



AnneMarie Skinner, AICP
City Planner

CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department
Planning Division

ZONING BOARD OF ADJUSTMENT
November 6, 2024, 6:00 p.m.
City Council Chambers, 37 Green St, Concord, NH 03301

AGENDA

1. **Call to order**
2. **Chairperson's comments**
3. **Public meetings**
4. **Public hearings**
- 4.1 Tracy A. Szanto requests approvals for variances from Section 28-4-1(h) *Table of Dimensional Regulations – Minimum Lot Size* and *Minimum Lot Frontage* and Section 28-5-2 *Duplex or Two-Family Dwelling*, to allow a duplex on a lot area of 17,424 square feet and 120 feet of lot frontage, where 18,750 square feet of lot area and 150 feet of lot frontage are required, at 15 Fowler St, in the Medium Residential (RM) District. (ZBA-0227-2024)
 - [Application](#)
 - [Staff Memo](#)
 - [Map](#)
 - [Application Materials](#)
- 4.2 Ari Pollack with Gallagher, Callahan, & Gartrell, on behalf of St. Paul's School, requests approvals for variances from Section 28-7-2(e)(B) *Table of Off-Street Parking Requirements*, to allow 96 parking spaces where 1,334 parking spaces are required; Section 28-7-5 *Requirements for Handicapped Accessible Parking Spaces*, to allow 5 accessible parking spaces where 24 accessible parking spaces are required; and Section 28-4-3(c)(1) *Wetland Buffers and Setbacks – Certain Uses Prohibited in Buffers*, to allow construction of a building or structure in 8,200 square feet of wetland buffer where construction of a building in a wetland buffer is prohibited, at Tax Map Lot 724Z 1 and Tax Map Lot 811Z 1, generally located at 87 Dunbarton Rd, in the Institutional (IS) District and the Open Space Residential (OS) District. (ZBA-0230-2024)
 - [Application](#)
 - [Staff Memo](#)
 - [Map](#)
 - [Application Materials](#)

4.3 Ryan M. Dyer and Sara Dyer request approvals for a special exception for a child day care facility, per Section 28-2-4(j)(B) *Table of Principal Uses – Educational and Institutional*, and a variance from Section 28-7-2(e)(B) *Table of Off-Street Parking Requirements*, to allow 9 off-street parking spaces where 15 (9 for the child day care facility and 6 for the existing apartment units) are required, at 76-78 S State St, in the Urban Transitional (UT) District.

- [Application](#)
- [Staff Memo](#)
- [Map](#)
- [Application Materials](#)

5. **Review and acceptance of [Findings of Fact](#) from October 2, 2024**

6. **Review and acceptance of [Minutes](#) from October 2, 2024**

7. **Any other business that may legally come before the Board**

7.1 Review and acceptance of draft [2025 calendar](#) – note January date and discussion on July 2025 date

8. **Adjourn**

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All City of Concord public meetings are accessible for persons with disabilities. Persons who feel that they may be unable to participate in a City of Concord public meeting due to a disability should, to the extent possible, call (603) 225-8595 at least 48 hours prior to the meeting so that a reasonable accommodation can be arranged.

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.