

NOT FOR CONSTRUCTION

ISSUED FOR:
BOARD OF ADJUSTMENT

ISSUE DATE:
APRIL 28, 2021

REVISIONS NO.	DESCRIPTION	BY	DATE
0	ZBA	EBS	04/28/21

DRAWN BY: _____ EBS
APPROVED BY: _____ EBS
DRAWING FILE: 5161-ZBA.dwg

SCALE: 22"x34" 1" = 30'
11"x17" 1" = 60'

OWNER/APPLICANT:
MONARCH VILLAGE, LLC
P.O. BOX 365
EAST HAMPSTEAD, NH 03826

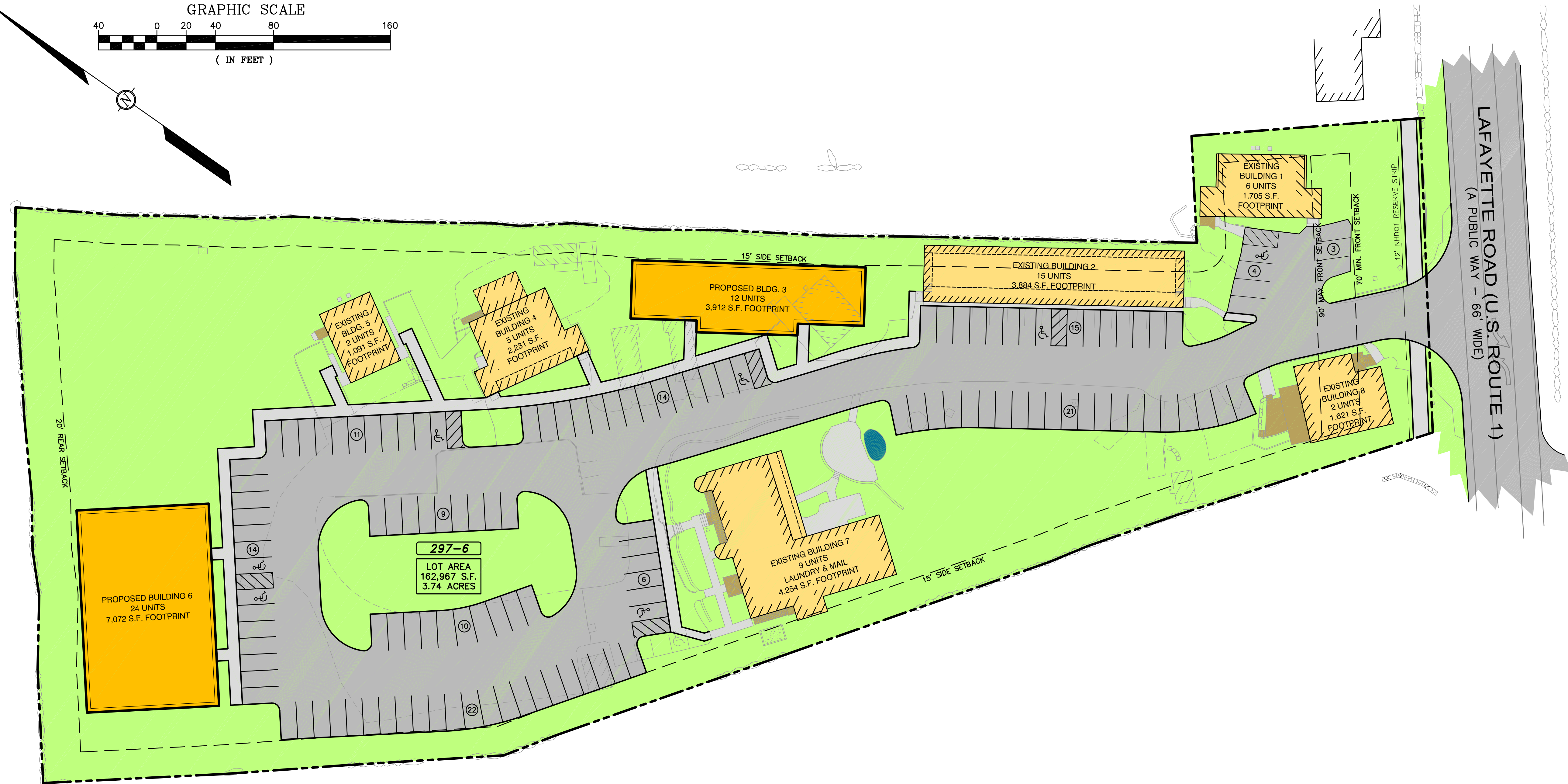
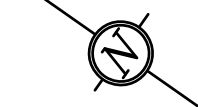
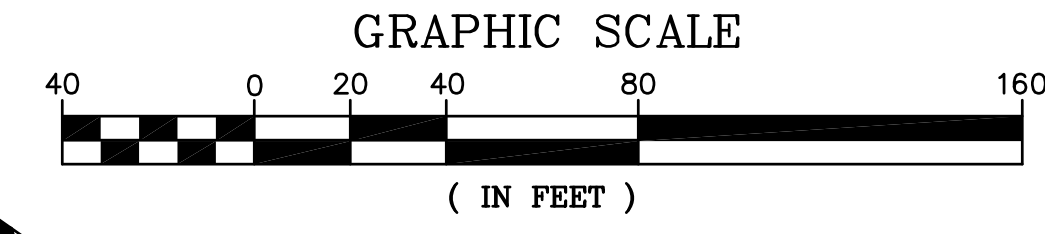
PROJECT:
MONARCH VILLAGE

TAX MAP 297 LOT 6
3548 LAFAYETTE ROAD
PORTSMOUTH, NH 03801

TITLE:
**BOARD OF ADJUSTMENT
SITE PLAN**

SHEET NUMBER:
1 of 1

P5161



NOTES

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT A MULTI-FAMILY "GENERAL RESIDENTIAL DEVELOPMENT SITE" COMPRISED OF MULTIPLE EXISTING AND PROPOSED BUILDINGS TOGETHER WITH ASSOCIATED PARKING AND ACCESSWAYS.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "ALTA/ACSM LAND TITLE SURVEY, 3548 LAFAYETTE ROAD, PORTSMOUTH, NH" BY JAMES VERRA AND ASSOCIATES, INC., DATED AUGUST 11, 2011.
- ZONE: G1 (GATEWAY 1)
- DIMENSIONAL REQUIREMENTS:**
MIN. LOT AREA: 10,000 S.F. (0.23 ACRE) ON DEVELOPMENT SITE ±162,967 S.F. (3.74 AC.) PROVIDED
MIN. STREET FRONTAGE: 100' (ON LAFAYETTE ROAD) (161.55' EXISTING)
MIN. LOT DEPTH: N/A
FRONT SETBACK: 70' MIN./90' MAX. (FROM LAFAYETTE ROAD CL.)
SIDE SETBACK: 15'
REAR SETBACK: 20'
MAX. BUILDING HEIGHT: 50' (OR FOUR STORIES)
MAX. BUILDING LENGTH: 200'
MAX. BUILDING FOOTPRINT: N/A
MAX. BUILDING COVERAGE: 50% (15.8%/±25,770 S.F. PROPOSED)
BUILDING STEPBACK: N/A (ROW > 60')
BLDG FACADE ORIENTATION: PARALLEL TO FRONT LOT LINE
FRONT LOT LINE BUILDOUT: 50% (34.3%/55.4' EXISTING)
DWELLING DENSITY: 20 UNITS/ACRE (GENERAL RESIDENTIAL)
DWELLING UNITS PER BLDG: 4 MIN./24 MAX.
PERIMETER BUFFER: 75' FROM RES, MIXED RES, OR 4-11 DISTRICTS
MIN. COMMUNITY SPACE: 10% (FOR DEVELOPMENT SITE)
MIN. OPEN SPACE: 20% (50.3%/±81,963 S.F. PROPOSED)
- ZONING SECTION 10.540 - CONDITIONAL USE PERMIT FROM PLANNING BOARD REQUIRED TO ALLOW A GENERAL RESIDENTIAL DEVELOPMENT SITE.
- NHDES ALTERATION OF TERRAIN PERMIT REQUIRED IF AREA OF DISTURBANCE OVER 100,000 S.F.
- COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT REQUIRED IF AREA OF DISTURBANCE OVER 43,560 SF.
- NHDOT DRIVEWAY PERMIT REQUIRED.
- DENSITY CALCULATIONS:**
GENERAL RESIDENTIAL DEVELOPMENT: 20 DWELLING UNITS / ACRE
3.74 ACRES X 20 = 75 UNITS PERMITTED (75 PROPOSED)
- UNIT COMPOSITION:** 18 STUDIO (RENOVATED)
15 ONE BEDROOM (RENOVATED)
3 TWO BEDROOM (RENOVATED)
36 TWO BEDROOM (NEW)
3 THREE BEDROOM (RENOVATED)
75 TOTAL UNITS
- PARKING REQUIREMENTS:**
DWELLING UNITS: 1.3 SPACES PER DWELLING UNIT OVER 750 S.F.
75 UNITS X 1.3 = 98 SPACES REQUIRED
VISITOR PARKING: 1 SPACE PER 5 DWELLING UNITS
75 UNITS / 5 = 15 SPACES REQUIRED
TOTAL PARKING REQUIRED: 113 SPACES
TOTAL PARKING PROVIDED: 129 SPACES (16 SPACE/14.2% SURPLUS)
- THE FOLLOWING VARIANCE FROM THE PORTSMOUTH ZONING ORDINANCE IS REQUIRED FOR THIS PROJECT:

SECTION 10.5B53.10 - TO ALLOW NEW BUILDINGS TO BE CONSTRUCTED OUTSIDE THE REQUIRED 70'-90' FRONT BUILDING SETBACK WHERE THE MINIMUM REQUIRED FRONT BUILDOUT IS NOT MET (50% REQUIRED, 34.3% PROVIDED).