

APPLICATION FOR CONDITIONAL USE PERMIT

CITY OF CONCORD, NH - PLANNING BOARD

GENERAL INFORMATION

OWNER'S NAME: Arthur H Morse
STREET ADDRESS: 27 Merrimack Street
CITY, STATE, & ZIP CODE: Concord, NH 03303
TELEPHONE #: _____ EMAIL ADDRESS: _____

AGENT'S NAME (IF APPLICABLE): _____
STREET ADDRESS: _____
CITY, STATE, & ZIP CODE: _____
TELEPHONE #: _____ EMAIL ADDRESS: _____

APPLICATION FEE \$ _____

For the property being reviewed, please complete the following:

TYPE OF CONDITIONAL USE PERMIT REQUESTED: 28-7-11(f) Driveway Separation AH

PROPERTY ADDRESS: 14 Walnut Street

ABUTTING STREETS: Canal

EXISTING LOT SIZE(S): 0.18 ACRES OR _____ SQUARE FEET

ASSESSOR'S MAP/BLOCK/LOT #(s): 0543P 125 / / / /

ZONING DISTRICT(S): RN

OVERLAY DISTRICTS (CHECK ALL THAT APPLY):

HISTORIC (HI): _____ SHORELAND PROTECTION (SP): _____ FLOOD HAZARD (FH): _____
AQUIFER PROTECTION (AP): _____ PENACOOK LAKE WATERSHED PROTECTION (WS): _____

PROJECT DESCRIPTION

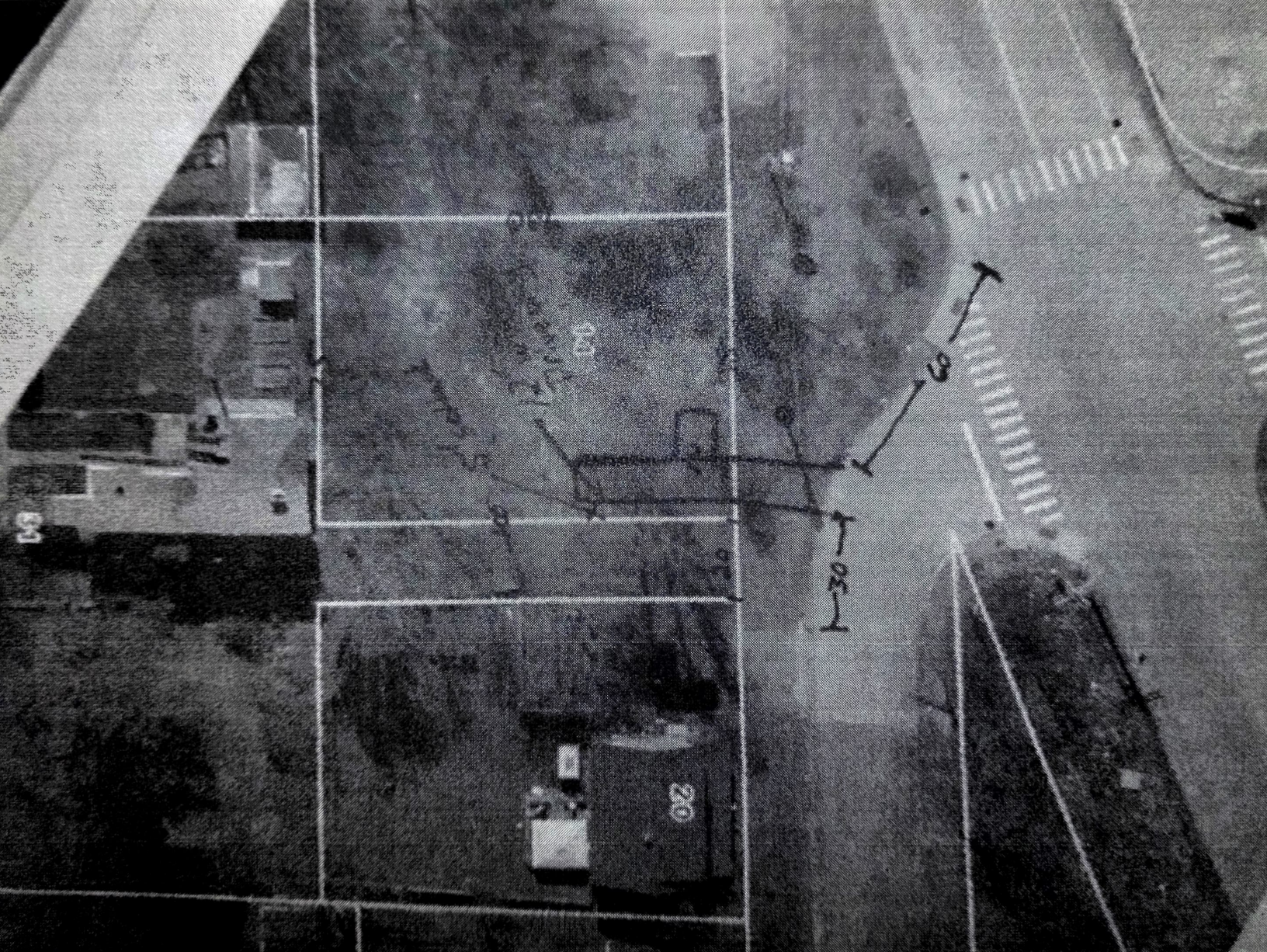
Please provide a brief description of your project and the proposed Conditional Use in the space below.

Reduce the 40-foot setback from the adjacent driveway located at 20 Walnut St by 10 feet resulting in a 30-foot setback. Install a 12-foot driveway and curb cut 30 feet from said adjacent driveway.

CUP Project Narrative for: 14 Walnut Street – Driveway Separation Alternatives (Part 2 of 2)

The project narrative needs to be supplemented to address the following points outlined in Article 28-9-4(b)(4) of the zoning ordinance:

- a. The use is specifically authorized in this ordinance as a conditional use.
Correct. The use/driveway separation alternative is authorized a conditional use per 28-7-11(f) Driveway Separation Alternatives.
- b. If completed as proposed by the applicant, the development in its proposed location will comply with all requirements of this Article, and with the specific conditions or standards established in this ordinance for the particular use:
Correct. Due to an “intersection safety matter” the driveway separation alternative’s reduction from 40 feet to 30 feet minimizes potential conflicts of turning and through traffic movements.
- c. The use will not materially endanger the public health or safety:
Correct. The use/driveway separation alternative minimizes potential conflicts of turning and through traffic movements.
- d. The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located;
Correct. The lot is located within the RN zone which has numerous examples of compact lots serviced by one driveway within the village area.
- e. The use will not have an adverse effect on highway or pedestrian safety:
Correct. The use/driveway separation alternative minimizes potential conflicts of turning and through traffic movements. Note: The proposed driveway does not impact a sidewalk.
- f. The use will not have an adverse effect on the natural, environmental, and historic resources of the City:
Correct. The use/driveway separation alternative minimizes adverse effects on the natural City Green Area located at the intersection of Walnut St and Canal St. There are no adverse effects environmentally or to historic resources.
- g. The use will be adequately serviced by necessary public utilities and by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use, and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity.
Correct. Public City Water and Sewer are located at the street as well as access to electric and telecom utilities.



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CUP Project Narrative for: 14 Walnut St. -Driveway Separation Alternatives

Existing Conditions: 14 Walnut St. is a .17 acre northerly facing building lot with 75 feet of road frontage. The Westerly corner of the lot is adjacent to the Walnut St/Canal St intersection and the Easterly corner of the lot is adjacent to Walnut St.

Proposed Improvement: The proposed improvement to 14 Walnut St. is a 12 foot wide driveway located on the Easterly side of the lot. The proposed driveway would be located 30 feet from the neighboring driveway located at 20 Walnut St. The proposed driveway would run along the Easterly side of the 12 Walnut St lot and maintain a 5 foot minimum property line setback.

Per Zoning Ordinance 28-7-8(b) Driveways in residential districts shall be located at least 40 feet from other existing driveways. Where compliance cannot be achieved with these standards, the Planning Board may grant a CUP pursuant to 27-7-11(f) provided the Planning Board finds that the reduction in diminutions from an existing driveway setback is the most minimal, while minimizing potential conflicts of turning and through traffic movements on the adjacent street.

The minimum setback compliance of 40 feet from other existing driveways cannot be achieved due to an "intersection safety matter". Per Zoning 28-7-8(B) and pursuant to Zoning 27-7-11(f) as CUP is requested to reduce the distance from the proposed driveway at 14 Walnut St to the existing driveway located at 20 Walnut St. from 40 feet to 30 feet. This reduction from 30 feet to 40 feet minimizes the potential conflicts of turning and through traffic movements whereas the Westerly corner of 14 Walnut St is adjacent to the Walnut St/Canal St intersection. Gary Lemay P.E. with the City of Concord said that he supports this CUP and will also provide input due to an "intersection safety matter". All other minimum driveway setbacks will be maintained.