



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

AnneMarie Skinner, AICP
City Planner

ZONING BOARD OF ADJUSTMENT
May 7, 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 Kydae Stephan Williamson and Hilary Anne Adams request approval for a special exception from Section 28-2-4 *Allowable Principal and Accessory Uses in Zoning Districts*, to permit a major home occupation for home-based brewing with a non-permanent brewing accessory structure, pursuant to Section 28-5-30(c) *Major Home Occupation*, at Tax Map Lot 6442Z 6, addressed as 21 Auburn St, in the Single Family Residential (RS) District. Not a development of regional impact. (ZBA 0263-2025)
 - [0263-2025 Staff Memo](#)
 - [0263-2025 Map](#)
 - [0263-2025 Application Materials](#)
 - [0263-2025 Applicant Findings](#)
 - 4.2 Laura Smart requests approval for a variance from Section 28-2-4(h) *Multiple Principal Uses on a Single Lot*, to permit two single-family detached dwellings on the same lot, at Tax Map Lot 201P 111, addressed as 4 Village St, Penacook, in the Urban Transitional (UT) District. Not a development of regional impact. (ZBA 0264-2025)
 - [0264-2025 Staff Memo](#)
 - [0264-2025 Map](#)
 - [0264-2025 Application Materials](#)
 - [0264-2025 Applicant Findings](#)
 - 4.3 Cheryl-Ann C. Wright requests approval for a variance from Section 28-4-1(d) *Minimum Yard Requirements*/(h) *Table of Dimensional Regulations*, to permit a minimum 11-foot front setback and a minimum 6-foot west side setback where 25 feet and 15 feet are the minimum front and side setbacks required, respectively, to allow for the expansion of the west unit of an existing duplex, at Tax Map Lot 053P 38, addressed as 104-106 Merrimack St, Penacook, in the Medium Density Residential (RM) District. Not a development of regional impact. (ZBA 0265-2025)
 - [0265-2025 Staff Memo](#)
 - [0265-2025 Map](#)

- [0265-2025 Application Materials](#)
- [0265-2025 Applicant Findings](#)

4.4 Great Dane Construction, LLC, on behalf of Melissa and David Fancher, requests approval for a variance from Section 28-5-2 *Duplex or Two-Family Dwelling*, to allow the conversion of an existing house into a duplex on a lot with 165 feet of frontage where 300 feet is required for a duplex, at Tax Map Lot 192P 32, addressed as 37 Borough Rd, Penacook, in the Medium Density Residential (RM) District. Not a development of regional impact. (ZBA 0266-2025)

- [0266-2025 Staff Memo](#)
- [0266-2025 Map](#)
- [0266-2025 Application Materials](#)
- [0266-2025 Applicant Findings](#)

4.5 Daryelle Puzanghera, on behalf of the Labrake Family Living Trust, requests approval for a variance from Section 28-2-4(h) *Multiple Principal Uses on a Single Lot*, to permit two single-family detached dwellings on the same lot, at Tax Map Lot 18Z 3, addressed as 65 Weir Rd, in the Open Space Residential (RO) District. Not a development of regional impact. (ZBA 0267-2025)

- [0267-2025 Staff Memo](#)
- [0267-2025 Map](#)
- [0267-2025 Application Materials](#)
- [0267-2025 Applicant Findings](#)

5. Linda Lank and Orr & Reno, on behalf of MOR Real Estate Holdings, LLC and Allison Street Holdings, LLC, request a determination that the proposed change in use from a mixed-use building (two apartment units and one office space) to a triplex does not require a variance to continue the existing lot coverage to the extent that it exceeds 80%, and request approval for variances from Section 28-4-1(c) *Minimum Lot Frontage*, Section 28-4-1(e) *Maximum Lot Coverage*, and Section 28-4-1(h) *Table of Dimensional Regulations*, to permit 53 feet of frontage where 80 feet is the minimum requirement and lot coverage that exceeds the maximum of 80%, at Tax Map Lot 6444Z 54, addressed as 63 School St, in the Civic Performance (CVP) District. Not a development of regional impact. (ZBA 0268-2025)

- [0268-2025 Staff Memo](#)
- [0268-2025 Map](#)
- [0268-2025 Application Materials](#)
- [0268-2025 Applicant Findings](#)

6. Friedrich Moeckel and Tarbell & Brodich, P.A., on behalf of Ian Flanagan, request an administrative appeal to reverse the administrative decision wherein it was determined that a lot is not nonconforming as it pertains to lot size and lot frontage and that variances are needed from those minimum lot size and lot frontage requirements to develop, at Tax Map Lot 7943Z 75, addressed as 5 Broad Ave, in the Medium Density Residential (RM) District. Not a development of regional impact. (ZBA 0271-2025)

- [0271-2025 Staff Memo](#)
- [0271-2025 Map](#)
- [0271-2025 Application Materials](#)
- [0271-2025 Applicant Findings](#)

7. Friedrich Moeckel and Tarbell & Brodich, P.A., on behalf of Ian Flanagan, request approval for variances from Section 28-4-1(b) *Minimum Lot Size*, Section 28-4-1(c) *Minimum Lot Frontage*, and Section 28-4-1(h) *Table of Dimensional Regulations*, to allow development of a lot with 5,227.2 square feet in area,

where 6,250 square feet is the minimum requirement, and 50.1 feet of frontage, where 100 feet is the minimum requirement, at Tax Map Lot 7943Z 75, addressed as 5 Broad Ave, in the Medium Density Residential (RM) District. Not a development of regional impact. (ZBA 0269-2025)

- [0269-2025 Staff Memo](#)
- [0269-2025 Map](#)
- [0269-2025 Application Materials](#)
- [0269-2025 Applicant Findings](#)

8. **Review and acceptance of minutes from [April 2, 2025](#)**
9. **Any other business that may legally come before the Zoning Board**
10. **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.