

## Project Narrative—126 & 134 Manchester Street

The subject premises are identified as map 782Z, lots 40 and 41. Lot 41, located at 126 Manchester Street, has an existing automobile dealership, an area of 0.74 acres and 75.83 feet of frontage of Manchester Street. Lot 40, located at 134 Manchester Street is current being redeveloped, has an existing area of 3.98 acres and 540.99 feet of frontage. The application depicts a right-of-way easement along the entire frontage of both lots and proposes to annex 241 square feet for lot 40 to lot 41. This will result in lot area of 3.81 acres for lot 40 and 0.72 acres for lot 41.

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April 19, 2022

Concord Planning Board  
41 Green Street  
Concord, NH 03301

Re: Application for ReSubdivision—Map 782Z, Lots 40 & 41

Dear Chairman & Members of the Board

On behalf of the City of Concord we are requesting waivers to the following plan requirements:

- Section 12.08(3) Topography

We offer the following for justification of granting the requested waivers

1. The granting of the waivers will not be detrimental to public safety, health, or welfare or injurious to other property; This application will annex a only a very small portion of lot 40 to lot 41, the lack of topography on the plan will not be detrimental.
2. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought are not applicable generally to other property; The minor area involved is unique to other applications in the general area.
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 is carried out; Due to the minor nature of this application the mapping of the requested waiver items would not modify the layout of the proposed lot.
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 intent of the regulations is to ensure the parcels will have proper access and area to sustain development of the parcel. The modified lot lines have no impact on lot 40 and enhance the frontage of lot 41.
5. The waivers will not in any manner vary the provisions of the Zoning Ordinance, Master Plan, or Official Map. Due to the minor nature of the application the provisions of the zoning ordinance, master plan or official map will not be varied.



Manchester Street Aerial View





Street View 134 Manchester Street



Street View 126 Manchester Street