

CITY OF PORTSMOUTH  
Board of Adjustment  
Public Hearing  
October 20, 2020



NOTES FOR VARIANCE REQUEST

1. Site plan by Placework Architecture based on City of Portsmouth Tax map and site observations.
2. Project parcel: Tax Map 122 Lot 1; +/-5,844 sf
3. Zone: GRA - General Residence A
4. Dimensional requirements:

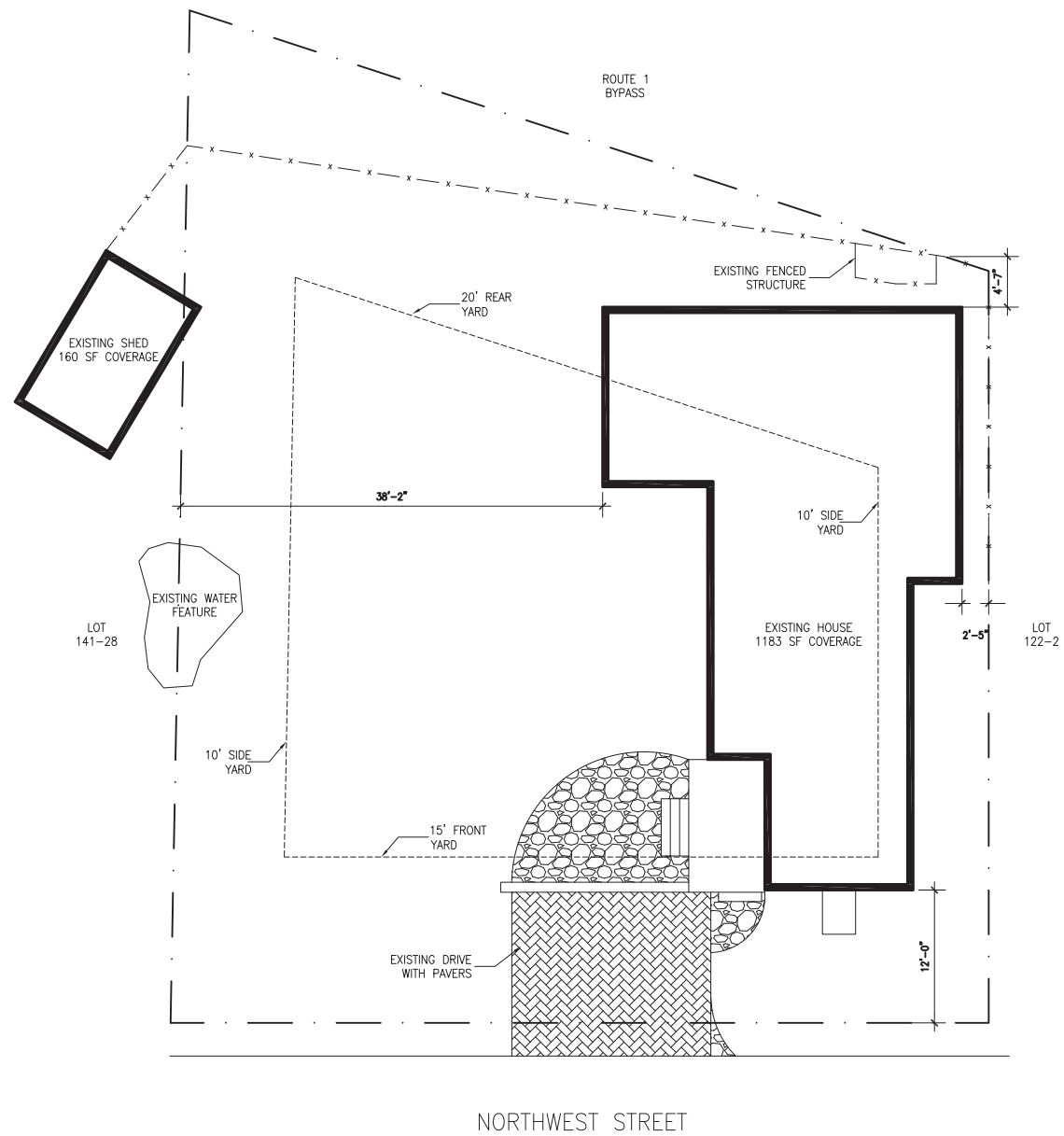
|                         | Required | Existing             | Proposed                                | Notes   |
|-------------------------|----------|----------------------|---|---|
| Minimum lot area:       | 7,500    | 5,844                | N/A                                     | Conforming  |
| Lot area/dwelling unit: | 7,500    | 5,844                | N/A                                     | Conforming  |
| Min street frontage:    | 100'     | 74'                  | N/A                                     | Existing non-conforming   |
| Min lot depth:          | 70'      | 91'-6"               | N/A                                     | Conforming  |
| Front yard:             | 15'      | 12'                  | No change                               | Existing non-conforming   |
| Left (West) yard:       | 10'      | 38'-2"               | 28'-8" to new construction              | Conforming  |
| Right (East) yard:      | 10'      | 2'-5"                | No change                               | Existing non-conforming   |
| Rear yard:              | 20'      | 4'-7" (House)<br>N/A | No change<br>13'-11" (New Construction) | Existing Non-conforming<br>Increase within Existing non-conforming Area |
| Max. building height:   | 35'      | +/- 19'-6"           | No Change                               | Conforming  |
| Max. building coverage: | 25%      | 21.7%                | 24.3%                                   | Increase Existing,<br>Conforming  |
| Minimum open space:     | 30%      | 4,197 - 71.8%        | 4,043 - 69.1%                           | Conforming  |



Note: Existing Tax map out of date, see site plan page 3

# EXISTING SITE PLAN

SCALE: 1/8"=1'-0"

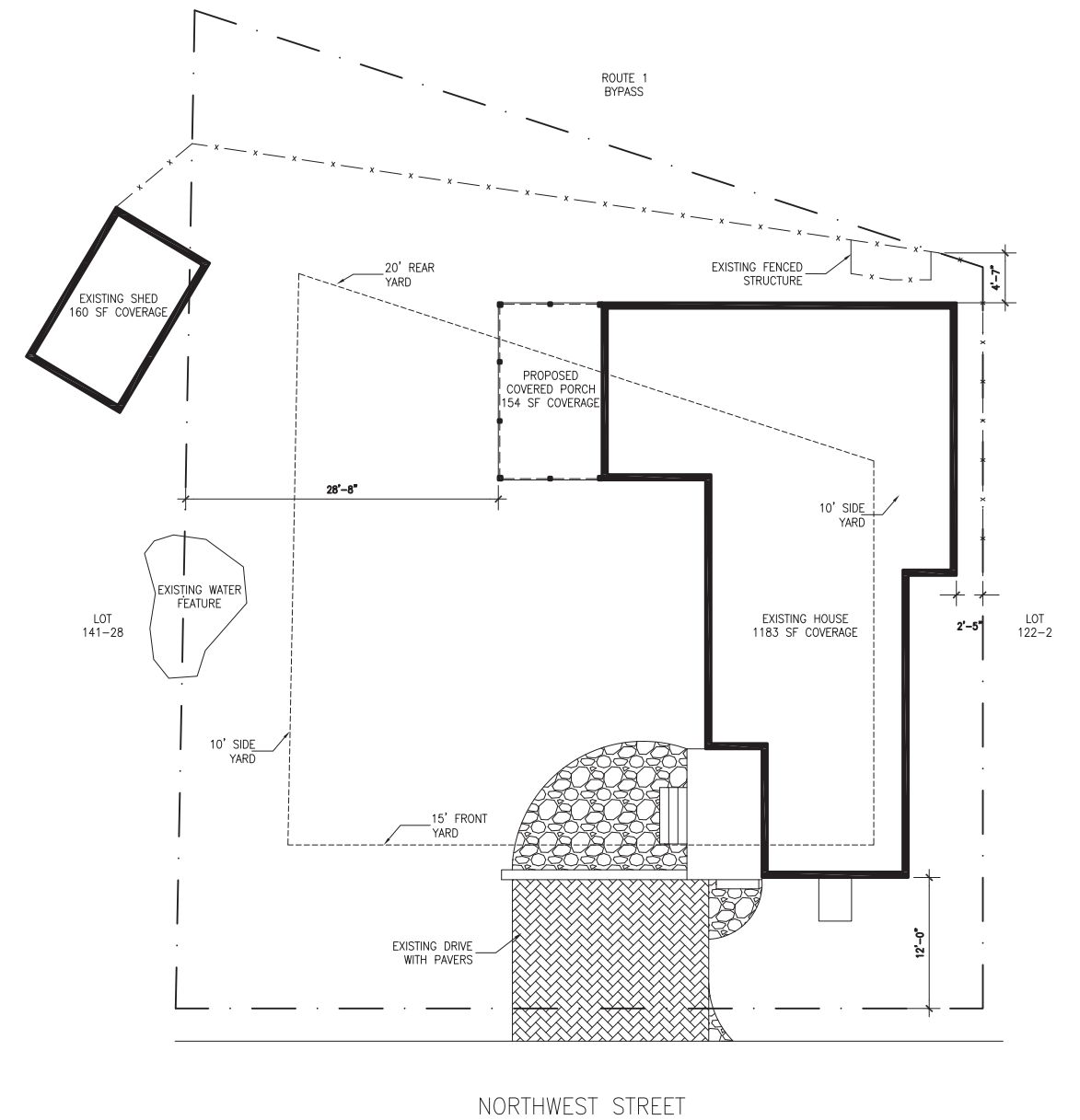


KEY  
 ——— PROPERTY LINE  
 - - - - - SETBACK  
 - x - EXISTING FENCE

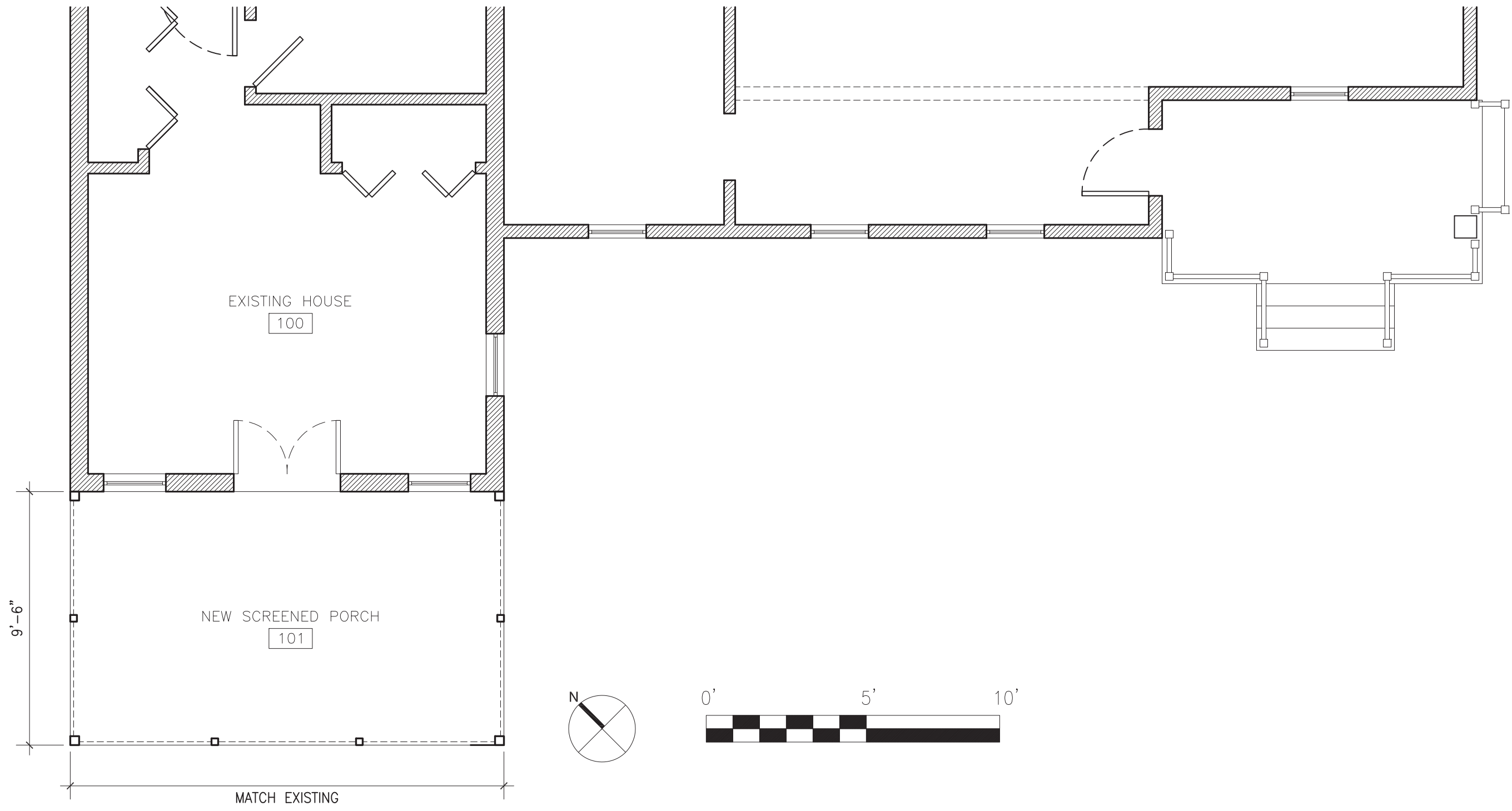
|                        |        |
|------------------------|--------|
| EXISTING LOT COVERAGE: |        |
| HOUSE:                 | 1,265  |
| SHED:                  | 4      |
| TOTAL:                 | 1,269  |
| EXISTING OPEN SPACE:   |        |
| SITE:                  | 5,844  |
| HOUSE:                 | -1,265 |
| SHED:                  | -4     |
| WALKWAY:               | -166   |
| DRIVE:                 | -212   |
| TOTAL:                 | 4,197  |
| PROPOSED LOT COVERAGE: |        |
| HOUSE:                 | 1,419  |
| SHED:                  | 4      |
| TOTAL:                 | 1,423  |
| PROPOSED OPEN SPACE:   |        |
| SITE:                  | 5,844  |
| HOUSE:                 | -1,419 |
| SHED:                  | -4     |
| WALKWAY:               | -166   |
| DRIVE:                 | -212   |
| TOTAL:                 | 4,043  |



EXISTING SITE PLAN



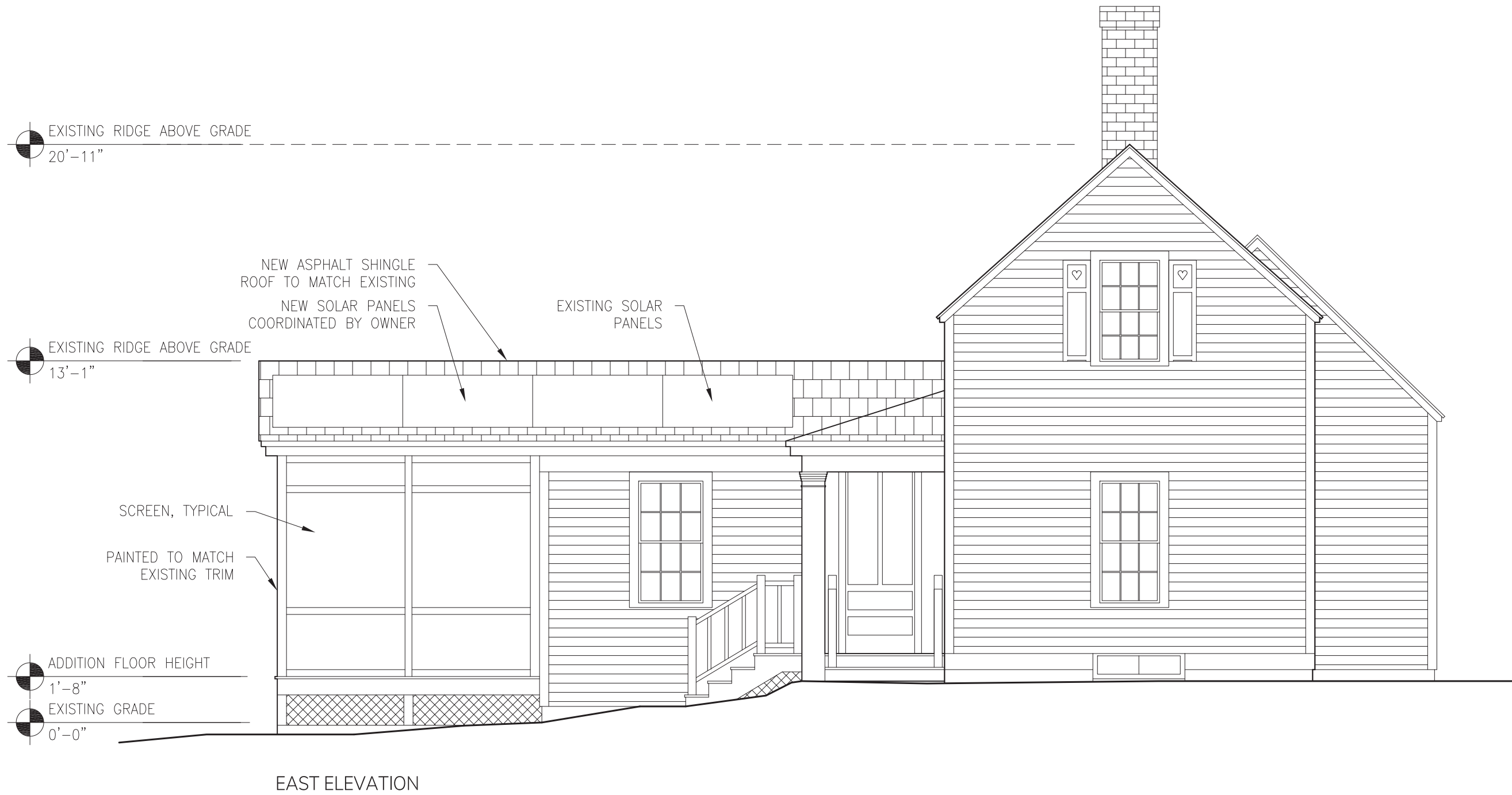
PROPOSED SITE PLAN



FIRST FLOOR PLAN

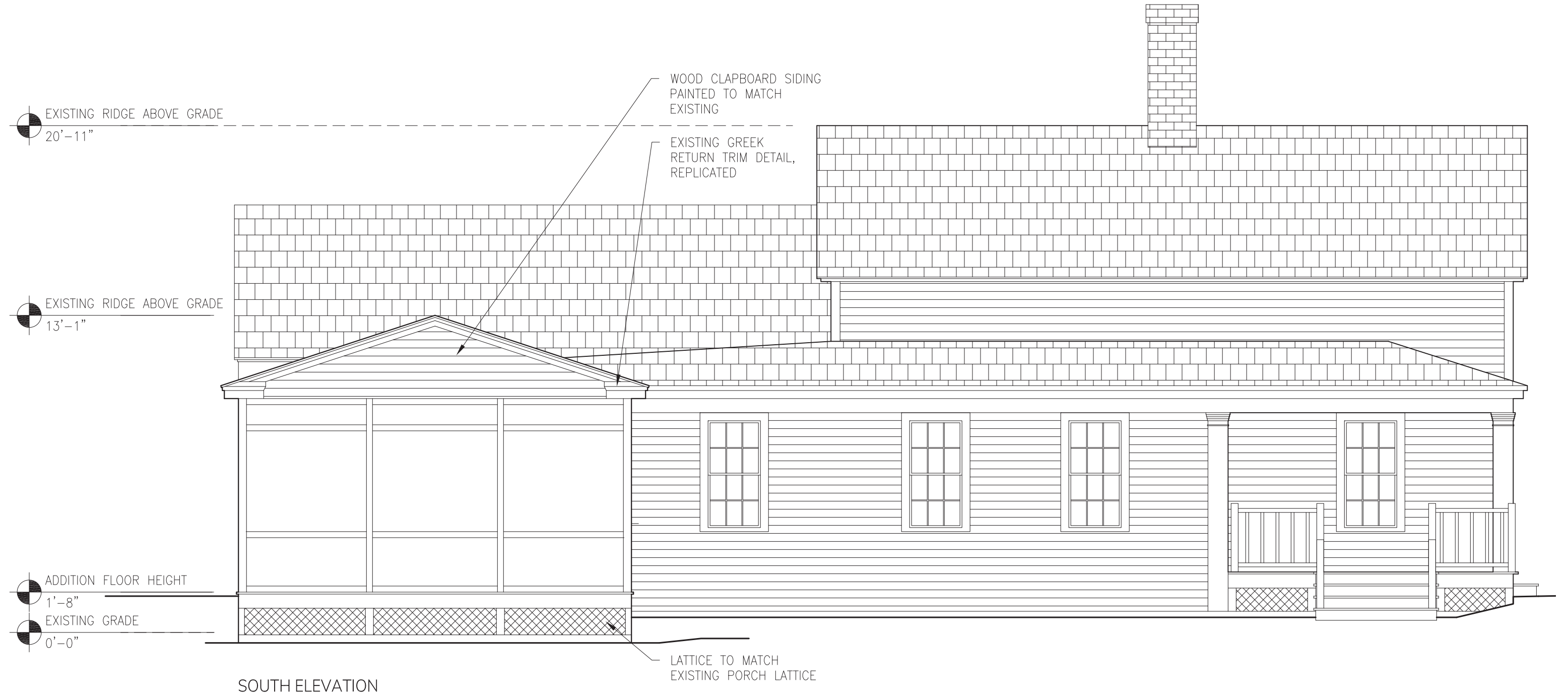
# ELEVATIONS

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



# ELEVATIONS

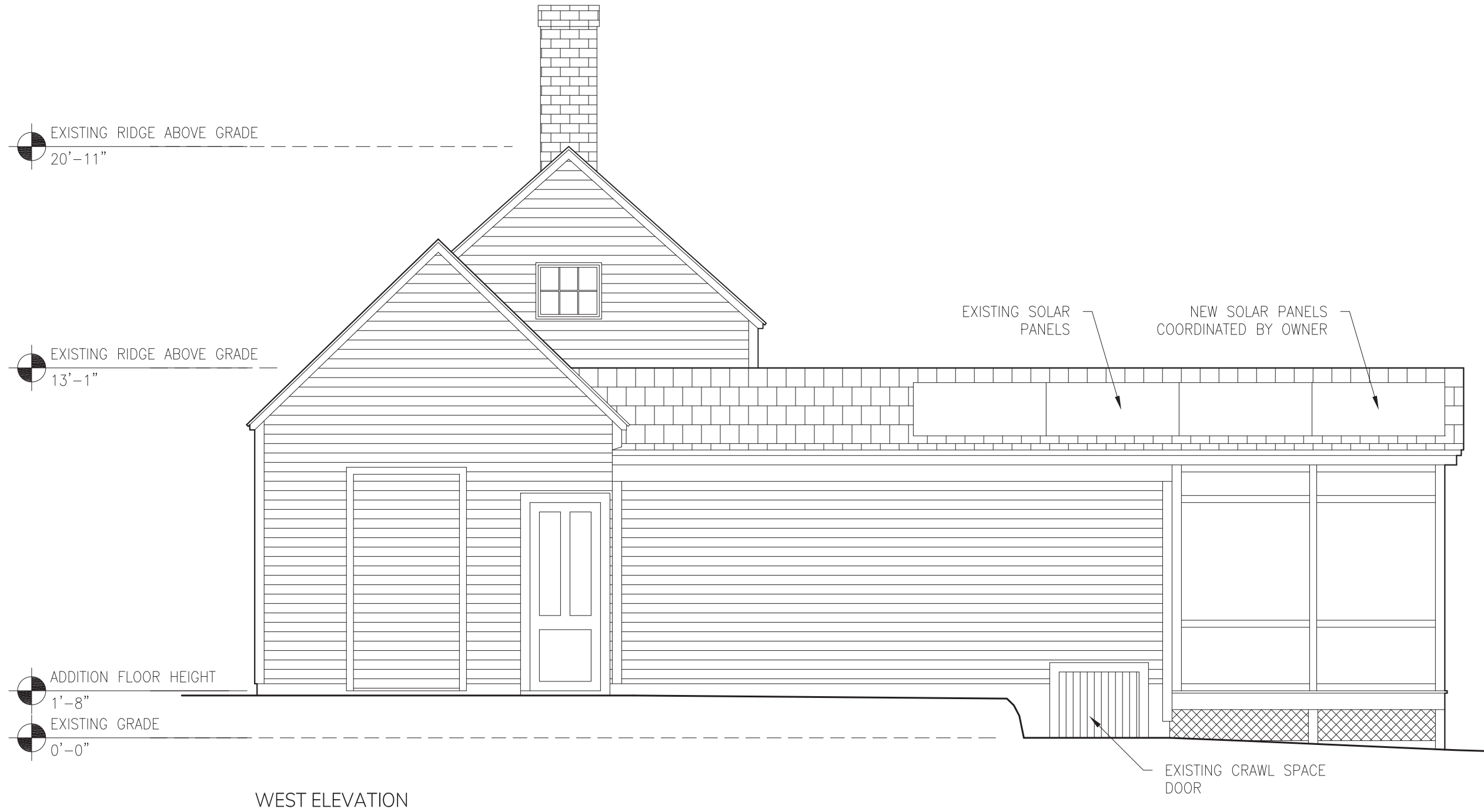
SCALE: 3/16"=1'-0"



121 NORTHWEST STREET  
PORTSMOUTH, NH

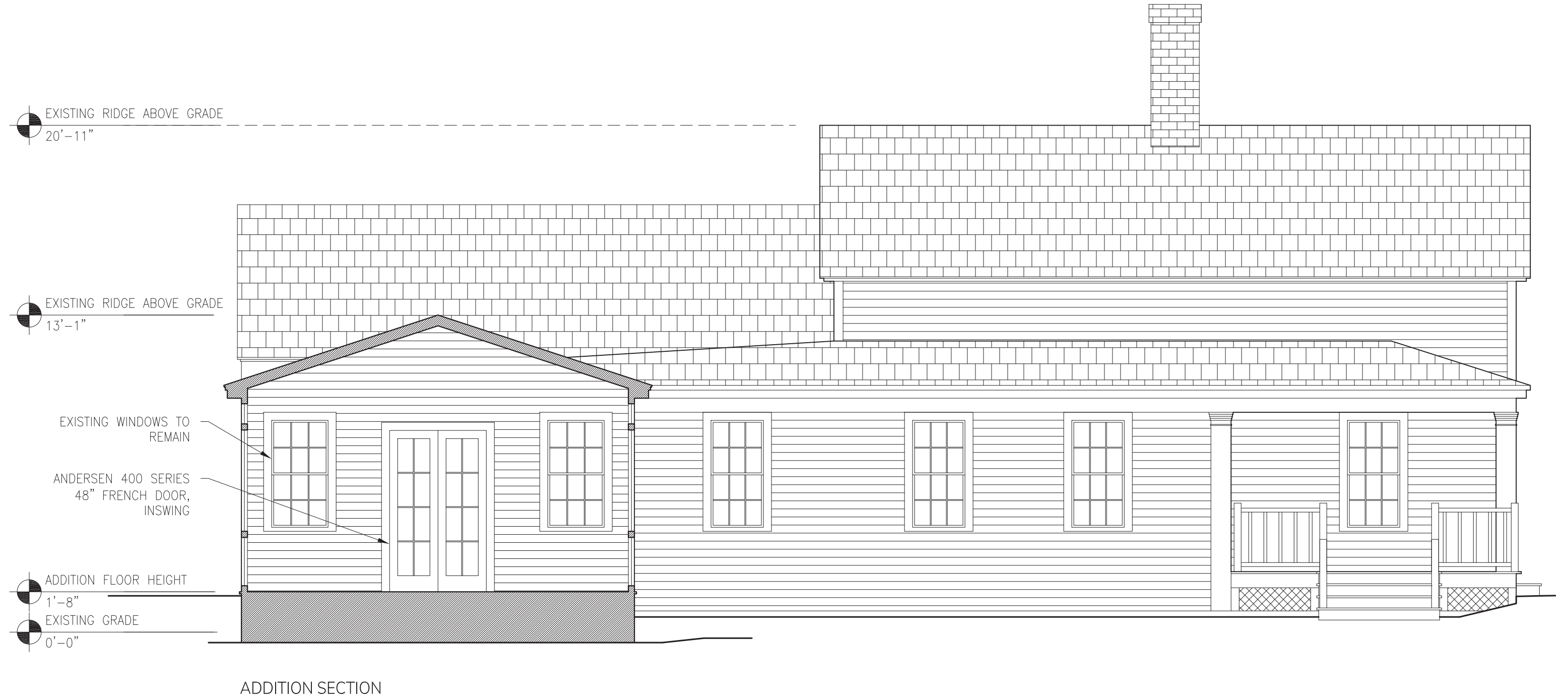
# ELEVATIONS

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



# ELEVATIONS

SCALE: 1/4"=1'-0"



121 NORTHWEST STREET  
PORTSMOUTH, NH





South Elevation



West (Rear), Looking South



South East Corner



East Elevation from Street



East Elevation



Water Feature to West (Rear) Yard