



CITY OF CONCORD

REPORT TO THE MAYOR AND CITY COUNCIL

FROM: Carlos P. Baía, Deputy City Manager-Development

DATE: September 14, 2016

SUBJECT: P&S Agreement for 51 Bradley Street

Recommendation

Accept this report recommending adoption of the attached resolution authorizing the City Manager to enter into a Purchase and Sales Agreement to sell an undeveloped City lot located at 51 Bradley Street to Maple Tree Realty, LLC.

Background

Several months ago the City placed an undeveloped lot located at 51 Bradley Street for sale with the City's residential real estate listing agent, Cowen and Zellers.

Discussion

An offer of \$30,000 from the New Hampshire registered corporation of Maple Tree Realty LLC has been tendered contingent on the buyer successfully obtaining a building permit by December 30, 2016 to construct a home on the property.

As the Council will recall, this lot is very similar to many of the lots in this neighborhood that were developed in the late 1800's or first quarter of the 1900's. The majority of the house lots in the vicinity, in fact, do not have the required size or frontage to meet the zoning ordinance standards that have been in place for the last several decades. Despite the fact that they are non-conforming they are still "buildable" because they were developed prior to the City's zoning regulations. The City's lot at 51 Bradley St. was created in the late 1960's and, therefore, does not share this same benefit as the other non-conforming properties. Under the present conditions, the buyer would need to seek ZBA relief to allow the lot to be buildable and, if successful, subsequently secure a building permit.