



AnneMarie Skinner, AICP
City Planner

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

ZONING BOARD OF ADJUSTMENT
January 8, 2025, 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 Andrew J. Tine, on behalf of 11-15 Pierce St LLC, requests approval for a special exception for a rooming house, per Section 28-2-4(j)(B) *Table of Principal Uses – Residential*, at Tax Map Lot 7441Z 59, addressed as 11-15 Pierce St, in the Downtown Residential (RD) District. (ZBA 0236-2024)
 - [Staff Memo](#)
 - [Map](#)
 - [Applicant's Findings](#)
 - [Application Materials](#)
 - 4.2 Ryan A. Martin and Kelly L. Martin request approval for a variance from Section 28-4-1 *Dimensional Standards* and Section 28-5-32 *Accessory Buildings and Facilities*, to allow a 13-foot-tall shed to be placed 5 feet from the side property line where a 15-foot setback is required for an accessory building greater than 12 feet in height, at Tax Map Lot 193P 10, addressed as 43 Alice Dr, Penacook, in the Medium Density Residential (RM) District. (ZBA 0237-2024)
 - [Staff Memo](#)
 - [Map](#)
 - [Applicant's Findings](#)
 - [Application Materials](#)
 - 4.3 Cronin Bisson & Zalinsky P.C. and North 40, LLC, on behalf of Concord Regional Solid Waste/Resource Recovery Coop, request approval for a variance from Section 28-2-4(a) *Uses Permitted by Right*, to permit by right residential use where residential use is not permitted, at Tax Map Lot 06P 8, unaddressed Whitney Rd in Penacook, in the Industrial (IN) District. (ZBA 0238-2024)
 - [Staff Memo](#)

- [Map](#)
- [Applicant's Findings](#)
- [Application Materials](#)

4.4 Michael G. and Eileen M. Gfroerer request approval for a variance from Section 28-4-1(e) *Dimensional Standards Maximum Lot Coverage*, to allow 78.3% lot coverage where 50% is the maximum allowed, at Tax Map Lot 7322Z 51, addressed as 11 Summit St, in the Neighborhood Residential (RN) District. (ZBA 0241-2024)

- [0241-2024 Staff Memo](#)
- [0241-2024 Map](#)
- [0241-2024 Applicant's Findings](#)
- [0241-2024 Application Materials](#)

5. **Review and acceptance of Minutes from [December 4, 2024](#)**

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

7. **Adjourn**

AnneMarie Skinner, AICP
City Planner

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.