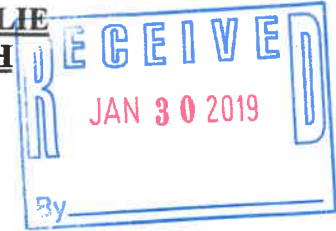


APPLICATION OF CRAIG ALIE AND DIANE ALIE
50 PLEASANT POINT DRIVE, PORTSMOUTH
Map 207, Lot 11



APPLICANTS' NARRATIVE

The Applicants, Craig Alie and Diane Alie, have an agreement to purchase the property at 50 Pleasant Point Drive from The Vaughan Family Revocable Trust, the property owners. The agreement is contingent upon the Alies being granted the permits necessary to renovate and place an addition on the existing one-story brick structure.

The existing structure is non conforming in that it lies within the 100 foot tidal wetland buffer.

A. The Land

50 Pleasant Point Drive is located at the intersection of Pleasant Point Drive and Robin Lane in the SRB district. Because it is a corner lot, it is subject to two front yard setbacks, one from Robin Lane and one from Pleasant Point Drive. The lot consists of 17,046 square feet and the existing home is entirely within the 100 foot tidal buffer zone. The existing structure meets the 30 foot front yard setback from Pleasant Point Drive, but not the front yard setback from Robin Lane.

B. The Proposal

The Applicants propose to add a second story to the existing structure and to construct a two-story two-car garage attached to the existing home by a connector, all as shown on the attached plans and elevations. The intent of the Applicants is to construct the new garage and connector away from the water and outside of the tidal buffer.

C. Relief Requested

Because the existing structure is nonconforming, a variance from Article III Section 10.321 is needed to expand a nonconforming structure. Secondly, a variance is requested from Article V Section 10.520 to allow a front yard setback for the garage from Robin Lane of 21.2 feet where 30 feet is required and 18.2 feet exists. A third variance is required (from Article V Section 10.520) to allow the vertical expansion of the existing home which is 18.2 feet from Robin Lane. No relief is needed for height, lot coverage, open space, or rear or side yard setbacks. A conditional use permit will be required and has been applied for.

D. Argument

D. Argument

The Applicants' proposal meets the five criteria necessary for granting the requested variances.

First, there is a very evident hardship inherent in the land in that 1) it is burdened by two front yard setback requirements; 2) is located to a very large degree within the 100 foot tidal buffer; 3) is a uniquely shaped lot; and 4) is burdened by a nonconforming structure located entirely within the tidal buffer. The use is reasonable as it is allowed by the ordinance and is an existing use. There is no fair and substantial relationship between the purpose of the ordinance as it relates to the property as the existing structure predates the tidal buffer requirement as well as the requirement for one front yard setbacks for corner lots. There will be ample light and air and maneuvering room for emergency vehicles.

The granting of the variances would not be contrary to the spirit and intent of the ordinance or contrary to the public interest as the proposed additions will not substantially alter the essential characteristics of the neighborhood or threaten public health, safety or welfare.

Granting the requested variances will not result in a diminution of surrounding property values as the new additions will be aesthetically pleasing and be an improvement over what exists.

Finally, granting the requested variances will result in substantial justice being done, as the hardship upon the Applicants is not outweighed by some benefit to the general public were the variance requests to be denied. The newly renovated structure will be more code compliant, safer, and more attractive.

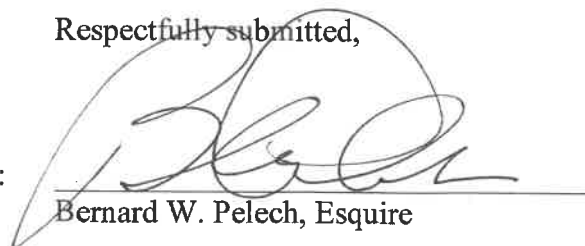
E. Conclusion

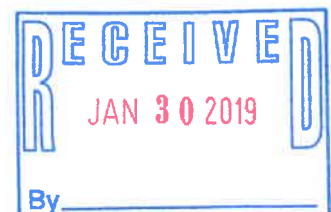
For the foregoing reasons, the Applicants' request that the Board grant the variances as presented and advertised.

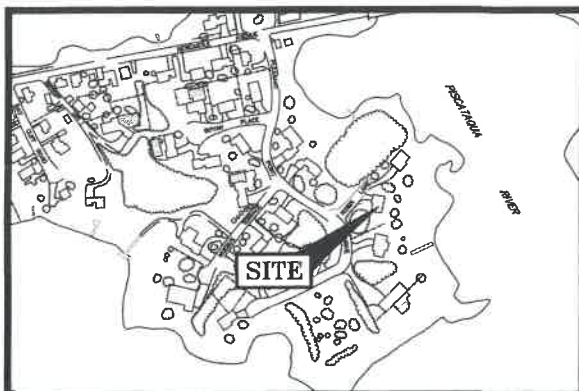
Respectfully submitted,

Dated: 1/30/19

By:


Bernard W. Pelech, Esquire





LOCATION MAP SCALE 1"=300'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
	MAP 11 / LOT 21
BOUNDARY	
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
NHFB FND	NH DOT BOUND FOUND
TB FND	TOWN BOUND FOUND
BND w/DH	BOUND w/ DRILL HOLE
ST BND w/DH	STONE BOUND w/DRILL HOLE
HOTL	HIGHEST OBSERVABLE TIDE LINE
MHW	MEAN HIGH WATER LINE
PSS	NH DES 50' PRIMARY STRUCTURE SETBACK
PHZ	FEMA FLOOD HAZARD ZONE LINE
W	WATER LINE
100	OVERHEAD ELECTRIC/WIRES
97x3	CONTOUR
	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
	WATER SHUT OFF/CURB STOP
	GATE VALVE
	SWAMP / MARSH
EL	ELEVATION
EP	EDGE OF PAVEMENT
F.F.	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
LSA	CENTERLINE
	LANDSCAPED AREA
	PHOTO LOCATION

WETLAND NOTES:

- HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 8/22/2018 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWIPCC WETLANDS WORK GROUP (2017).
 - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
 - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
 - "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

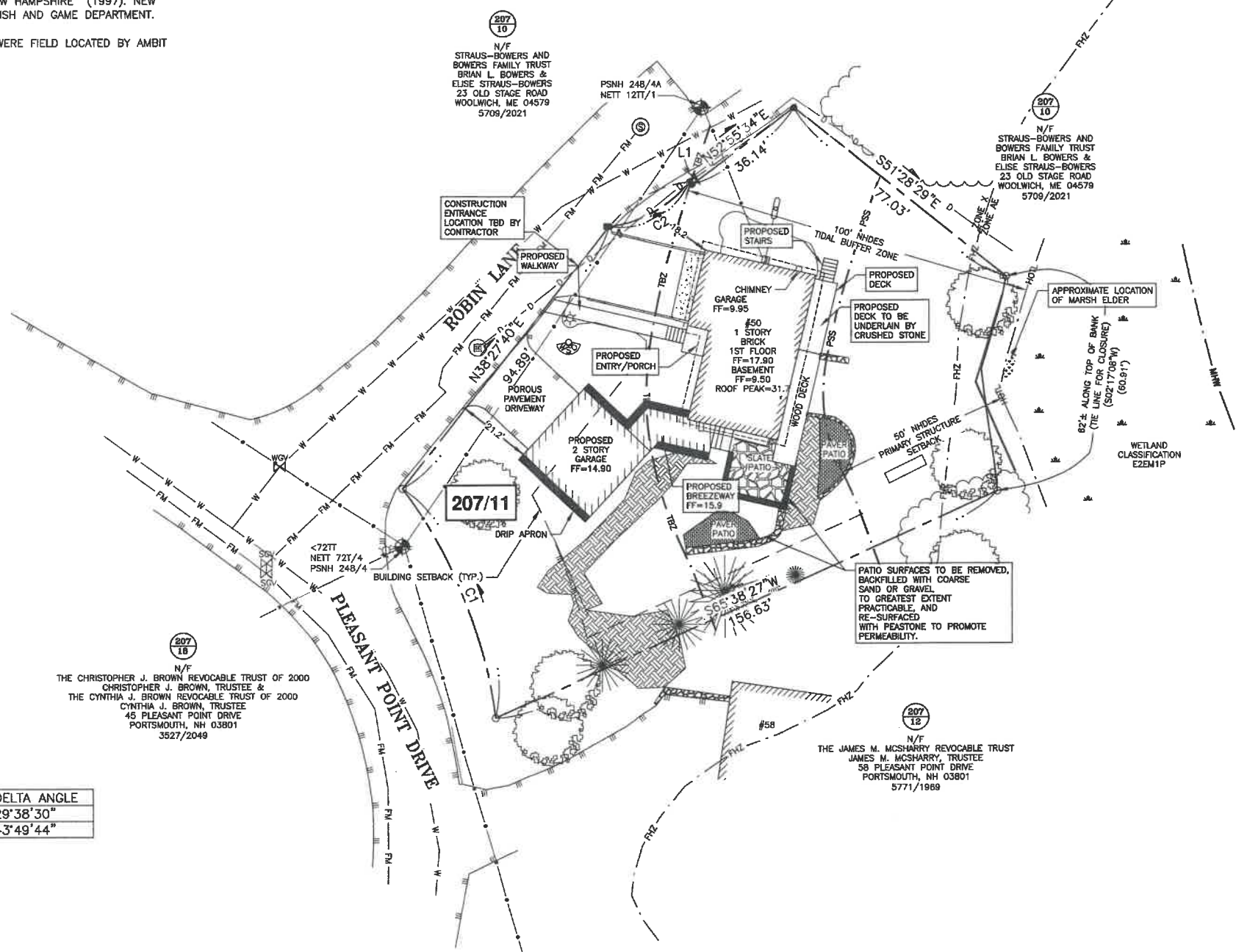
2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

PLAN REFERENCES:

- PLAN OF LOTS NEWCASTLE AVENUE PORTSMOUTH, N.H. FOR ROBERT A. MOEBUS & HENRY C. SIVK. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. DATED OCTOBER 1952. R.C.R.D. PLAN #02160-B.
- LAND IN PORTSMOUTH, N.H. JOHN C. SULLIVAN TO DAVID A. & CLOTILDE STRAUS. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. DATED JUNE 1958. R.C.R.D. 1480/80.
- PLEASANT POINT AREA SEWER EXTENSION, PORTSMOUTH WATER AND SEWER DEPARTMENT, SITE PLAN, PORTSMOUTH, NEW HAMPSHIRE. PREPARED BY STANTEC CONSULTING SERVICES, INC. DATED JULY 2006. NOT RECORDED.

IMPERVIOUS SURFACE AREAS/LOT COVERAGE
(AREA TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE, AND PORCH	1,383	2,285
RETAINING WALLS	144	116
DECK	210	343
STAIRS	67	115
CONCRETE	98	0
WALKWAY/PATIOS	823	280
PAVED DRIVE	565	0
BRICK WALL	56	56
TOTAL	3,346	3,195
AREA OF LOT	17,046	17,046
% LOT COVERAGE	19.6%	18.7%



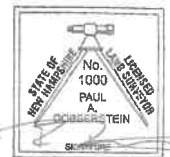
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	138.00'	71.39'	70.60'	N22°05'18"W	29°38'30"
C2	35.00'	26.77'	26.13'	N61°00'03"E	43°49'44"

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S43°06'05"E	1.01'

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."



PAUL A. DOBBERSTEIN, L.L.S.

1/29/2019 DATE

GRAPHIC SCALE

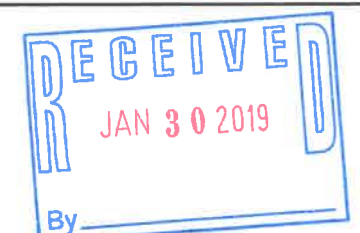


AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-8282
Fax (603) 430-2315

- NOTES:
- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 207 AS LOT 11.
 - OWNER OF RECORD: VAUGHN FAMILY REVOCABLE TRUST
50 PLEASANT POINT DRIVE
PORTSMOUTH, NH 03801
3263/2861
APPLICANT: CRAIG AND DIANE ALIE
142 LONGFELLOW ROAD
SUDBURY, MA 01776
 - PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA, ZONE AE (EL. 9) AS SHOWN ON FIRM PANEL 33015C0278E, MAY 17, 2005.
 - EXISTING LOT AREA: 17,046± S.F. (TO TOP OF BANK-SEE NOTE 9)
0.3913± ACRES (TO TOP OF BANK-SEE NOTE 9)
 - PARCEL IS LOCATED IN THE SINGLE RESIDENCE B (SRB) ZONING DISTRICT.
 - DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 15,000 S.F.
FRONTAGE: 100 FEET
SETBACKS: FRONT 30 FEET
SIDE 10 FEET
REAR 30 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 20%
MINIMUM OPEN SPACE: 40%
 - THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED VARIANCES FOR CONSTRUCTION ON TAX MAP 207 LOT 11 IN THE CITY OF PORTSMOUTH.
 - VERTICAL DATUM IS MEAN SEA LEVEL NAVD83. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').
 - SUBDIVISION PLAN WHICH CREATED THE PARCEL (R.C.R.D. PLAN #02160-B) DESIGNATES THE LIMIT OF OWNERSHIP AS THE "LINE OF HIGH GROUND". THE TOP OF BANK HAS BEEN HELD AS THE LIMIT OF OWNERSHIP FOR THE PURPOSES OF THIS PLAN.
 - PARCEL IS SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN 1427/367.

ALIE RESIDENCE
50 PLEASANT POINT DRIVE
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	01/24/19
0	ISSUED FOR COMMENT	12/19/18



SCALE 1"=20' DECEMBER 2018

VARIANCE PLAN C1

HC - Alie Residence

50 Pleasant Point,
Portsmouth, NH



603-431-9559



Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms", available on ArtformHomePlans.com), please be aware of the following:

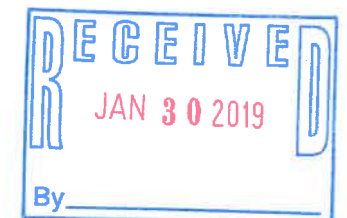
As defined in the Terms, this is a Design Drawing and may not yet have Construction Drawings (CDs) or the CDs may not reflect design changes. During the conversion of a Design Drawing to Construction Drawings, changes may be necessary including, but not limited to, dimensional changes or changes to the framing and structural supports.

We require that our designs be built substantially as shown in the Drawings. Markups agreed to by Builder and Home Buyer must still be approved by Artform, and may require additional changes, such as structural updates. While we attempt to accommodate requested changes where possible and reasonable, including considerations of design integrity, any and all changes to Drawings must be approved in writing by Artform. It is recommended that you have your Design Drawings updated by Artform prior to attaching any Drawing to any builder agreement. Artform shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Artform.
- Increasing or decreasing ceiling heights requires adjustments to window sizes and other exterior elements.

We are not responsible for typographical errors. Home Buyer shall give thoughtful consideration to all drawings and documents provided to them and shall be solely responsible for ensuring that they understand features in the home that are important to them.

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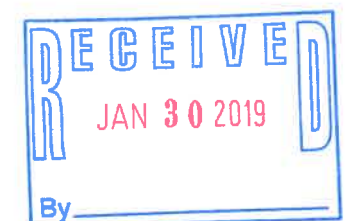


HC - Alie Residence

50 Pleasant Point,
Portsmouth, NH

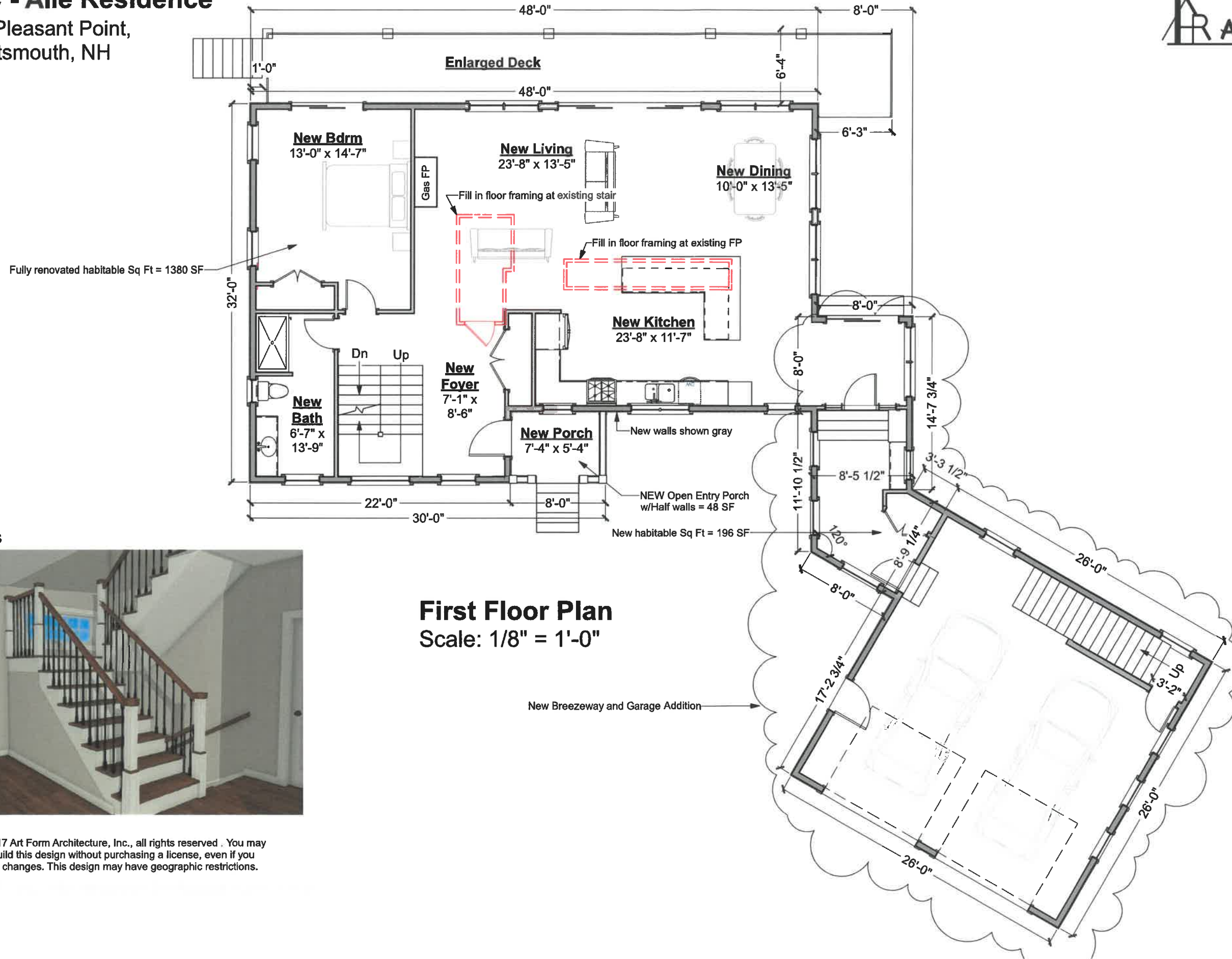


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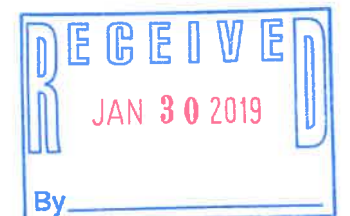
50 Pleasant Point,
Portsmouth, NH



Stairs



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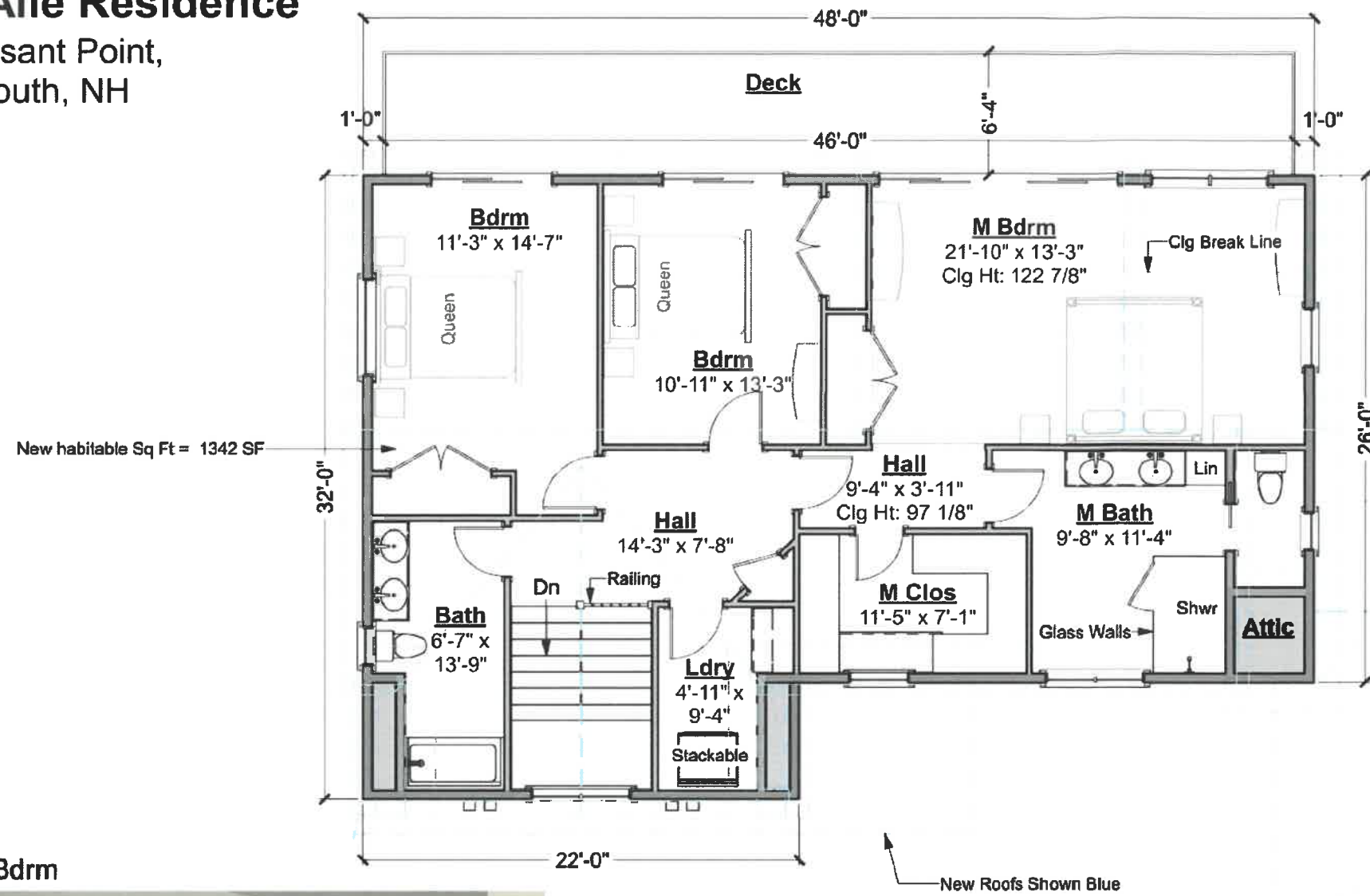


HC - Alie Residence

50 Pleasant Point,
Portsmouth, NH



Office



New habitable Sq Ft = 1342 SF

New Roofs Shown Blue

Master Bdrm

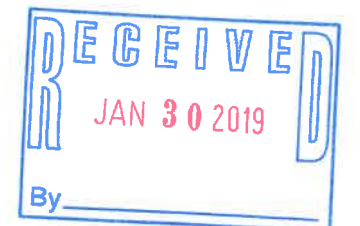


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New Second Floor Plan

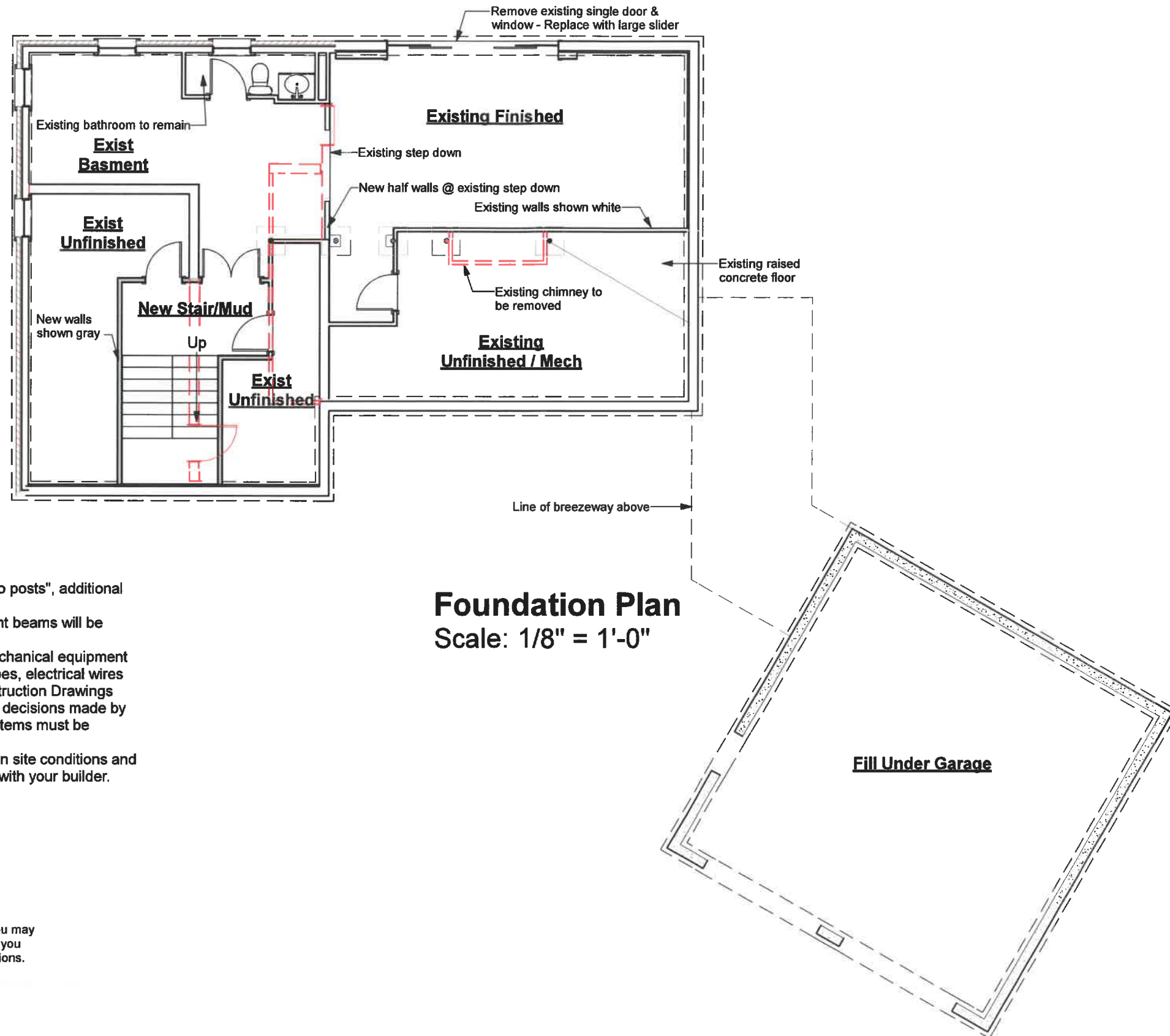
Scale: 1/8" = 1'-0"

New habitable Sq Ft = 546 SF



HC - Alie Residence

50 Pleasant Point,
Portsmouth, NH



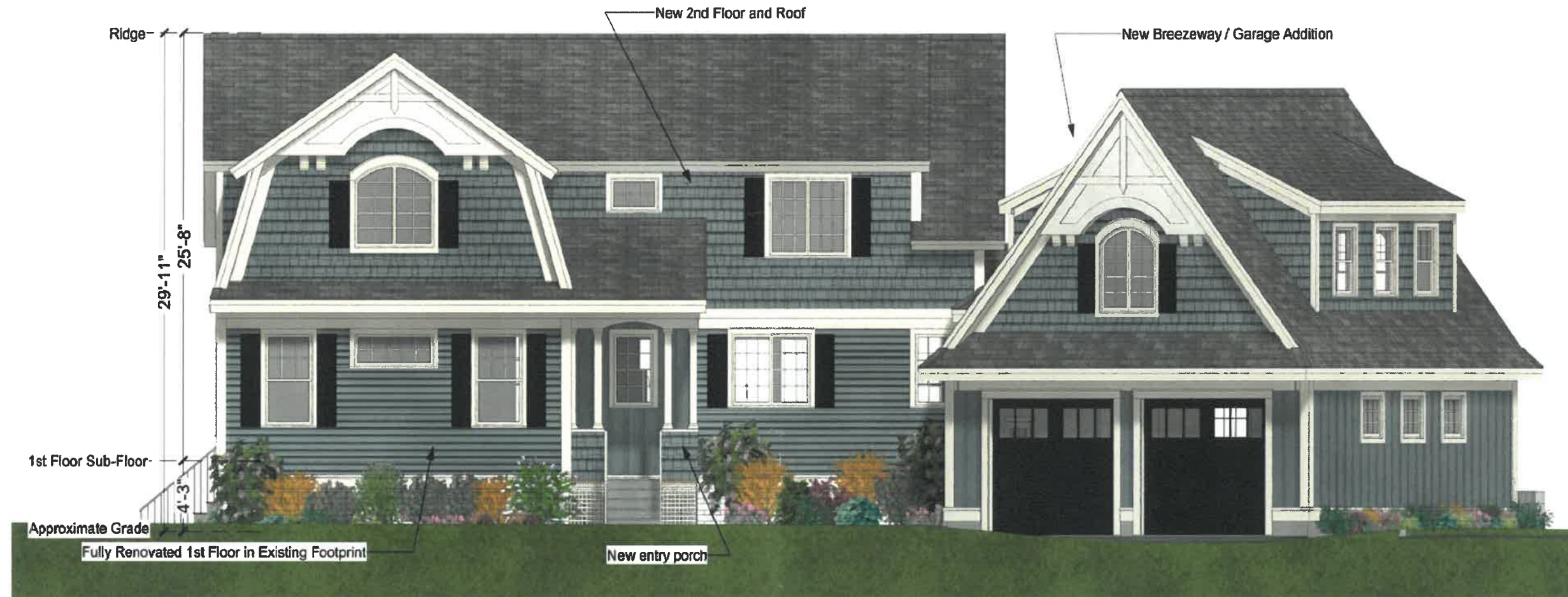
IMPORTANT:

- Unless an area is specifically designed as "no posts", additional posts may be required.
- Unless specifically noted otherwise, basement beams will be framed below the floor joists.
- Basement spaces accommodate utilities, mechanical equipment and the horizontal movement of plumbing pipes, electrical wires and heating ducts. Both as part of any Construction Drawings produced based on this design and as future decisions made by the builder, changes to accommodate these items must be expected.
- Basement window locations are dependent on site conditions and utility locations. Clarify number and location with your builder.



HC - Alie Residence

50 Pleasant Point,
Portsmouth, NH



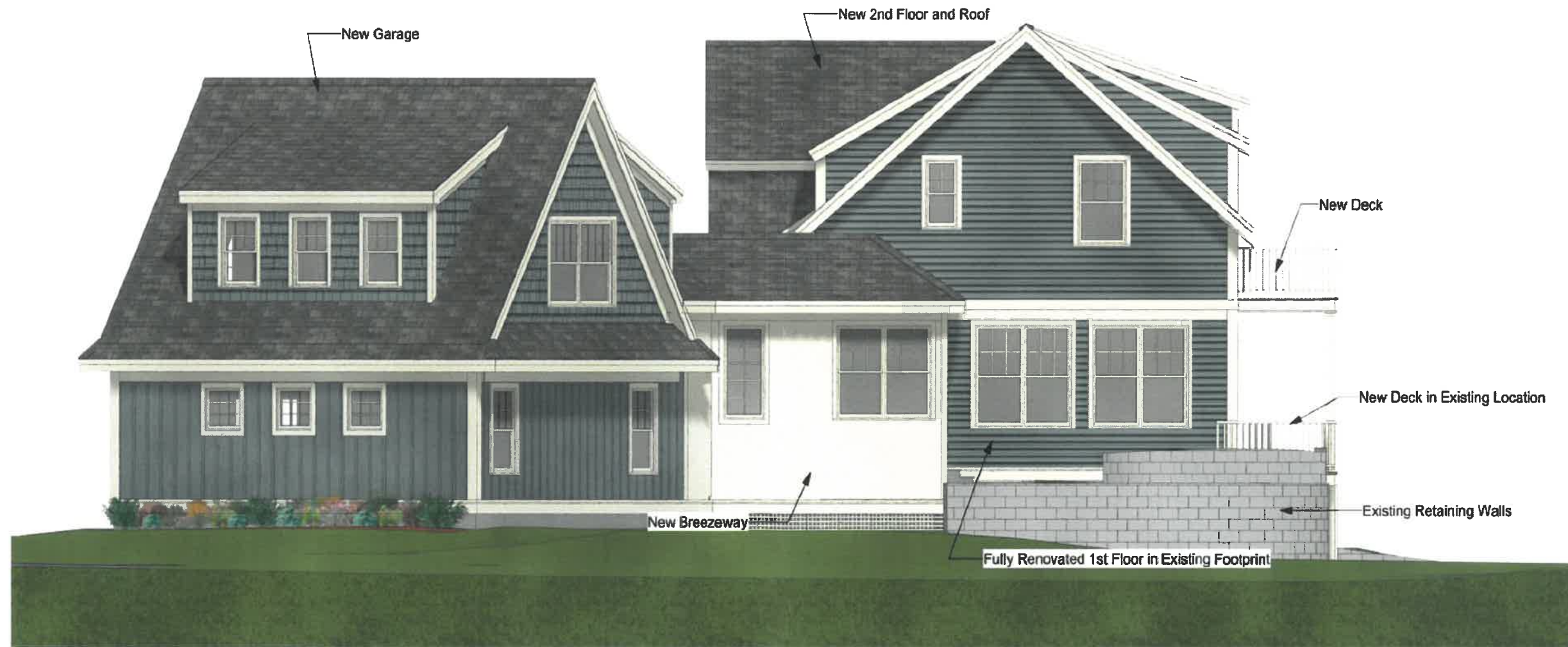
Front Elevation

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



HC - Alie Residence

50 Pleasant Point,
Portsmouth, NH



Right Elevation

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



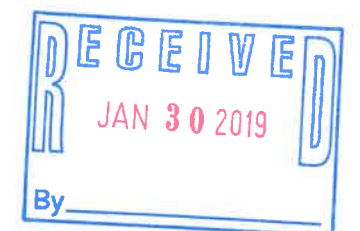
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50 Pleasant Point,
Portsmouth, NH



Rear Elevation

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



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50 Pleasant Point,
Portsmouth, NH



Left Elevation
Scale: 1/8" = 1'-0"

