



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

**ZONING BOARD OF ADJUSTMENT**  
**January 7, 2026, 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 Mark C. Sargent of Richard Bartlett & Associates, LLC on behalf of property owners Douglas and Patricia Hicks, requests a variance from Article 28-4 Development Design Standards, Section 28-4-1(d) Minimum Yard Requirements/Front Setback (h) Table of Dimensional Regulations the property is known as Tax Map Lot 28/Z 34 located at 131 Shaker Road in the Medium Density Residential (RM) District. (ZBA-0357-2025)
- [Staff Memo](#)
  - [Application Materials](#)
  - [Applicants Findings](#)
  - [Maps](#)
- 4.2 On behalf of the property owner Rolling Group LLC, Deyve Docarmo requests a variance from *Article 28-4 Development Design Standards, Section 28-4-5(d)(1) Minimum Tract Requirement* to allow 6,500.98 square feet where the minimum of 25,000 square feet is required to convert a Rooming/Boarding House into 13 apartments. The property is known as Tax Map Lot 7414/Z 73 located at 21-23 Fayette Street, in the Downtown Residential (RD) District. (ZBA 0348-2025).
- [Staff Memo](#)
  - [Application Materials](#)
  - [Applicants Findings](#)
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- 4.3 On behalf of the property owner Rolling Group LLC, Deyve Docarmo requests a variance from *Article 28-4 Development Design Standards, Section 28-4-1(h) Table of Dimensional requirements and 28-4-1(c) Minimum Frontage* to allow 55 feet of frontage where 75 feet is required is to convert a Rooming/Boarding House into 13 apartments. The property is known as Tax Map Lot 7414/Z 73 located at 21-23 Fayette Street, in the Downtown Residential (RD) District. (ZBA 0349-2025).

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4.4 On behalf of the property owner Rolling Group LLC, Deyve Docarmo requests a variance from *Article 28-4 Development Design Standards, Section 28-4-1(h) Table of Dimensional requirements; 28-4-1(e) Maximum Lot Coverage, and 28-4-5(d)(2)* to allow for 68% lot coverage where 60% is maximum allowed in order to convert a Rooming/Boarding House into 13 apartments. The property is known as Tax Map Lot 7414/Z 73 located at 21-23 Fayette Street, in the Downtown Residential (RD) District. (ZBA 0350-2025)

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4.5 On behalf of the property owner Rolling Group LLC, Deyve Docarmo requests a variance from *Article 28-4, Section 28-4-5(d)(2) Maximum Density*, to allow 13 apartment units where only two are allowed to convert a Rooming/Boarding House into 13 apartments. The property is known as Tax Map Lot 7414/Z 73 located at 21-23 Fayette Street, in the Downtown Residential (RD) District. (ZBA 0351-2025).

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4.6 On behalf of the property owner Rolling Group LLC, Deyve Docarmo requests a variance from *Article 28-4, Section 28-4-5(d)(3) Building Dimensions and Separation* to permit 24 feet in building separation where 40 feet is required to convert a Rooming/Boarding House into 13 apartments. The property is known as Tax Map Lot 7414/Z 73 located at 21-23 Fayette Street, in the Downtown Residential (RD) District. (ZBA 0352-2025).

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4.7 On behalf of the property owner Rolling Group LLC, Deyve Docarmo requests a variance from *Article 28-4, Section 28-4-5(d)(3) Building Dimensions and Separation* to permit 0-foot separation between buildings and driveways where 15 feet is required to convert a Rooming/Boarding House into 13 apartments. The property is known as Tax Map Lot 7414/Z 73 located at 21-23 Fayette Street, in the Downtown Residential (RD) District. (ZBA 0353-2025).

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4.8 On behalf of the property owner Rolling Group LLC, Deyve Docarmo requests a variance from *Article 28-4, Section 28-4-5 (d)(4) Private Yards Required* to not provide the required private yards to convert a Rooming/Boarding House into 13 apartments. The property is known as Tax Map Lot 7414/Z 73 located at 21-23 Fayette Street, in the Downtown Residential (RD) District. (ZBA 0354-2025).

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4.9 On behalf of the property owner Rolling Group LLC, Deyve Docarmo requests a variance from *Article 28-4, Section 28-4-5 (d)(5) Perimeter Buffer Required* to not provide the required perimeter yard buffer to convert a Rooming/Boarding House into 13 apartments. The property is known as Tax Map Lot 7414/Z 73 located at 21-23 Fayette Street, in the Downtown Residential (RD) District. (ZBA 0355-2025).

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4.10 On behalf of the property owner Rolling Group LLC, Deyve Docarmo requests a variance from *Article 28-4, Section 28-4-5(i) Parking Requirements* to only provide eight (8) parking spaces rather than the 13 spaces that are required to convert a Rooming/Boarding House into 13 apartments. The property is known as Tax Map Lot 7414/Z 73 located at 21-23 Fayette Street, in the Downtown Residential (RD) District. (ZBA 0356-2025).

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5. **Review and acceptance of minutes from [September 3, 2025](#), and [December 3, 2025](#)**
6. **Any other business that may legally come before the Zoning Board**
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.*