

RICHARD D. BARTLETT & ASSOCIATES, LLC

LICENSED LAND SURVEYORS
214 NORTH STATE STREET
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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

Project Narrative

Application for Re Subdivision—Map 7414, Lot 127

The subject premises is located at 45 Concord Street with frontage on Beaver Street. The property has two single-family homes and a gravel driveway/parking area, that can accommodate four vehicles. The applicant obtained variances for lot coverage, front and side yard requirements and for the reduction in the required frontage and minimum lot area. The applicant proposes to subdivide the parcel so that each home is on a separate lot. The house fronting on Concord Street will have 46.92 feet of frontage on Concord Street and 61.50 feet on Beaver Street and a proposed lot area of 0.06 acres. The parcel fronting on Beaver Street will have 23.00 feet of frontage on Beaver Street and 27.34 feet on Concord Street and a proposed lot area of 0.08 acres.

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July 28, 2025

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

Re: Application for Subdivision—Hipple Map 7414Z, Lot 127

Dear Chairman and Members of the Board,

On behalf of the applicants for the subdivision proposed at 45 Concord Street we are requesting a waiver to sections 12.08(7), 15.03(3), 15.03(11), 15.03(13) and 15.03(15) of the Subdivision Regulations.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; The subject premises has two single-family homes the intent is to separate the two, the lack of the additional required data will not be detrimental to the public health, safety of 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 parcel has two single-family homes.

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; Given the existing conditions and the size of the property it is impossible to subdivide the parcel to create conforming lots.

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; Granting the waiver will permit the two buildings to be on separate parcel.

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

Thank you for your consideration.

Sincerely,

Mark C Sargent

Mark C. Sargent, LLS

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July 14, 2025

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

Re: Application for Subdivision—Hipple Map 7414Z, Lot 127

Dear Chairman and Members of the Board,

On behalf of the applicants for the subdivision proposed at 45 Concord Street we are requesting a waiver to section 19.05(4) of the Subdivision Regulations. The regulation requires the depiction of a useable area that is equal to the sum of the total area multiplied by the maximum lot coverage, in this case 4,500 square feet.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; The subject premises has two single-family homes the intent is to separate the two, given the existing conditions the lack of 6,000 sq. ft. of usable area will not be detrimental to the public health, safety of 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 parcel has two single-family homes.

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; Given the existing conditions and the size of the property it is impossible to subdivide the parcel to create conforming lots.

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; Granting the waiver will permit the two buildings to be on separate parces.

The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. The proposed subdivision 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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July 14, 2025

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

Re: Application for Subdivision—Hipple Map 7414Z, Lot 127

Dear Chairman and Members of the Board,

On behalf of the above referenced applicant, we are hereby requesting a waiver to Section 12.07 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; The subject premises is within the developed urban area of the City, the lack of a wetland delineation will not be detrimental to the public health, safety 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 site is in the urban area of the City and there are no apparent wetland soils on the property.

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; Whereas the site is small and developed the mapping of wetland soils would not enhance this application and be an unnecessary hardship of the applicant.

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 previously stated the parcel is highly developed and within the urban section of the City.

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

Thank you for your consideration.

Sincerely,

Mark C Sargent

Mark C. Sargent, LLS



AnneMarie Skinner, AICP
City Planner

CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department
Zoning Board of Adjustment

June 4, 2025

Seth Hipple
PO Box 1295
Concord, NH 03302

RE: Notice of Decision – ZBA 0277-2025

Dear Mr. Hipple:

At a meeting of the Concord Zoning Board of Adjustment, held on June 4, 2025, the Board voted on the following:

Approval for a variance from Section 28-4-1(b) Minimum Lot Size/(h) Table of Dimensional Regulations, to allow two proposed lots of less than the required 7,500-square-foot area minimum, at Tax Map 7414Z 127, addressed as 45 Concord St, in the Downtown Residential (RD) District. (ZBA 0277-2025)

With a vote of 3 in favor (Carley, Monahan, Perkins) to 0 opposed, the Board granted the variance from Section 28-4-1(b) Minimum Lot Size/(h) Table of Dimensional Regulations to permit to allow two proposed lots of less than the required 7,500-square-foot area minimum at the address of 45 Concord St, because all of the criteria under RSA 674:33 have been met based on the record before the Board, and the Board adopted the applicant's findings as the Board's findings of fact.

Adopted Findings of Fact:

1. *The variance will not be contrary to the public interest.* "The lot and frontage sizes are consistent with the character of the surrounding lots and with the neighborhood in general. I have owned this property for over 14 years, and residents/tenants have not had issues sharing or using the yard and parking available. Unlike some properties in my neighborhood, both houses will have ample off-street parking after the lot is divided into two lots. Dividing the lot into two lots will not change the frontage or yard sizes; they will be the same regardless. Dividing the lot into two lots will not substantially change the number of people living at the two houses, or the way the houses are used. Granting the variance would merely allow these houses to be separately deeded, as all or nearly all other houses in the neighborhood are. Further, my intention, if granted a variance, is to make substantial updates and improvements to the structures and the lot in general in order to prepare at least one of the properties for sale."
2. *The spirit of the ordinance is observed by granting the variance.* "See proposed findings for # 1 above."
3. *Substantial justice will be done by granting the variance.* "Granting the variance would permit me sell one or both of the properties individually. As many prospective homeowners are not interested in becoming landlords, or simply do not need or want to own two separate houses, the property is much less marketable and worth substantially less as one parcel than it would be if divided into two parcels. The increased property values would strengthen the local tax base. Further, most large banks will not lend with this property as collateral because they do not want to try to sell something so unique if they were required to

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planning@concordnh.gov*

seize the collateral. I also have trouble getting insurance for this property because it is nearly impossible to find comparable properties, as no modern city or town would have allowed this deeding structure to happen for any structures built semi-recently. On the other hand, granting the variance will not harm abutters or others in the neighborhood. See # 1 above.”

4. *The values of surrounding properties will not be diminished.* “The granting of the variance would have no impact on surrounding properties, as there would be roughly the same number of occupants, and the properties would have the same characteristics before and after the variance were granted. See # 1 above.”
5. *Denial of the variance would result in unnecessary hardship because:* “ The very unique deeding structure of having two structures on a single deed is a special condition and is not how any or nearly any of the surrounding properties are deeded. This special condition creates an unnecessary hardship, because it significantly decreases the resale value as compared to the values the two houses would have if deeded separately. It also makes it unnecessarily difficult to obtain financing and insurance for the property. The ordinance was not enacted to change the fundamental character of structures built around 1900, when these two structures are estimated to have been built. My intention, if granted a variance, is to make substantial updates and improvements to the structures and the lot in general in order to prepare at least one of the houses for sale.”

If there is a significant change at any time in the future, you are hereby advised to discuss any proposed changes with the City Planner. If the use or construction authorized by this approval has not commenced within the two-year anniversary date of the original decision (or by **June 4, 2027**), it shall be deemed to have expired and authorization shall be considered null and void as specified in Section 28-9-3(b)(5) of the Zoning Ordinance.

Granting of a variance does not authorize construction or use prior to the application for and approval of site plan review, architectural design review, and/or subdivision review, as applicable. Granting of a variance does not authorize construction or use prior to the application for and issuance of a building permit, if applicable.

Zoning Board of Adjustment



AnneMarie Skinner, City Planner



AnneMarie Skinner, AICP
City Planner

CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department
Zoning Board of Adjustment

June 4, 2025

Seth Hipple
PO Box 1295
Concord, NH 03302

RE: Notice of Decision – ZBA 0278-2025

Dear Mr. Hipple:

At a meeting of the Concord Zoning Board of Adjustment, held on June 4, 2025, the Board voted on the following:

Approval for a variance from Section 28-4-1(c) Minimum Lot Frontage/(h) Table of Dimensional Regulations, to allow two proposed lots with less than the required 75 feet of lot frontage, at Tax Map 7414Z 127, addressed as 45 Concord St, in the Downtown Residential (RD) District.

With a vote of 3 in favor (Carley, Monahan, Perkins) to 0 opposed, the Board granted the variance from Section 28-4-1(c) Minimum Lot Frontage/(h) Table of Dimensional Regulations to permit to allow two proposed lots with less than the required 75 feet of lot frontage at the address of 45 Concord St, because all of the criteria under RSA 674:33 have been met based on the record before the Board, and the Board adopted the applicant's findings as the Board's findings of fact.

Adopted Findings of Fact:

1. *The variance will not be contrary to the public interest.* "The lot and frontage sizes are consistent with the character of the surrounding lots and with the neighborhood in general. I have owned this property for over 14 years, and residents/tenants have not had issues sharing or using the yard and parking available. Unlike some properties in my neighborhood, both houses will have ample off-street parking after the lot is divided into two lots. Dividing the lot into two lots will not change the frontage or yard sizes; they will be the same regardless. Dividing the lot into two lots will not substantially change the number of people living at the two houses, or the way the houses are used. Granting the variance would merely allow these houses to be separately deeded, as all or nearly all other houses in the neighborhood are. Further, my intention, if granted a variance, is to make substantial updates and improvements to the structures and the lot in general in order to prepare at least one of the properties for sale."
2. *The spirit of the ordinance is observed by granting the variance.* "See proposed findings for # 1 above."
3. *Substantial justice will be done by granting the variance.* "Granting the variance would permit me sell one or both of the properties individually. As many prospective homeowners are not interested in becoming landlords, or simply do not need or want to own two separate houses, the property is much less marketable and worth substantially less as one parcel than it would be if divided into two parcels. The increased property values would strengthen the local tax base. Further, most large banks will not lend with this property as collateral because they do not want to try to sell something so unique if they were required to

seize the collateral. I also have trouble getting insurance for this property because it is nearly impossible to find comparable properties, as no modern city or town would have allowed this deeding structure to happen for any structures built semi-recently. On the other hand, granting the variance will not harm abutters or others in the neighborhood. See # 1 above.”

4. *The values of surrounding properties will not be diminished.* “The granting of the variance would have no impact on surrounding properties, as there would be roughly the same number of occupants, and the properties would have the same characteristics before and after the variance were granted. See # 1 above.”
5. *Denial of the variance would result in unnecessary hardship because:* “ The very unique deeding structure of having two structures on a single deed is a special condition and is not how any or nearly any of the surrounding properties are deeded. This special condition creates an unnecessary hardship, because it significantly decreases the resale value as compared to the values the two houses would have if deeded separately. It also makes it unnecessarily difficult to obtain financing and insurance for the property. The ordinance was not enacted to change the fundamental character of structures built around 1900, when these two structures are estimated to have been built. My intention, if granted a variance, is to make substantial updates and improvements to the structures and the lot in general in order to prepare at least one of the houses for sale.”

If there is a significant change at any time in the future, you are hereby advised to discuss any proposed changes with the City Planner. If the use or construction authorized by this approval has not commenced within the two-year anniversary date of the original decision (or by **June 4, 2027**), it shall be deemed to have expired and authorization shall be considered null and void as specified in Section 28-9-3(b)(5) of the Zoning Ordinance.

Granting of a variance does not authorize construction or use prior to the application for and approval of site plan review, architectural design review, and/or subdivision review, as applicable. Granting of a variance does not authorize construction or use prior to the application for and issuance of a building permit, if applicable.

Zoning Board of Adjustment



AnneMarie Skinner, City Planner



AnneMarie Skinner, AICP
City Planner

CITY OF CONCORD
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Community Development Department
Zoning Board of Adjustment

June 4, 2025

Seth Hipple
PO Box 1295
Concord, NH 03302

RE: Notice of Decision – ZBA 0279-2025

Dear Mr. Hipple:

At a meeting of the Concord Zoning Board of Adjustment, held on June 4, 2025, the Board voted on the following:

Approval for a variance from Section 28-4-1(d) Minimum Yard Requirement/(h) Table of Dimensional Regulations, to allow structures on two proposed lots that do not meet the minimum setback requirements of 10 feet front, 20 feet rear, and 10 feet sides, at Tax Map 7414Z 127, addressed as 45 Concord St, in the Downtown Residential (RD) District.

With a vote of 3 in favor (Carley, Monahan, Perkins) to 0 opposed, the Board granted the variance from Section 28-4-1(d) Minimum Yard Requirement/(h) Table of Dimensional Regulations to permit structures on two proposed lots that do not meet the minimum setback requirements of 10 feet front, 20 feet rear, and 10 feet sides at the address of 45 Concord St, because all of the criteria under RSA 674:33 have been met based on the record before the Board, and the Board adopted the applicant's findings as the Board's findings of fact, and with the condition of approval that a repair and maintenance easement for for both lots be added to both lot deeds.

Adopted Findings of Fact:

1. *The variance will not be contrary to the public interest.* "The lot and frontage sizes are consistent with the character of the surrounding lots and with the neighborhood in general. I have owned this property for over 14 years, and residents/tenants have not had issues sharing or using the yard and parking available. Unlike some properties in my neighborhood, both houses will have ample off-street parking after the lot is divided into two lots. Dividing the lot into two lots will not change the frontage or yard sizes; they will be the same regardless. Dividing the lot into two lots will not substantially change the number of people living at the two houses, or the way the houses are used. Granting the variance would merely allow these houses to be separately deeded, as all or nearly all other houses in the neighborhood are. Further, my intention, if granted a variance, is to make substantial updates and improvements to the structures and the lot in general in order to prepare at least one of the properties for sale."
2. *The spirit of the ordinance is observed by granting the variance.* "See proposed findings for # 1 above."
3. *Substantial justice will be done by granting the variance.* "Granting the variance would permit me sell one or both of the properties individually. As many prospective homeowners are not interested in becoming landlords, or simply do not need or want to own two separate houses, the property is much less marketable and worth substantially less as one parcel than it would be if divided into two parcels. The increased

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property values would strengthen the local tax base. Further, most large banks will not lend with this property as collateral because they do not want to try to sell something so unique if they were required to seize the collateral. I also have trouble getting insurance for this property because it is nearly impossible to find comparable properties, as no modern city or town would have allowed this deeding structure to happen for any structures built semi-recently. On the other hand, granting the variance will not harm abutters or others in the neighborhood. See # 1 above.”

4. *The values of surrounding properties will not be diminished.* “The granting of the variance would have no impact on surrounding properties, as there would be roughly the same number of occupants, and the properties would have the same characteristics before and after the variance were granted. See # 1 above.”
5. *Denial of the variance would result in unnecessary hardship because:* “ The very unique deeding structure of having two structures on a single deed is a special condition and is not how any or nearly any of the surrounding properties are deeded. This special condition creates an unnecessary hardship, because it significantly decreases the resale value as compared to the values the two houses would have if deeded separately. It also makes it unnecessarily difficult to obtain financing and insurance for the property. The ordinance was not enacted to change the fundamental character of structures built around 1900, when these two structures are estimated to have been built. My intention, if granted a variance, is to make substantial updates and improvements to the structures and the lot in general in order to prepare at least one of the houses for sale.”

If there is a significant change at any time in the future, you are hereby advised to discuss any proposed changes with the City Planner. If the use or construction authorized by this approval has not commenced within the two-year anniversary date of the original decision (or by **June 4, 2027**), it shall be deemed to have expired and authorization shall be considered null and void as specified in Section 28-9-3(b)(5) of the Zoning Ordinance.

Granting of a variance does not authorize construction or use prior to the application for and approval of site plan review, architectural design review, and/or subdivision review, as applicable. Granting of a variance does not authorize construction or use prior to the application for and issuance of a building permit, if applicable.

Zoning Board of Adjustment



AnneMarie Skinner, City Planner



AnneMarie Skinner, AICP
City Planner

CITY OF CONCORD
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Community Development Department
Zoning Board of Adjustment

June 4, 2025

Seth Hipple
PO Box 1295
Concord, NH 03302

RE: Notice of Decision – ZBA 0280-2025

Dear Mr. Hipple:

At a meeting of the Concord Zoning Board of Adjustment, held on June 4, 2025, the Board voted on the following:

Approval for a variance from Section 28-4-1(e) Maximum Lot Coverage/(h) Table of Dimensional Regulations, to allow two proposed lots with more lot coverage than the 60% allowed maximum, at Tax Map 7414Z 127, addressed as 45 Concord St, in the Downtown Residential (RD) District.

With a vote of 3 in favor (Carley, Monahan, Perkins) to 0 opposed, the Board granted the variance from Section 28-4-1(e) Maximum Lot Coverage/(h) Table of Dimensional Regulations permit to to allow two proposed lots with more lot coverage than the 60% allowed maximum, at the address of 45 Concord St, because all of the criteria under RSA 674:33 have been met based on the record before the Board, and the Board adopted the applicant's findings as the Board's findings of fact.

Adopted Findings of Fact:

1. *The variance will not be contrary to the public interest.* "The lot and frontage sizes are consistent with the character of the surrounding lots and with the neighborhood in general. I have owned this property for over 14 years, and residents/tenants have not had issues sharing or using the yard and parking available. Unlike some properties in my neighborhood, both houses will have ample off-street parking after the lot is divided into two lots. Dividing the lot into two lots will not change the frontage or yard sizes; they will be the same regardless. Dividing the lot into two lots will not substantially change the number of people living at the two houses, or the way the houses are used. Granting the variance would merely allow these houses to be separately deeded, as all or nearly all other houses in the neighborhood are. Further, my intention, if granted a variance, is to make substantial updates and improvements to the structures and the lot in general in order to prepare at least one of the properties for sale."
2. *The spirit of the ordinance is observed by granting the variance.* "See proposed findings for # 1 above."
3. *Substantial justice will be done by granting the variance.* "Granting the variance would permit me sell one or both of the properties individually. As many prospective homeowners are not interested in becoming landlords, or simply do not need or want to own two separate houses, the property is much less marketable and worth substantially less as one parcel than it would be if divided into two parcels. The increased property values would strengthen the local tax base. Further, most large banks will not lend with this property as collateral because they do not want to try to sell something so unique if they were required to

seize the collateral. I also have trouble getting insurance for this property because it is nearly impossible to find comparable properties, as no modern city or town would have allowed this deeding structure to happen for any structures built semi-recently. On the other hand, granting the variance will not harm abutters or others in the neighborhood. See # 1 above.”

4. *The values of surrounding properties will not be diminished.* “The granting of the variance would have no impact on surrounding properties, as there would be roughly the same number of occupants, and the properties would have the same characteristics before and after the variance were granted. See # 1 above.”
5. *Denial of the variance would result in unnecessary hardship because:* “ The very unique deeding structure of having two structures on a single deed is a special condition and is not how any or nearly any of the surrounding properties are deeded. This special condition creates an unnecessary hardship, because it significantly decreases the resale value as compared to the values the two houses would have if deeded separately. It also makes it unnecessarily difficult to obtain financing and insurance for the property. The ordinance was not enacted to change the fundamental character of structures built around 1900, when these two structures are estimated to have been built. My intention, if granted a variance, is to make substantial updates and improvements to the structures and the lot in general in order to prepare at least one of the houses for sale.”

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Granting of a variance does not authorize construction or use prior to the application for and approval of site plan review, architectural design review, and/or subdivision review, as applicable. Granting of a variance does not authorize construction or use prior to the application for and issuance of a building permit, if applicable.

Zoning Board of Adjustment



AnneMarie Skinner, City Planner