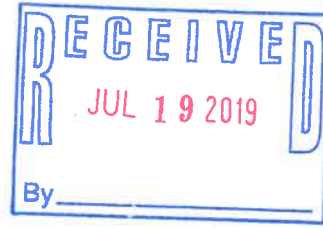


Land Use Application
LU-19-163



Your Submission

Attachments

Preliminary Application Review

Land Use Permit -- Planning Department Review and Fee Calculation

Application Permit Fee

Land Use Code Review

Historic District Commission Approval

Building Permit Issued

Your submission

Submitted Jul 19, 2019 at 12:15pm

Contact Information

Joseph Caldarola

Email address

joe@smithfieldconstruction.com

Phone Number

603-674-5204

Mailing Address

PO Box 370 , Portsmouth, NH 03802

Location

55 LAFAYETTE RD

Portsmouth, NH 03801



Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it

--

New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above



Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure

--

Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial

--

New Use/Change in Use: for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications

--

Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)

--

Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work

--

Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line

--

Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval

--

Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)

--

Zoning Information

Base Zoning District

General Residence A (GRA)

Base Zoning District 2 

--

Historic District



Flood Plain District

--

Downtown Overlay District

--

Osprey Landing Overlay District

--

Airport Approach Overlay District

--

Waterfront Use Overlay District

--

North End Incentive Overlay District

--

West End Incentive Overlay District

--

Highway Noise Overlay District

--

Application Type

Land Use Approval



Lot Line Revision (Planning Board)

--

Subdivision (Planning Board)

--

Amended Subdivision or Lot Line Revision Approval (Planning Board)

--

Wetland Conditional Use Permit (Planning Board)

--

Amended Wetland Conditional Use Permit (Planning Board)

--

Accessory Dwelling Unit / Garden Cottage Conditional Use Permit (Planning Board)

--

Site Plan Review (Planning Board)

--

Amended Site Plan Review (Planning Board)

--

Other Conditional Use Permit (Planning Board)

--

Variance (Zoning Board of Adjustment)

--

Special Exception (Zoning Board of Adjustment)

--

Historic District Certificate of Approval (Historic District Commission)



Project Description

Lot Area (s.f.)

6251

Lot Area Source 

Subdivision Plan

Detailed Description of Proposed Work *

Build a new home and attached garage on this vacant lot

Brief Description of Existing Land Use * 

vacant lot

Land Use Application Fee Calculation

Valuation of New Construction (\$) 

360000

Total Number of Dwelling Units

1

Existing Buildings/Structures

No results to display

Existing Yards, Coverage, Parking, and Wetlands

Principal Front Yard / Building Setback (ft) 

Secondary Front Yard / Building Setback (ft) ?

--

Rear Yard / Building Setback (ft) ?

--

Right Side Yard / Building Setback (ft) ?

--

Left Side Yard / Building Setback (ft) ?

--

Total # of Residential Units

--

Number of Parking Spaces

--

Number of Loading Spaces

--

Area of Surface Parking & Driveways (sq ft) ?

--

Other Impervious Surface Area (sq ft) ?

--

Is all or a portion of the property located in the wetland area and/or within 100' of the wetland boundary? ?

--

Proposed Building/Structures (REQUIRED)

Building / Structure Description	Total Gross Floor Area (sq ft)	Area of Footprint (s.f.)	...
New home and attached garage	4113	1647	...

Additional Proposed Building Information

Number of new hotel rooms

-

Total New Restaurant Use Gross Floor Area

--

Proposed Yards, Coverage, Parking and Wetlands (REQUIRED)

Principal Front Yard / Building Setback (ft) ?

15.5

Secondary Front Yard / Building Setback (ft) ?

--

Rear Yard / Building Setback (ft) ?

20.5

Right Side Yard / Building Setback (ft) ?

10.5

Left Side Yard / Building Setback (ft) ?

10.5

Total # of Residential Units ?

1

Number of Parking Spaces ?

3

Number of Loading Spaces ?

--

Area of Surface Parking & Driveways (sq ft) ?

990

Other Impervious Surface Area (sq ft) ?

88

Are you proposing to do any work in the wetland area or within 100' of the wetland boundary? ?

Project Representatives

Relationship to Project	If you selected "Other", please state relationship to project.	Full Name (First and Last)	...
Developer	--	Joseph	...

Plan Submission

I understand that this application will not be considered complete until I have provided the required plans and any additional submission requirements. (You will be prompted at the next screen to upload your plans.) *



I have reviewed the application requirements provided on the Planning Department's web page -- www.cityofportsmouth.com/planportsmouth/land-use-applications-forms-and-fees. *



Acknowledgement

I certify that the information given is true and correct to the best of my knowledge. *



By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction *



I hereby certify that as the applicant for permit, I am * ?

Other

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

Purchasing the property next week

If this application is approved, I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval *



I understand that it is the obligation of the applicant to submit adequate documents, plans, and exhibits to demonstrate compliance with the Zoning Ordinance. *



INTERNAL USE -- Land Use Approvals

Historic District Commission

--

HDC Approval Granted

--

Zoning Board of Adjustment

--

BOA Approval Granted

--

Zoning Relief Required

--

Conservation Commission Review

--

Conservation Commission Review Completed

--

Conditional Use Permit (Wetlands)

--

Wetland CUP Granted

--

Conditional Use Permit (Other)

--

Other CUP Granted

--

Prelim. Concept. Consultation

--

Prelim. Concept. Consultation Completed

--

Design Review Phase

--

Design Review Phase Completed

--

Subdivision / Lot Line Revision

--

Subdivision / Lot Line Revision Granted

--

Site Plan Review

--

Site Plan Review Granted

--

Technical Advisory Committee Review

--

TAC Review Completed

--

Internal consistency review required ?

--

Certificate of Use Required

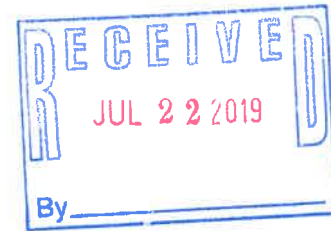
--

Stipulations

--

Additional Planning Department Comments

--



7/18/19

Vince Lombardi, Chairman
Historic District Commission
City of Portsmouth, NH

Re Lot 2, 55 Lafayette Road

Dear Commissioners,

Attached please our application for a new home. These include plans, specs and context. Here is a narrative to explain our approach to the project.

There are many grand Victorian era homes on Lafayette Road. There is a cute small home to the right of this site, and a ranch to the other side. Across the street and is a ranch and a Garrison.

This site has a very limited building envelope, ledge and challenging grades. When I looked at whether we could do something echoing the Victorian homes on Lafayette Road, I kept running into the limiting building envelope. The building envelope works best with a simple rectangle. This can be seen on the attached Existing Conditions and Site Plans.

Because of the need for a rectangle, it seemed the best way to echo historic homes in Portsmouth would be a straight front colonial, reflecting back to a period earlier than the Victorians.

Another challenge is the preference of today's buyers for zero maintenance. But how to do that without the house looking like vinyl?

I have had to solve this problem repeatedly and achieved good results using rabbitted Azek corners window and door trim, so that vinyl siding can be used with very little J, etc. For these applications, we use Certainteed Monogram siding, which provides a good profile and is available in 16' and 20' lengths. The long lengths are useful for minimizing joints on the building. For soffit, we use Certainteed Invisivent, and for windows we use Kasson and Keller vinyl windows with SDL. I have found that the roof trim can be aluminum wrapped without detracting

An example of this approach can be seen at 142 Mill Pond Way, completed this year. That building has white trim and colored siding.

The best example to see in relation to this proposed home is 2-4 Lydia Lane in Newington (beside the Town Hall). This was an 1830's colonial that we completely rebuilt. We used the rabbited Azek trim, with Kasson and Keller SDL vinyl windows and white Monogram siding in long lengths. The window sizes in this proposed home are exactly those that are in the 1830 colonial at 2 Lydia Lane. Large windows are not necessary. The 2852 and 2851 frame sizes meet egress when ordered as egress casements. These are used on the sides to provide the required egress,

The window sill is the Kleer 7435, which is their largest historic sill. This was used at Mill Pond Way and Lydia Lane.

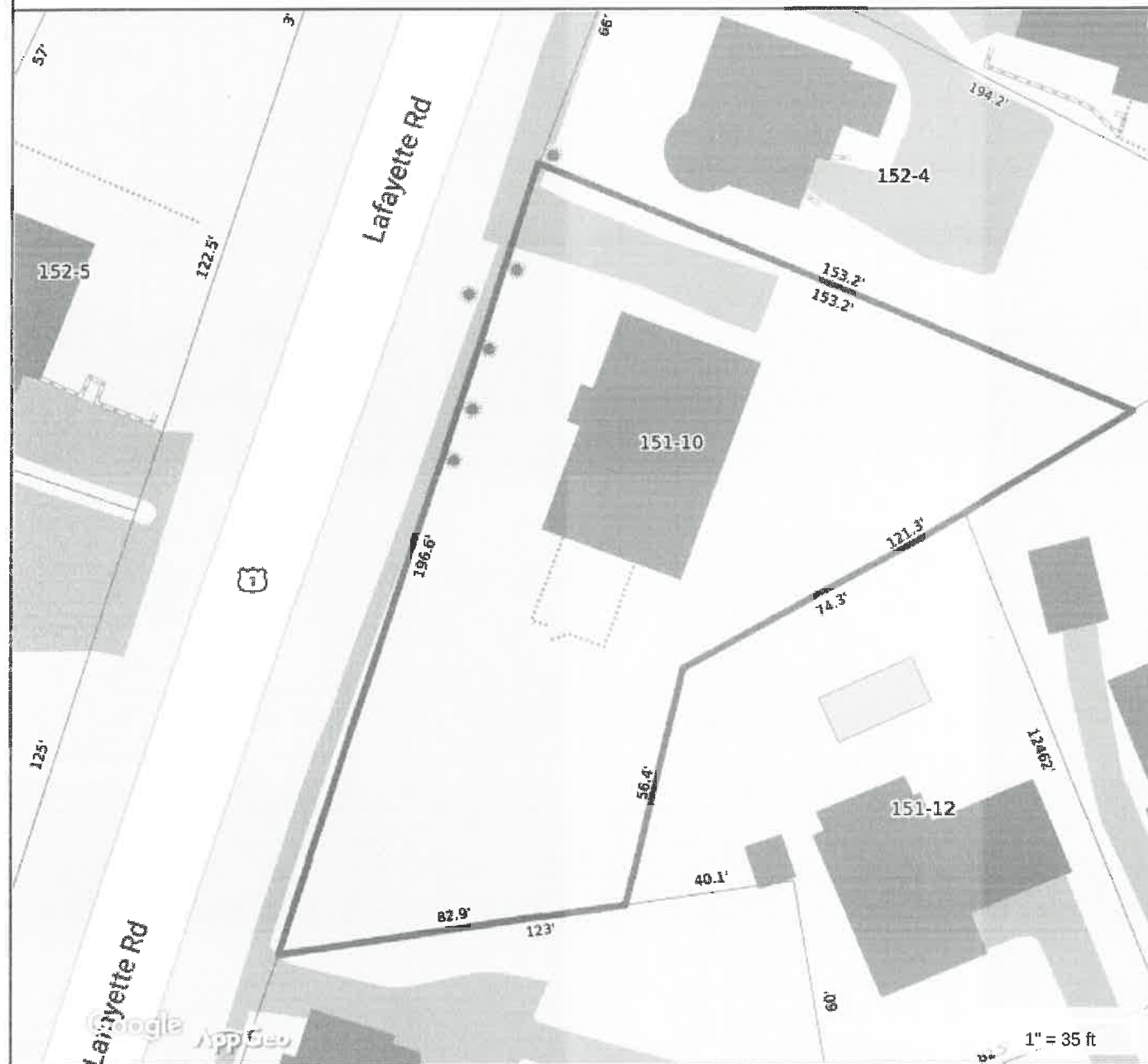
I like the white siding on this proposed home because the trim, the siding and the windows will match, creating the typical 18th century monotone.

Sincerely,

A handwritten signature in cursive script that reads "Joe Caldarola". The signature is written in black ink and is positioned above the printed name and title.

Joe Caldarola
President

Tax Map



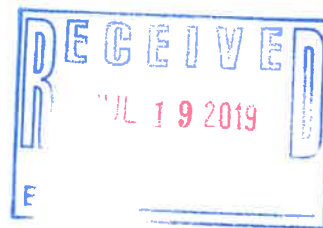
Property Information
 Property ID 0151-0010-0000
 Location 55 LAFAYETTE RD
 Owner BARROWS WAYNE

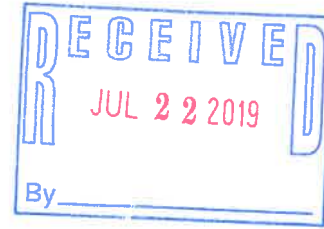


MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/30/2018
 Data updated 11/19/2018





Exterior Specifications
Lot 2, 55 Lafayette Road
Portsmouth, NH
7-18-2019

- 1. Siding:**
Certainteed Monogram double four vinyl siding in colonial white, 16' and 20' lengths where their use will reduce lap joints
- 2. Corners:**
8" rabbited corners, premade in PVC, Azek or equal, applied with screws and plugs
- 3. Mudsill:**
1x8 Klear PVC, screws and plugs
- 4. Window Trim:**
1x4 Klear PVC, screws and plugs, applied on 1x3 PT to create siding rabbit.
Klear 7435 Historic Sill
- 5. Front Door Trim:**
5/4x6 Klear PVC, screws and plugs, rabbited for siding
- 6. Freeze**
1x4, and 1x5 Klear PVC
- 7. Soffit:**
Certainteed Invisivent in colonial white.
- 8. Rakes and Fascia**
Wrapped in white aluminum coil stock
- 9. Garage Door:**
Door: CHI stamped carriage house door
Trim: 1x6 Klear PVC, screws and plugs, on 1x4 PT Spacers
- 10. Columns**
1x10 square columns with 1x8 and 1x6 cap and base, in PVC, finish nails and filler.

11. Porch Beam:

1x10 Klear PVC, finish nails and filler

12. Steps and Porch Landing:

Risers: 1x8 Klear PVC

Treads: Trex Select decking in Pebble Grey

Railings: None

13. Deck

1x8 Azek Frieze

Decking: Azek Select Pebble Grey

Railings: Expancance white PVC railing and balusters. 4x4 post wraps and caps

14. Windows:

Kasson and Keller: Series 300 (DH) and 700 (Casement) white vinyl windows. R4 (U.24) glass helps to achieve high Energy Star ratings.

15. Front and walk out Doors:

Thermatru Traditions, 6 panel

16. Patio Door:

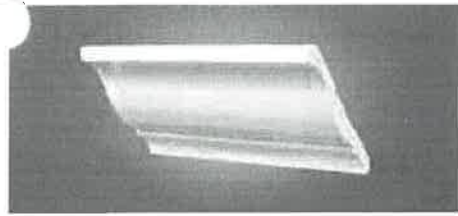
Kasson and Keller 9'vinyl slider, .28 glass.

15: Walk and Landscape Steps

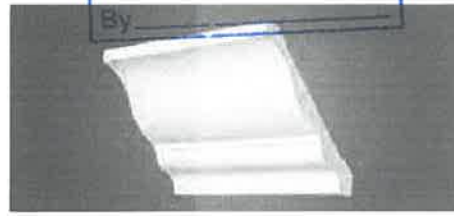
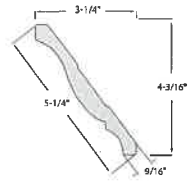
Techo Block Blu 80 6 ½ x 13 in Shale Grey

Steps: Granite Steps

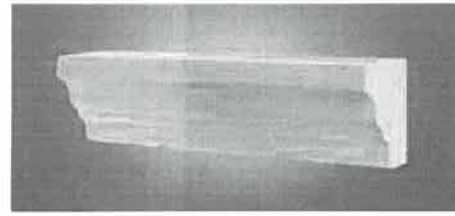
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 By _____



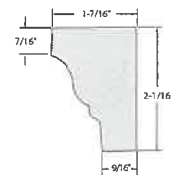
**5-1/4" CROWN
 #5045K**
 Projection: 3-1/4"
 Height: 4-3/16"
 Spring Angle: 37°
 9/16" x 5-1/4" x 16'



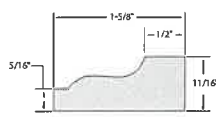
**7-1/2" CROWN
 #5041K**
 Projection: 5"
 Height: 5-1/2"
 Spring Angle: 43°
 1" x 7-1/2" x 16'



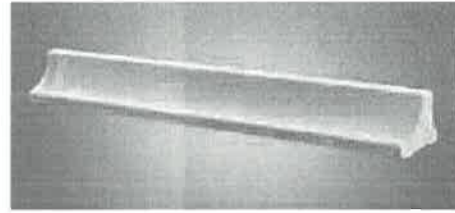
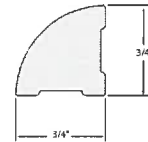
**RAM'S CROWN
 #5158K**
 1-7/16" x 2-1/16" x 16'



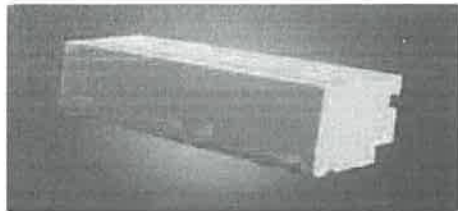
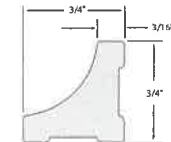
**SHINGLE MOULD
 #5210K**
 11/16" x 1-5/8" x 16'



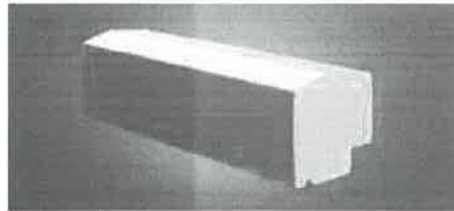
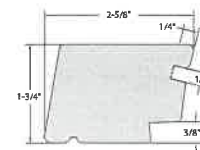
**QUARTER ROUND
 #5234K**
 3/4" x 3/4" x 16'



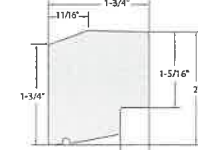
**COVE/SCOTIA
 #5245K**
 3/4" x 3/4" x 16'



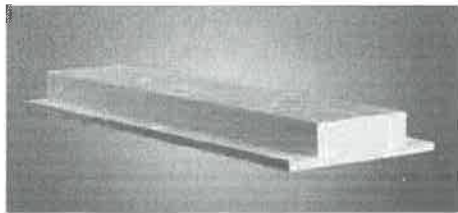
**HISTORICAL SILL #1
 #7435K**
 1-3/4" x 2-5/8" x 16'



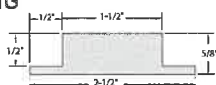
**HISTORICAL SILL #2
 #7650K**
 2" x 1-3/4" x 16'



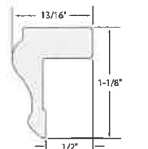
**REPLACEMENT SILL
 #960810SILL**
 1-1/4" x 7-1/4" x 10'



**KLEERLok MOULDING
 #5803K**
 5/8" x 2-1/2" x 16'

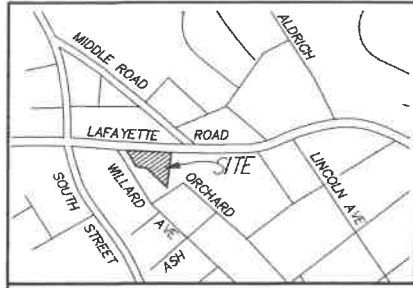


**WAINSCOT CAP
 #5276K**
 1-1/8" x 13/16" x 16'

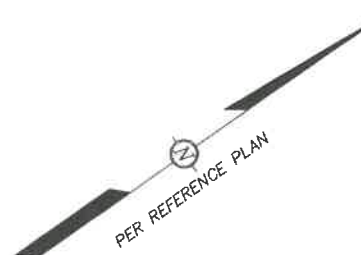


**BALUSTER PROFILE
 #5150K**
 1-1/2" x 1-1/2" x 12'



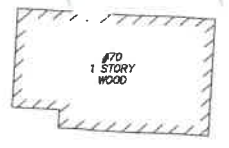


LOCUS
(1"=400'±)



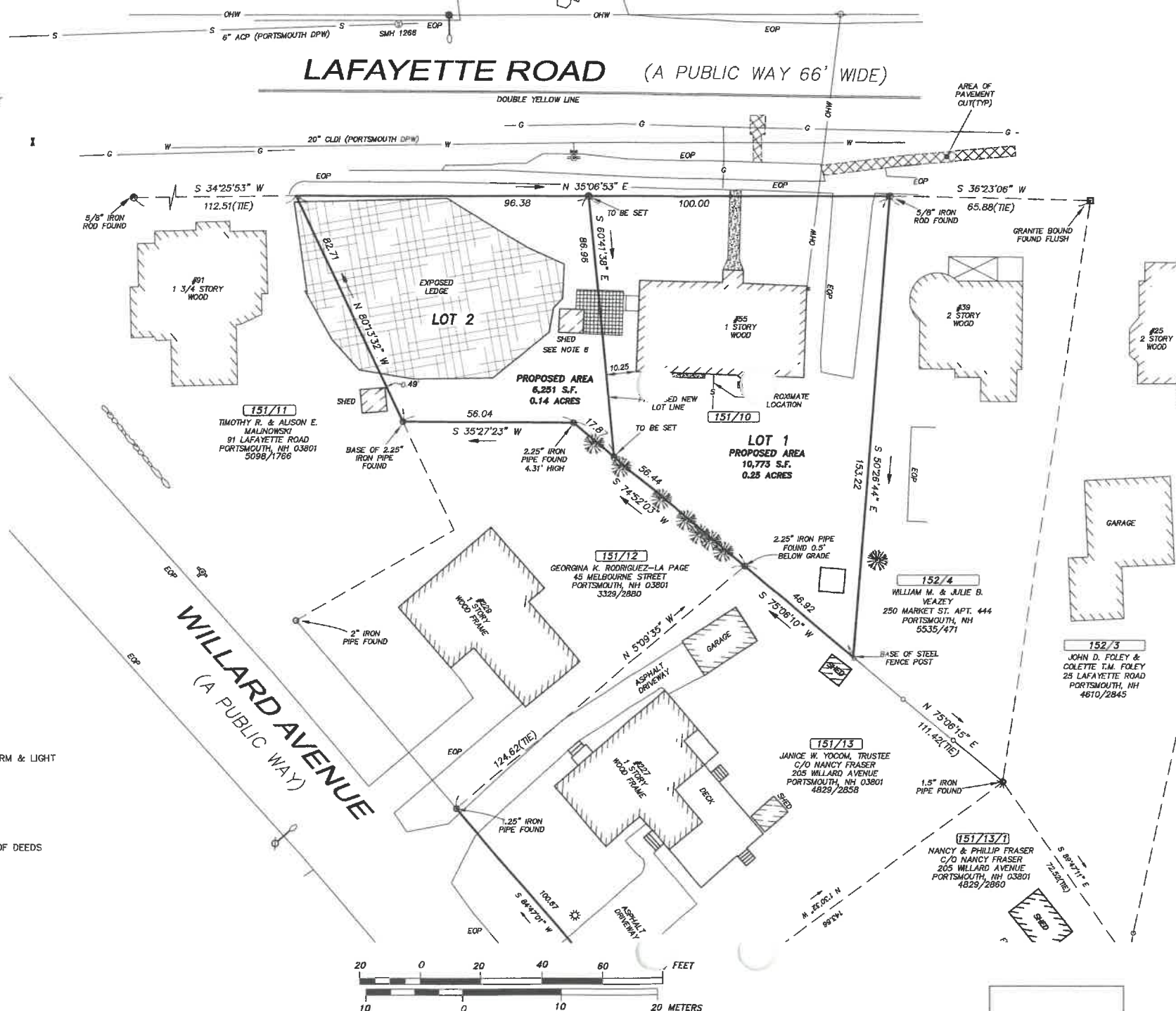
151/8
LAFAYETTE SCHOOL
SENIOR APARTMENTS, LP
C/O PORTSMOUTH HOUSING AUTHORITY
245 MIDDLE STREET
PORTSMOUTH, NH 03801

151/9
GENIMATAS FAM. REV. TRUST
JAMES & BEVERLY J. GENIMATAS, TRUSTEES
70 LAFAYETTE ROAD
PORTSMOUTH, NH 03801
4776/586

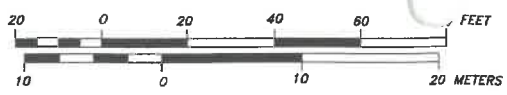


152/5
CAROL A. K. RODRIGUEZ
SANDRA M. RODRIGUEZ
20 HAMPSHIRE ROAD
PORTSMOUTH, NH 03801
2928/822

152/6
ELLIOTT LIVING TRUST
WILLIAM F. &
BARBARA ELLIOTT, TRUSTEES
84 31ST STREET
SHAPLEIGH, ME 04076



- LEGEND:**
- IRON ROD (AS NOTED)
 - IRON PIPE FOUND
 - CHAIN LINK FENCE
 - UTILITY POLE
 - TRANSFORMER UTILITY POLE W/ARM & LIGHT
 - GUY
 - OVERHEAD WIRES
 - CEMENT CONCRETE PAD
 - CONCRETE PAVERS
 - CEMENT CONCRETE
 - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - 151-10 TAX SHEET / LOT NO.
 - EO EDGE OF PAVEMENT
 - W WATER LINE
 - S SEWER LINE
 - G GAS LINE
 - ⊙ SEWER MANHOLE
 - ⊙ WATER GATE VALVE
 - ⊙ HYDRANT
 - ⊙ ELECTRIC METER
 - ⊙ HVAC UNIT

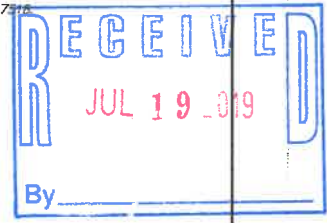


NOTES:

1. OWNER OF RECORD.....WAYNE & KRISTIN RICCIARDI BARROWS
ADDRESS.....55 LAFAYETTE RD, PORTSMOUTH, NH 03801
DEED REFERENCE.....5584/1218
TAX SHEET / LOT.....151-010
2. ZONED:.....GENERAL RESIDENCE A
MINIMUM LOT AREA.....7,500 S.F.
FRONTAGE.....100'
TOTAL LOT AREA.....17,024 S.F.
MAX. BUILDING COVERAGE.....25%
LOT DEPTH.....70'
FRONT YARD SETBACK.....15'
SIDE YARD SETBACK.....10'
REAR YARD SETBACK.....20'
MIN. OPEN SPACE.....30%
3. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
5. THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0259E, EFFECTIVE DATE MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. EXISTING SHED TO BE REMOVED OR RELOCATED.
7. ON NOVEMBER 20, 2018 THE PORTSMOUTH BOARD OF ADJUSTMENT GRANTED A VARIANCE TO ARTICLE 5, SECTION 10.521 FOR LOT 2 TO ALLOW FOR A LOT AREA & LOT AREA PER DWELLING UNIT OF 6,251± S.F AND 96±± CONTIGUOUS STREET FRONTAGE.

REFERENCE PLANS:

1. SUBDIVISION OF LAND, 227 WILLARD AVENUE, PORTSMOUTH, NEW HAMPSHIRE FOR JANICE W. YOCON. DATED 6/29/99 RCRD PLAN #D-2718



APPROVED FOR THE RECORD:

CHAIRMAN PORTSMOUTH PLANNING BOARD DATE



REV. NO.	DATE	DESCRIPTION	APPROV
3	3-13-2019	ADD ABUTTERS	JV
2	2-26-2019	ADD NOTE 7	JV
1	10-29-2018	RECOMPUTE LOTS AS REQUESTED	JV

SUBDIVISION OF LAND
55 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE
ASSESSOR'S PARCEL 151-010
FOR:
WAYNE & KRISTIN RICCIARDI BARROWS

JAMES VERRA and ASSOCIATES, INC.
101 SHATTUCK WAY
SUITE 8
NEWINGTON, N.H., 03801-7876
603-436-3557

DATE: 10-29-2018
JOB NO: 23683
SCALE: 1" = 20'
DWG NAME: 23683
PLAN NO: 23683
SHEET: 1 of 1

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JUL 19 2019
By _____



Image 1 of 3
CLOSE X



STEPS

WALL BLOCKS

SEPTIC/PUMP TANKS

LEACHING CHAMBERS

DISTRIBUTION BOX

AEROBIC TREATMENT UNIT

BULKHEADS

STORM & SEWER

DRAINAGE

HOME & LANDSCAPING

WINDOW AREAS

FROST POSTS

TRAFFIC PRODUCTS

UTILITY PRODUCTS

WELL PRODUCTS

BURIAL VAULTS

Wall Blocks by LondonBoulder™

When your application requires strength and style, the LondonBoulder™ is the perfect solution. LondonBoulder™ combines the natural aesthetics of boulder walls with the proven strength and reliability of traditional segmental retaining wall units. At roughly 2,000 pounds each, the sheer mass of these units allow us to build a 9-foot-high wall with limited excavation and no reinforcements.

LondonBoulder™ - Unmatched Strength with Style

- Easy installation, limited excavation required
- Reversible interlocking blocks can be dyed to match any color
- Can be used as a partition wall with the chiseled rock texture on both sides
- As a retaining wall, it can either have a set back or a zero set back

[Click Here For Product Overview](#)



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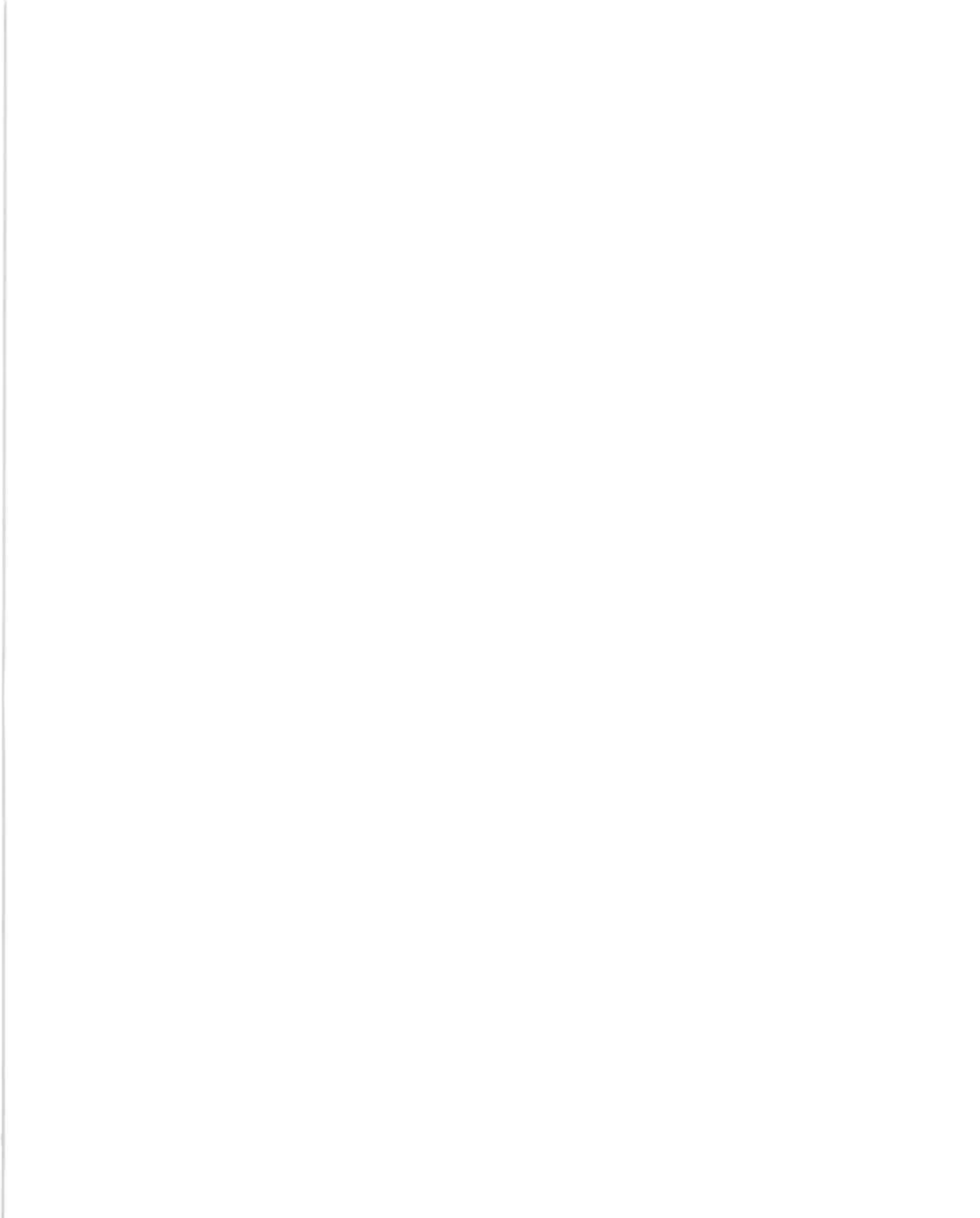
PHONE:
207-324-7474 or
207-324-7215

COMPANY HOURS
May through October:
Monday - Friday, 7:00 am - 4:30 pm
Saturday, 7:30 am - 11:30 am
Closed Sunday

November through April:
Monday - Friday, 7:00 am - 4:00 pm

MEMBER:
Maine Motor Transport Association
NFIB
[Home Builders & Remodeling Association of Maine](#)
National Association of Home Builders







Subject Lot

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Context-#55 to the left



Context-#91 to the right



Subject Lot with #55 to the left



Subject Lot with #91 to the right



Context-Grand Victorians Nearby



Context-Ranch directly across the street



Context-Garrison across the street to the right



Context-repurposed school across the street to the left



Casement at 4 Lydia; also shows soffit and corner board

RECEIVED
JUL 22 2019
By _____



Double Hung at 2 Lydia Lane



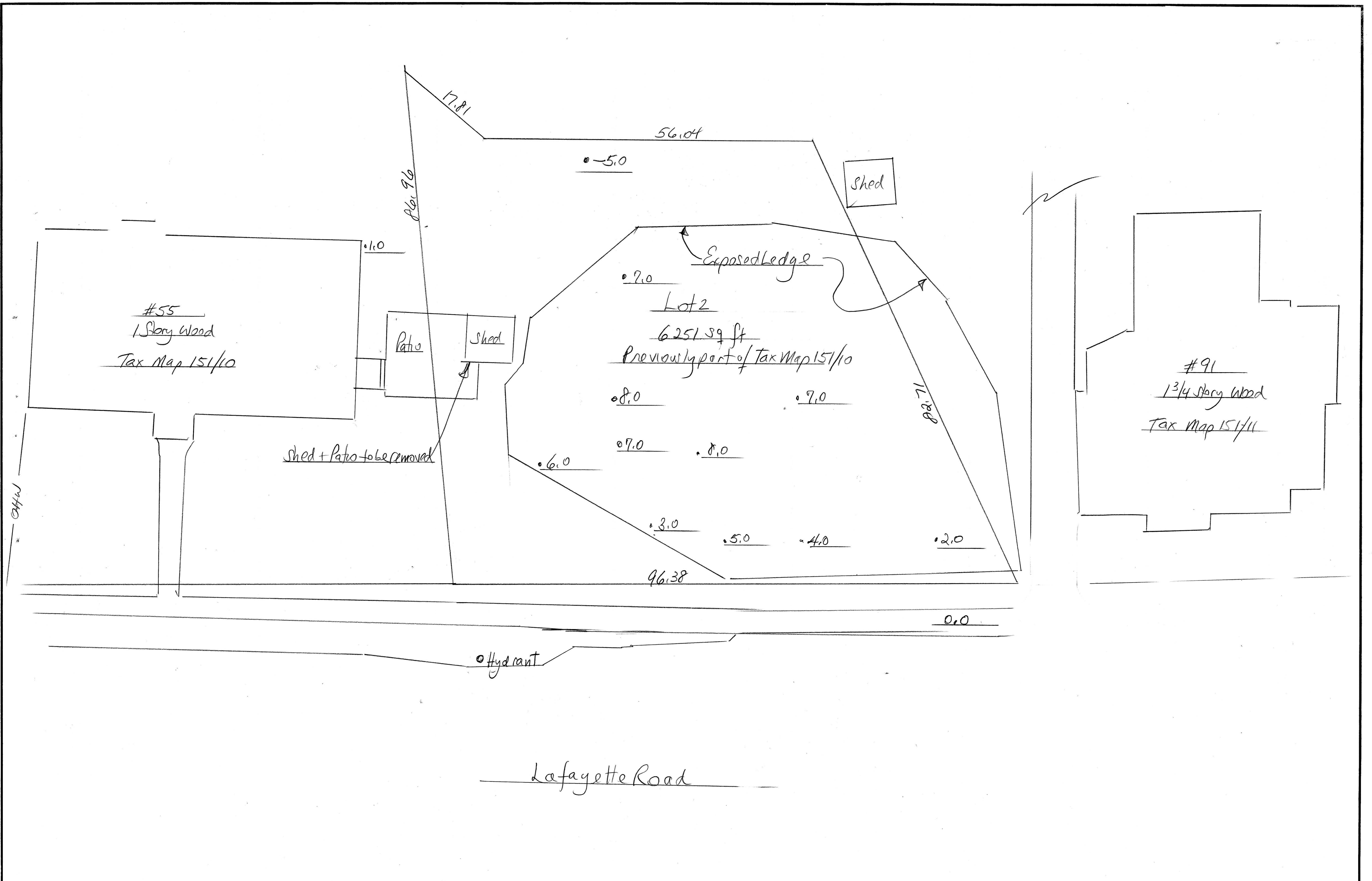
Window and Corner Trim 4 Lydia Lane-Closeup



Door and Corner Detail 4 Lydia Lane

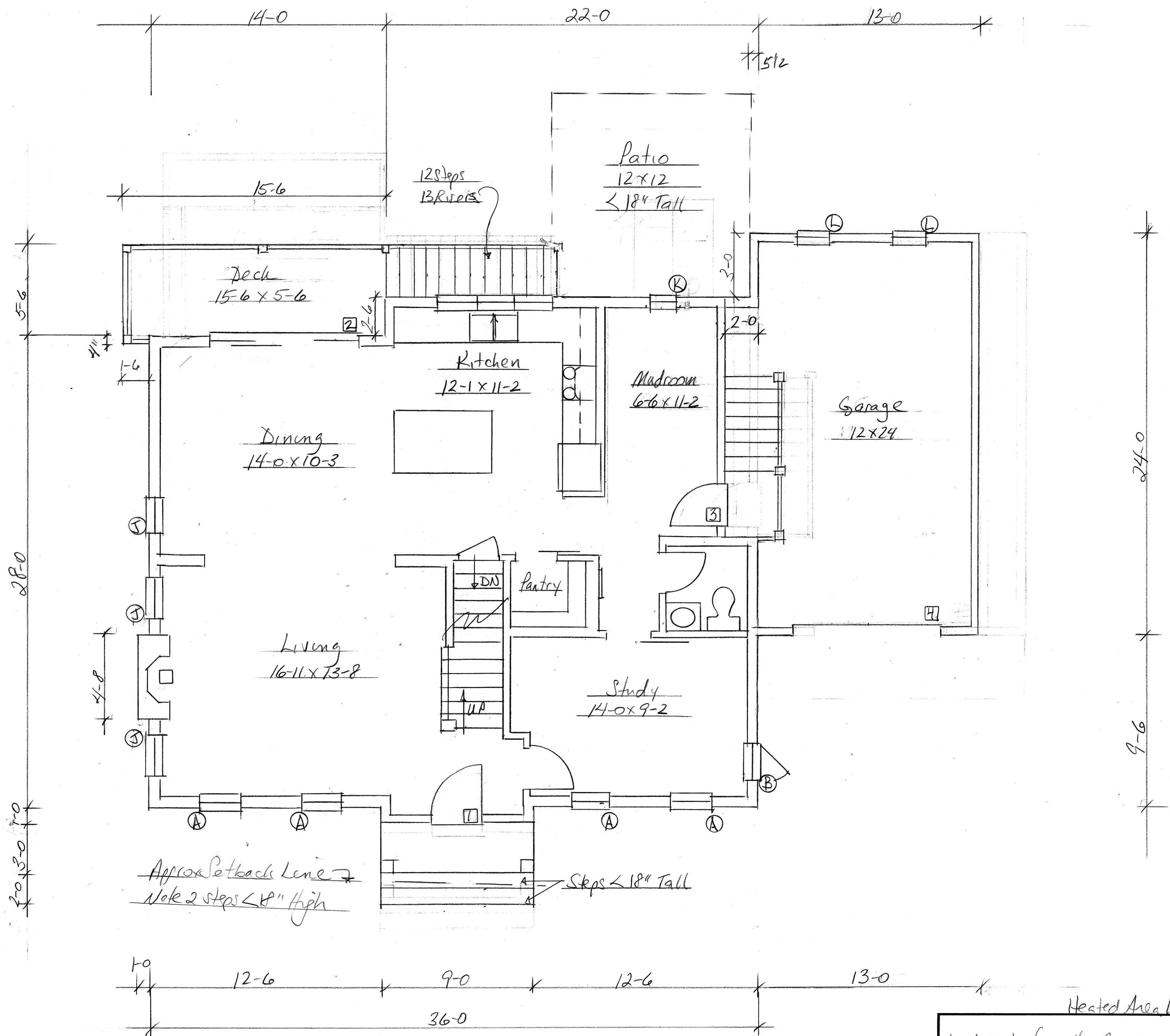


Proposed Garage Door, except 9 x 8 instead of 9 x 7 shown



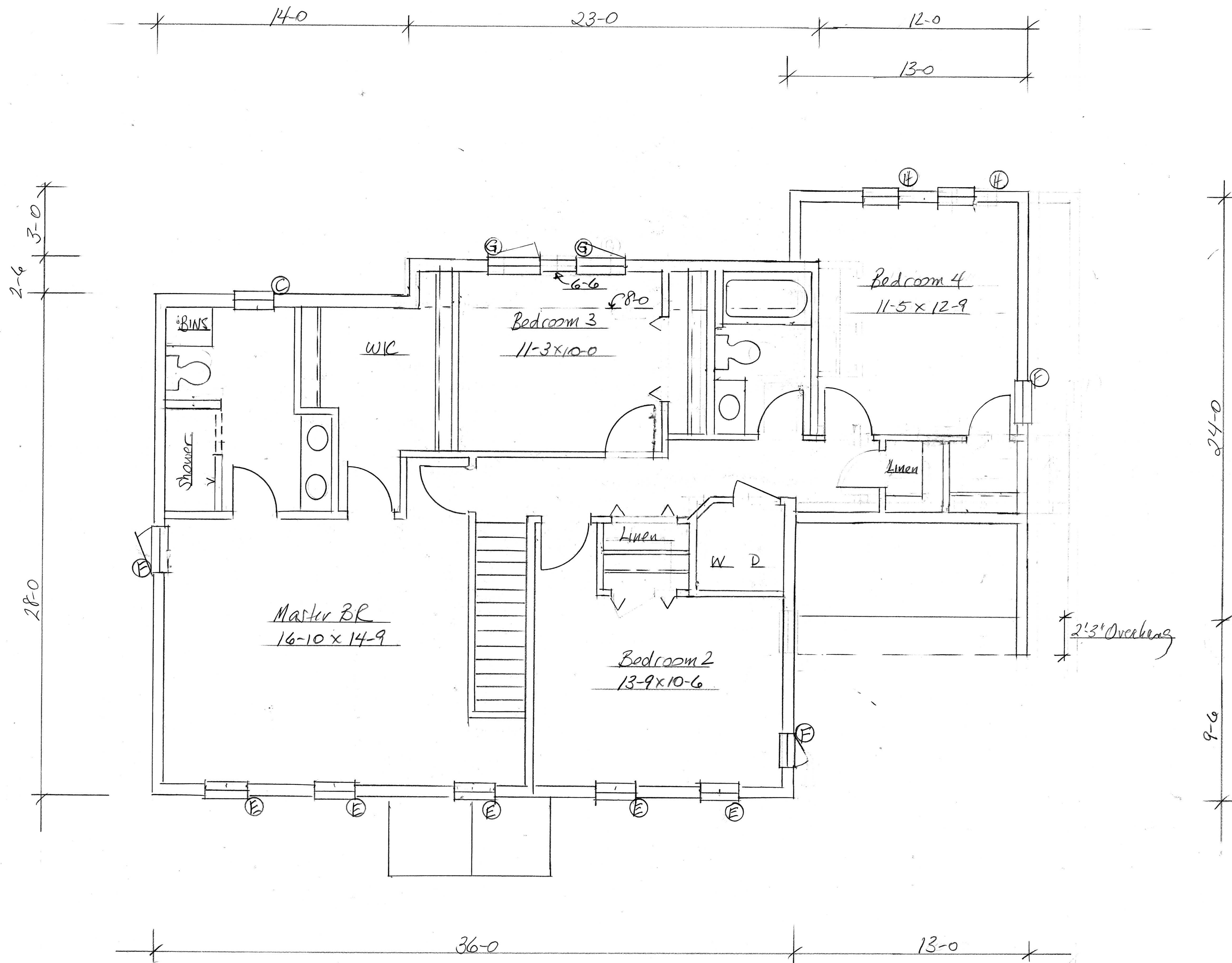
Lafayette Road

Lot 2 Lafayette Road		
SCALE: 1"=10'	APPROVED BY:	DRAWN BY:
DATE: 7/16/19		REVISED:
Smithfield Construction		DRAWING NUMBER:
Existing Conditions Plan		19-601



Heated Area 1057.17

Lot 2 Lafayette Road		
SCALE: 1/4"	APPROVED BY:	DRAWN BY
DATE: 7/27/19		REVISED
Smithfield Construction		
First Floor Plan		DRAWING NUMBER 19-607



Lot 2 Lafayette Road		
SCALE: 1/4"	APPROVED BY:	DRAWN BY:
DATE: 7/27/19		REVISED:
Smithfield Construction		DRAWING NUMBER
Second Floor Plan		19-608



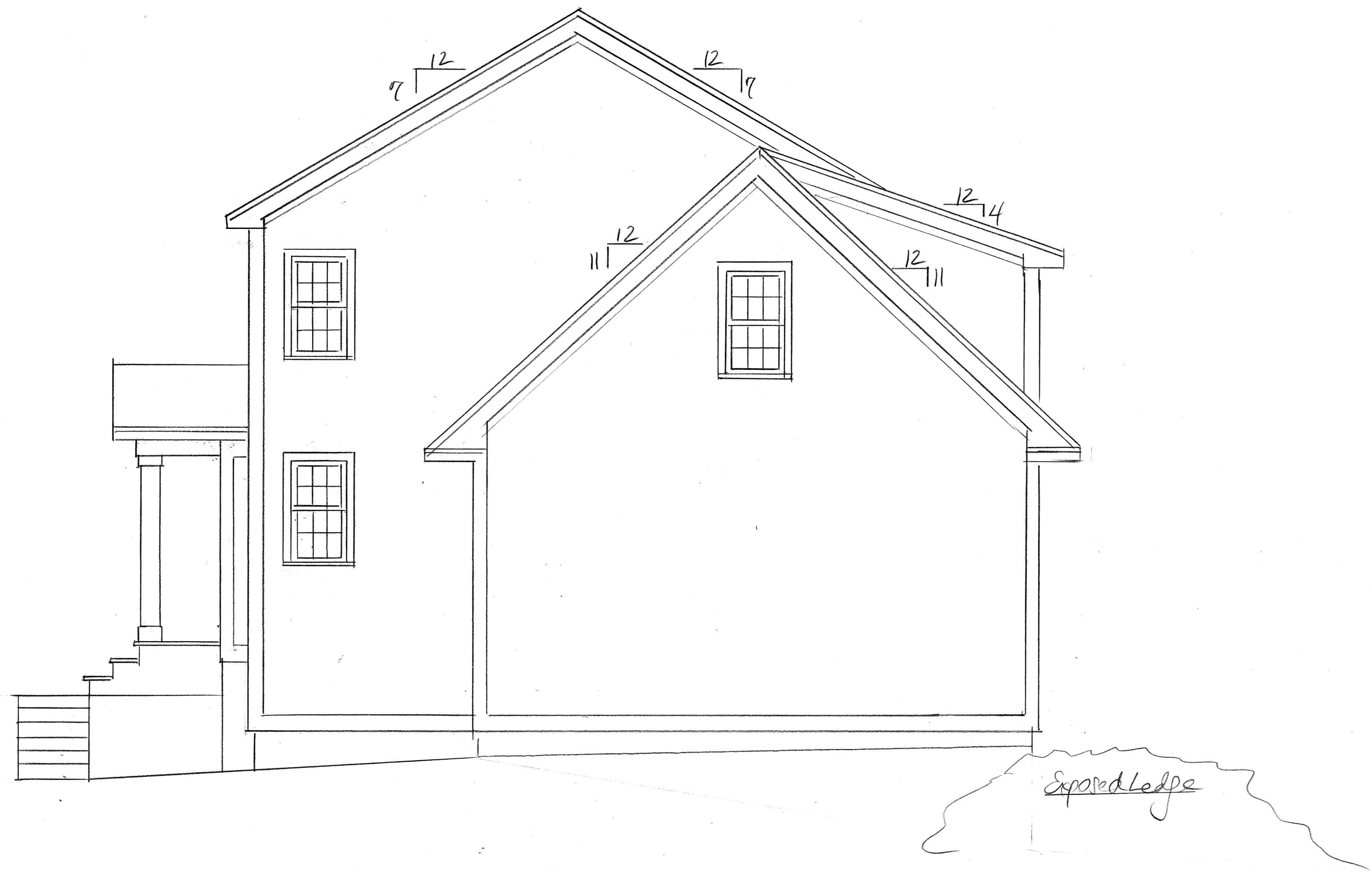
Lot 2 Lafayette Road		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY:
DATE: 7/27/19		REVISED:
Smithfield Construction		DRAWING NUMBER
Front Elevation		19-603



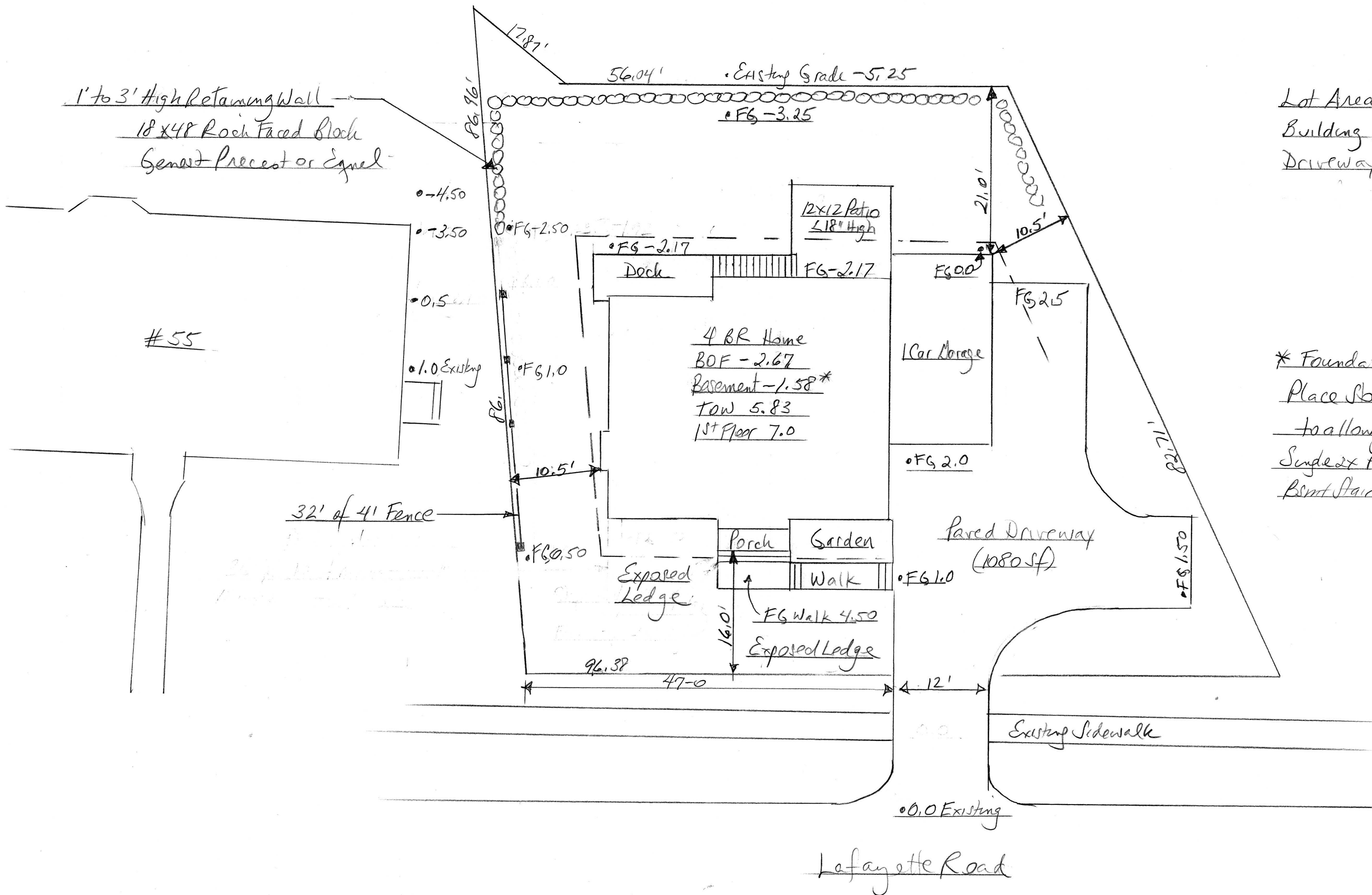
Lot 2 Lafayette Rd		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY
DATE: 7/27/19		REVISED
Smithfield Construction		DRAWING NUMBER
Left Elevation		19-605



Lot 2 Lafayette Road		
SCALE: 1/4	APPROVED BY:	DRAWN BY
DATE: 7/27/19		REVISED
Smithfield Construction		DRAWING NUMBER
Rear Elevation		19-604



Lot 2 Lafayette Rd		
SCALE:	APPROVED BY:	DRAWN BY:
DATE: 7/27/19		REVISED:
Smithfield Construction		DRAWING NUMBER
Right Elevation		19-606



Lot Area 6251 sf
 Building Footprint 1550 sf
 Driveway, Walks, Patio 1340 sf

* Foundation Wall Ht 7'-10" on 8" Footer
 Place Stone Fill to 2" above footer
 to allow for 2" Styrofoam on footer
 Sundeck Plak; Bmnt Clg Ht 7'-6 1/2"
 Bmnt Stair 13R (1000) @ 7.66" + 5" Landing

Lot 2 Lafayette Road		
SCALE: 1" = 10'	APPROVED BY:	DRAWN BY:
DATE: 7/2-7/19		REVISED:
Smithfield Construction		
Site Plan	DRAWING NUMBER	19-602