



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

ZONING BOARD OF ADJUSTMENT

October 30, 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**
 - 3.1 32 Federal Street Concord LLC requests a rehearing for the denial of variance request 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. (ZBA 0319-2025) Decision of the September 3, 2025 meeting.
 - [0330-2025 Application Materials](#)
 - [0330-2025 Staff Report](#)
 - [0319-2025 Original Application Materials](#)
 - [September 3, 2025 Meeting Minutes](#)
 - 3.2 32 Federal Street Concord LLC requests a rehearing for the denial of a variance request 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.(ZBA 0321-2025). Decision of the September 3, 2025 meeting.
 - [0331-2025 Application Materials](#)
 - [0331-2025 Staff Report](#)
 - [0321-2025 Original Application Materials](#)
 - [September 3, 2025 Meeting Minutes](#)
- 4. Any other business that may legally come before the Zoning Board**
- 5. 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.