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CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

November 20, 2019

Project Summary – Conditional Use Permit

Project: Hoadley Conditional Use Permit (2019-57)
Owner: Jeffrey and Betty Hoadley
Address: 92 North State Street
Map/Block/Lot: 55/4/7

Determination of Completeness:

Determine this application complete and open the public hearing. As part of the motion, indicate that the project does not meet the criteria for a Development of Regional Impact (DRI), per RSA 36:55.

Project Description:

The applicant is requesting a Conditional Use Permit (CUP) in accordance with Article 28-7-8(b) to allow for the construction of an additional driveway at 92 North State Street in the Downtown Residential (RD) District.

1. General Comments

- 1.1 The applicant is proposing to construct an additional 12' wide driveway to access a proposed garage on the property. Per Section 28-7-8(b) of the Zoning Ordinance (ZO), an additional 150' of frontage is required. There is only 125' of additional frontage on N. State Street.
- 1.2 The narrative provided by the applicant (see attached) describes how the criteria of all applicable sections of the ordinance are met, including Section 29-9-4(b) (4) (ZO), which states the criteria for the Planning Board decision. Staff has no objections to the request.
- 1.3 Comments from Engineering Services Division are included in Section 2 below.

2. Staff Review Comments

- 2.1 Per Section 28-7-7(g) (ZO), paving shall be 5' setback from the property line. Prior to construction, the Applicant shall locate the property line in the field, and confirm that the proposed turnaround/parking area is 5' from the property line.
- 2.2 The 15 ft. deep paved area between the proposed garage and the street may not provide enough room to easily access the garage and provide room to turn vehicles around to enter/exit the garage. Engineering recommends that the applicant consider increasing the depth to a minimum of 20 ft. to provide additional room.

3. Recommendations

3.1 **Grant Conditional Use Permit approval** in accordance with Section 28-7-8(b) of the Zoning Ordinance to allow for the construction of an additional driveway at 92 North State Street where sufficient frontage is not provided, subject to the following conditions:

(a) Precedent Conditions – to be fulfilled within one (1) year and prior to sign off by the Clerk and Chair of the Planning Board and the commencement of site construction, unless otherwise specified:

(1) Address Staff review comments to the satisfaction of the Engineering Division.

(2) Submit two (2) copies of revised plans.

(b) Subsequent Conditions – to be fulfilled as specified:

(1) A Driveway Permit will need to be obtained from the Engineering Services Division.

Prepared by: BAF

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