

May 14, 2026

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

Re: Application for Minor Subdivision
52 Fisherville Road LLC
Assessors Map 303Z Lot 1
52 Fisherville Rd

Dear Mr. Bass:

Enclosed please find the Minor Subdivision Application Checklist to subdivide Lot 1 into two lots. The lot is currently vacant and has frontage on three sides along Fisherville Road, Elijah Street and Margerie Street. There was formerly a house with attached decks, a carport and sheds on the lot, all of which have been removed. The driveway access and underground gas service were off Fisherville Road. The sewer and water service, and overhead utilities were off Elijah Street.

On August 6, 2025 the Zoning Board of Adjustment granted a variance from Section 28-4-1(b) Minimum Lot Size/(h) Table of Dimensional Regulations, to allow two lots of less than 10,000 square feet, where 10,000 square feet is otherwise required. The lot is in the Urban Transitional Zoning District.

This subdivision is simple in nature with no wetlands. The lot is flat, already fully developed, and there is no development proposed. We are requesting the following waiver to the Subdivision Regulations:

- 1) **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.

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 a simple subdivision being done per a variance granted for minimum lot size. The dimensions of the new lots will be similar to several lots in the neighborhood, including an abutting lot.

(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. A variance was granted for minimum lot size.

(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. A variance was granted for minimum lot size to subdivide the existing lot in half. The lots are gently sloping and reasonable to build upon, with municipal and private utilities readily available. There are other developed lots in the neighborhood which would not fit the useable rectangle.

(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. A variance was granted for minimum lot size to subdivide the existing lot in half. The dimensions of the new lots will be similar to several lots in the neighborhood, including an abutting developed lot. The lots are gently sloping and reasonable to build upon, with municipal and private utilities readily available on several abutting streets.

(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 a variance to allow the division of the parcel into two lots. The waiver request would not be contrary to the variance.

Thank you for your time and consideration of this application. If you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,
Hoyle Tanner & Associates, Inc.



Jonathan Crowdes, LLS
Project Manager

Enclosures
cc: file 046-016