



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

ZONING BOARD OF ADJUSTMENT
September 3, 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 **(continued from August 6, 2025)** 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](#)
- 4.2 **(continued from August 6, 2025)** 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](#)
- 4.3 **(continued from August 6, 2025)** 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](#)

4.4 William Sheppard requests approval for a variance from Section 28-7-2(e) *Table of Off-Street Parking Requirements*, to permit five parking spaces where eight spaces are otherwise required for the conversion of an existing triplex to a fourplex, at Tax Map Lot 7441Z 5, addressed as 27 Monroe St, in the Downtown Residential (RD) District. Not a development of regional impact. (ZBA 0309-2025)

- [0309-2025 Staff Memo](#)
- [0309-2025 Map](#)
- [0309-2025 Application Materials](#)
- [0309-2025 Applicant Findings](#)

4.5 William Sheppard requests approval for a variance from Section 28-5-3(b)(1) *Minimum Lot Size*, to permit lot area of 5,662.8 square feet where 10,000 square feet is otherwise required for the conversion of an existing triplex to a fourplex, at Tax Map Lot 7441Z 5, addressed as 27 Monroe St, in the Downtown Residential (RD) District. Not a development of regional impact. (ZBA 0310-2025)

- [0310-2025 Staff Memo](#)
- [0310-2025 Map](#)
- [0310-2025 Application Materials](#)
- [0310-2025 Applicant Findings](#)

4.6 John P. McGrath 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 2 feet where 10 feet is otherwise required for the installation of a shed, at Tax Map Lot 7913Z 48, addressed as 303 S. Main St, in the Urban Transitional (UT) District. Not a development of regional impact. (ZBA 0311-2025)

- [0311-2025 Staff Memo](#)
- [0311-2025 Map](#)
- [0311-2025 Application Materials](#)
- [0311-2025 Applicant Findings](#)

4.7 Eastern Development, and Liberty Utilities request approval for a variance from Section 28-2-4(j) *Table of Principal Uses Use #A2 Duplex or two-family dwelling*, to permit a duplex where a duplex is not otherwise allowed, at Tax Map Lot 202Z 21, unaddressed Sewalls Falls Rd, in the Single-Family Residential (RS) District and Open Space Residential (RO) District. Not a development of regional impact. (ZBA 0312-2025)

- [0312-2025 Staff Memo](#)
- [0312-2025 Map](#)
- [0312-2025 Application Materials](#)
- [0312-2025 Applicant Findings](#)

4.8 Paul and Megan Crevier request approval for a special exception pursuant to Section 28-7-17 *Parking of Commercial Vehicles*, and in accordance with Section 28-9-3(b) *Special Exceptions*, to permit the parking of one commercial vehicle at Tax Map Lot 8723Z 11, addressed as 5 Midland St, in the Single-Family Residential (RS) District. Not a development of regional impact. (ZBA 0313-2025)

- [0313-2025 Staff Memo](#)
- [0313-2025 Map](#)

- [0313-2025 Application Materials](#)
 - [0313-2025 Applicant Findings](#)
- 4.9 Joseph and Elizabeth MacRobert request approval for a variance from Section 28-4-1(d)(1) *Minimum Front Yard Requirements*/(h) *Table of Dimensional Regulations*, to permit a front setback of 32 feet where 50 feet is otherwise required for the addition of a carport, at Tax Map Lot 32Z 13, addressed as 22 Horse Hill Rd, in the Open Space Residential (RO) District. Not a development of regional impact. (ZBA 0314-2025)
- [0314-2025 Staff Memo](#)
 - [0314-2025 Map](#)
 - [0314-2025 Application Materials](#)
 - [0314-2025 Applicant Findings](#)
- 4.10 Michelle Guenther requests approval for a variance from Sections 28-4-1(d)(1) *Minimum Front Yard Requirements*/(3) *Minimum Side Yard Requirements*/(h) *Table of Dimensional Regulations*, to permit a front setback of 4 feet and a side setback of 5 feet where 10 feet is otherwise required for the addition of a deck and stairs, at Tax Map Lot 7414Z 36, addressed as 5 Lincoln St, in the Downtown Residential (RD) District. Not a development of regional impact. (ZBA 0315-2025)
- [0315-2025 Staff Memo](#)
 - [0315-2025 Map](#)
 - [0315-2025 Application Materials](#)
 - [0315-2025 Applicant Findings](#)
- 4.11 Michelle Guenther requests approval for a variance from Section 28-4-1(e) *Maximum Lot Coverage*/(h) *Table of Dimensional Regulations*, to permit lot coverage of 65% where 60% lot coverage is the maximum otherwise required for the addition of a deck and stairs, at Tax Map Lot 7414Z 36, addressed as 5 Lincoln St, in the Downtown Residential (RD) District. Not a development of regional impact. (ZBA 0320-2025)
- [0320-2025 Staff Memo](#)
 - [0320-2025 Map](#)
 - [0320-2025 Application Materials](#)
 - [0320-2025 Applicant Findings](#)
- 4.12 City of Concord requests approval for a variance from Section 28-6-9(c)(1)(c) *Permitted Freestanding Signs Maximum Area* to allow a 206-square-foot sign where the maximum square footage allowed is 40 square feet, at Tax Map Lot 64Z 2, addressed as 19 Loudon Rd, in the Institutional (IS) District. Not a development of regional impact. (ZBA 0316-2025)
- [0316-2025 Staff Memo](#)
 - [0316-2025 Map](#)
 - [0316-2025 Application Materials](#)
 - [0316-2025 Applicant Findings](#)
- 4.13 City of Concord requests approval for a variance from Section 28-6-9(c)(1)/28-6-9(a) *Table of Maximum Sign Dimensions for Nonresidential Districts Maximum Height* to allow a sign that is 15.5 feet tall where the maximum allowed height is 12 feet, at Tax Map Lot 64Z 2, addressed as 19 Loudon Rd, in the Institutional (IS) District. Not a development of regional impact. (ZBA 0317-2025)
- [0317-2025 Staff Memo](#)

- [0317-2025 Map](#)
- [0317-2025 Application Materials](#)
- [0317-2025 Applicant Findings](#)

4.14 City of Concord requests approval for a variance from Section 28-6-9 (e)(1) *Sign Illumination* to allow a sign that is internally illuminated where external illumination by a shielded fixture is all that is allowed otherwise, at Tax Map Lot 64Z 2, addressed as 19 Loudon Rd, in the Institutional (IS) District. Not a development of regional impact. (ZBA 0318-2025)

- [0318-2025 Staff Memo](#)
- [0318-2025 Map](#)
- [0318-2025 Application Materials](#)
- [0318-2025 Applicant Findings](#)

4.15 32 Federal Street Concord LLC requests approval for a variance from Sections 28-4-1(d)(1) *Minimum Front Yard Requirements*, (2) *Minimum Rear Yard Requirements*, and (3) *Minimum Side Yard Requirements*/(h) *Table of Dimensional Regulations*, to permit a front setback of 5 feet, a rear setback of 4 feet, and side setbacks of 4 feet, where 15-foot front, rear, and side setbacks are otherwise required for the construction of a new duplex, at Tax Map Lot 7411Z 112, addressed as 32 Federal St, in the Civic Performance (CVP) District. Not a development of regional impact. (ZBA 0319-2025)

- [0319-2025 Staff Memo](#)
- [0319-2025 Map](#)
- [0319-2025 Application Materials](#)
- [0319-2025 Applicant Findings](#)

4.16 32 Federal Street Concord LLC requests approval for a variance from Sections 28-4-1(b) *Minimum Lot Size*, 28-4-1(c) *Minimum Lot Frontage*, (h) *Table of Dimensional Regulations*, and 28-5-2 *Duplex or Two-Family Dwelling*, to permit lot area of 2,613.6 square feet and frontage of 54.7 feet, where 11,250 square feet and 112.50 feet, respectively, are otherwise required for the construction of a new duplex, at Tax Map Lot 7411Z 112, addressed as 32 Federal St, in the Civic Performance (CVP) District. Not a development of regional impact. (ZBA 0321-2025)

- [0321-2025 Staff Memo](#)
- [0321-2025 Map](#)
- [0321-2025 Application Materials](#)
- [0321-2025 Applicant Findings](#)

- 5 **Review and acceptance of minutes from [August 6, 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.