



AnneMarie Skinner, AICP
City Planner

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

ZONING BOARD OF ADJUSTMENT
June 4, 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 Northpoint Engineering, LLC, on behalf of Skuffy's, LLC and Enterprise Mobility, requests approval for a variance from Section 28-4-1(d) *Minimum Yard Requirements/(h) Table of Dimensional Regulations*, to permit a minimum 18-foot side setback where 25 feet is the minimum side setback required, for the expansion of the existing garage, at Tax Map Lot 781Z 31, addressed as 28 Manchester St, in the Gateway Performance (GWP) District. Not a development of regional impact. (ZBA 0273-2025)
 - [0273-2025 Staff Memo](#)
 - [0273-2025 Map](#)
 - [0273-2025 Application Materials](#)
 - [0273-2025 Applicant Findings](#)
 - 4.2 Northpoint Engineering, LLC, on behalf of Skuffy's, LLC and Enterprise Mobility, requests approval for a variance from Section 28-8-4(a)(1) *Continuation of a Nonconforming Use or Nonconforming Characteristics of a Use/Section 28-8-4(c)(1) Expansion of a Nonconforming Use* to allow for the expansion of a nonconforming use and continuation of said nonconforming use in said expansion, where such expansion and continuation are not otherwise permitted, at Tax Map Lot 781Z 31, addressed as 28 Manchester St, in the Gateway Performance (GWP) District. Not a development of regional impact. (ZBA 0274-2025, ZBA 0281-2025)
 - [0274-2025 Staff Memo](#)
 - [0274-2025 Map](#)
 - [0274-2025 Application Materials](#)
 - [0274-2025 Applicant Findings](#)

4.3 Northpoint Engineering, LLC, on behalf of Skuffy's, LLC, and Enterprise Mobility, requests approval for a variance from Section 28-4-1(c) *Minimum Lot Frontage/(h) Table of Dimensional Regulations*, to permit 171.98 feet of frontage where 300 feet is required, at Tax Map Lot 781Z 31, addressed as 28 Manchester St, in the Gateway Performance (GWP) District. Not a development of regional impact. (ZBA 0275-2025)

- [0275-2025 Staff Memo](#)
- [0275-2025 Map](#)
- [0275-2025 Application Materials](#)
- [0275-2025 Applicant Findings](#)

4.4 Ann Dippold, on behalf of Gary M. Shirk Revocable Trust, requests approval for a special exception, per Section 28-2-4(k)(A)(3) *Table of Accessory Uses – Accessory to a Principal Residential Use – Major home occupation*, to allow a real estate office as a major home occupation, at Tax Map Lot 8844Z 1, addressed as 324 South St, in the Single-Family Residential (RS) District. (ZBA 0276-2025)

- [0276-2025 Staff Memo](#)
- [0276-2025 Map](#)
- [0276-2025 Application Materials](#)
- [0276-2025 Applicant Findings](#)

4.5 Seth Hipple requests approval for a variance from Section 28-4-1(b) *Minimum Lot Size/(h) Table of Dimensional Regulations*, to allow two proposed lots of less than the required 7,500-square-foot area minimum, at Tax Map 7414Z 127, addressed as 45 Concord St, in the Downtown Residential (RD) District. (ZBA 0277-2025)

- [0277-2025 Staff Memo](#)
- [0277-2025 Map](#)
- [0277-2025 Application Materials](#)
- [0277-2026 Applicant Findings](#)

4.6 Seth Hipple requests approval for a variance from Section 28-4-1(c) *Minimum Lot Frontage/(h) Table of Dimensional Regulations*, to allow two proposed lots with less than the required 75 feet of lot frontage, at Tax Map 7414Z 127, addressed as 45 Concord St, in the Downtown Residential (RD) District. (ZBA 0278-2025)

- [0278-2025 Staff Memo](#)
- [0278-2025 Map](#)
- [0278-2025 Application Materials](#)
- [0278-2026 Applicant Findings](#)

4.7 Seth Hipple requests approval for a variance from Section 28-4-1(d) *Minimum Yard Requirement/(h) Table of Dimensional Regulations*, to allow structures on two proposed lots that do not meet the minimum setback requirements of 10 feet front, 20 feet rear, and 10 feet sides, at Tax Map 7414Z 127, addressed as 45 Concord St, in the Downtown Residential (RD) District. (ZBA 0279-2025)

- [0279-2025 Staff Memo](#)
- [0279-2025 Map](#)
- [0279-2025 Application Materials](#)
- [0279-2025 Applicant Findings](#)

4.8 Seth Hipple requests approval for a variance from Section 28-4-1(e) *Maximum Lot Coverage/(h) Table of Dimensional Regulations*, to allow two proposed lots with more lot coverage than the 60% allowed maximum, at Tax Map 7414Z 127, addressed as 45 Concord St, in the Downtown Residential (RD) District. (ZBA 0280-2025)

- [0280-2025 Staff Memo](#)
- [0280-2025 Map](#)
- [0280-2025 Application Materials](#)
- [0280-2025 Applicant Findings](#)

4.9 MMA Architects, on behalf of Wal-Mart Real Estate Business Trust, requests approval for a variance from Section 28-6-9(b)(1) *Permitted Building Signs*, to allow 10 building signs where only three building signs are allowed, at Tax Map Lot 46Z 56, addressed as 344 Loudon Rd, in the Gateway Performance (GWP) District. (ZBA 0283-2025)

- [0283-2025 Staff Memo](#)
- [0283-2025 Map](#)
- [0283-2025 Application Materials](#)
- [0283-2025 Applicant Findings](#)

4.10 Gallagher, Callahan & Gartrell, PC, on behalf of Cafua Realty Trust CXXXIX, LLC, requests approval for a variance from Section 28-7-7(g)(3) *Parking to be located to the side or rear of a building*, to allow a portion of off-street parking to be located in front of the building where off-street parking is not otherwise allowed, at Tax Map Lot 583Z 30, addressed as 161 N State St, in the Urban Commercial (CU) District. (ZBA 0284-2025)

- [0284-2025 Staff Memo](#)
- [0284-2025 Map](#)
- [0284-2025 Application Materials](#)
- [0284-2025 Applicant Findings](#)

4.11 Northpoint Engineering, LLC, on behalf of Kevin F. Seigel and George J. Seigel Jr., requests approval for a variance from Section 28-7-7(g)(3) *Parking to be located to the side or rear of a building*, to allow off-street parking to be located in front of the building where off-street parking is not otherwise allowed, at Tax Map Lot 303Z 68, addressed as 43 Fisherville Rd, in the General Commercial (CG) District. (ZBA 0285-2025)

- [0285-2025 Staff Memo](#)
- [0285-2025 Map](#)
- [0285-2025 Application Materials](#)
- [0285-2025 Applicant Findings](#)

4.12 Northpoint Engineering, LLC, on behalf of Kevin F. Seigel and George J. Seigel Jr., requests approval for a variance from Section 28-4-5(d)(5) *Perimeter Buffer Required*, to allow a reduction in the required 75-foot-wide buffer to allow a building within 37 feet of the property line and a parking lot within 30 feet of the property line, at Tax Map Lot 303Z 68, addressed as 43 Fisherville Rd, in the General Commercial (CG) District. (ZBA 0286-2025)

- [0286-2025 Staff Memo](#)
- [0286-2025 Map](#)
- [0286-2025 Application Materials](#)
- [0286-2025 Applicant Findings](#)

- 4.13 Northpoint Engineering, LLC, on behalf of Kevin F. Seigel and George J. Seigel Jr., requests approval for a variance from Section 28-7-13(a) *Table of Off-Street Loading Requirements*, to allow no off-street loading spaces where one space is otherwise required, at Tax Map Lot 303Z 68, addressed as 43 Fisherville Rd, in the General Commercial (CG) District. (ZBA 0287-2025)
- [0287-2025 Staff Memo](#)
 - [0287-2025 Map](#)
 - [0287-2025 Application Materials](#)
 - [0287-2025 Applicant Findings](#)
- 4.14 New Hampshire Troopers Association and Jade Garrett request approval for a variance from Section 28-2-4(j)(D) *Table of Principal Uses – Services – Personal and Business*, to allow a skincare salon where one is not otherwise allowed, at Tax Map Lot 6414Z 3, addressed as 109 N State St, Suite 9, in the Civic Performance (CVP) District. (ZBA 0288-2025)
- [0288-2025 Staff Memo](#)
 - [0288-2025 Map](#)
 - [0288-2025 Application Materials](#)
 - [0288-2025 Applicant Findings](#)
- 4.15 New Hampshire Troopers Association and Tara Mercado request approval for a variance from Section 28-2-4(j)(D) *Table of Principal Uses – Services – Personal and Business*, to allow a nail salon where one is not otherwise allowed, at Tax Map Lot 6414Z 3, addressed as 109 N State St, Suite 6, in the Civic Performance (CVP) District. (ZBA 0289-2025)
- [0289-2025 Staff Memo](#)
 - [0289-2025 Map](#)
 - [0289-2025 Application Materials](#)
 - [0289-2025 Applicant Findings](#)
- 4.16 Advantage Signs, on behalf of Eurofins and Concord Antrim Avenue Real Estate Inc., requests approval for a variance from Section 28-6-9(c)(2) to allow one 35-square-foot freestanding sign to be located closer than five feet to the front property line, at Tax Map Lot 76Z 8, addressed as 51 Antrim Ave, in the Industrial (IN) District. (ZBA 0290-2025)
- [0290-2025 Staff Memo](#)
 - [0290-2025 Map](#)
 - [0290-2025 Application Materials](#)
 - [0290-2025 Applicant Findings](#)
- 4.17 Orr & Reno, on behalf of MOR Real Estate Holdings, LLC and Allison Street Holdings, LLC, requests approval for a variance from Section 28-5-3(b)(1) *Minimum Lot Size*, to allow lot area of 12,197 square feet where 12,500 square feet is otherwise required, for the conversion of one office space to an apartment unit, at Tax Map Lot 6444Z 54, addressed as 63 School St, in the Civic Performance (CVP) District. Not a development of regional impact. (ZBA 0291-2025)
- [0291-2025 Staff Memo](#)
 - [0291-2025 Map](#)
 - [0291-2025 Application Materials](#)
 - [0291-2025 Applicant Findings](#)

5. **Review and acceptance of minutes from [May 7, 2025](#)**
6. **Any other business that may legally come before the Zoning 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.