



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

**ZONING BOARD OF ADJUSTMENT**  
**August 6, 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 Joseph Hughes and Jeffrey Martin request approval for a variance from Section 28-4-1(c) *Minimum Lot Frontage*/(h) *Table of Dimensional Regulations*, to permit 86 feet of frontage where 100 feet is otherwise required, at Tax Map Lot 753Z 30, unaddressed Mulberry St, in the Single-Family Residential (RS) District. Not a development of regional impact. (ZBA 0294-2025)
- [0294-2025 Staff Memo](#)
  - [0294-2025 Map](#)
  - [0294-2025 Application Materials](#)
  - [0294-2025 Applicant Findings](#)
- 4.2 Joseph Hughes and Jeffrey Martin request approval for a variance from Section 28-4-1(b) *Minimum Lot Size*/(h) *Table of Dimensional Regulations*, to permit lot area of 10,455 square feet where 12,500 square feet is otherwise required, at Tax Map Lot 753Z 30, unaddressed Mulberry St, in the Single-Family Residential (RS) District. Not a development of regional impact. (ZBA 0295-2025)
- [0295-2025 Staff Memo](#)
  - [0295-2025 Map](#)
  - [0295-2025 Application Materials](#)
  - [0295-2025 Applicant Findings](#)
- 4.3 Walter Dratner requests approval for a variance from Section 28-4-1(d)(1) *Minimum Front Yard Requirements*/(h) *Table of Dimensional Regulations*, to permit zero setback where a 10-foot front setback is otherwise required along the front property lines (Village St and Lilac St) for the addition of decks on an existing building, at Tax Map Lot 1431P 58, addressed as 181 Village St, in the Downtown Residential (RD) District. Not a development of regional impact. (ZBA 0296-2025)
- [0296-2025 Staff Memo](#)
  - [0296-2025 Map](#)
  - [0296-2025 Application Materials](#)
  - [0296-2025 Applicant Findings](#)

4.4 Walter Dratner requests approval for a variance from Section 28-4-1(b) *Minimum Lot Size/(h) Table of Dimensional Regulations*, to permit lot area of 6,534 square feet where 7,500 square feet is otherwise required for the conversion of an existing building to a triplex, at Tax Map Lot 1431P 58, addressed as 181 Village St, in the Downtown Residential (RD) District. Not a development of regional impact. (ZBA 0297-2025)

- [0297-2025 Staff Memo](#)
- [0297-2025 Map](#)
- [0297-2025 Application Materials](#)
- [0297-2025 Applicant Findings](#)

4.5 Walter Dratner requests approval for a variance from Section 28-7-2(e) *Table of Off-Street Parking Requirements*, to permit zero parking spaces where six spaces are otherwise required for the conversion of an existing building to a triplex, at Tax Map Lot 1431P 58, addressed as 181 Village St, in the Downtown Residential (RD) District. Not a development of regional impact. (ZBA 0298-2025)

- [0298-2025 Staff Memo](#)
- [0298-2025 Map](#)
- [0298-2025 Application Materials](#)
- [0298-2025 Applicant Findings](#)

4.6 Robin L. Raycraft requests approval for a variance from Section 28-4-1(d)(3) *Minimum Side Yard Requirements/(h) Table of Dimensional Regulations*, to permit a side setback of 8 feet where a 15-foot side setback is otherwise required for the addition of a porch/deck on an existing house, at Tax Map Lot 053P 40, addressed as 92 Merrimack St, in the Medium Density Residential (RM) District. Not a development of regional impact. (ZBA 0299-2025)

- [0299-2025 Staff Memo](#)
- [0299-2025 Map](#)
- [0299-2025 Application Materials](#)
- [0299-2025 Applicant Findings](#)

4.7 Ashutosh Rana and Valentine Realty LLC request approval for a variance from Section 28-4-1(b) *Minimum Lot Size/(h) Table of Dimensional Regulations*, to permit lot area of 8,712 square feet where 12,500 square feet is otherwise required for the construction of a new house, at Tax Map Lot 632Z 19, unaddressed Canterbury Rd, in the Single-Family Residential (RS) District. Not a development of regional impact. (ZBA 0300-2025)

- [0300-2025 Staff Memo](#)
- [0300-2025 Map](#)
- [0300-2025 Application Materials](#)
- [0300-2025 Applicant Findings](#)

4.8 Ashutosh Rana and Valentine Realty LLC request approval for a variance from Section 28-4-1(c) *Minimum Lot Frontage/(h) Table of Dimensional Regulations*, to less than 100 feet of frontage where 100 feet is otherwise required, at Tax Map Lot 632Z 19, unaddressed Canterbury Rd, in the Single-Family Residential (RS) District. Not a development of regional impact. (ZBA 0301-2025)

- [0301-2025 Staff Memo](#)
- [0301-2025 Map](#)
- [0301-2025 Application Materials](#)

- [0301-2025 Applicant Findings](#)
- 4.9 Joy Potter and Stephen Butler request approval for a variance from Section 28-4-1(d)(3) *Minimum Side Yard Requirements*/(h) *Table of Dimensional Regulations*, to permit a side setback of less than the minimum 25-foot side setback otherwise required for the addition of a carport, at Tax Map Lot 491Z 4, addressed as 323 N State St, in the Institutional (IS) District. Not a development of regional impact. (ZBA 0302-2025)
- [0302-2025 Staff Memo](#)
  - [0302-2025 Map](#)
  - [0302-2025 Application Materials](#)
  - [0302-2025 Applicant Findings](#)
- 4.10 The Sign Gallery, on behalf of the New Hampshire Department of Education and Department of Administrative Services, requests approval for a variance from Section 28-6-9(c)(a) and (1), to permit 184 square feet of freestanding signage where the maximum allowed is 106 square feet, at Tax Map Lot 792Z 18/1, addressed as 25 Hall St, in the Gateway Performance (GWP) District. Not a development of regional impact. (ZBA 0303-2025)
- [0303-2025 Staff Memo](#)
  - [0303-2025 Map](#)
  - [0303-2025 Application Materials](#)
  - [0303-2025 Applicant Findings](#)
- 4.11 Michael W. Goff and Lindsay A. Goff request approval for a variance from Section 28-4-1(d)(2) and (3) *Minimum Rear and Side Yard Requirements*/(h) *Table of Dimensional Regulations*, to permit a rear setback of 5 feet and a side setback of 4 feet where 50 feet and 40 feet, respectively, are otherwise required for the construction of a detached garage, at Tax Map Lot 86Z 3, addressed as 317 Clinton St, in the Open Space (RO) Residential District. Not a development of regional impact. (ZBA 0304-2025)
- [0304-2025 Staff Memo](#)
  - [0304-2025 Map](#)
  - [0304-2025 Application Materials](#)
  - [0304-2025 Applicant Findings](#)
- 4.12 Michael W. Goff and Lindsay A. Goff request approval for a variance from Section 28-4-1(e) *Maximum Lot Coverage*/(h) *Table of Dimensional Regulations*, to allow maximum lot coverage of up to 13% rather than the 10% required maximum, for the construction of a detached garage, at Tax Map Lot 86Z 3, addressed as 317 Clinton St, in the Open Space (RO) Residential District. Not a development of regional impact. (ZBA 0305-2025)
- [0305-2025 Staff Memo](#)
  - [0305-2025 Map](#)
  - [0305 Application Materials](#)
  - [0305-2025 Applicant Findings](#)
- 4.13 Pradip Karki and 52 Fisherville Road LLC request approval for a variance from Section 28-4-1(b) *Minimum Lot Size*/(h) *Table of Dimensional Regulations*, to allow two lots of less than 10,000 square feet in area, where 10,000 square feet is otherwise required, at Tax Map Lot 303Z 1, addressed as 52 Fisherville Rd, in the Urban Transitional (UT) District. Not a development of regional impact. (ZBA 0306-2025)

- [0306-2025 Staff Memo](#)
- [0306-2025 Map](#)
- [0306-2025 Application Materials](#)
- [0306-2025 Applicant Findings](#)

4.14 Spectrum Signs & Graphics, on behalf of Capital Regional Health Care Corporation, requests approval for a variance from Section 28-6-9(e)(1) *Sign Illumination*, to allow for internally illuminated signage where it is otherwise not allowed, at Tax Map Lot 734Z 24/8/1, addressed as 250 Pleasant St, in the Institutional (IS) District. Not a development of regional impact. (ZBA 0307-2025)

- [0307-2025 Staff Memo](#)
- [0307-2025 Map](#)
- [0307-2025 Application Materials](#)
- [0307-2025 Applicant Findings](#)

4.15 Spectrum Signs & Graphics, on behalf of Capital Regional Health Care Corporation, requests approval for a variance from Section 28-6-9(c)(1)(c) *Permitted Freestanding Signs*, to allow for 85.75 square feet of freestanding signage where only 40 square feet is allowed, at Tax Map Lot 734Z 24/8/1, addressed as 250 Pleasant St, in the Institutional (IS) District. Not a development of regional impact. (ZBA 0308-2025)

- [0308-2025 Staff Memo](#)
- [0308-2025 Map](#)
- [0308-2025 Application Materials](#)
- [0308-2025 Applicant Findings](#)

5. **Review and acceptance of minutes from [July 2, 2025](#)**
6. **Any other business that may legally come before the Zoning 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.*