



Jeffrey L. Green

Land Surveying Services

Boundary Surveys, Topographic, Site and Subdivision Plans
416 Bumfagon Road, Loudon, New Hampshire 03307
Phone 603-961-0121 ~ Email: jlg-enterprises@comcast.net

February 15, 2019

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

RE: Curtin Boundary Line Adjustment
Tax Map 43, Lots Z6 & Z7

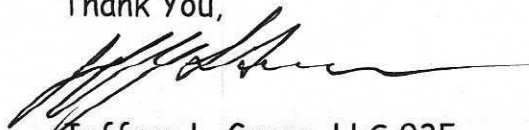
PROJECT NARRATIVE

We are proposing a Boundary Line Adjustment between Tax Map 43, Lot Z6 and Tax Map 43, Lot Z7. These properties are located at 19 & 21 Fox Run. They are single family residential lots and both lots are currently owned by John and Marlyn Curtin who reside at 19 Fox Run Concord, NH.

The purpose of this adjustment is to fix a problem that came up during the sale of Tax Map 43, Lot Z7. 25 years ago +/- 19 Fox run placed a garage on their property with permits from the city. Both lots were shown a Rebar in the back and a Bound in the front between the two subject lots. As representing the common line.

This past summer a plot plan was done for the sale of lot Z7 and it was found that the garage was over the line by 10%. Upon completing a survey of the two parcels it was found that the rear corner pin was set in the incorrect location. A survey has been completed and several monuments were incorrectly placed over 30 years ago and my survey went to original markers to correct and place a common line that will correct any setback issues. A Variance was applied for and granted on February 6, 2019 for the reduction of the current lot area to allow for the Boundary Line Adjustment being sought. See Zoning Case # 7-19.

Thank You,



Jeffrey L. Green, LLS 935



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RE: Curtin Boundary Line Adjustment
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Waiver Request

We would like to request a waiver of the requirement to show Existing Topographic Conditions and Spot Elevations per the subdivision checklist.

The lots in question are small and fairly level and already developed. There will be no changes to the developed areas of the lots.

Thank You,



Jeffrey L. Green, LLS 935



CITY OF CONCORD

New Hampshire's Main Street™
Zoning Board of Adjustment

February 11, 2019

Jeffrey L. Green Land Surveying Services
416 Bumfagon Road
Loudon NH 03307

RE: Case #7-19

Dear Jeffrey L. Green:

At a meeting of the Zoning Board of Adjustment of the City of Concord, held on February 6, 2019, the Board, by a unanimous vote granted your request for variances to Article 28-4-1(h), The Table of Dimensional Regulations, to allow for a lot line adjustment resulting in a non-compliant lot size of 34,251 square feet +/- where the minimum lot size required is 40,000 square feet of lot area, and to Article 28-4, Development Design Standards, to allow the use or development of a non-compliant property that does not meet the minimum lot size for the base district.

These requests are for property located at 21 Fox Run and situated in an RM Residential Medium Density District.

The appeal was granted for the request specifically as approved by the Board based on information presented to the Board through submittal of plans and testimony. If there is a significant change at any time in the future, you are hereby advised to discuss any proposed changes with the Code Administrator. If the use or construction authorized by this approval has not commenced within the two (2) year anniversary date of the original decision, it shall be deemed to have expired and authorization shall be considered null and void as specified in Article 28-9-3(c)(6) of the City of Concord Zoning Ordinance.

Any aggrieved party may appeal for rehearing of this decision within thirty (30) days. Therefore any action taken by you under this approval, including work done with a permit is at your own risk during this appeal period.

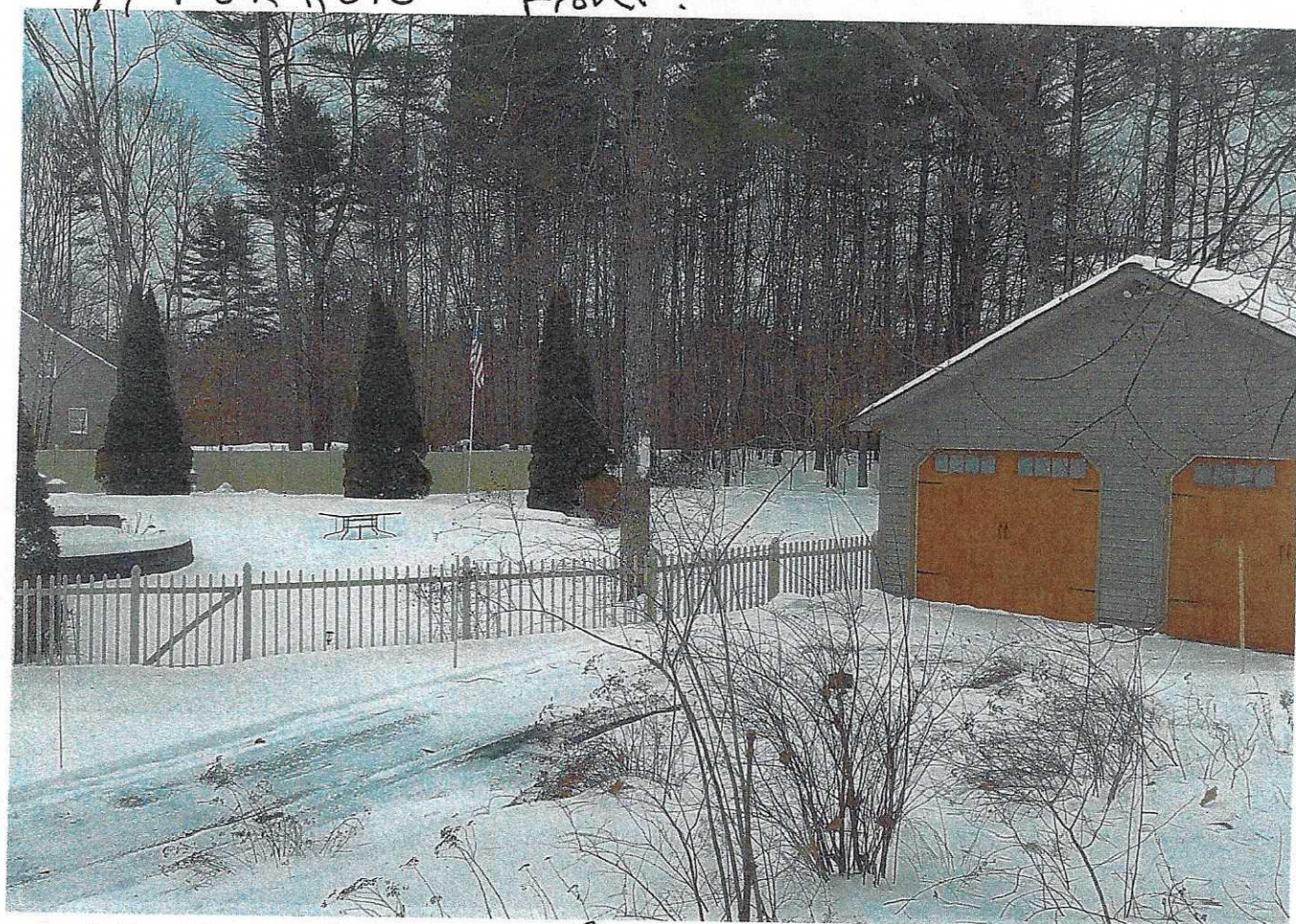


Zoning Board of Adjustment Clerk

/rmf



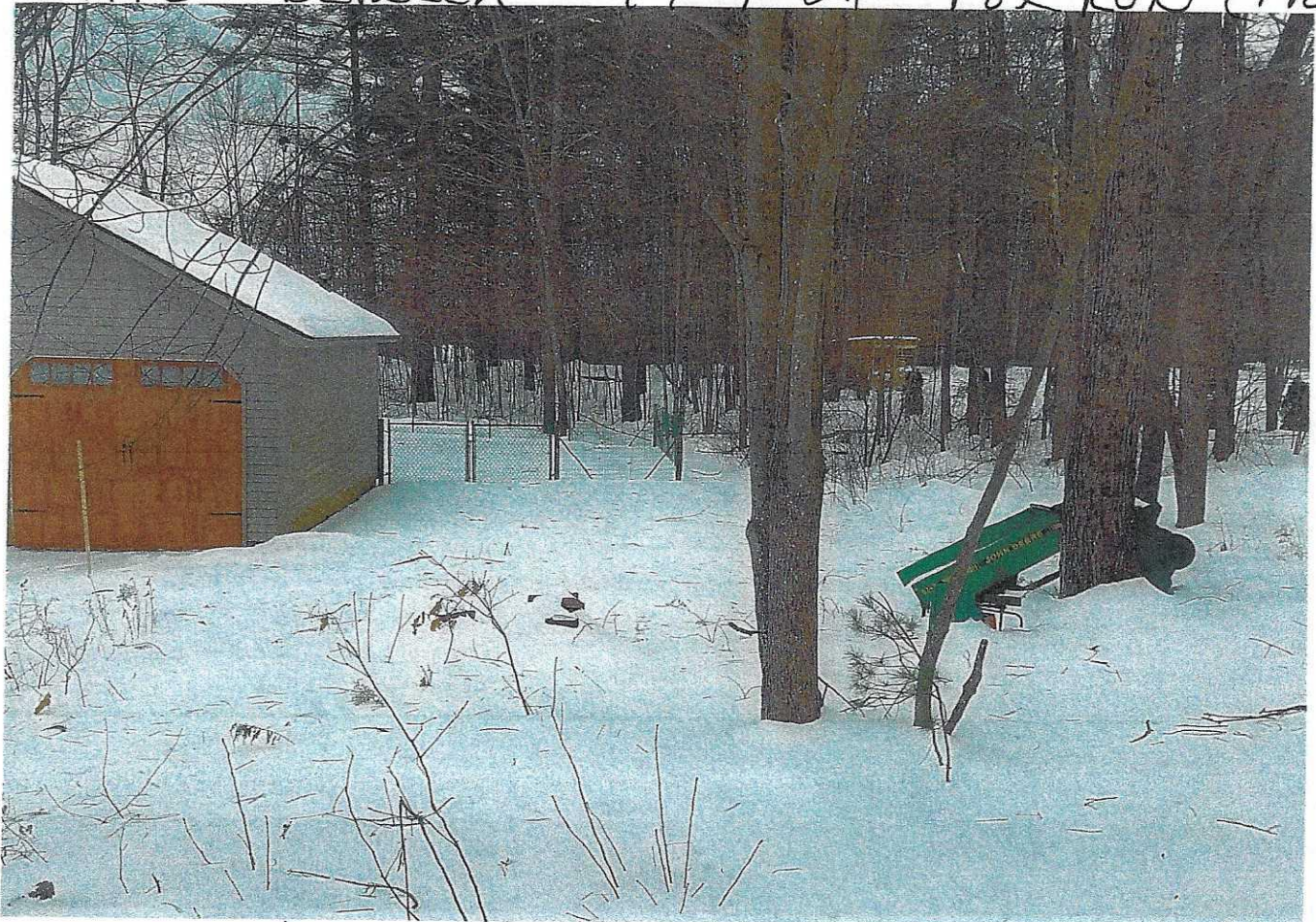
19 FOX RUN Front.



19 FOX RUN Rear Yard



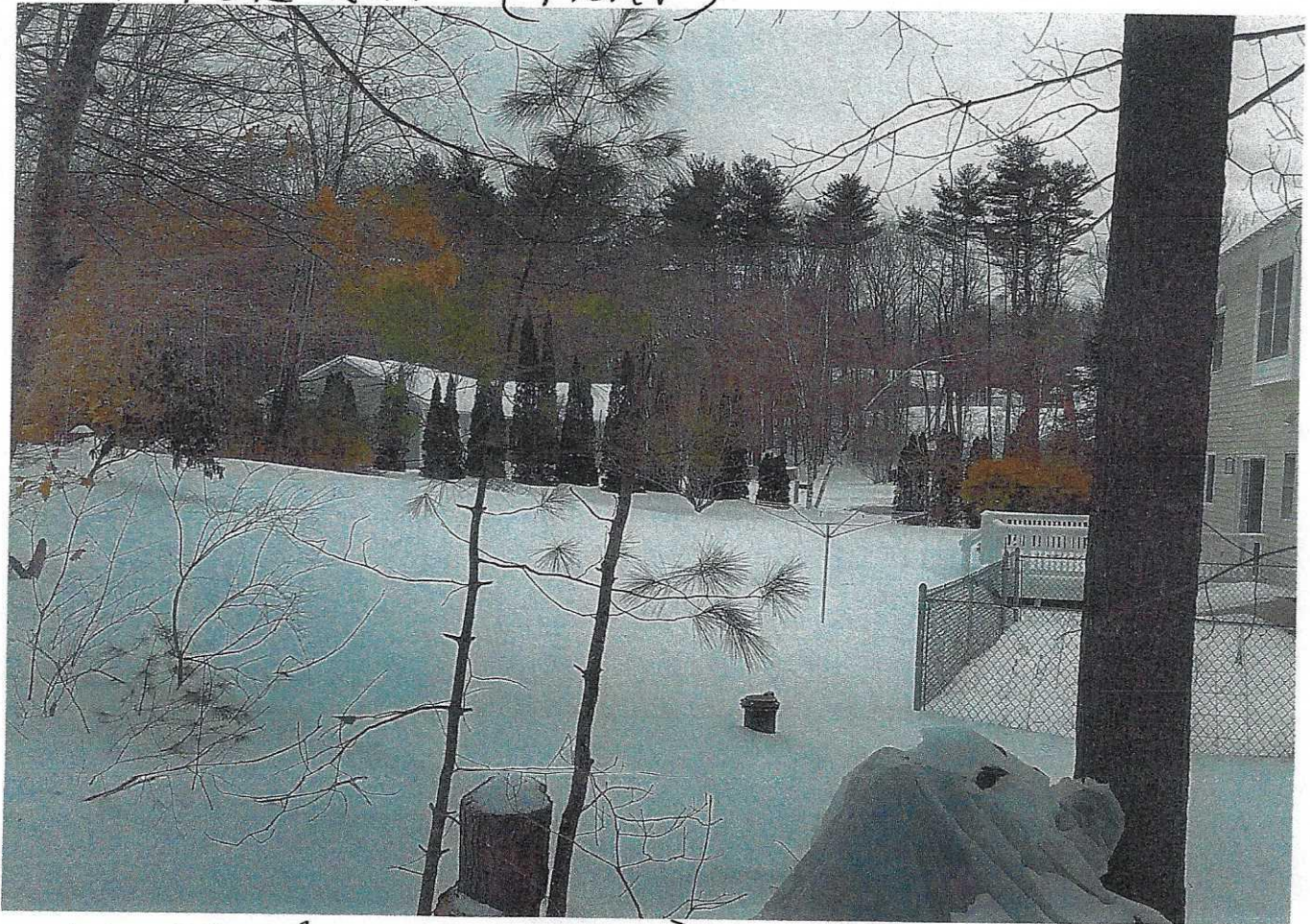
Area between 19 + 21 Fox Run (Front)



Area between 19 + 21 Fox Run (Rear) 2



21 Fox Run (Front)



21 Fox Run (Rear)



Intersection of Fox Run & Brookwood Dr,