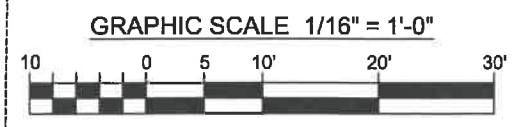


HUNKING HOLDINGS, LLC
 170 MECHANIC STREET
 PORTSMOUTH, NH 03801

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 arilda@comcast.net / www.arilda.com
 9 Adams Lane, Unit 2
 Kittery, Maine 03904
 207-604-6848

BOA Application
Existing Site Plan
Map 102, Lot 7

date: Mar 19, 2019
 scale: 1/16" = 1'-0"
SHT. 1



170 MECHANIC STREET MAP 102 / LOT 7 PORTSMOUTH RESIDENTIAL ZONE GRB REGULATIONS:

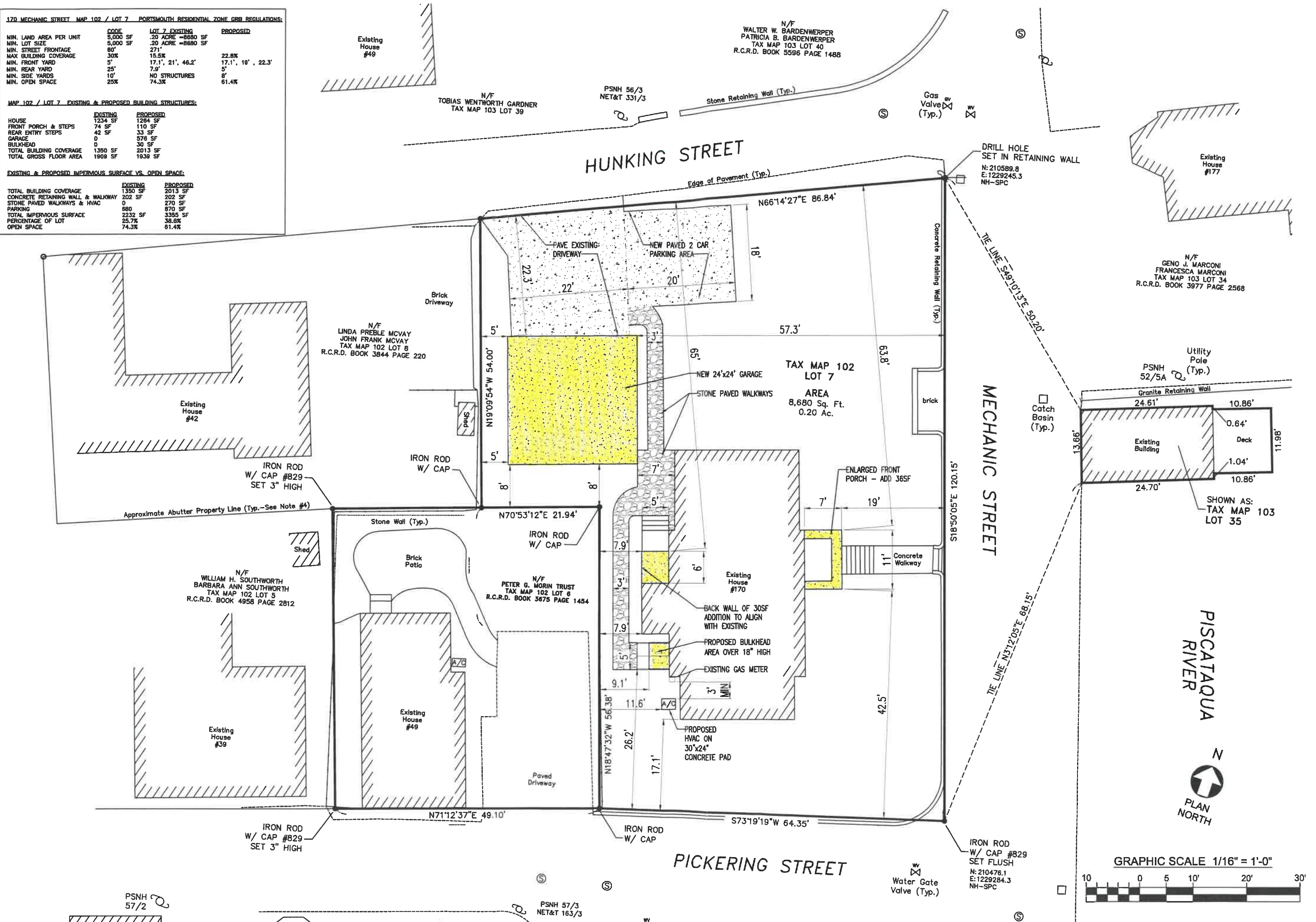
	CODE	LOT 7 EXISTING	PROPOSED
MIN. LAND AREA PER UNIT	5,000 SF	.20 ACRE = 8680 SF	
MIN. LOT SIZE	5,000 SF	.20 ACRE = 8680 SF	
MIN. STREET FRONTAGE	80'	271'	
MAX. BUILDING COVERAGE	30%	15.5%	22.8%
MIN. FRONT YARD	5'	17.1', 21', 46.2'	17.1', 19', 22.3'
MIN. REAR YARD	25'	7.9'	5'
MIN. SIDE YARDS	10'	NO STRUCTURES	8'
MIN. OPEN SPACE	23%	74.3%	61.4%

MAP 102 / LOT 7 EXISTING & PROPOSED BUILDING STRUCTURES:

	EXISTING	PROPOSED
HOUSE	1234 SF	1284 SF
FRONT PORCH & STEPS	74 SF	110 SF
REAR ENTRY STEPS	42 SF	33 SF
GARAGE	0	576 SF
BULKHEAD	0	30 SF
TOTAL BUILDING COVERAGE	1350 SF	2013 SF
TOTAL GROSS FLOOR AREA	1909 SF	1939 SF

EXISTING & PROPOSED IMPERVIOUS SURFACE VS. OPEN SPACE:

	EXISTING	PROPOSED
TOTAL BUILDING COVERAGE	1350 SF	2013 SF
CONCRETE RETAINING WALL & WALKWAY	202 SF	202 SF
STONE PAVED WALKWAYS & HVAC	0	270 SF
PARKING	0	870 SF
TOTAL IMPERVIOUS SURFACE	2232 SF	3355 SF
PERCENTAGE OF LOT	25.7%	38.6%
OPEN SPACE	74.3%	61.4%



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 PROJECT AT - 170 MECHANIC STREET
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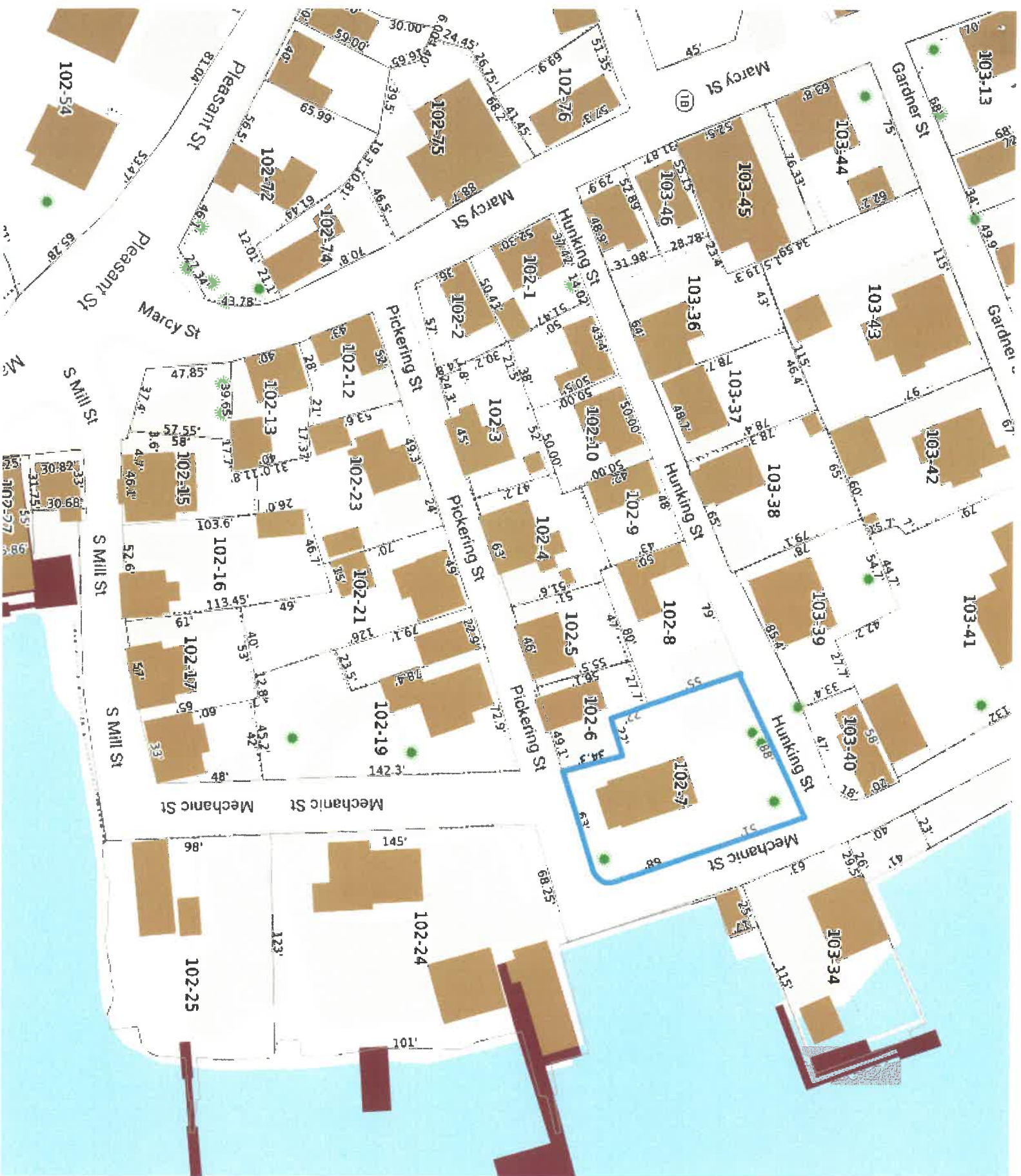
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 207-604-6848

BOA Application
 Proposed Site Plan
 Map 102, Lot 7

date: Mar 19, 2019

scale: 1/16" = 1'-0"

SHT. 2



<p>SHT. 3</p> <p>no scale</p> <p>date: Mar 19, 2019</p>	<p>BOA Application</p> <p>Neighborhood Map</p> <p>Map 102, Lot 7</p>	<p>ARILDA DESIGN</p> <p>arilda@comcast.net / www.arilda.com</p> <p>9 Adams Lane, Unit 2</p> <p>Kittery, Maine 03904</p> <p>207-604-6848</p>	<p>HUNKING HOLDINGS, LLC</p> <p>Project at: 170 MECHANIC STREET</p> <p>PORTSMOUTH, NH 03801</p>
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PICKERING STREET



MECHANIC STREET



FRONT



LEFT SIDE

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BOA Application
Map 102, Lot 7
Photos of Existing - 2

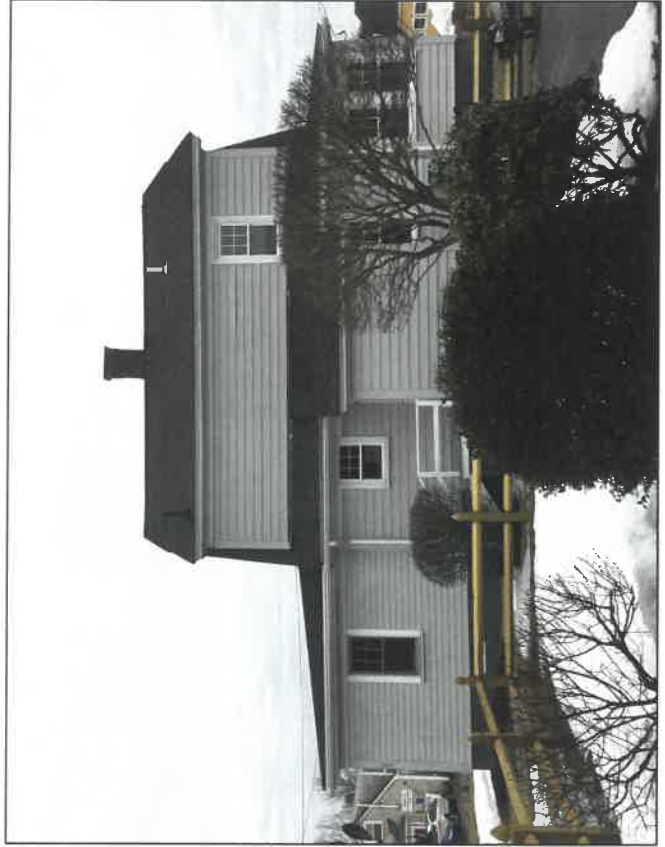
date: Mar 19, 2019

no scale

SHT. 5



HUNKING STREET CORNER



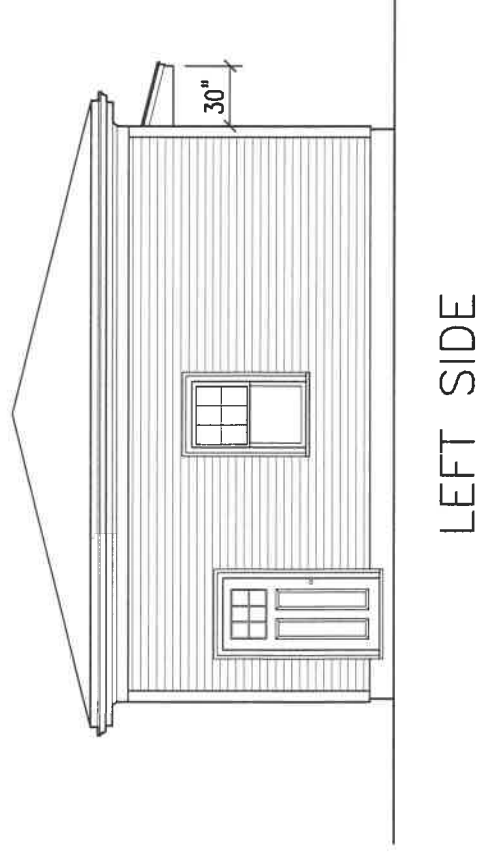
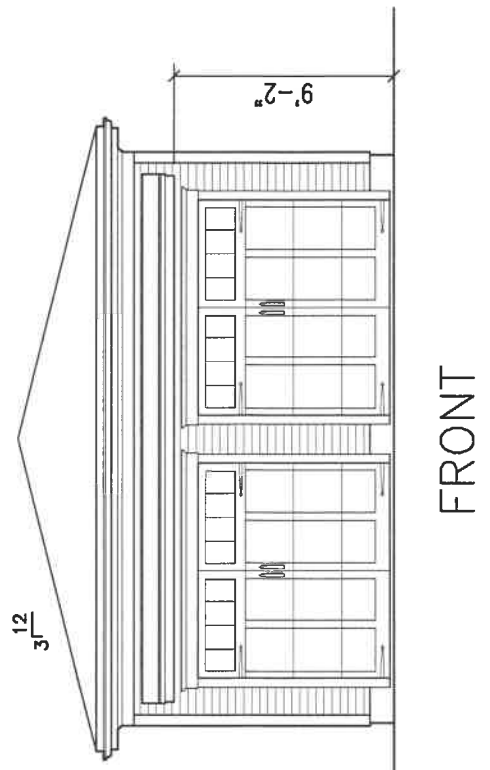
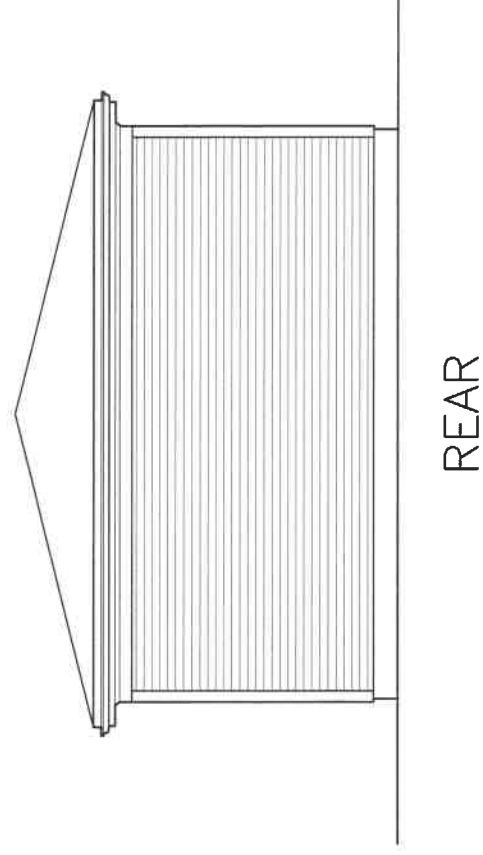
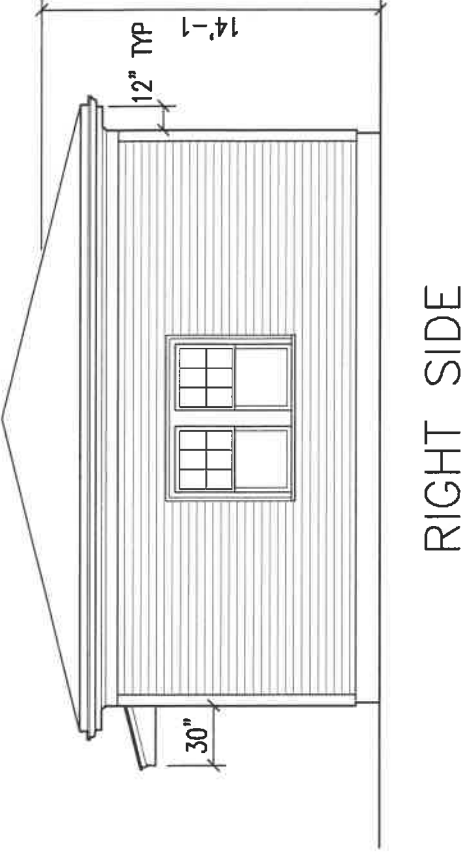
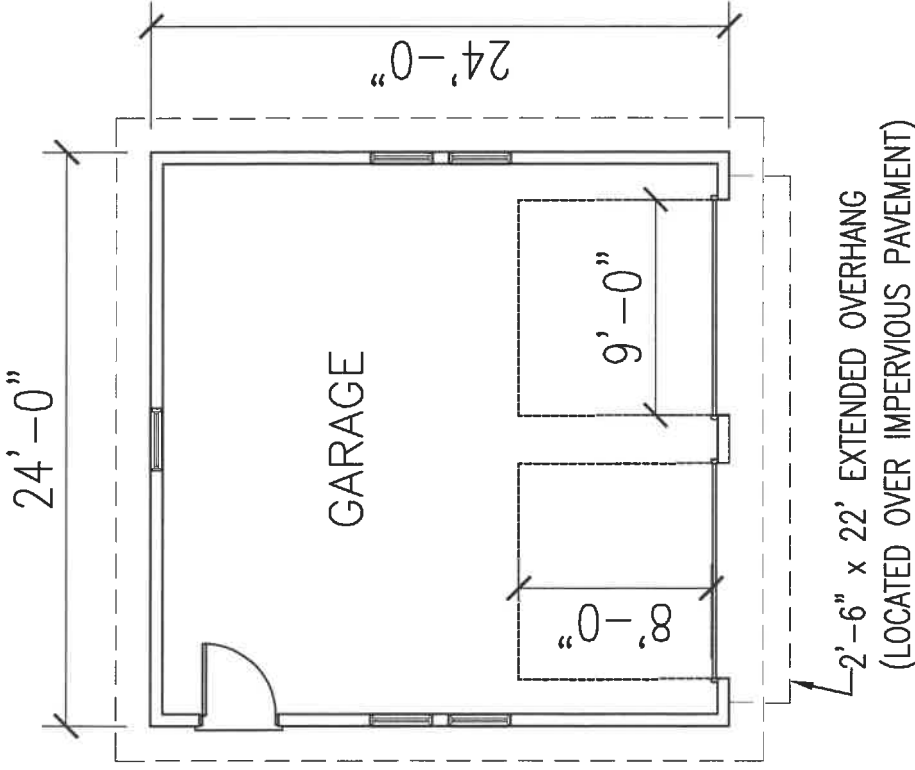
REAR



HUNKING STREET



RIGHT SIDE & EXISTING DRIVEWAY



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BOA Application
 Map 102, Lot 7
 Proposed Garage

date: Mar 19, 2019
 scale: 1/8" = 1'-0"

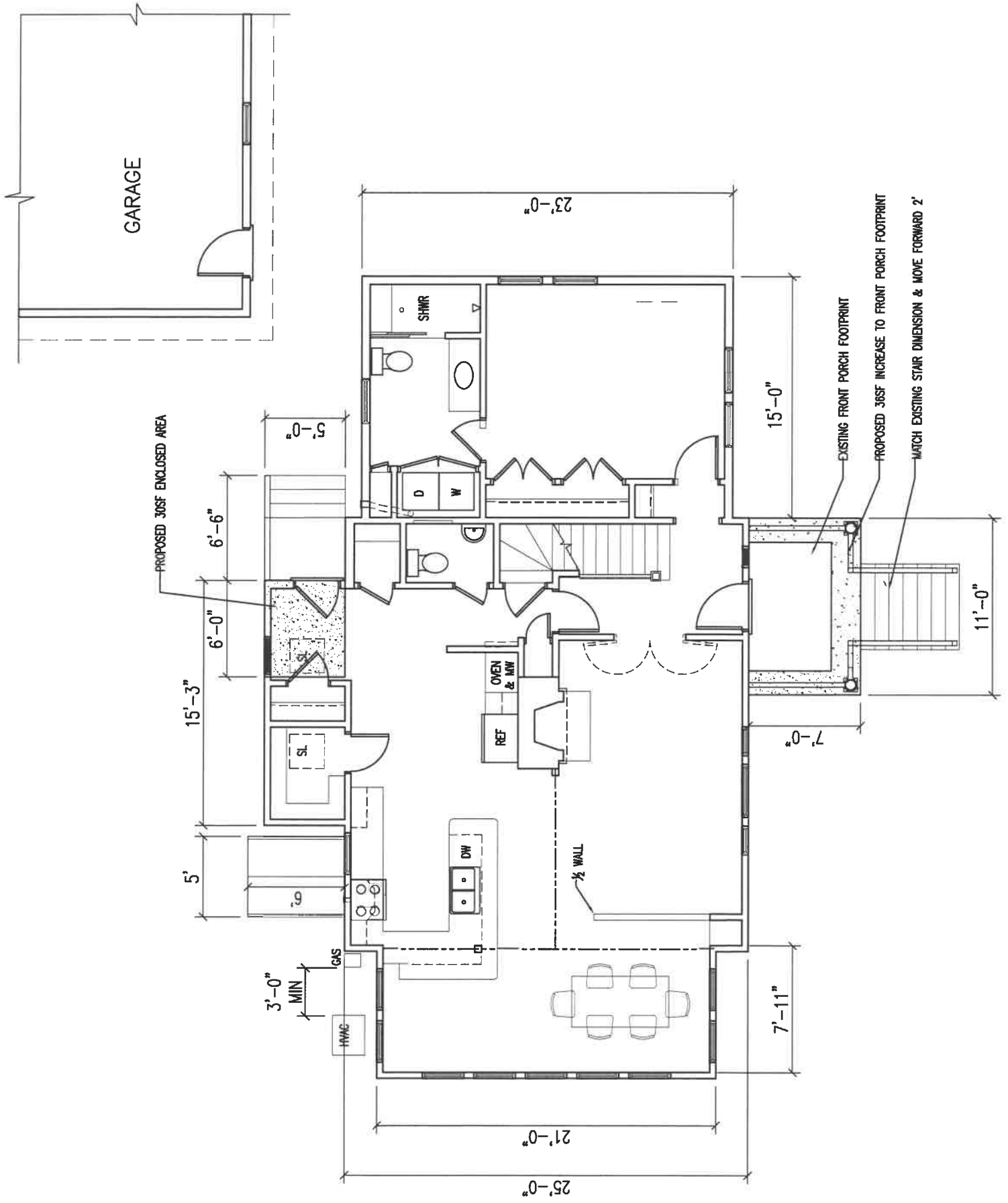
SHT. 6

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BOA Application
 Map 102, Lot 7
 Proposed 1st Floor

date: Mar 19, 2019
 scale: 1/8" = 1'-0"
SHT. 7



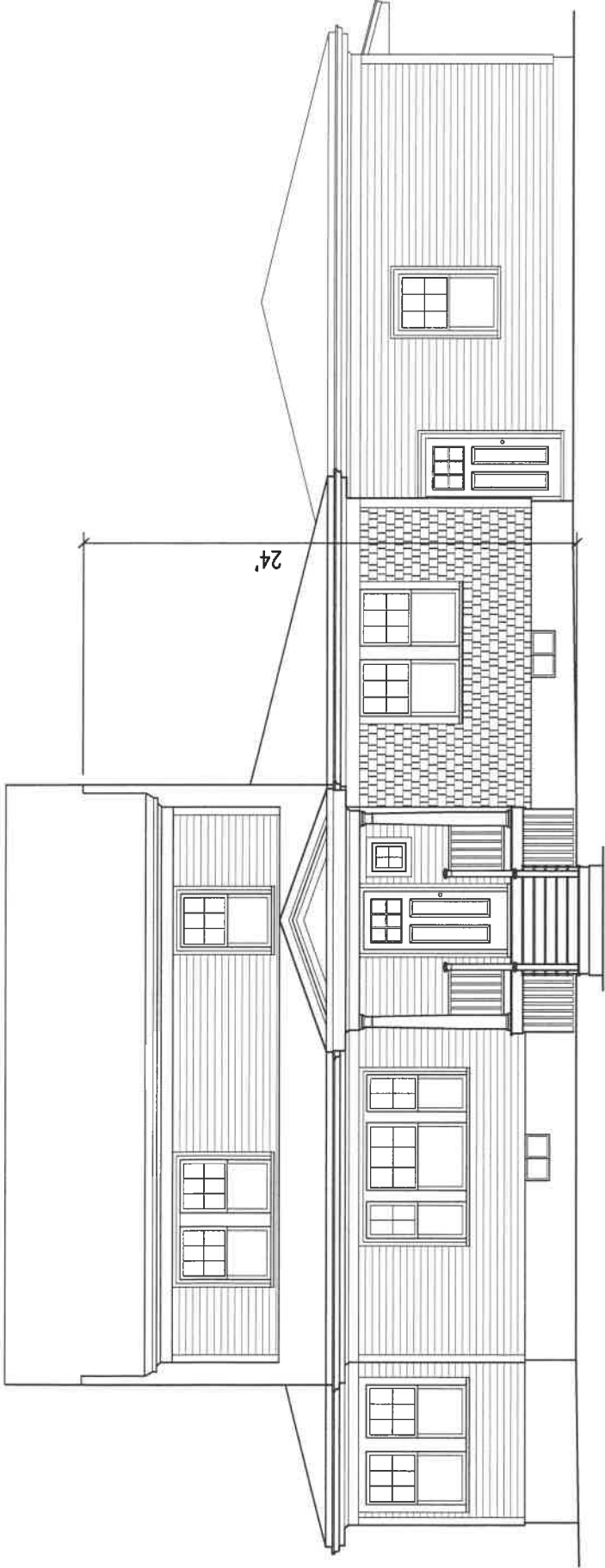
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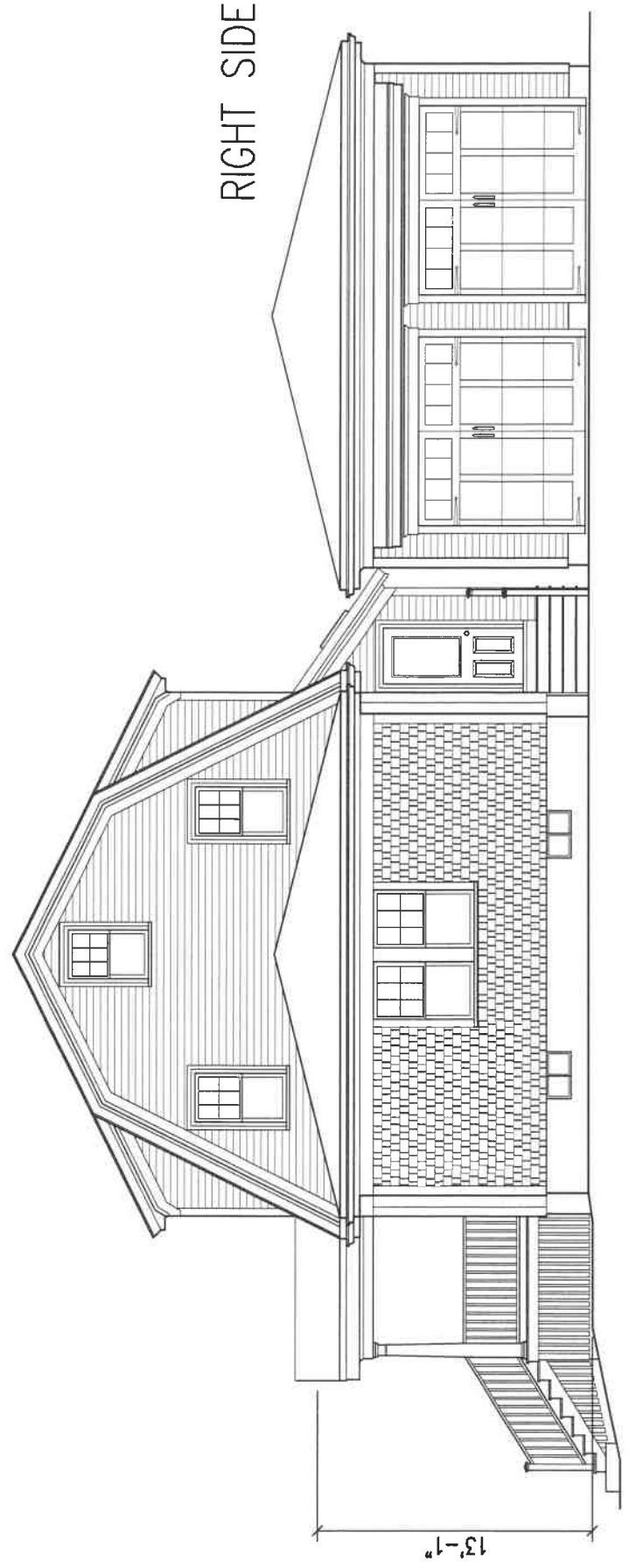
BOA Application
Map 102, Lot 7
Front & Right Side

date: Mar 19, 2019
scale: 1/8" = 1'-0"

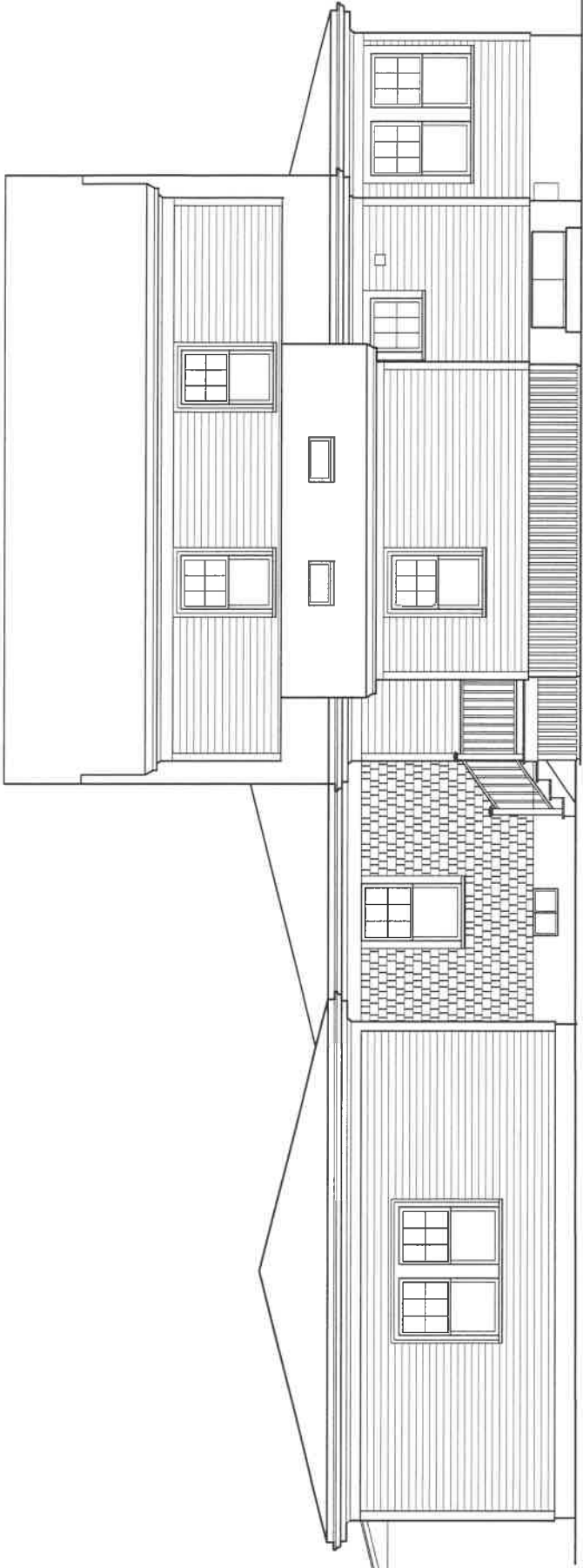
SHT. 8



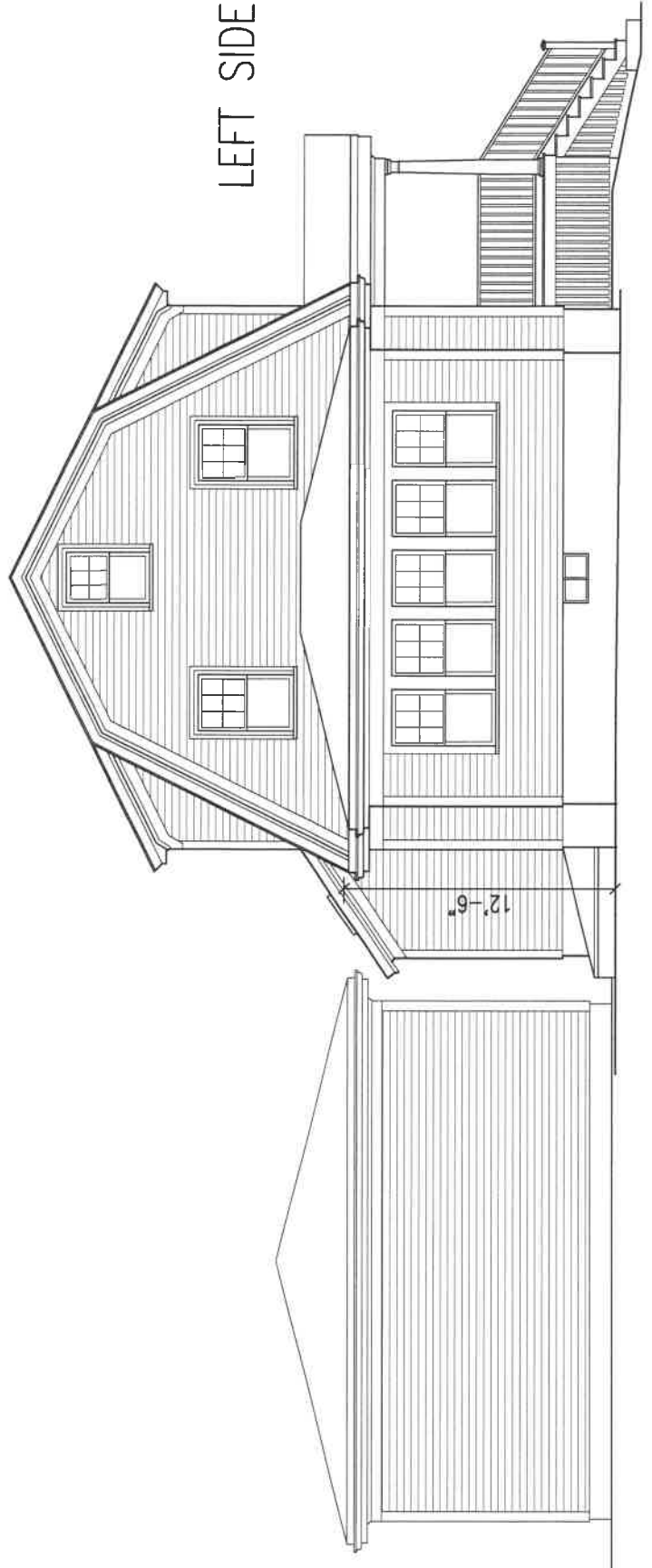
FRONT ELEVATION



RIGHT SIDE



REAR ELEVATION



LEFT SIDE

Zoning Ordinance Criteria to be met, as per City Ordinance 10.233.20:

10.233.21 The Variance will not be contrary to the public interest: The proposed Garage for the property has been located with the interest of the surrounding abutters in mind. All immediate abutters have signed a letter of support for the proposed structure, except for one neighbor who is away for a month. The general public will not be affected. The proposed rear addition for the existing home is very modest and inline with the existing rear line of the structure and so will not be contrary to the public interest.

10.233.22 The spirit of the Ordinance will be observed: The property at 170 Mechanic street is very unusual. It has 3 spacious Front Yard areas, no designated Right Side Yard, and very little space in it's Rear Yard area. The purpose of a variance is to make exception for unusual situations that don't fit the Dimensional standards set forth in Section 10.520. If a variance is granted to accommodate for this unusual situation and with respect for the support of the abutters, the spirit of the Ordinance will be observed.

10.233.23 Substantial justice will be done: The placement of the proposed Garage is intended to cause the least disruption possible for all abutters. Not having a 25' Rear Yard area, the structure has been placed to the rear with a minimum amount of space left to pass between and not crowd the 2 structures on the property. It is possible that much more could be built on this large lot without BOA approval. Substantial justice will be done for the owners and the neighborhood if this variance is granted.

10.233.24 The values of surrounding properties will not be diminished: Because the proposed addition and Garage are modest and tasteful with detailing in keeping with the existing home, it will not diminish the surrounding property values.

10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship: The proposed Garage and 30sf addition on the rear of the home constitute a reasonable expansion of this modest Single Family home. This home has all of it's available yard space on it's 3 Fronts, but those are not areas where this modest home needs additional space. The rear addition extends by only 6' an existing shed addition which is out of view on the rear. As to the Garage; if it were placed in the middle of the Side Yard to the right side of the home, many views would be affected and abutters would have no recourse because it would meet the Setback requirements. So a literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship to the neighborhood.

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BOA Application
Map 102, Lot 7
Zoning Ordinance Criteria

date: Mar 19, 2019
scale: 1/8" = 1'-0"

SHT. 10

The following Abutters have reviewed the BOA Submission for 170 Mechanic Street for a variance to allow for a 7.9' Rear Yard Setback where 25' is required. The Garage we are asking for a 5' Rear Yard Setback where 25' is required, and an 8' Side Yard Setback where 10' is required and have no objections:

John McVay 42 Hunking St Portsmouth NH
Elizabeth Adams 29 Pickering St. Portsmouth NH
Michelle Deter 29 Pickering St. Portsmouth NH

Bill & Barbara Sawtort 39 Pickering
Kelli & Patricia Baudeneger 69 Hunking St (across street)
Beth 15 Pickering Ave
C/W/K 7-15 Pickering Ave