



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

ZONING BOARD OF ADJUSTMENT

October 1, 2025, 6:00 p.m.

City Council Chambers, 37 Green Street, Concord, NH 03301

AGENDA

- 1. Call to order**
- 2. Chairperson's comments**
- 3. Public meetings**
- 4. Public hearings**
- 4.1 Automotive Supply Associates, Inc. and Jeffrey White (JEFKEL, Inc. dba Garry's Fleet Services) request approval for a variance from Section 28-2-4(j) *Table of Principal Uses* Use #J4 *Automotive repair, service, and towing, excluding body work*, to permit automotive repair and service, where they are not otherwise allowed, at 263 South Main Street, Building 9, Units 3 and 4, in the Urban Transitional (UT) and Opportunity Corridor Performance (OCP) Districts. Not a development of regional impact. (ZBA 0322-2025)
 - [0322-2025 Staff Memo](#)
 - [0322-2025 Map](#)
 - [0322-2025 Application Materials](#)
 - [0322-2025 Applicant Findings](#)
- 4.2 Nathaniel Nieva requests approval for a variance from Section 28-4-1(e) *Maximum Lot Coverage*/(h) *Table of Dimensional Regulations* to permit 14% lot coverage where 10% is the maximum otherwise allowed for construction of a shed, at 53 Broad Cove Drive, in the Open Space Residential (RO) District. Not a development of regional impact. (ZBA 0323-2025)
 - [0323-2025 Staff Memo](#)
 - [0323-2025 Map](#)
 - [0323-2025 Application Materials](#)
 - [0323-2025 Applicant Findings](#)
- 4.3 Society for the Protection of New Hampshire Forests requests approval for a variance from Section 28-3-3(e) *Buffer Requirements in the SP District* to permit permanent disturbance of a shoreland protection buffer for the installation of a trail where such disturbance is not otherwise allowed, at 52-54 Portsmouth Street, in the Open Space Residential (RO) District. Development of regional impact. (ZBA 0324-2025)
 - [0324-2025 Staff Memo](#)
 - [0324-2025 Map](#)
 - [0324-2025 Application Materials](#)
 - [0324-2025 Applicant Findings](#)
- 5. Review and acceptance of minutes from [September 3, 2025](#) AND [August 6, 2025](#)**

6. **Any other business that may legally come before the Zoning Board**

- Findings from Monahan, Wallner, and Winters for denial of [ZBA 0319-2025](#) (front, rear, side setbacks variance at 32 Federal Street)

7. **Adjourn**

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.