

# **RICHARD D. BARTLETT & ASSOCIATES, LLC**

LICENSED LAND SURVEYORS  
214 NORTH STATE STREET  
CONCORD, N.H. 03301

Tel. (603)225-6770

E-mail: [info@richarddbartlett.com](mailto:info@richarddbartlett.com)

<http://www.richarddbartlett.com>

MARK C. SARGENT, L.L.S.

DANIEL J. MULLEN, L.L.S.

Est. 1973

- BOUNDARY SURVEYS
- SUBDIVISIONS
- DESIGN AND LAYOUT
- ON-SITE SANITARY SEWAGE SYSTEMS
- GPS CONTROL

May 19, 2025

Planning Board  
City of Concord  
41 Green Street  
Concord, NH 03301

Re: Application for Subdivision—Map 723Z, lot 28

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Section 12.08(7) of the Concord Subdivision Regulations. The regulation calls for the exterior dimension of buildings. The property has an existing single-family home and the intent to create a parcel encompassing the house.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; Whereas no improvements are proposed and the application calls for a lot line adjustment of a single lot with an existing house depicting the measurements of the building won't enhance this application.

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; The application is for a simple lot line adjustment.

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; A complete detailed measurements of the building would be an unnecessary burden on the applicants and not enhance the application

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 parcel is developed and no further improvements are proposed as part of the this application.

The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. The proposed and remaining parcels will meet and exceed the requirements and not vary the provisions of the master plan and official map.

Thank you for your consideration.

Sincerely,

Mark C Sargent

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Planning Board  
City of Concord  
41 Green Street  
Concord, NH 03301

Re: Application for Subdivision—Map 723Z, Lot 28

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Sections 12.08(10) and 15.03(15) of the Concord Subdivision Regulations. The regulation requires the location, type, size and rim and invert elevation of municipal utilities be shown. This application involves the subdivision of a parcel with an existing home, which no further improvements are proposed, the site is serviced by municipal sanitary sewer and water and a storm sewer system is within the streets surround the property.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; Whereas no improvements are proposed the absence of the rim and invert data of municipal utilities will not be detrimental to the public safety, health, or welfare.

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; The application simply involves the subdivision of a single lot with an existing house.

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; As mentioned previously the application only involves the subdivision of a parcel with an existing house, a complete detailed survey would be an unnecessary burden on the applicants and not enhance the application. 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 parcel is developed and no further improvements are proposed as part of the this application.

The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. The proposed and remaining parcels will meet and exceed the requirements and not vary the provisions of the master plan and official map.

Thank you for your consideration.

Sincerely,

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City of Concord  
41 Green Street  
Concord, NH 03301

Re: Application for Subdivision—Map 723Z, Lot 28

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Section 12.08(11) of the Concord Subdivision Regulations. The regulation requires the location, type and size of non-municipal utilities be shown. This application is for a developed site, which no further improvements are proposed, the site is serviced by non-municipal .

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; Whereas no improvements are proposed the absence of non-municipal utility connections will not be detrimental to the public safety, health, or welfare.

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; The application simply involves a single lot subdivision with an existing house.

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; As mentioned previously the application only involves a single lot subdivision with an existing single-family house, a complete detailed survey would be an unnecessary burden on the applicants and not enhance the application

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 parcel is developed and no further improvements are proposed as part of the this application.

The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. The proposed and remaining parcels will meet and exceed the requirements and not vary the provisions of the master plan and official map.

Thank you for your consideration.

Sincerely,

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Planning Board  
City of Concord  
41 Green Street  
Concord, NH 03301

Re: Application for Subdivision—Map 723Z, lot 28

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Section 15.03(11) of the Concord Subdivision Regulations. The regulation requires the location, size and rim and invert elevation of the existing sanitary sewer be shown. This application is for a developed site, which no further improvements are proposed, the site is serviced by municipal sanitary sewer.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; Whereas no improvements are proposed the absence of the rim and invert data of municipal utilities will not be detrimental to the public safety, health, or welfare.

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; The application simply involves the subdivision of a single lot with an existing house.

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; As mentioned previously the application only involves the subdivision of a parcel with an existing house, a complete detailed survey would be an unnecessary burden on the applicants and not enhance the application. 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 parcel is developed and no further improvements are proposed as part of this application. The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. The proposed and remaining parcels will meet and exceed the requirements and not vary the provisions of the master plan and official map.

Thank you for your consideration.

Sincerely,

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Planning Board  
City of Concord  
41 Green Street  
Concord, NH 03301

Re: Application for Subdivision—Map 723Z, lot 28

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Sections 12.08(23) a,b,c & d and 15.03(3) of the Concord Subdivision Regulations. The regulation calls for the tabulation of data. This application is for a developed site, which no further improvements are proposed, a complete survey of the site was not conducted and therefore tabulation of useable and buildable area, lot coverage and other requirements can not be calculated. The property has an existing single-family home and the intent to create a parcel encompassing the house.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; Whereas no improvements are proposed and the application calls for the subdivision of a single lot with an existing house the tabulation of various elements won't enhance this application.

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; The parcel is large and steep and mapping of topography, wetlands and other components on the remaining parcel will not enhance this application.

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; A complete detailed survey would be an unnecessary burden on the applicants and not enhance the application

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 parcel is developed and no further improvements are proposed as part of the this application.

The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. The proposed and remaining parcels will meet and exceed the requirements and not vary the provisions of the master plan and official map.

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Planning Board  
City of Concord  
41 Green Street  
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Re: Application for Subdivision Map 723Z, Lot 28

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Sections 12.08(3) and 15.03(4) of the Concord Subdivision Regulations. The regulation calls for existing topographic conditions to be shown. This application depicts topography on the lot to be created and sufficient topography on the remaining parcel to meet the minimum requirement.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; The topography shown is sufficient to meet the minimum requirement.

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; The remaining portion of the parcel that was not mapped is back land and has steep topography.

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; As mentioned previously the application only involves the creation of a parcel encompassing an existing house, a complete detailed survey would be an unnecessary burden on the applicants and not enhance the application

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 parcel is developed and no further improvements are proposed as part of the this application.

The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. The proposed and remaining parcels will meet and exceed the requirements and not vary the provisions of the master plan and official map.

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Planning Board  
City of Concord  
41 Green Street  
Concord, NH 03301

Re: Application for Subdivision—Map 723Z, Lot 28

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Section 12.08(20) of the Concord Subdivision Regulations. The regulation requires the location, type and size of existing vegetation be shown. This application is for a developed site, which no further improvements are proposed, therefore, depicting existing vegetation will not enhance this application.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; no improvements are proposed the absence of existing vegetation will not be detrimental to the public safety, health, or welfare.

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; The plat depicts existing vegetation along the front portion of the parcel meeting the minimum required lot size.

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; As mentioned previously existing vegetation is shown within the front portion of the parcel, a complete detailed survey would be an unnecessary burden on the applicants and not enhance the application

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 parcel is developed and no further improvements are proposed as part of the this application.

The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. The proposed and remaining parcels will meet and exceed the requirements and not vary the provisions of the master plan and official map.

Thank you for your consideration.

Sincerely,

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Planning Board  
City of Concord  
41 Green Street  
Concord, NH 03301

Re: Application for Subdivision—Map 723Z, Lot 28

Dear Chairman and Members of the Board,

On behalf of the above referenced applicants, we are hereby requesting a waiver to Section 12.07 and 12.03(5) of the Concord Subdivision Regulations. The regulation calls for the delineation of wetland soils.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; Sufficient area on the parcel has been mapped for wetlands meeting the minimum requirements for the zoning district.

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; The application is for a single lot and mapping of wetlands within the area surrounding the proposed lot is depicted on the plat.

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; Wetlands of been mapped on sufficient area of the parcel to meet the minimum requirements of the zoning district further investigation by a wetland scientist is unnecessary. 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; As mentioned above sufficient mapping has been completed within and surrounding the area of the proposed parcel.

The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. The parcel meets and exceed the requirements and will not vary the provisions of the master plan and official map.

Thank you for your consideration.

Sincerely,

*Mark C Sargent*

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