

ROLLINS COURT CONDOMINIUM NARRATIVE

Rollins Court is an 8-unit “pocket neighborhood” (under Concord Zoning Ordinance an “attached dwelling development”) located at 131 N. State Street.

The 1.21 acre Rollins Court lot was originally part of a larger lot which included the former Gov. Rollins mansion and carriage house; the later were subdivided off and sold, leaving the remaining Rollins Court lot.

The project received several necessary variances from the Concord Zoning Board of Adjustment, and received major site plan approval from the Concord Planning Board.

The project is on target for completion by June 30, 2020.

The current application is for the creation of the 8-unit condominium, and includes a Condominium Plat and Condominium Floorplans.

As shown on those condominium documents, each of the units includes approximately 1800 sf of finished living area, and includes as limited common area an attached garage, a covered porch, and a private yard area. The condominium includes as common areas a large shared courtyard area with an approx. 1/8 mile walking loop, a community patio area, and community gardens.