

May 12, 2026

Alec Bass, Assistant City Planner  
City of Concord  
41 Green Street  
Concord, NH 03301

Re: Application for Minor Subdivision  
Johns Trust  
Assessors Map 1413P Lot 28,  
#19 & 23 Coral Street

Dear Mr. Bass:

Please find the enclosed Minor Subdivision Application Checklist to subdivide Lot 28 into two lots. The lot is fully developed and there are currently two houses on the lot, #19 and #23 Coral Street. The houses are each served by municipal sewer and water, underground gas and overhead utilities. The wishes to subdivide the lot such that each building is on its own lot.

On May 6, 2026 the Zoning Board of Adjustment granted variances for the subdivision of Lot 126 into two lots- minimum lot size (28-4-1b), minimum lot frontage (28-4-1c), minimum yard requirement (28-4-1d), and to allow single family use in the CU zone (28-2-4j).

As this subdivision is simple in nature with no wetlands, the lot is flat and already fully developed, and there is no development proposed, we are requesting the following waivers to the Subdivision Regulations:

- 1) **\*\*19.04(2): Monumentation.** For new front lot corner to be an iron rod, as it is in pavement.
- 2) **\*\*12.08(10): Municipal utilities.** To not show structure rim/invert/material.
- 3) **\*\*19.05(4): Useable area rectangle.** Rectangle does not fit on the existing lot or the new lots- a variance was granted for lot size.
- 4) **\*\*20.09(3): Driveway width.** To maintain the existing driveway, which is has been shared by each building for many years.

**\*\* Waiver request reasoning:**

35.08:

**(1) The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property. This is just a simple subdivision being done in order for each existing building to be on its own lot. All infrastructure is already in place with no new development. (Waiver #4: The existing driveway has been shared by each building for many years, nothing will change).**

**(2) The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property. There are two existing**

**grandfathered houses on one lot. The subdivision will allow each building to be on its own lot. Each building has its own separate utility connections and parking. (Waiver #4: There have been two buildings there sharing the driveway between them for many years.)**

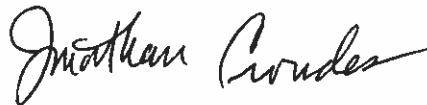
*(3) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out. The lot is flat, it is fully developed and each building has its own separate utility services and parking. Nothing on the site will be physically changing, there will just be a new lot line between the buildings. (Waiver #4: The buildings have been occupied for many years, each using the existing driveway between them.)*

*(4) Specific circumstances relative to the subdivision or conditions of the land in such subdivision indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of the regulations. The lot is small, flat and is fully developed, with no new development proposed. (Waiver #4: The new lot line was located in order to maximize the setback distance to each building and split the common driveway as it is currently being used.*

*(5) The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. The Zoning Board of Adjustment granted several variances to allow the division of the parcel into two individual lots. The waiver requests are not contrary to the variances granted. (Waiver #4: Nothing will need to physically change about the existing driveway/parking.)*

Thank you for your time and consideration of this application. If you have any questions or need additional information, please give us a call.

Sincerely,  
Hoyle Tanner & Associates, Inc.



Jonathan Crowdes, LLS  
Project Manager

cc: file 046-022  
Enclosure(s)



June 11, 2026

Alec Bass, Assistant City Planner  
City of Concord  
41 Green Street  
Concord, NH 03301

Re: Application for Minor Subdivision  
Johns Trust  
Assessors Map 1413P Lot 28,  
#19 & 23 Coral Street

Dear Mr. Bass:

As a result of discussion with City Staff, we would like to withdraw the following waiver request from the previously submitted letter for this application dated May 12, 2026:

**#4: 20.09(3): Driveway width.** *To maintain the existing driveway, which is has been shared by Each building for many years.*

Thank you for your time and consideration of this application. If you have any questions or need additional information, please give us a call.

Sincerely,  
Hoyle Tanner & Associates, Inc.

A handwritten signature in black ink, appearing to read 'Jonathan Crowdes', written in a cursive style.

Jonathan Crowdes, LLS  
Project Manager

cc: file 046-022  
Enclosure(s)