

## Narrative and Waiver Request for 195 East Side Drive

I am creating a third dwelling unit in an existing basement level. Variances were approved in October 2019 for use, minimum track requirements, building dimensions and separation, perimeter buffer, driveway widths, setbacks and restrictions to convert a two family into a three family. The basement level third unit has existed for at least 30 years. I am trying to make it a legal apartment with the City of Concord prior to renting the unit.

There will be no exterior modifications to the building except to enlarge one door to meet building and fire code. The existing driveways and parking spaces satisfy all of the requirements for 6 parking spaces, including an accessible parking space.

There are no new landscaping or other exterior changes needed.

I am requesting waivers to these 2 sections:

- Section 15.03 to utilize a previous existing conditions plan, prepared by B. Gregory Miller, dated September 1985, to meet the requirement for the Existing Conditions Plan.
- Section 15.04 to not submit a Site Plan.



Image capture: Aug 2018 © 2021 Google

Concord, New Hampshire



Street View

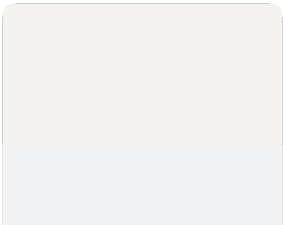




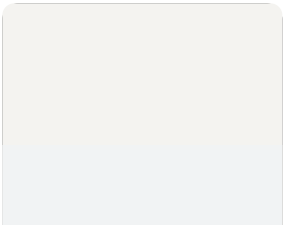


Image capture: Aug 2018 © 2021 Google

Concord, New Hampshire



Street View





[Zoom In](#)[Zoom Out](#)[Full Extent](#)[Prev Extent](#)[Next Extent](#)☐ [Pan](#)☐ [Info](#)[Clear](#)