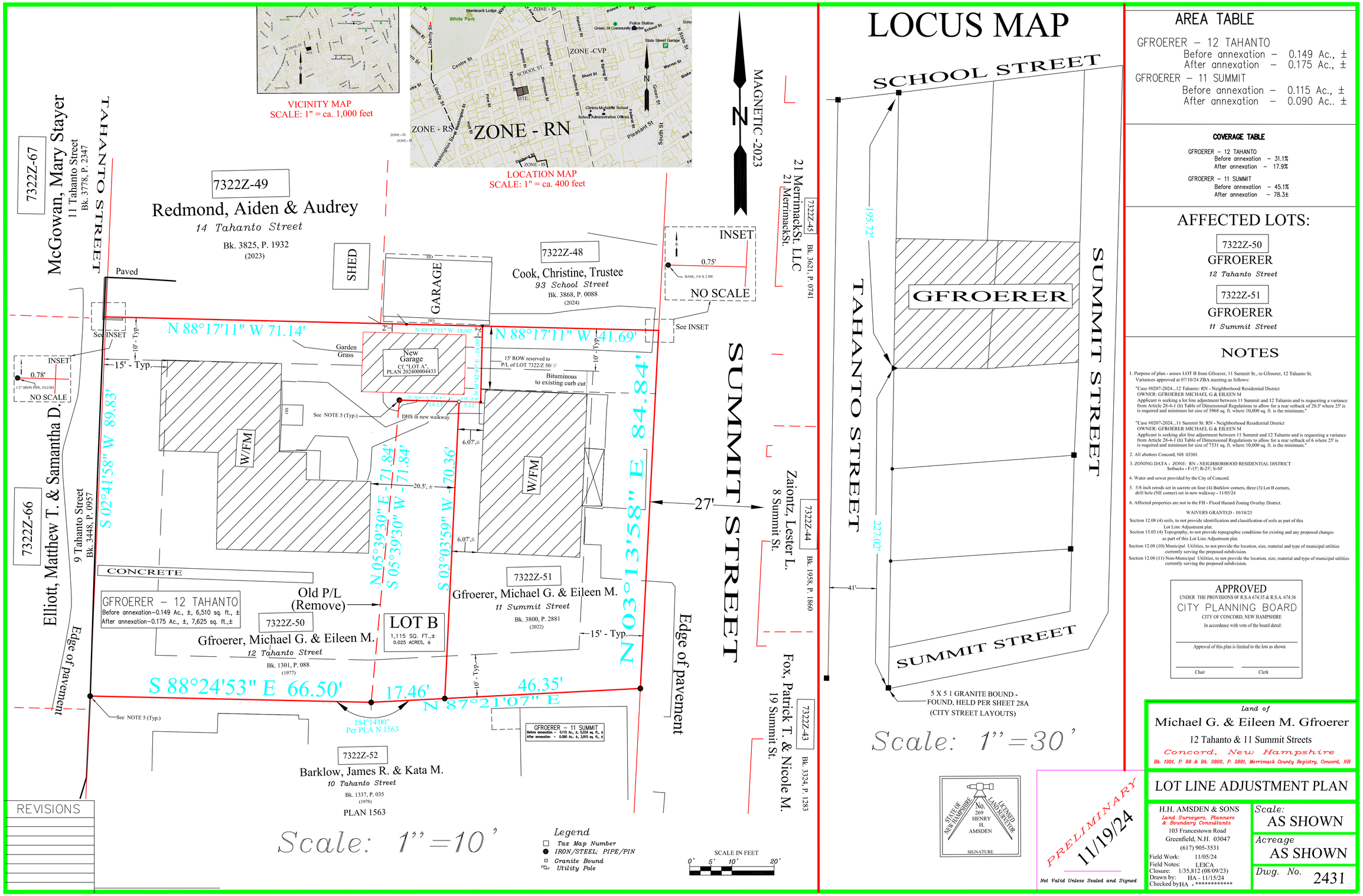
ZONE - IS



AREA TABLE

GFROERER – 12 TAHANTO
Before annexation – 0.149 Ac., ±
After annexation – 0.175 Ac., ±

GFROERER – 11 SUMMIT
Before annexation – 0.115 Ac., ±
After annexation – 0.090 Ac.. ±

COVERAGE TABLE

GFROERER – 12 TAHANTO
Before annexation – 31.1%
After annexation – 17.9%

GFROERER – 11 SUMMIT
Before annexation – 45.1%
After annexation – 78.3±

AFFECTED LOTS:

7322Z-50
GFROERER
12 Tahanto Street

7322Z-51
GFROERER
11 Summit Street

NOTES

1. Purpose of plan - annex LOT B from Gfroerer, 11 Summit St., to Gfroerer, 12 Tahanto St.
Variances approved at 07/10/24 ZBA meeting as follows:

"Case #0207-2024...12 Tahanto: RN - Neighborhood Residential District
OWNER: GFROERER MICHAEL G & EILEEN M
Applicant is seeking a lot line adjustment between 11 Summit and 12 Tahanto and is requesting a variance from Article 28-4-1 (h) Table of Dimensional Regulations to allow for a rear setback of 20.5' where 25' is is required and minimum lot size of 3968 sq. ft. where 10,000 sq. ft. is the minimum."

"Case #0207-2024...11 Summit St: RN - Neighborhood Residential District
OWNER: GFROERER MICHAEL G & EILEEN M
Applicant is seeking alot line adjustment between 11 Summit and 12 Tahanto and is requesting a variance from Article 28-4-1 (h) Table of Dimensional Regulations to allow for a rear setback of 6 where 25' is is required and minimum lot size of 7531 sq. ft. where 10,000 sq. ft. is the minimum."

2. All abutters Concord, NH 03301.

3. ZONING DATA - ZONE: RN - NEIGHBORHOOD RESIDENTIAL DISTRICT
Setbacks - F-15'; R-25'; S-10'

4. Water and sewer provided by the City of Concord.

5. 5/8 inch rerods set in sacrete on four (4) Barklow corners, three (3) Lot B corners, drill hole (NE corner) set in new walkway - 11/05/24

6. Affected properties are not in the FH - Flood Hazard Zoning Overlay District.

WAIVERS GRANTED - 10/18/23

Section 12.08 (4) soils, to not provide identification and classification of soils as part of this Lot Line Adjustment plat.

Section 15.03 (4) Topography, to not provide topographic conditions for existing and any proposed changes as part of this Lot Line Adjustment plat.

Section 12.08 (10) Municipal Utilities, to not provide the location, size, material and type of municipal utilities currently serving the proposed subdivision.

Section 12.08 (11) Non-Municipal Utilities, to not provide the location, size, material and type of municipal utilities currently serving the proposed subdivision.

APPROVED
UNDER THE PROVISIONS OF R.S.A 674:35 & R.S.A. 674:36
CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE
In accordance with vote of the board dated:

Approval of this plan is limited to the lots as shown

Chair Clerk

Land of
Michael G. & Eileen M. Gfroerer
12 Tahanto & 11 Summit Streets
Concord, New Hampshire
Bk. 1301, P. 88 & Bk. 3800, P. 2881, Merrimack County Registry, Concord, NH

LOT LINE ADJUSTMENT PLAN

H.H. AMSDEN & SONS
Land Surveyors, Planners & Boundary Consultants
103 Francestown Road
Greenfield, N.H. 03047
(617) 905-3531

Field Work: 11/05/24
Field Notes: LEICA
Closure: 1/35,812 (08/09/23)
Drawn by: HA - 11/15/24
Checked by HA - **********

Scale: AS SHOWN
Acreage AS SHOWN
Dwg. No. 2431