



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

AnneMarie Skinner, AICP
City Planner

ZONING BOARD OF ADJUSTMENT
February 5, 2025, 6:00 p.m.
City Council Chambers, 37 Green St, Concord, NH 03301

AGENDA

1. Call to order

1.1 Elect Chair for 2025

2. Chairperson's comments

3. Public meetings

4. Public hearings

4.1 (continued from January 8, 2025) 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 51, addressed as 11-15 Pierce St, in the Downtown Residential (RD) District. (ZBA 0236-2024)

- [0236-2024 Emergency Services Calls for 2023 and 2024](#)
- [0236-2024 Staff Memo from January 8, 2025](#)
- [0236-2024 Map](#)
- [0236-2024 Applicant's Findings](#)
- [0236-2024 Application Materials](#)

4.2 (continued from January 8, 2025) 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 (ZBA 0237-2024) **This request has been withdrawn by the applicant.**

4.3 Gallagher, Callahan & Gartrell PC, on behalf of Cornerstone Realty Holdings, Inc., requests approval for an equitable waiver of dimensional requirement, per Section 28-9-3(e)(3) *Equitable Waiver of a Dimensional Requirement*, at Tax Map Lot 751Z 24, addressed as 119 Old Turnpike Rd, in the Industrial (IN) District. (ZBA 0240-2024)

- [0240-2024 Staff Memo](#)
- [0240-2024 Map](#)
- [0240-2024 Aerial 2023](#)

- [0240-2024 Aerial 2024](#)
- [0240-2024 Applicant's Findings](#)
- [0240-2024 Application Materials](#)

4.4 Gallagher, Callahan & Gartrell PC, on behalf of Onyx Partners, Ltd, Onyx Steeplegate Concord, LLC, Onyx TD Concord, LLC, and MH Concord, LLC, requests approval for a variance from Section 28-4-1(c) to allow frontage to be derived from two streets where the ordinance requires that lot frontage be a continuous, unbroken line street, at Tax Map Lot 61Z 9, addressed as 277 Sheep Davis Rd, and Tax Map Lot 611Z 41, addressed as 260 Loudon Rd, in the Gateway Performance (GWP) District. (ZBA 0243-2024)

- [0243-2024 Staff Memo](#)
- [0243-2024 Map](#)
- [0243-2024 Applicant's Findings](#)
- [0243-2024 Application Materials](#)

5. **Review and acceptance of Minutes from [January 8, 2025](#)**
6. **Any other business that may legally come before the Board**
7. **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.