

**Application for Subdivision**  
**5 Ormond Street—Map 631Z, Lot 9**  
**J. Matthew & J'amy G. Viers**

The subject premises is located at 5 Ormond Street in the High Density Residential zoning district and has an existing 2 family residential structure, associated parking and two small garages. The property has an area of 0.53 acres with 78.95 feet of frontage of Ormond Street and 230.23 feet of frontage of Prescott Street.

The applicant proposing to subdivide the parcel to create an additional lot fronting on Prescott Street having an area of 0.23 acres or 10,000 square feet with 110.72 feet of frontage, leaving a remaining area of 0.30 acres or 13,052 square feet with 119.51 feet of frontage of Prescott Street and 78.95 feet of frontage on Ormond Street. The remaining parcel has a total lot coverage of 60%.

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September 16, 2020

Concord Planning Board

41 Green Street

Concord, NH 03301

Re: Application for Subdivision—5 Ormond Street

Dear Chairman & Members of Board;

On behalf of the applicants for the subdivision proposed at 5 Ormond Street we are requesting a waiver to section 19.05(4) of the Subdivision Regulations. The regulation requires the depiction of a useable area that is equal to the sum of the total area multiplied by the maximum lot coverage, in this case 6,000 square feet. The required useable area, which is the area of the lot within the building setbacks, exceeds the required minimum buildable area which includes the area beyond the setbacks. The proposed lot, as presented, has ample area to accommodate a single-family home, driveway and accessory building. To further justify this waiver request we offer the following:

1. Granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other properties given that the lot as proposed can accommodate a single family home and meets the requirements for total and buildable area.
2. The proposed lot meets all the requirements of a subdividable parcel, with the exception of the useable area requirement. It is our opinion this lot must be unique given that a single-family home, driveway and accessory building can be accommodated on a lot that does not meet the useable area criteria.
3. Given that the minimum useable area requirement exceeds the minimum buildable area requirement the regulation, in this case, seems to contradict itself and therefore presents a hardship to the applicant.
4. As stated above the lot has ample area to accommodate a single-family home and therefore not be contrary to the spirit and intent of the regulation.
5. All zoning requirements can be met.



Portion of parcel to be subdivided



Existing house from Ormond Street





Existing house from Prescott Street



Existing house from Prescott Street