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

ZONING BOARD OF ADJUSTMENT
April 2, 2025, 6:00 PM
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 Orr & Reno, on behalf of Granite Center, LLC, requests approval for a variance from Section 28-4-1(e) *Maximum Lot Coverage*/Section 28-4-1(h) *Table of Dimensional Regulations*, to permit 89.3% of lot coverage where 85% is the maximum allowed, at Tax Map Lot 6442Z 6, unaddressed Storrs St, in the Opportunity Corridor Performance (OCP) District. Not a development of regional impact. (ZBA 0255-2025)
 - [0255-2025 Staff Memo](#)
 - [0255-2025 Map](#)
 - [0255-2025 Application Materials](#)
 - [0255-2025 Applicant Findings](#)

 - 4.2 Zachary J. Letourneau, on behalf of McCarthy Family Trust of 2021, requests approval for a variance from Section 28-4-1(c) *Minimum Lot Frontage*/Section 28-4-1(h) *Table of Dimensional Regulations*, to permit 150 feet of lot frontage for a new lot where 200 feet is the minimum requirement, at Tax Map Lot 92Z 4, addressed as 227 Garvins Falls Rd, in the Medium Density Residential (RM) District and the Open Space Residential (RO) District. Not a development of regional impact. (ZBA 0256-2025)
 - [0256-2025 Staff Memo](#)
 - [0256-2025 Map](#)
 - [0256-2025 Application Materials](#)
 - [0256-2025 Applicant Findings](#)

 - 4.3 Northpoint Engineering, LLC, on behalf of Alec and Rachel Woods, requests approval for a variance from Section 28-4-1(d)(3) *Side Yard*/Section 28-4-1(h) *Table of Dimensional Regulations*, to permit a 2.5-foot side yard setback where 10 feet is the minimum requirement, at Tax Map Lot 6531Z 60, addressed as 64 Beacon St, in the Neighborhood Residential (RN) District. Not a development of regional impact. (ZBA 0257-2025)
 - [0257-2025 Staff Memo](#)

- [0257-2025 Map](#)
- [0257-2025 Application Materials](#)
- [0257-2025 Applicant Findings](#)

4.4 Northpoint Engineering, LLC, on behalf of Alec and Rachel Woods, requests approval for a variance from Section 28-4-1(e) *Maximum Lot Coverage*/Section 28-4-1(h) *Table of Dimensional Regulations*, to permit 63.4% of maximum lot coverage where 50% is the maximum allowed, at Tax Map Lot 6531Z 60, addressed as 64 Beacon St, in the Neighborhood Residential (RN) District. Not a development of regional impact. (ZBA 0258-2025)

- [0258-2025 Staff Memo](#)
- [0258-2025 Map](#)
- [0258-2025 Application Materials](#)
- [0258-2025 Applicant Findings](#)

4.5 Hinckley, Allen and Snyder, LLP, on behalf of Kasada, LLC, requests approval for a variance from Section 28-6-9(b)(1) *Permitted Building Signs*, to permit four wall signs where three wall signs are the maximum allowed, at Tax Map Lot 611Z 38/2, addressed as 287 Loudon Rd, in the Gateway Performance (GWP) District. Not a development of regional impact. (ZBA 0259-2025)

- [0259-2025 Staff Memo](#)
- [0259-2025 Map](#)
- [0259-2025 Application Materials](#)
- [0259-2025 Applicant Findings](#)

4.6 Hinckley, Allen and Snyder, LLP, on behalf of Kasada, LLC, requests approval for a variance from Section 28-6-9(b)(1)(a) *an area equal to one square foot per linear foot of building frontage*, to permit 123 feet of signage where 58.5 feet is the maximum allowed, at Tax Map 611Z 38/2, addressed as 287 Loudon Rd, in the Gateway Performance (GWP) District. Not a development of regional impact. (ZBA 0261-2025)

- [0261-2025 Staff Memo](#)
- [0261-2025 Map](#)
- [0261-2025 Application Materials](#)
- [0261-2025 Applicant Findings](#)

4.7 Kevin Cheney, on behalf Parish Hill Properties, LLC, requests approval for a variance from Section 28-4-1(d)(3) *Side Yard*/Section 28-4-1(h) *Table of Dimensional Regulations*, to permit a 30-foot side yard on both sides where 40 feet is the minimum requirement, at Tax Map 52Z 16, addressed as 83 W Parrish Rd, in the Open Space Residential (RO) District. (ZBA 0260-2025)

- [0260-2025 Staff Memo](#)
- [0260-2025 Map](#)
- [0260-2025 Application Materials](#)
- [0260-2025 Applicant Findings](#)

4.8 Advantage Signs, on behalf of Roman Catholic Bishop of Manchester, requests approval for a variance from Section 28-6-9(b)(1)(a) and (b) *Permitted Building Signs*, to permit 60 square feet of signage where 38 square feet is the maximum allowed, at 67 S State St, in the Urban Transitional (UT) District. Not a development of regional impact. (ZBA 0262-2025)

- [0262-2025 Staff Memo](#)

- [0262-2025 Map](#)
- [0262-2025 Application Materials](#)
- [0262-2025 Applicant Findings](#)

5. **Review and acceptance of Minutes from [March 5, 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.