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NOV 12 2019

284 New Castle Ave.
Map 207 Lot 73

BY: *Supersedes memo*
received Oct 30, 2019
@ 3:48 PM

To permit the following:

1. A 3.9' Front Setback where 30' is required for New Open Front Porch.
2. A 5.6' Left Side Setback where 10' is required for New Detached Garage.
3. A +/- 5' Right Side Setback for HVAC Units.

The undersigned agrees that the following circumstances exist.....

1. The Existing Front Setback is +/- 7.5' to the Front Deck, with stairs running towards the street. The New Front Porch will allow access to the front door from the side yard and driveway.
2. The Property Line jogs towards New Castle Ave and the area behind the jog is open yard of 954 New Castle Ave. Positioning the Garage 5.6' off the this line will keep open views for both this property and the immediate abutter.
3. The Location of the HVAC Units is minimally visable from the street and the exist. solid fence screens the Units from the abutting neighbor.

Criteria for the Variance:

1. The Variances are not contrary to the public interest in that it will not affect adjacent properties. The Front Porch access from the side yard will be safer than the current stairs and the Garage location is set back from New Castle Ave.. The HVAC Units are located for minimal impact.
2. The Variances are consistent with the spirit of the ordinance in that it will allow improvements to the front of the Residence and allow the Garage to be located to the benefit of the both the Owner and adjacent Abutter.
3. Substantial justice will be done, as this work will allow the owner to improve the the Property without adversely affecting adjacent properties.
4. These Variances will not diminish the value of surrounding properties. The rear of both this and the abutting Lot is open space. The Garage location has the support of the Neighbor.
5. The special condition of this property is that the Existing Residence lies within the required front and right side yards and any expansion along either setback of this building would need a Variance. The jog in the Property line would require the Garage to move closer to New Castle Ave. The proposed location allows for vehicles to turn around and not have to back out onto the street.



Right Side Yard



Existing Front Elevation

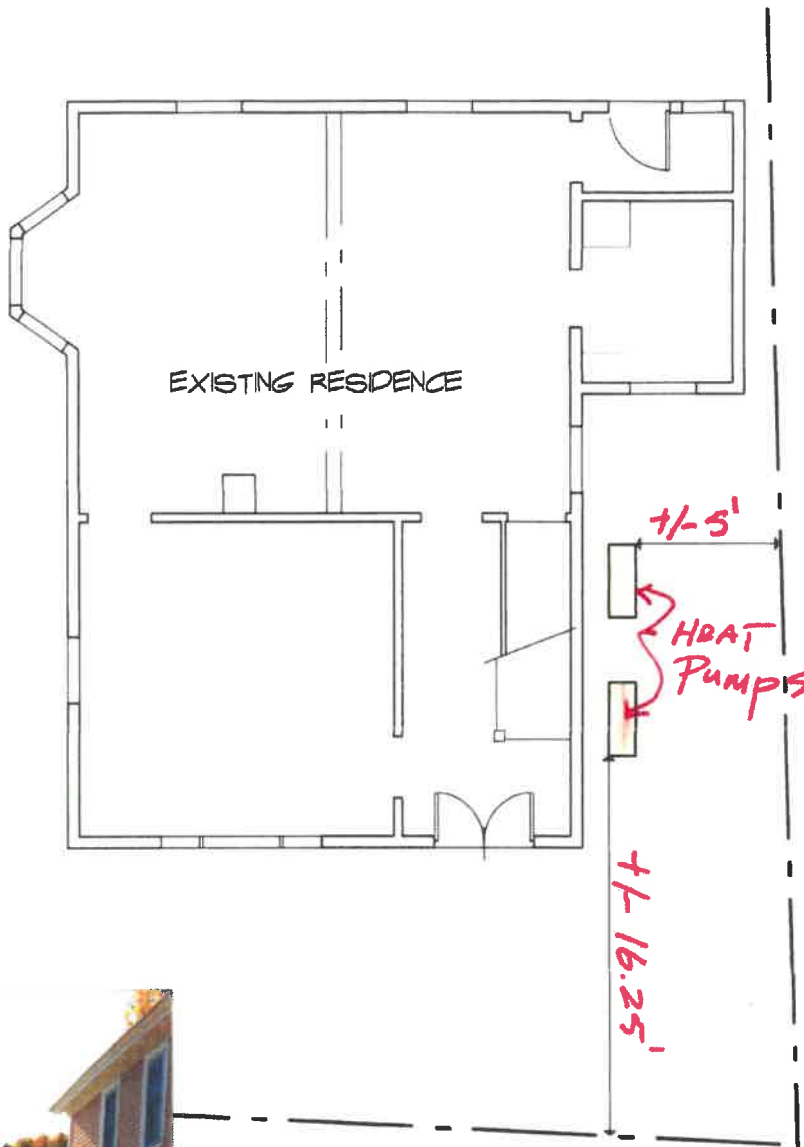


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284 New Castle Ave.



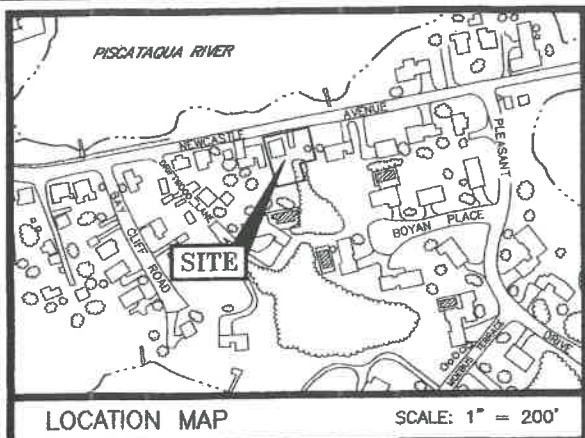
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284 NEW CASTLE AVE.

PORTSMOUTH, NH



LOCATION MAP SCALE: 1" = 200'

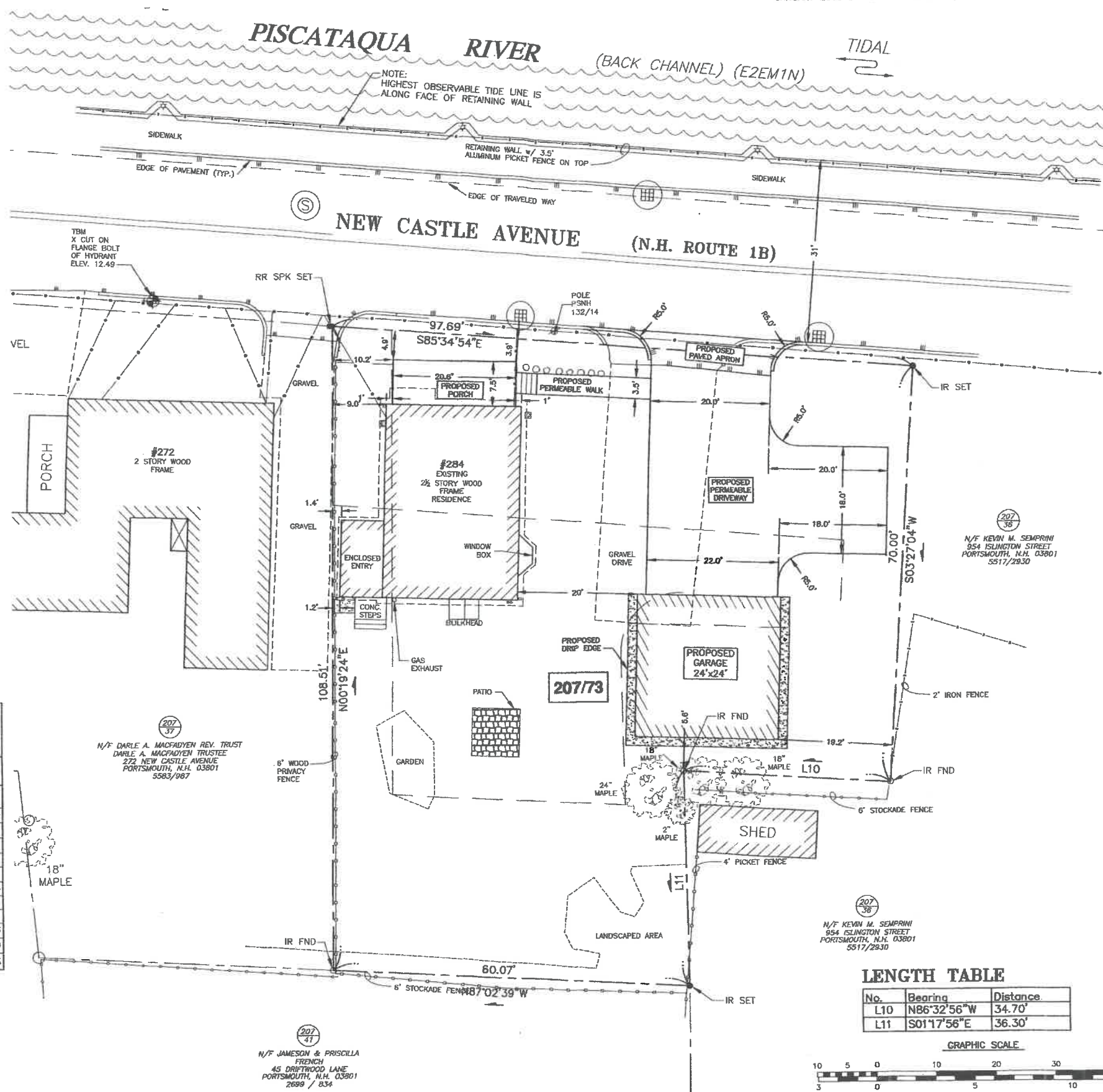
LEGEND:

- | | |
|------------|-------------------------------------|
| N/F | NOW OR FORMERLY |
| RP | RECORD OF PROBATE |
| RCRD | ROCKINGHAM COUNTY REGISTRY OF DEEDS |
| (11/21) | MAP 11/LOT 21 |
| RR SPK FND | RAILROAD SPIKE FOUND / SET |
| IR FND | IRON ROD FOUND / SET |
| IP FND | IRON PIPE FOUND / SET |
| DH FND | DRILL HOLE FOUND / SET |
| --- | OVERHEAD WIRES |
| --- | FENCE LINE |
| --- | EDGE OF PAVEMENT |
| --- | LANDSCAPED AREA |
| --- | AIR CONDITIONER |
| --- | ELEVATION |
| --- | TEMPORARY BENCH MARK |
| --- | CATCH BASIN |
| --- | SEWER MANHOLE |
| --- | GATE VALVE |
| --- | SEWER MANHOLE |
| --- | UTILITY POLE |

PLAN REFERENCES:

- 1) SUBDIVISION PLAN FOR THE MacDONALD LIVING TRUST, 284 NEW CASTLE AVENUE, PORTSMOUTH, N.H., SCALE: 1" = 20', JANUARY 2000 BY AMBIT ENGINEERING, INC. RCRD D-28279.

IMPERVIOUS SURFACE AREAS/LOT COVERAGE (AREA TO PROPERTY LINE)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
PAVED DRIVEWAY AND CURBING	60	62
GRAVEL DRIVEWAY	738	0
DECK/PORCH	67	154
MAIN STRUCTURE	842	842
GARAGE	0	576
BULKHEAD	17	17
PATIO	65	65
TOTAL	1,789	1,716
AREA OF LOT	8,949	8,949
% LOT COVERAGE	20.0%	19.2%



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AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 438-2882
Fax (603) 438-2816

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 207 AS LOT 73.
- 2) OWNER OF RECORD:
KAREN B. LEON
1218 RIVER ROAD
TITUSVILLE, NJ 08560
5973/390
- 3) PARCEL IS PARTIALLY IN FLOOD HAZARD ZONE AE (EL. 9) AS SHOWN ON FIRM PANEL 33015C0278E, EFFECTIVE MAY 17, 2005. BUILDING CONSTRUCTION IS NOT IN FLOOD ZONE.
- 4) EXISTING LOT AREA:
8,949 S.F.
0.2054 AC.
- 5) PARCEL IS LOCATED IN SRB (SINGLE RESIDENCE B) AND THE HDA (HISTORIC DISTRICT A) ZONES.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 15,000 S.F.
MIN. LOT DEPTH: 100 FEET
FRONTAGE: 100 FEET
SETBACKS: FRONT 30 FEET
SIDE 10 FEET
REAR 30 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM STRUCTURE COVERAGE: 20%
MINIMUM OPEN SPACE: 40%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED VARIANCES FOR CONSTRUCTION ON LOT 73, ASSESSOR'S MAP 207.

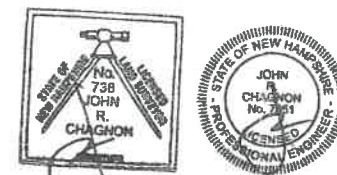
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**PROPOSED RENOVATIONS
LEON RESIDENCE
284 NEW CASTLE AVENUE
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	10/30/19
REVISIONS		



LENGTH TABLE

No.	Bearing	Distance
L10	N86°32'56"W	34.70'
L11	S01°17'58"E	36.30'

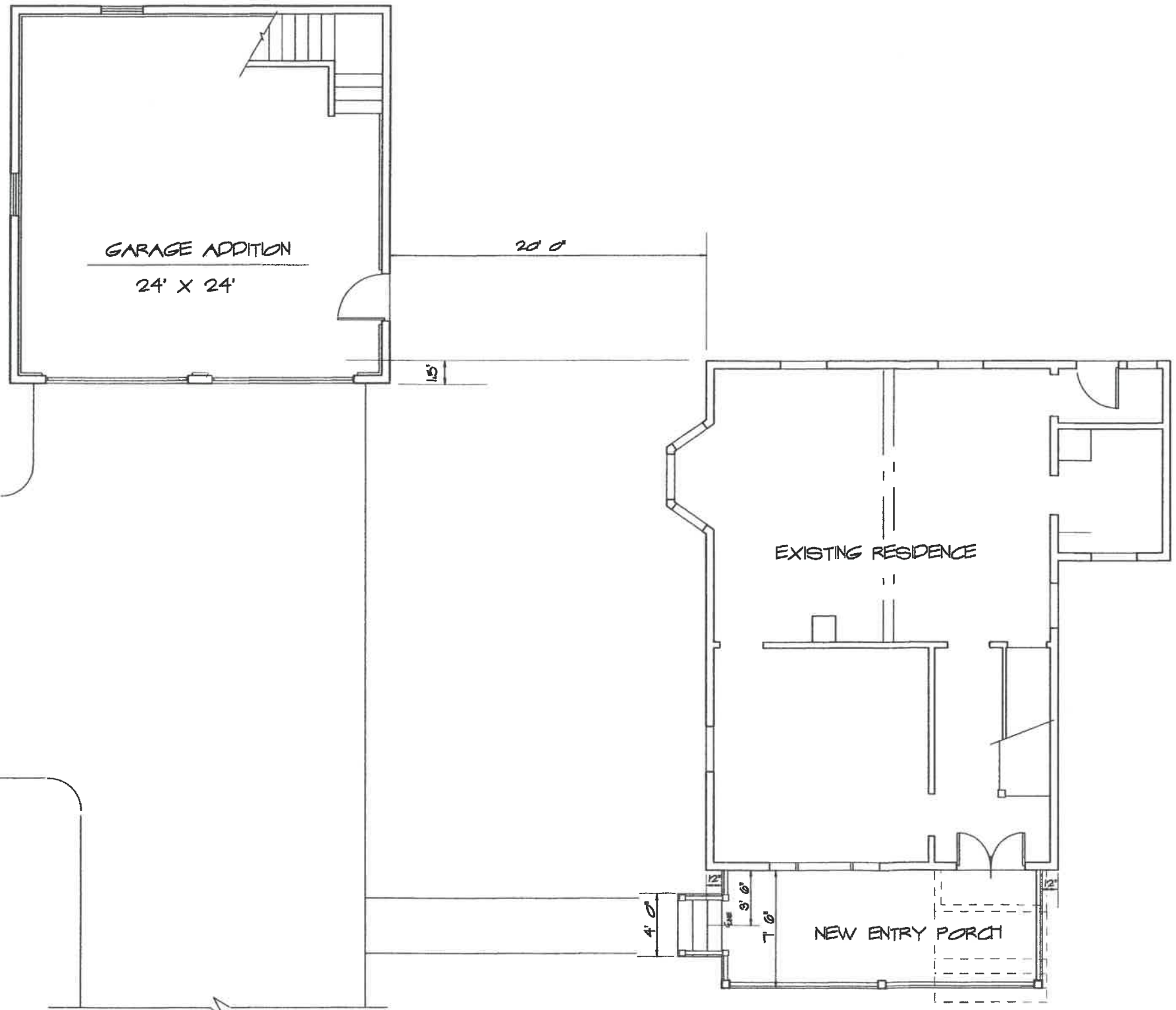
GRAPHIC SCALE



SCALE: 1" = 10' OCTOBER 2019


VARIANCE PLAN

C2





FLOOR PLAN WITH PORCH & GARAGE ADDITIONS
 SCALE: 1/8" = 1'-0"





PORCH SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

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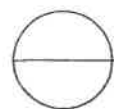
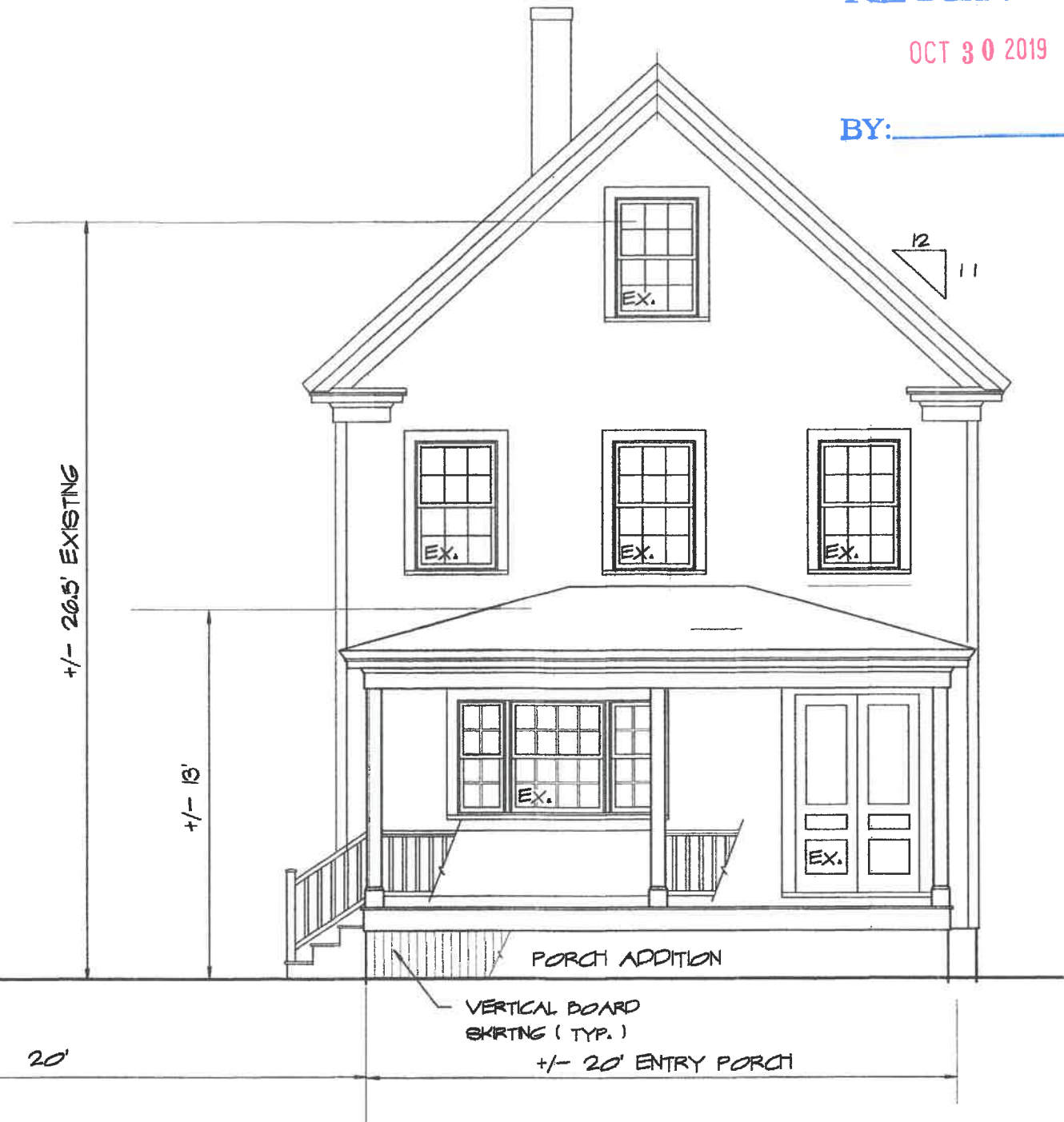
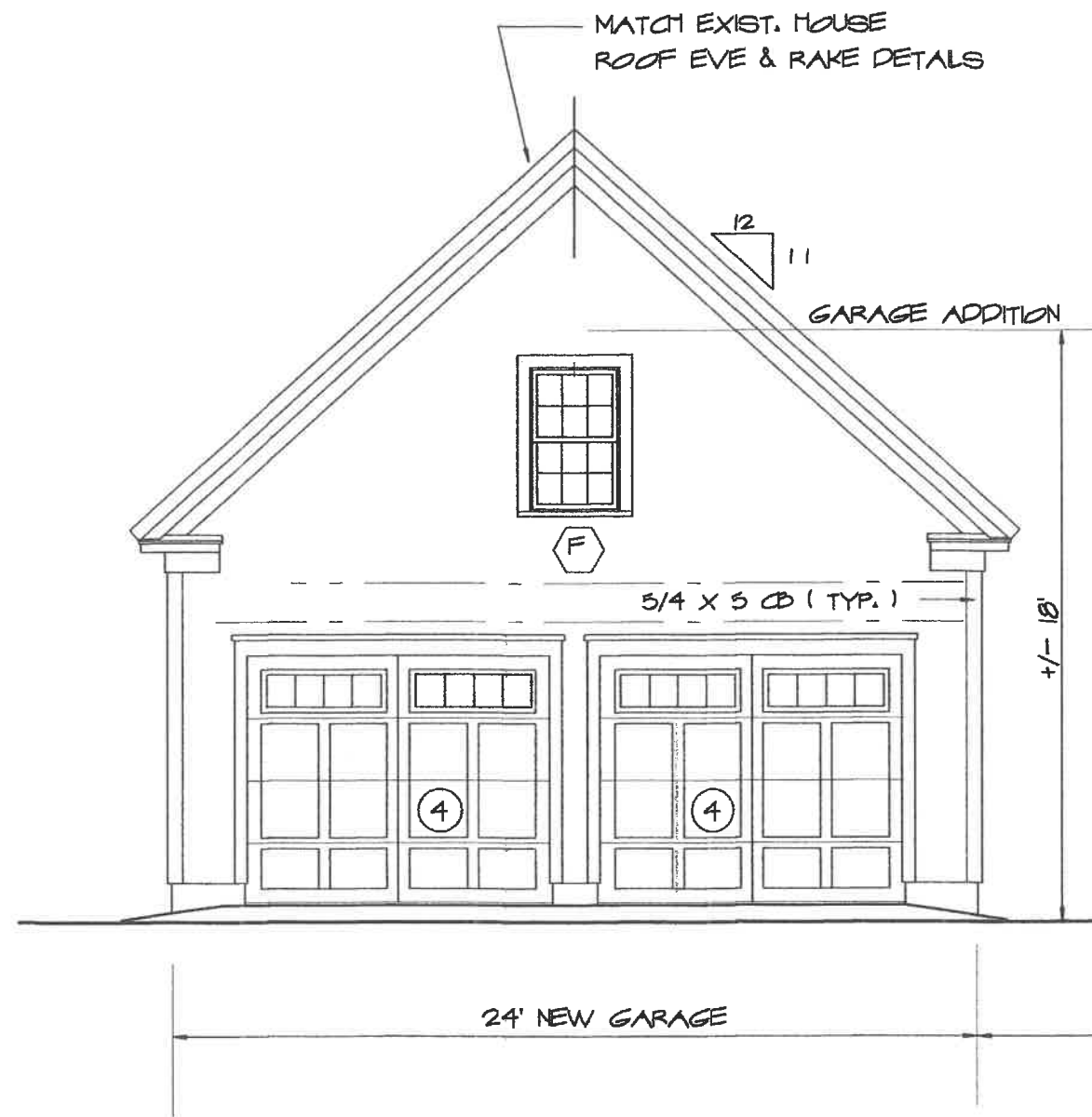
SCHEMATIC DESIGN PORCH AND GARAGE ADDITIONS, MILLIKAN RESIDENCE 284 NEW CASTLE AVE. PORTSMOUTH, NH	 ANNE WHITNEY ARCHITECT	Project: #1903	Date: 10/28/19
		Revisions:	1 OF 3

9 Sheafe Street
 Portsmouth
 NH 03801
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RESIDENCE & GARAGE FRONT ELEVATIONS

SCALE: 3/16" = 1'-0"



9 Sheafe Street
 Portsmouth
 NH 03801
 603-427-2832

AW
 ANNE WHITNEY ARCHITECT

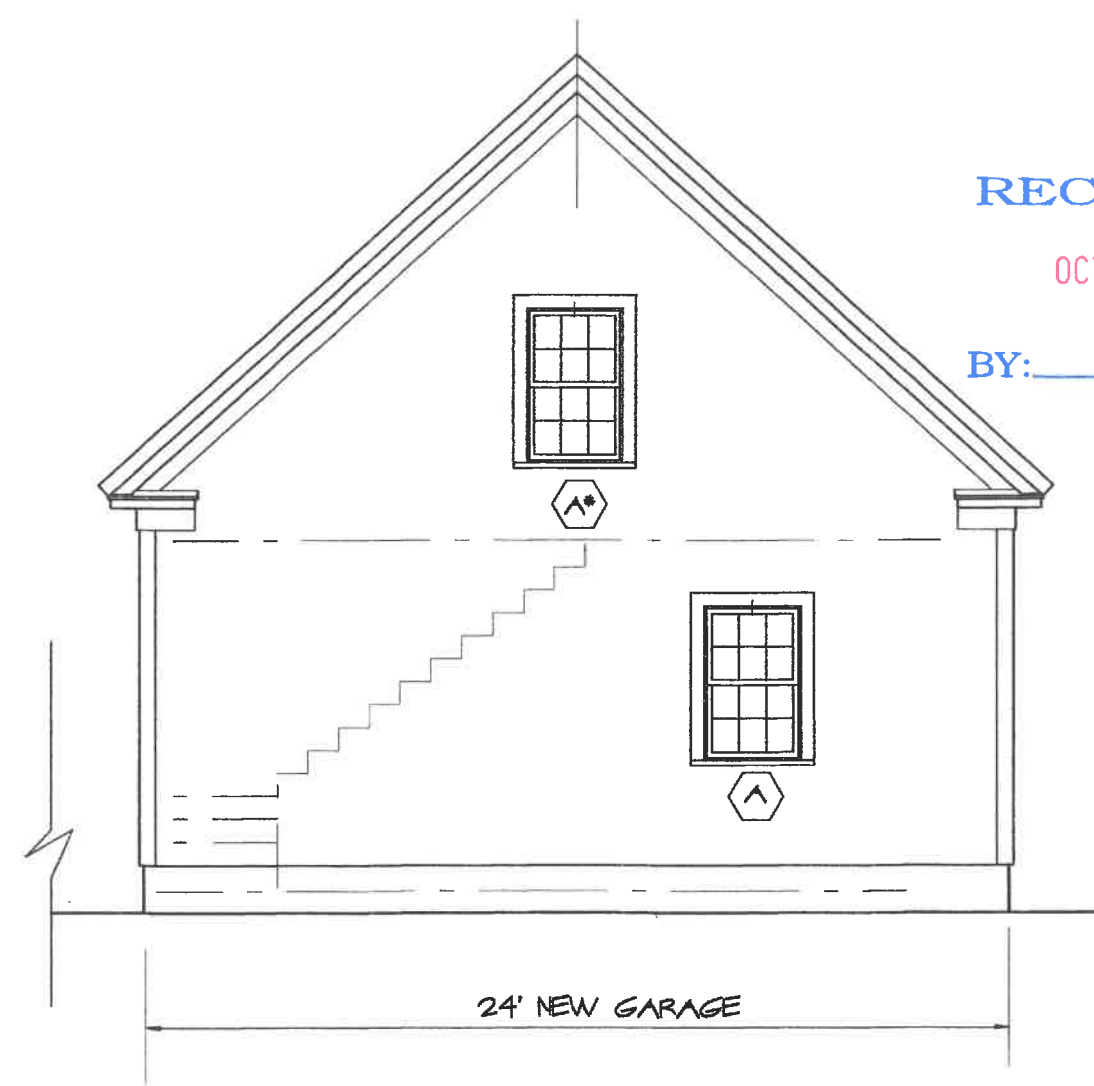
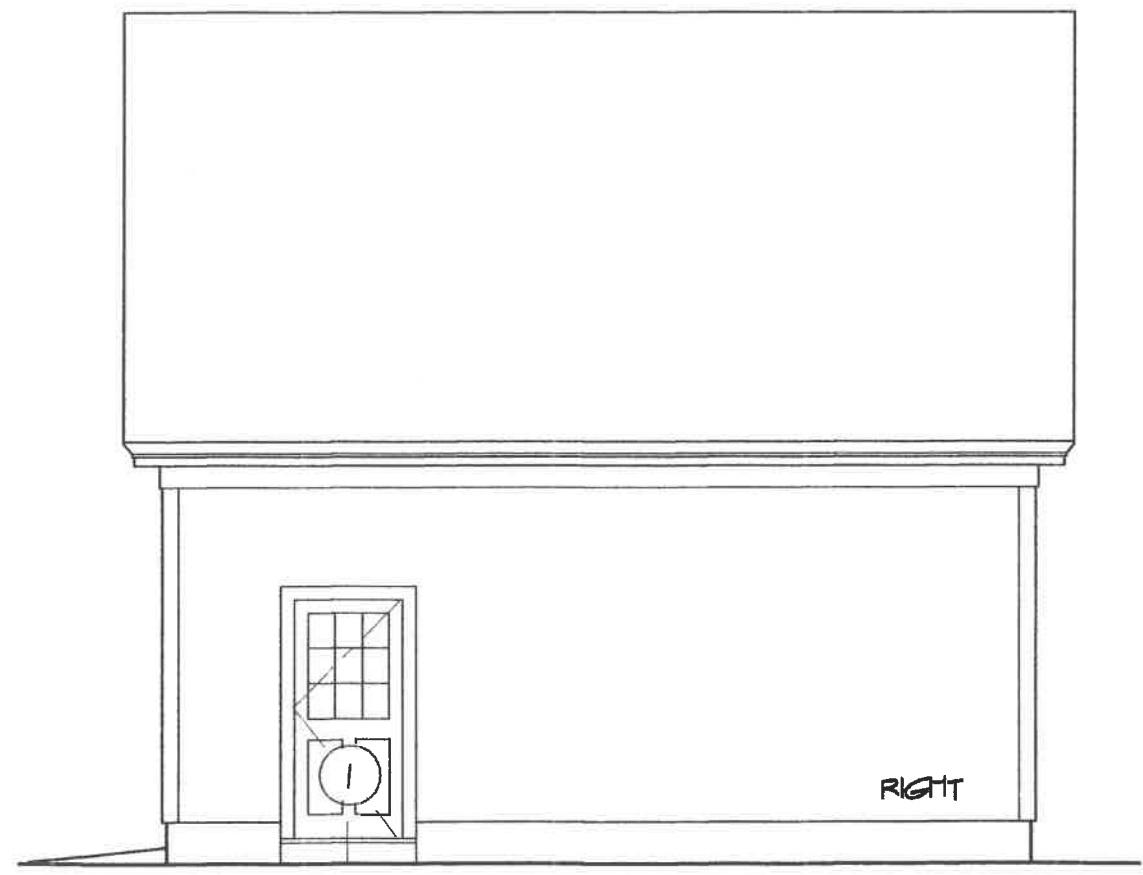
SCHEMATIC DESIGN
 PORCH AND GARAGE ADDITIONS, MILLKAN RESIDENCE
 284 NEW CASTLE AVE. PORTSMOUTH, NH

Project: #1905	Date: 8/28/19
Revisions:	
2 OF 3	

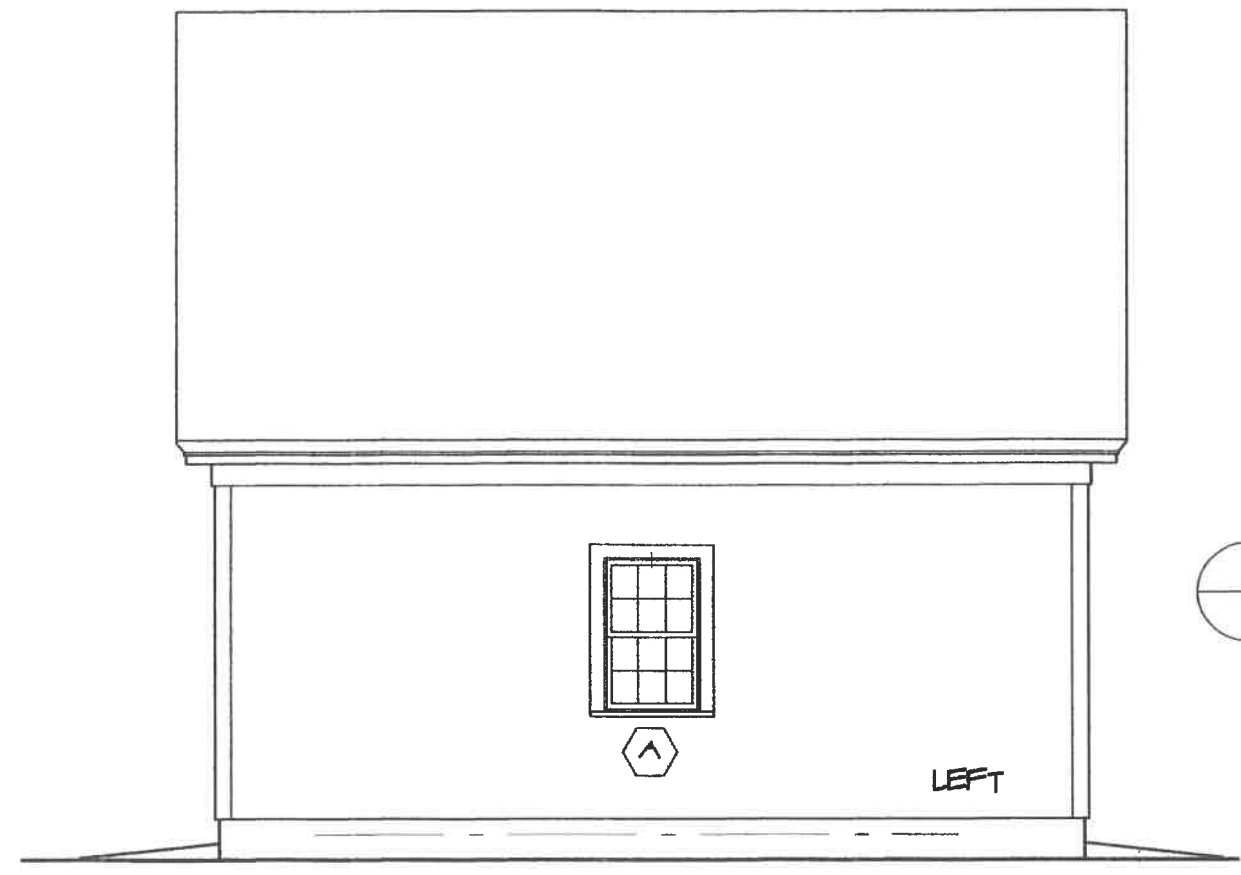
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○ GARAGE REAR ELEVATION
 SCALE : 3/16" = 1'-0"
 0 2 4 8



○ GARAGE RIGHT & LEFT SIDE ELEVATIONS
 SCALE : 3/16" = 1'-0"

SCHEMATIC DESIGN ANNE WHITNEY ARCHITECT PORCH AND GARAGE ADDITIONS, MILLKAN RESIDENCE 284 NEW CASTLE AVE. PORTSMOUTH, NH	9 Sheerle Street Portsmouth NH 03801 603-427-2882	Project: #1905 Revisions:	Date: 10/28/19
	3 OF 3		