of affixed and free standing signage shall be noted on the site plan and the building elevations. It is recommended that the colors and copy of signs to be affixed to the buildings be shown on the architectural elevations... If tenancy is unknown at the time of site plan submittal, a Master Sign Plan or sign permits may be submitted for architectural design review prior to occupancy of the building."*

This provision confirms that sign permits can be submitted separately from site plan applications. It contemplates situations where signs are reviewed through ADR independently — "prior to occupancy" and separate from the site plan process.

### 4. Section 33.01 — Architectural Design Review Process (Page 102)

*"All site plans, and all applications for Architectural Design Review, shall be reviewed and considered by the Planning Board..."*

The use of "and" rather than "as part of" indicates that ADR applications exist as a separate category from site plans. ADR can be triggered independently for signs and facade changes without requiring a full site plan submission.

## **DOCUMENTS SUBMITTED WITH THIS APPLICATION**

Per the ADR Checklist for Individual Signs, Awnings, and Canopies:

- Sign Specification Sheet (dimensions, materials, colors, mounting, illumination)
- Sign Plan drawing with dimensions
- Photos of existing building
- Photo simulation showing sign on building
- Property Owner Authorization Form

## **CONCLUSION**

This application involves only the installation of a wall-mounted sign. No change of use, no building modifications, and no site improvements are proposed. Therefore, full Site Plan drawings and complete Architectural Elevations of the building are not required per the City of Concord Site Plan Regulations. The sign-specific documents submitted herewith satisfy the requirements for Architectural Design Review of an individual sign.

*Reference: City of Concord Site Plan Regulations (Revised May 2019)*