

IQRA Islamic Society of Greater Concord  
181 North Main Street and 9 Pearl Street, Concord New Hampshire

Project Narrative

IQRA Islamic Society of Greater Concord is proposing to construct a 16-space parking lot at 181 North Main Street and 9 Pearl Street, Concord New Hampshire. The two properties catalogued locally as Tax Map 55 / Block 03 / Lot 3 & 15 and totaling 0.44 acres, will be merged into a single parcel. The property is located in the Urban Commercial (CU) Zoning District.

The project proposes to construct a 16-space parking lot (7 standard, 8 compact and 1 ADA space) and renovate the existing building into a Place of Religious Worship. The project includes demolition of the existing 1,148 square foot (SF) house, 270 SF garage and brick sidewalk located at 9 Pearl Street. The project also includes site grading, installation of 3,300 SF of new pavement for the parking area, 24 foot driveway, site lighting, landscaping and sidewalk improvements.

To provide required storm water control for the site a stone infiltration strip will be constructed on the eastern edge of the parking lot. The total area disturbed for construction of the project will be approximately 5,100 SF with no proposed disturbances to wetlands or water bodies.

The project was granted 6 variances by the Zoning Board of Adjustment on August 8, 2017. A copy of the decision is included in the site plan package.

Narrative in Support of Conditional Use Permit Application

*28-5-10 - Churches, Synagogues, and Places of Religious Worship; and Community Centers.*

*All churches, synagogues, and places of religious worship, and community centers shall be subject to the following standards:*

- a. Access Requirements. All churches, synagogues, and places of religious worship, and community centers shall be located on lots that have direct access to and from a collector or arterial street, or access to a street which shall be physically improved in order to fulfil the function and meet the standards of a collector street;*

**The project was granted a variance to this article on August 8, 2017**

- b. Utility Service Requirements. All churches, synagogues, and places of religious worship, and community centers, shall be served by municipal water and sewer systems where available. Where municipal utilities are not available, a place of religious worship or a community center shall be adequately served by a private well for its exclusive use, and a subsurface waste disposal system or other such system as approved by the New Hampshire Department of Environmental Services (NHDES)-Water Division (WD); and*

**The existing building is serviced by municipal water and sewer.**

- c. Fire Protection and Life Safety Requirements. Where municipal water service is not available, on-site water storage, distribution facilities, and sprinkler systems shall be designed and installed to provide fire protection and suppression capabilities in compliance with life safety standards.*

**The existing building is serviced by municipal water.**

*28-9-4 - Decisions by the Planning Board.*

- a. The use is specifically authorized in this ordinance as a conditional use;*

**Churches, synagogues, and places of worship are permitted by Conditional Use in the Commercial Urban District.**

- 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;*

**Refer to above standards under Section 28-5-10 - Churches, Synagogues, and Places of Religious Worship; and Community Centers.**

- c. *The use will not materially endanger the public health or safety;*

**The space will be used for daily prayer services, special events, and Sunday School. All activities will be conducted inside the existing building. Available parking will include the newly proposed 16-space parking lot and a shared parking use agreement with the adjacent Church. The peak recurring event will be Friday prayer, which is scheduled for 1:00 p.m. every Friday, with an anticipated 25-30 vehicles per service. Refer to the traffic analysis conducted by Stephen G. Pernaw & Company, Inc., dated July 14, 2017 for a complete list of events and anticipated vehicle counts.**

- 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;*

**The property is located in the Commercial Urban District and is abutted by the First Congregational Church to the south, multi-family residential to the east and west, and Concord OBGYN to the north. The community center use is compatible with the dense commercial/residential neighborhood. The organization currently uses the East Concord Community Center.**

- e. *The use will not have an adverse effect on highway or pedestrian safety;*

**Members will either access the property from the proposed Pearl Street parking lot driveway or from the shared Church parking on Washington Street. Both Pearl and Washington Streets are one-way and have sidewalks on both sides. According to the traffic analysis referenced above, "The Additional traffic from the relocated mosque.....will have a negligible impact on the prevailing traffic operations that were observed in the study area."**

- f. *The use will not have an adverse effect on the natural, environmental, and historic resources of the City; and*

**The existing house on Pearl Street has been determined to be uninhabitable and cost prohibitive to renovate. The demolition of the house will remove a hazard to the neighborhood and will provide additional parking for the use. The re-use of the former Capitol Offset building will preserve the existing industrial structure. Any increase in impervious area will be offset by constructing a stormwater infiltration system beneath the parking lot. Two street trees will be added along the Pearl Street frontage.**

- 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.*

**The proposed use will re-use an existing vacant building in a dense urban neighborhood. All existing municipal infrastructure is existing and will not require upgrade or public expenditure.**

Assessors Information			Abutters List		Sheet 1 Of 1
			Date: September 20, 2017	Job# 93800.0	
Map No.	Block No.	Lot No.	Name	Mailing Address	Property Address
55	3	3	<b>Property Owner/Applicant:</b> James R Stewart Trust Of 2000	252 Main St, Apt # 6, Hopkinton, NH 03229-2679	9 Pearl St
55	3	15	Diane W Stewart Clarner Trust & Diane W Stewart Clarner Trustee	252 Main St, Apt # 6 Hopkinton, NH 03229-2679	181 N Main St
			<b>Abutters:</b>		
55	3	4	James R Stewart Trust Of 2000 Attn J Stewart Capital Offset	252 Main St, Apt # 6 Hopkinton, NH 03229-2679	11-13 Pearl St
55	4	3	Kimberly A Murdoch & Roy Edward	10 Pearl St, Concord, NH 03301-4401	10-12 Pearl St
55	4	1	Jarbel Realty LLC	Po Box 1374, Concord, NH 03302-1374	189-191 N Main St
55	3	2	Jarbel Realty LLC	Po Box 1374, Concord, NH 03302-1374	5-7 Pearl St
55	3	5	Carolyn Andrews	15 Pearl Street Concord, NH 03301	-
55	3	13	First Congregational Church	177 North Main Street Concord, NH 03301	14-20 Washington St
55	3	14	First Congregational Church	177 North Main Street Concord, NH 03301	177 North Main St
55	3	16	First Congregational Church	177 North Main Street Concord, NH 03301	177 North Main St

**Engineer:** Nobis Engineering, Inc.  
18 Chenell Drive, Concord, NH 03301



# CITY OF CONCORD

*New Hampshire's Main Street™*

## *Zoning Board of Adjustment*

August 8, 2017

John Arnold Esq.  
Hinckley Allen  
11 South Main Street Suite 400  
Concord NH 03301

RE: Case #13-17

Dear Attorney Arnold:

At a meeting of the Zoning Board of Adjustment of the City of Concord, held on August 2, 2017, the Board, by a unanimous vote, granted your request for variance to Article 28-7-2(e), Off-Street Parking Requirements, to permit the provision of 16 parking spaces where 47 spaces are required; to Article, 28-7-11(d), Additional Compact Automobile Spaces, to permit 8 compact car parking spaces where the Ordinance permits 4; to the Supplemental Standards, Article 28-5-10(a), Churches, Synagogues and Places of Religious Worship; and Community Centers, to permit a place of worship with no direct access onto an arterial or collector street or onto a street that will be physically improved to fulfill the function and meet the standards of a collector or arterial street; to Article 28-4-1(h), Table of Dimensional Regulations, to permit 89% lot coverage upon the two properties, which properties will be merged, where the Ordinance permits a maximum of 80% lot coverage; to Article 28-4-2(b), Buffer Width Standards, to permit no buffer on the westerly side of the 181 North Main Street and 9 Pearl Street properties where a buffer of 10 feet is required adjacent to a residential district boundary; and to Article 28-7-7(g)(3), Parking Area Design Standards, to permit parking in the front yard of the properties, which properties are to be merged, for parking on 9 Pearl Street, where the Ordinance prohibits parking in the front yards of properties located in the CU Urban Commercial District.

The approvals were conditional that the agreement between the church and Society be recorded at the Merrimack County Registry of Deeds, and is based on the forty-seven spaces as noted on the floor plan dated June 2017 prepared by Richard D. Bartlett & Associates, LLC and based on a calculation of one space per forty square feet of prayer room assembly space and seven spaces for each of the two classrooms.

These requests were for properties located at 181 North Main Street (55/3/13) and 9 Pearl Street (55/3/3) in a CU Urban Commercial District. (Note: The requests are contingent upon the properties being merged into a single parcel.)

Your appeal was granted for the request specifically as approved by the Board based on information presented to the Board through submittal of plans and testimony. If there is a significant change at any time in the future, you are hereby advised to discuss any proposed changes with the Code Administrator. If the use or construction authorized by this approval has not commenced within the two (2) year anniversary date of the original decision, it shall be deemed to have expired and authorization shall be considered null and void as specified in Article 28-9-3(c)(6) of the City of Concord Zoning Ordinance.

Any aggrieved party may appeal for rehearing of this decision within thirty (30) days. Therefore any action taken by you under this approval, including work done with a permit is at your own risk during this appeal period.

  
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Zoning Board of Adjustment Clerk

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