

RECEIVED

MAY - 1 2019

BY: _____

Nies Thomas A. Revocable Trust of 2010
Nies Denise M. Revocable Trust of 2010
Thomas A. and Denise M. Nies, Trustees
419 Richards Avenue
Portsmouth, NH 30801

April 30, 2019

Chair of the Board of Adjustment
City of Portsmouth
City Hall
1 Junkins Avenue
Portsmouth, New Hampshire

Petitioners request a variance to allow the demolition of a non-conforming garage (11.5 ft. X 16 ft.) and construction of a larger non-conforming garage (14 ft X26 ft). The replacement garage will have a right side yard setback of 6.5 ft. where ten feet is required (Zoning Ordinance Section 10.521). The estimated value of the new garage is \$25,000. The property is in residential district GRA and has one dwelling unit, a single-family home.

The variance is requested to allow construction of a single car garage with additional interior storage space. The existing non-conforming structure is in poor condition (graded at the minimum grade of E in the 2018 property revaluation) and is not large enough to hold most vehicles. The existing non-conforming garage has a side-yard setback of 8.8 feet; all other setbacks comply with the zoning ordinance. If the requested variances are approved, the resulting structure will comply with all other provisions of the zoning ordinance for this area. The rear yard setback will be 50.1 ft. (where 20 ft. is required), the left side setback will be 29.6 ft. (where 10 ft. is required), and the front setback will be 95.6 ft (where 15 ft. is required). The total building coverage will be 18.8 pct. of the property. Total open space will be 57.7 percent. An existing driveway and parking area will continue to provide three off street parking spaces. The proposed structure is one-story (approximately 13 ft.) and will not exceed the 35 ft. height limit for this area. A table with all current and proposed setbacks follows this letter.

Reason for Request

The variance is requested due to an unnecessary hardship (section 10.233.25) as defined by Section 10.233.31 of the zoning ordinance. No change in use is planned for the property. The request meets the requirements of this section as described below.

Special Conditions of the Property

The existing lot is similar to other lots on the same side of Richards Avenue, but is deeper than lots on the opposite side of Richards Avenue and adjoining lots to the rear on Sherburne Avenue. The driveway is on the right hand side of the house, leading to the current garage and parking area. A brick patio and landscaping to the left of the current garage limits the ability to move the garage into the yard. While many of the lots in this area do not have a freestanding garage, those that do exist are often located within the ten foot setback in order to align with the driveways and maximize yard space. For example, the adjacent lot at 409 Richards has a garage that is nearly on the property line, as do the lots at 387, 399, 410, and 442 Richards Avenue.

Attachments

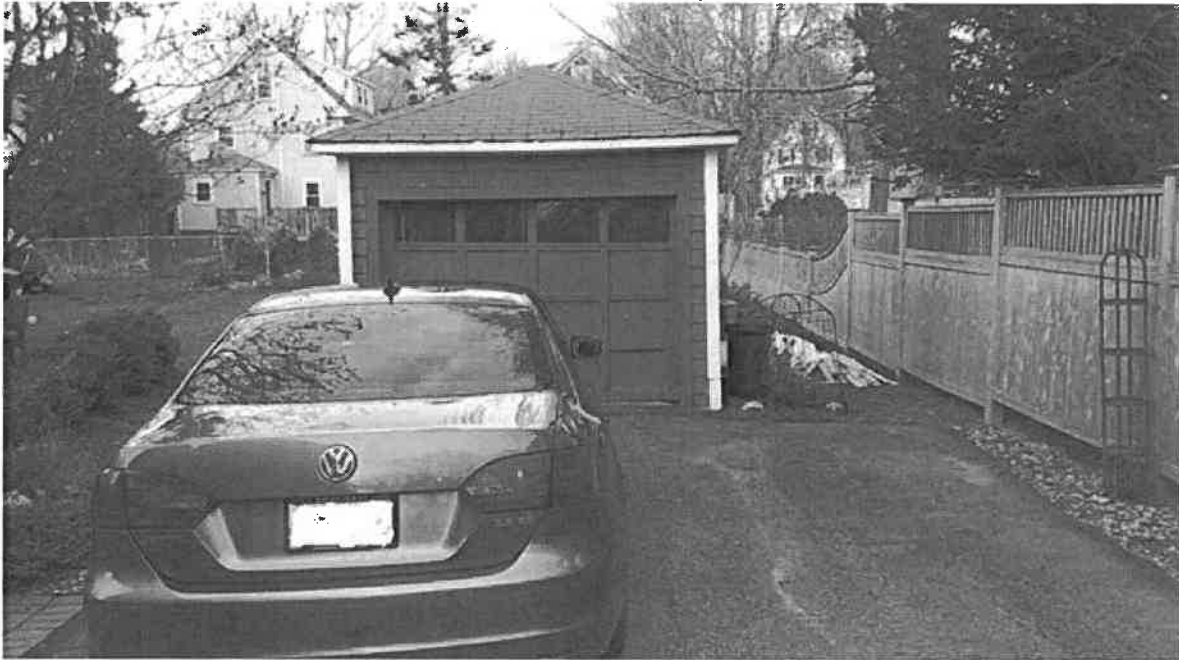
- 1. Table of current and proposed dimensions**
- 2. Labeled photographs of existing conditions**
- 3. Site plan, current conditions**
- 4. Site plan, proposed condition. This includes a table of proposed building dimensions.**
- 5. Building plan and elevation for proposed structure. Note that exterior cosmetic details may differ slightly, as noted on a sheet following the plans.**

Existing Condition Photographs

View from Street (Richards Avenue)



View from Driveway



NOTES:
1) THIS SURVEY IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 112 AS LOT 20.
2) OWNERS OF RECORD:
THOMAS A. NIES REVOCABLE TRUST OF 2010
DENISE M. NIES
THOMAS A. & DENISE M. NIES TRUSTEES
PORTSMOUTH, NH 03801
5197/1233
3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 330102059E, EFFECTIVE DATE 5/17/2009.
4) EXISTING LOT AREA:
0.5911 S.F.
0.1517 ACRES
5) PARCEL IS LOCATED IN GENERAL RESIDENCE DISTRICT (GRD).
6) DIMENSIONAL REQUIREMENTS:
FRONT SETBACK: 7.000 S.F.
REAR SETBACK: 12.000 S.F.
SIDE SETBACK: 15 FEET
FRONT YARD: 20 FEET
REAR YARD: 35 FEET
MINIMUM OPEN SPACE: 30%
7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A STANDARD BOUNDARY SURVEY OF ASSESSOR'S MAP 112 LOT 20 IN THE CITY OF PORTSMOUTH.

PLAN REFERENCES:
1) PLAN OF A LOT OF LAND OWNED BY ALFRED L. BROWN, DATED NOV. 5, 1958, R.E.C.D. PLAN D-3874C.
2) SUBDIVISION AND LOT LINE REVISION PLAN OF LAND SOUTH OF RICHARDS AVENUE, PORTSMOUTH, NH, FOR ORPHEN, PREPARED BY BATTERY SURVEYING, INC. DATED JUNE 19, 1997, R.E.C.D. PLAN D-2554C.
3) PLAN OF LOTS OF LAND BELONGING TO C. E. TRINICK, PORTSMOUTH, NH, DATED NOVEMBER 1918, R.E.C.D. PLAN #333.
4) A. SPROVE, DATED NOVEMBER 1918, R.E.C.D. PLAN #333.
5) PLAN SHOWING PROPERTY OF GEORGE SPROVE AND ORPHEN, PORTSMOUTH, NH, PREPARED BY L.E. SCRIPTON, DATED OCTOBER 1888, R.E.C.D. PLAN #30125.
6) PLAN OF LAND 157 RICHARDS AVENUE, PORTSMOUTH, NH, FOR VERA AND ASSOCIATES, INC. DATED AUG 13, 2001, R.E.C.D. PLAN D-28975.
7) PLAN OF LAND 138 SERRINBERG AVENUE, PORTSMOUTH, NH, FOR EVAN D. AND MARGARET A. CASAL, PREPARED BY JAMES VERA AND ASSOCIATES, INC. DATED AUG 13, 2001, R.E.C.D. PLAN D-28974C.
8) PLAN OF LAND 137 RICHARDS AVENUE, PORTSMOUTH, NH, FOR ORPHEN, PREPARED BY BATTERY SURVEYING, INC. DATED SEPT. 8, 2010, R.E.C.D. PLAN D-3525A.

PLAN REFERENCES (continued):
9) STANDARD PRELIMINARY MAP MAP 112, LOT 6, PROPERTY OF DENISE M. NIES, PORTSMOUTH, NH, PREPARED BY BATTERY SURVEYING, INC. DATED SEPT. 8, 2010, R.E.C.D. PLAN D-3525A.
10) PLAN OF LAND 137 RICHARDS AVENUE, PORTSMOUTH, NH, FOR VERA AND ASSOCIATES, INC. DATED AUG 13, 2001, R.E.C.D. PLAN D-28975.
11) PLAN OF LAND 138 SERRINBERG AVENUE, PORTSMOUTH, NH, FOR EVAN D. AND MARGARET A. CASAL, PREPARED BY JAMES VERA AND ASSOCIATES, INC. DATED AUG 13, 2001, R.E.C.D. PLAN D-28974C.
12) PLAN OF LAND 137 RICHARDS AVENUE, PORTSMOUTH, NH, FOR ORPHEN, PREPARED BY BATTERY SURVEYING, INC. DATED SEPT. 8, 2010, R.E.C.D. PLAN D-3525A.

LEGEND:
M/F MET
RP RECORD
RR R/W RECORD
R/S R/W RECORD
S/S SURVEY
B/S BOUNDARY SURVEY
D/S DRAINAGE SURVEY
L/S LANDSCAPE SURVEY
C/S CONCRETE SURVEY
P/S PAVEMENT SURVEY
T/S TOPOGRAPHY SURVEY
E/S ELEVATION SURVEY
G/S GEOTECHNICAL SURVEY
H/S HYDROLOGICAL SURVEY
I/S INFRASTRUCTURE SURVEY
L/S LANDSCAPE SURVEY
M/S MEASUREMENT SURVEY
P/S PAVEMENT SURVEY
T/S TOPOGRAPHY SURVEY
E/S ELEVATION SURVEY
G/S GEOTECHNICAL SURVEY
H/S HYDROLOGICAL SURVEY
I/S INFRASTRUCTURE SURVEY

LOCATION MAP: SCALE: 1"=300'
The location map shows the project site (Lot 20) in relation to surrounding streets: Richards Avenue to the north, and other residential streets to the east and south. The site is marked with a star and labeled 'SITE'.

PLAN REFERENCES (continued):
13) PLAN OF LAND 137 RICHARDS AVENUE, PORTSMOUTH, NH, FOR VERA AND ASSOCIATES, INC. DATED AUG 13, 2001, R.E.C.D. PLAN D-28975.
14) PLAN OF LAND 138 SERRINBERG AVENUE, PORTSMOUTH, NH, FOR EVAN D. AND MARGARET A. CASAL, PREPARED BY JAMES VERA AND ASSOCIATES, INC. DATED AUG 13, 2001, R.E.C.D. PLAN D-28974C.
15) PLAN OF LAND 137 RICHARDS AVENUE, PORTSMOUTH, NH, FOR ORPHEN, PREPARED BY BATTERY SURVEYING, INC. DATED SEPT. 8, 2010, R.E.C.D. PLAN D-3525A.

PLAN REFERENCES (continued):
16) PLAN OF LAND 137 RICHARDS AVENUE, PORTSMOUTH, NH, FOR ORPHEN, PREPARED BY BATTERY SURVEYING, INC. DATED SEPT. 8, 2010, R.E.C.D. PLAN D-3525A.
17) PLAN OF LAND 137 RICHARDS AVENUE, PORTSMOUTH, NH, FOR ORPHEN, PREPARED BY BATTERY SURVEYING, INC. DATED SEPT. 8, 2010, R.E.C.D. PLAN D-3525A.

PLAN REFERENCES (continued):
18) PLAN OF LAND 137 RICHARDS AVENUE, PORTSMOUTH, NH, FOR ORPHEN, PREPARED BY BATTERY SURVEYING, INC. DATED SEPT. 8, 2010, R.E.C.D. PLAN D-3525A.

PLAN REFERENCES (continued):
19) PLAN OF LAND 137 RICHARDS AVENUE, PORTSMOUTH, NH, FOR ORPHEN, PREPARED BY BATTERY SURVEYING, INC. DATED SEPT. 8, 2010, R.E.C.D. PLAN D-3525A.

PLAN REFERENCES (continued):
20) PLAN OF LAND 137 RICHARDS AVENUE, PORTSMOUTH, NH, FOR ORPHEN, PREPARED BY BATTERY SURVEYING, INC. DATED SEPT. 8, 2010, R.E.C.D. PLAN D-3525A.

PLAN REFERENCES (continued):
21) PLAN OF LAND 137 RICHARDS AVENUE, PORTSMOUTH, NH, FOR ORPHEN, PREPARED BY BATTERY SURVEYING, INC. DATED SEPT. 8, 2010, R.E.C.D. PLAN D-3525A.

PLAN REFERENCES (continued):
22) PLAN OF LAND 137 RICHARDS AVENUE, PORTSMOUTH, NH, FOR ORPHEN, PREPARED BY BATTERY SURVEYING, INC. DATED SEPT. 8, 2010, R.E.C.D. PLAN D-3525A.

PLAN REFERENCES (continued):
23) PLAN OF LAND 137 RICHARDS AVENUE, PORTSMOUTH, NH, FOR ORPHEN, PREPARED BY BATTERY SURVEYING, INC. DATED SEPT. 8, 2010, R.E.C.D. PLAN D-3525A.

PLAN REFERENCES (continued):
24) PLAN OF LAND 137 RICHARDS AVENUE, PORTSMOUTH, NH, FOR ORPHEN, PREPARED BY BATTERY SURVEYING, INC. DATED SEPT. 8, 2010, R.E.C.D. PLAN D-3525A.

PLAN REFERENCES (continued):
25) PLAN OF LAND 137 RICHARDS AVENUE, PORTSMOUTH, NH, FOR ORPHEN, PREPARED BY BATTERY SURVEYING, INC. DATED SEPT. 8, 2010, R.E.C.D. PLAN D-3525A.

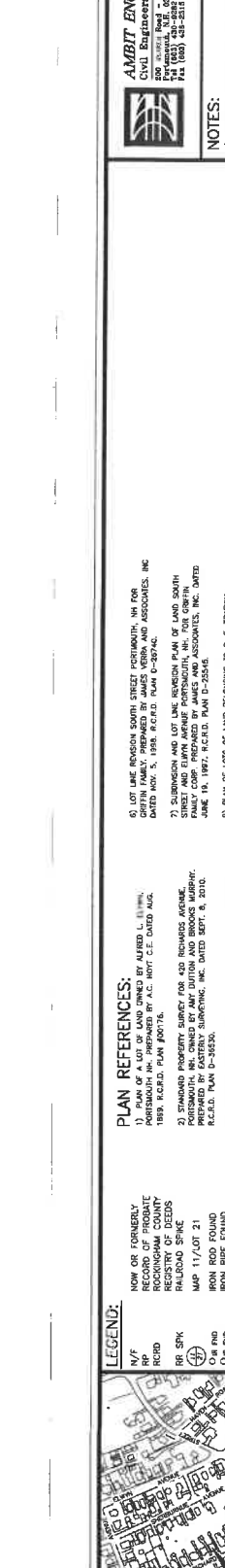
PLAN REFERENCES (continued):
26) PLAN OF LAND 137 RICHARDS AVENUE, PORTSMOUTH, NH, FOR ORPHEN, PREPARED BY BATTERY SURVEYING, INC. DATED SEPT. 8, 2010, R.E.C.D. PLAN D-3525A.

PLAN REFERENCES (continued):
27) PLAN OF LAND 137 RICHARDS AVENUE, PORTSMOUTH, NH, FOR ORPHEN, PREPARED BY BATTERY SURVEYING, INC. DATED SEPT. 8, 2010, R.E.C.D. PLAN D-3525A.

PLAN REFERENCES (continued):
28) PLAN OF LAND 137 RICHARDS AVENUE, PORTSMOUTH, NH, FOR ORPHEN, PREPARED BY BATTERY SURVEYING, INC. DATED SEPT. 8, 2010, R.E.C.D. PLAN D-3525A.

PLAN REFERENCES (continued):
29) PLAN OF LAND 137 RICHARDS AVENUE, PORTSMOUTH, NH, FOR ORPHEN, PREPARED BY BATTERY SURVEYING, INC. DATED SEPT. 8, 2010, R.E.C.D. PLAN D-3525A.

PLAN REFERENCES (continued):
30) PLAN OF LAND 137 RICHARDS AVENUE, PORTSMOUTH, NH, FOR ORPHEN, PREPARED BY BATTERY SURVEYING, INC. DATED SEPT. 8, 2010, R.E.C.D. PLAN D-3525A.



NO.	MONUMENTS AS SET	DATE
1	AS SET	4/30/18
2	ISSUED FOR COMMENT	4/25/19

STANDARD BOUNDARY SURVEY
TAX MAP 112 - LOT 20
OWNERS OF RECORD:
THOMAS A. NIES
& DENISE M. NIES
REVOCABLE TRUST OF 2010
419 RICHARDS AVENUE
CITY OF PORTSMOUTH
STATE OF NEW HAMPSHIRE

SCALE: 1"=10'
APRIL 2019
FB 338 PG 24
2044



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
100 Central Ave., Suite 201
Portsmouth, NH 03801
Tel: (603) 424-2222
Fax: (603) 424-2222

VARIANCE REQUESTED:
1) SECTION 10.541 - A RIGHT SIDE YARD OF 6.5' WHERE 8.8' EXISTS, AND 10' IS REQUIRED.

EXISTING AND PROPOSED SETBACKS:
SETBACKS (MAIN STRUCTURE):
EXISTING FRONT: 18.9'
PROPOSED FRONT: 18.9'
EXISTING REAR: 10.15'
PROPOSED REAR: 10.15'

EXISTING GARAGE DIMENSIONS
SCALE 1"=10'

LEGEND:
N=1/4 SECTION
R=1/4 SECTION
C=1/4 SECTION
D=1/4 SECTION
E=1/4 SECTION
F=1/4 SECTION
G=1/4 SECTION
H=1/4 SECTION
I=1/4 SECTION
J=1/4 SECTION
K=1/4 SECTION
L=1/4 SECTION
M=1/4 SECTION
N=1/4 SECTION
O=1/4 SECTION
P=1/4 SECTION
Q=1/4 SECTION
R=1/4 SECTION
S=1/4 SECTION
T=1/4 SECTION
U=1/4 SECTION
V=1/4 SECTION
W=1/4 SECTION
X=1/4 SECTION
Y=1/4 SECTION
Z=1/4 SECTION

LOCATION MAP
SCALE 1"=300'

NOTES:
1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 112 AS LOT 20.
2) OWNERS OF RECORD:
THOMAS A. NIES REVOCABLE TRUST OF 2010
THOMAS A. NIES REVOCABLE TRUST
THOMAS A. NIES TRUSTEES
419 RICHARDS AVE
PORTSMOUTH, NH 03801
5152/1225

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 330125D025E. EFFECTIVE DATE 9/17/2008.
4) EXISTING LOT AREA:
0.177 ACRES
0.197 ACRES
5) PARCEL IS LOCATED IN GENERAL RESIDENCE DISTRICT (GR).

6) DIMENSIONAL REQUIREMENTS:
FRONT: 7.500 S.F.
SIDE: 100 FEET
REAR: 15 FEET
SETBACKS:
FRONT: 15 FEET
SIDE: 15 FEET
REAR: 20 FEET
MAXIMUM BUILDING COVERAGE: 22%
MINIMUM OPEN SPACE: 33%

7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED REPLACEMENT OF AN EXISTING GARAGE ON ASSESSOR'S MAP 112 LOT 20 IN THE CITY OF PORTSMOUTH.
8) GARAGE DESIGN DIMENSIONS TAKEN FROM PLANS TITLED "PLAN NO. 304-1" PREPARED BY RFHM DESIGN BUILDING PLANS, DATED MAY 17, 2010.
9) BUILDING COVERAGE:
EXISTING: 13.4 S.F./5,891 S.F. = 0.23%
PROPOSED: 1,347/6,561 S.F. = 20.4%

VARIANCE REQUESTED:
1) SECTION 10.541 - A RIGHT SIDE YARD OF 6.5' WHERE 8.8' EXISTS, AND 10' IS REQUIRED.

PLAN REFERENCES:
1) EXISTING BOUNDARY SURVEY DATED MAP 112 - LOT 20
OWNERS OF RECORD: THOMAS A. NIES REVOCABLE TRUST OF 2010
THOMAS A. NIES REVOCABLE TRUST
THOMAS A. NIES TRUSTEES
419 RICHARDS AVE
PORTSMOUTH, NH 03801
5152/1225
2) SEE PLAN REFERENCE 1 FOR ADDITIONAL REFERENCES.

**GARAGE REPLACEMENT
NIES RESIDENCE
419 RICHARDS AVENUE
PORTSMOUTH, N.H.**

SCALE 1"=10'
**VARIANCE APPLICATION
PLAN
C1**

1 REUSE FOR COMMENTS 4/20/19
0 ISSUED FOR COMMENT 4/20/19
NO. DESCRIPTION DATE

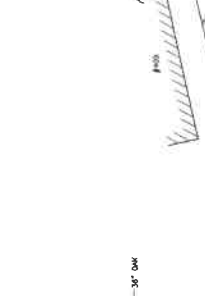
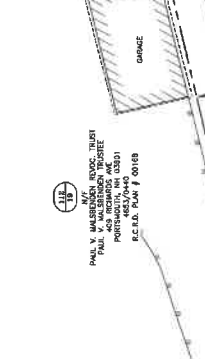
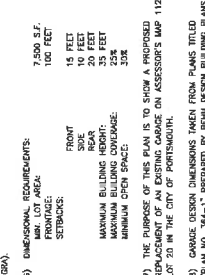
REVISIONS

SCALE 1"=10'
GRAPHIC SCALE
0 10 20 30 40 50 FEET
0 10 20 30 40 50 METERS

IMPERVIOUS SURFACE AREAS

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	1,338	1,338
GARAGE	215	528
PAVED DRIVE	1,183	1,123
PAVED & WALKWAYS	570	570
DECK & STAIRS	75	75
TOTAL	3,381	3,634
% IMPERVIOUS COVERAGE	18.91%	20.23%
% OPEN SPACE	60.98%	57.78%

*IMPERVIOUS SURFACE AREAS INCLUDE OVERHANGS



PAUL N. WARDENSON ENGINEER
170 W. BROADWAY AVE
PORTSMOUTH, NH 03801
POL. REG. NO. 1483
REC. IN. PLAN # 2018

JAMES ALEXANDER & ASSOCIATES
170 W. BROADWAY AVE
PORTSMOUTH, NH 03801
POL. REG. NO. 3062/2972

DAVID FARM V. REVOC. TRUST OF 2007
408 RICHARDS AVE
PORTSMOUTH, NH 03801
POL. REG. NO. 551/2846

SCOTT A. BUCHANAN ENGINEER
114 BROADWAY AVE
PORTSMOUTH, NH 03801
POL. REG. NO. 2709/2008

MAY E. BLUTH ENGINEER
114 BROADWAY AVE
PORTSMOUTH, NH 03801
POL. REG. NO. 2634/2008

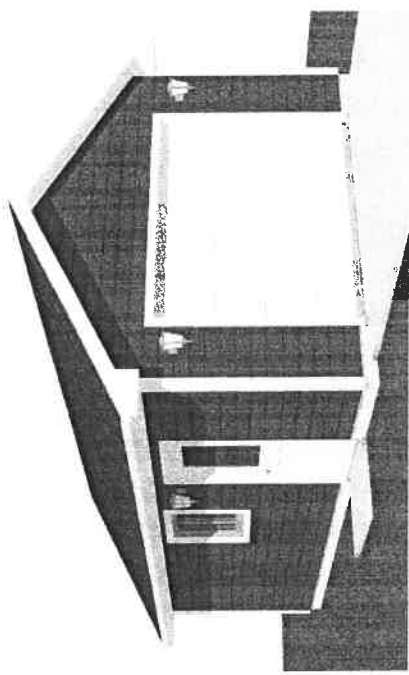
PAUL A. DOBBERTEN, LLS
DATE: 4/20/19

Building Materials List for Behm Design Plan # 364-1

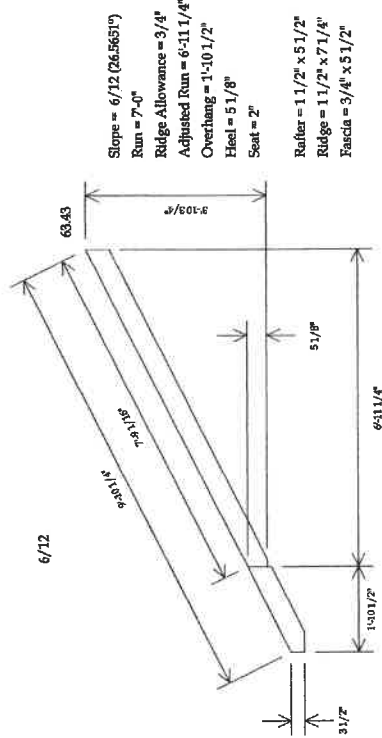
www.behmdesign.net
 1-800-210-6776
 ~ Local building code approved substitutions may be made to this list. ~
 Variations in construction methods and materials can require modification of this list. Every attempt is made for greatest accuracy, but typographical or human error is possible. Quantities verification by the materials supplier is recommended before materials package is finalized and/or shipped.

- Rough Framing**
 2 x 4 x 92'-1/2" HPDF exterior "stud" wall framing 84 pcs.
 2 x 4 HPDF No. 2 wall top plate material 224 lf
 2 x 4 x HPDF No. 2 lockouts material 10 lengths --- 2 pcs.
 2 x 4 HPDF No. 2 pressure-treated bottom plate 80 lf
 3 1/2 x 9-1/4 ULV Header 2850Fb 2.0E 9'-9" length --- 1 pc.
 2 x 6 DP No. 1 Header 8' length --- 3 pcs.
 2 x 3 HPDF No. 2 Soffit Framing Material 10 lengths --- 40 pcs.
 2 x 6 HPDF No. 2 rafters 14' length --- 21 pcs.
 2 x 6 HPDF No. 2 ceiling joists 14' length --- 21 pcs.
 2 x 6 HPDF No. 2 ridge board material 26 lf
- Sheathing Materials**
 7/16" o.s.b. wall sheathing 4 x 8 sheet --- 23 sheets
 15/32" Roof 5-ply C-D APA Plywood, ext. glie P.I., 24/0 4 x 8 sheet --- 20 sheets
- Vapor Barrier**
 Roof 15# bituminous felt paper in 36" wide roll 205 lf
 Wall 7# bituminous felt paper in 40" wide roll 200 lf
 Floor .006" black polyethylene membrane 364 sf
- Sliding Materials**
 2" featured o.s.b. siding boards with 1" lip 602 sf siding area
 Trim: 5/4 x 3 7' length --- 4 pcs.
 Trim: 5/4 x 4 8' length --- 13 pcs.
 Trim: 5/4 x 4 10' length --- 1 pc.
 Soffit End Cap Material: 2 x 12 8 lf
 Fascia: 1 x 6 56 lf
 3/8" thick soffit material 4 x 8 sheet --- 5 sheets
 Rakeboard: 2 x 6 12' length --- 4 pcs.
- Roofing Materials**
 Composition Roofing Shingles 512 sf, roof area
 Ridgevent material 24 lf
- Window and Door Assemblies**
 3030 sliding window(s) 2 ea.
 9'-0" x 7'-0" sectional garage door 1 ea.
 3068 exterior door 1 ea.
- Metal Parts & Misc.**
 Anchor bolts: 1/2" dia. x 10 ASTM A-307 w/ hex nuts --- 17 pcs.
 Flat washer for 1/2" dia. 2" square x 3/16" thick stl. pl. --- 17 pcs.
 Simpson H2.5 connectors 36 pcs.
 Simpson 5THD 10 hold-down straps 4 pcs.
 1 ea. sinker nails 50 lbs.
 8d common nails @ 145 nails / lb. 30 lbs.
 Drip flashing for window/door heads --- 18 lf
 2" Soffit Vent Screen 56 lf

~ To advise connections, call 1-800-210-6776. Thank you.~
 (note: electrical components and finishing materials not included in this list)



GARAGE PLAN #364-1
 14' x 26'



Rafter Profile

Building Categories and Data
 Occupancy Classification: "U"
 Construction Type: "I"
 Grade-To-Ridge Height: 13'-0"
 Gross Building Area: 336 sf

Building Code Compliance
 This planset was prepared to comply with the prescriptive requirements of the International Residential Code (IRC)

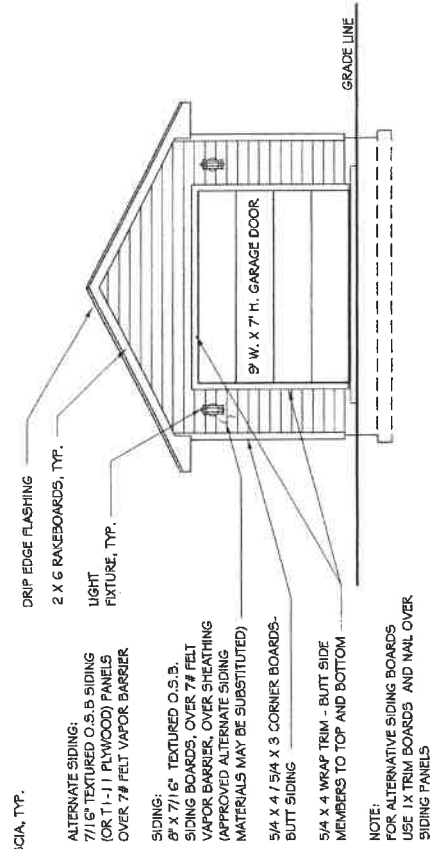
Parameters For Design
 Wind Speed: 100 mph - 3 sec. gust
 Wind Exposure: "B"
 Seismic Category: A, B and C
 Snow Load: 30# / sq.ft.

BEHM DESIGN BUILDING PLANS
 QUESTIONS? CALL 1-800-210-6776
 WWW.BEHMDESIGN.COM

PLAN NO. 364-1
 DESIGN BY: JJB
 DATE: 05/17 updated

SHEET CONTENTS: Pictorial View Of Design
 Project Data
 Building Materials List

1 OF **8**

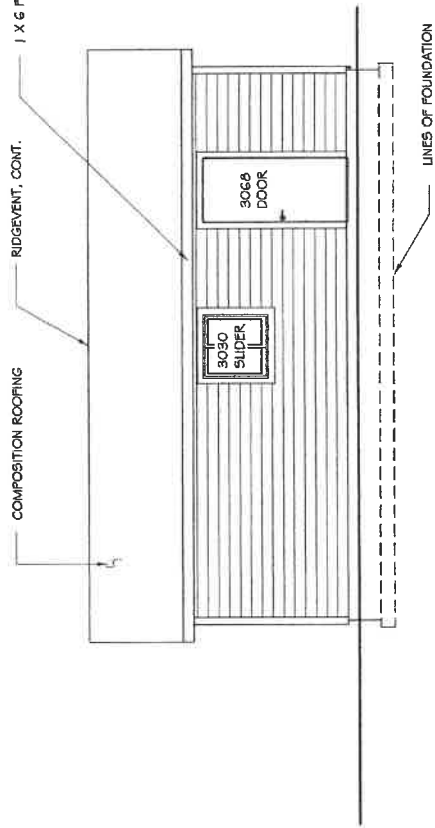


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
NOMINAL WINDOW SIZES ARE SHOWN: FEET/INCHES WIDE X FEET/INCHES HIGH, TYP. - VERIFY FRAMED OPENING REQUIRED BY PRODUCT MFR.

NOTE:
FLASH OPENINGS AND PROVIDE WEATHERSTRIPPING AS REQUIRED BY LOCAL CODES

NOTE:
NOTES AND MATERIALS INDICATED IN THIS ELEVATION ARE TYPICAL FOR ENTIRE BUILDING AS APPLIC.



LEFT SIDE WALL ELEVATION
SCALE: 1/4" = 1'-0"

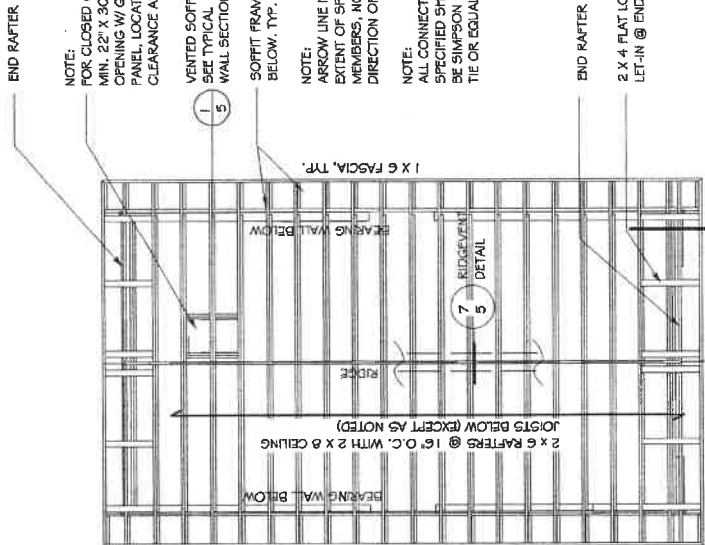
NOTE:
FOR CLOSED CEILING - MIN. 22" X 30" ATTIC ACCESS OPENING W/ G.W.B. REMOVABLE PANEL, LOCATE W/ 30" VERTICAL CLEARANCE ABOVE

VENTED SOFFIT:
1 SEE TYPICAL WALL SECTION BELOW, TYP.

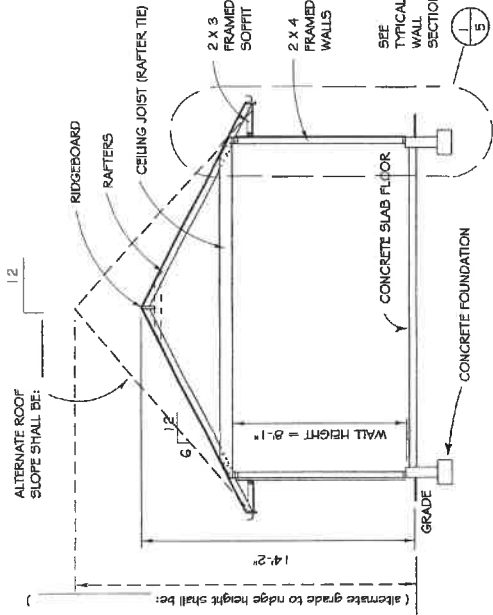
NOTE:
ARROW LINE INDICATES EXTENT OF SPANNING MEMBERS, NOT THE DIRECTION OF SPAN

NOTE:
ALL CONNECTORS SPECIFIED SHALL BE SIMPSON STRONG-TIE OR EQUAL

NOTE:
2 X 4 FLAT LOOKOUTS, LET-IN @ END RAFTER



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



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

NOTE:
FOOTING/STEM WALL FOUNDATION SHOWN. FOR ALTERNATIVE THICKENED-EDGE FOUNDATION SEE DETAIL

3/5

Notes

The exterior cosmetic details may differ slightly from those shown on the building plan in the following manner:

1. The exterior will be finished with cedar shakes to match the existing house.
2. The exterior trim details may differ in order to more closely match the existing house. For example, rather than trim boards on the corner, the shakes may be knitted at the corners as on the existing house.
3. The location of an access door and windows may be modified.
4. Subject to discussion with the builder, the roof pitch may be increased to better shed snow loads.
5. Decorative non-opening windows may be included above the garage door.
6. The garage door design will include windows.



LOCATION MAP SCALE: 1"=300'

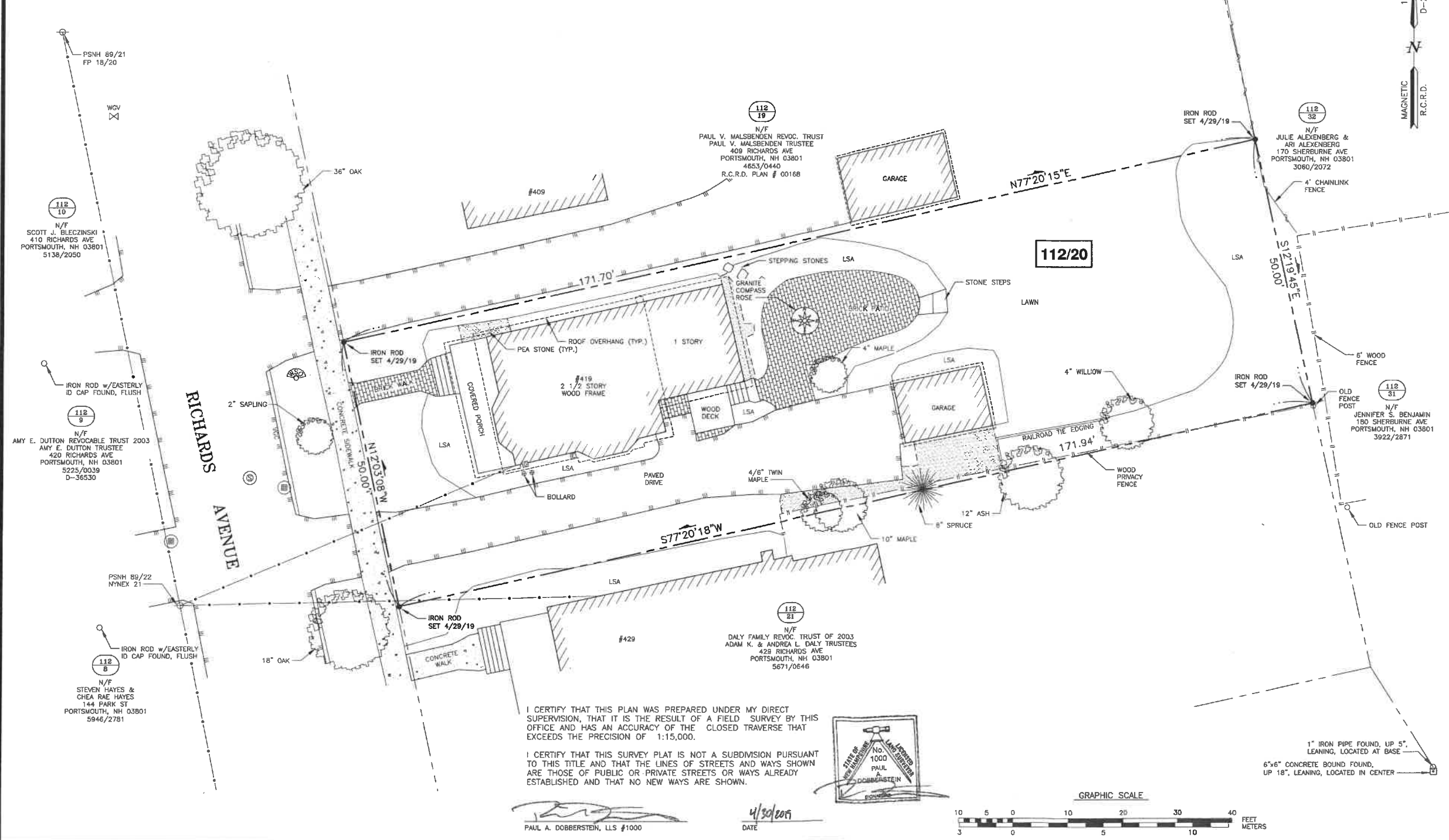
- LEGEND:**
- N/F NOW OR FORMERLY
 - RP RECORD OF PROBATE
 - RCRD ROCKINGHAM COUNTY
 - RR SPK RAILROAD SPIKE
 - IR FND IRON ROD FOUND
 - IP FND IRON PIPE FOUND
 - IR SET IRON ROD SET
 - DH FND DRILL HOLE FOUND
 - DH SET DRILL HOLE SET
 - BND w/DH BOUND WITH DRILL HOLE
 - LSA LANDSCAPE AREA

PLAN REFERENCES:

- 1) PLAN OF A LOT OF LAND OWNED BY ALFRED L. ELYWN, PORTSMOUTH NH. PREPARED BY A.C. HOYT C.E. DATED AUG. 1899. R.C.R.D. PLAN #00176.
- 2) STANDARD PROPERTY SURVEY FOR 420 RICHARDS AVENUE, PORTSMOUTH, NH. OWNED BY AMY DUTTON AND BROOKS MURPHY. PREPARED BY EASTERLY SURVEYING, INC. DATED SEPT. 8, 2010. R.C.R.D. PLAN D-36530.
- 3) STANDARD PROPERTY SURVEY TAX MAP 112 LOT 6, PROPERTY OF THE MCAULIFFE FAMILY REVOCABLE TRUST OF 2011. 452 AND 460 RICHARDS AVENUE, PORTSMOUTH, NH. PREPARED BY MSC CIVIL ENGINEERS & LAND SURVEYORS, INC. R.C.R.D. PLAN D-37568.
- 4) PLAT OF LAND 357 RICHARDS AVENUE PORTSMOUTH, NH FOR KEVIN F. AND MARGARET F. HODGES. PREPARED BY JAMES VERRA AND ASSOCIATES. DATED MAY 15, 2001. R.C.R.D. PLAN D-28875.
- 5) PLAT OF LAND 128 SHERBURNE AVENUE PORTSMOUTH, NH FOR EVAN D. AND MARGARET A. CASAD. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. DATED AUG 13, 2001. R.C.R.D. PLAN D-29324.
- 6) LOT LINE REVISION SOUTH STREET PORTSMOUTH, NH FOR GRIFFIN FAMILY. PREPARED BY JAMES VERRA AND ASSOCIATES. INC DATED NOV. 5, 1998. R.C.R.D. PLAN D-26740.
- 7) SUBDIVISION AND LOT LINE REVISION PLAN OF LAND SOUTH STREET AND ELWYN AVENUE PORTSMOUTH, NH. FOR GRIFFIN FAMILY CORP. PREPARED BY JAMES AND ASSOCIATES, INC. DATED JUNE 19, 1997. R.C.R.D. PLAN D-25545.
- 8) PLAN OF LOTS OF LAND BELONGING TO C. E. TRAFION, PORTSMOUTH, NH. UNDATED. R.C.R.D. PLAN 00168.
- 9) PLAN OF LOTS IN PORTSMOUTH, N.H. PREPARED BY WILLIAM A. GROVER. DATED NOVEMBER 1918. R.C.R.D. PLAN #023.
- 10) PLAN SHOWING PROPERTY OF EMERY BOYNTON AND GRIFFIN, PORTSMOUTH NH. PREPARED BY L.E. SCRUTON. DATED OCTOBER 1898. R.C.R.D. PLAN #00125.

AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 438-2882
 Fax (603) 438-2810

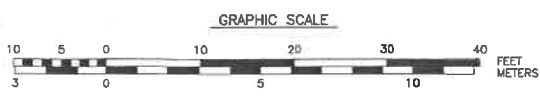
- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 112 AS LOT 20.
 - 2) OWNERS OF RECORD:
 THOMAS A. NIES REVOCABLE TRUST OF 2010
 DENISE M. NIES REVOCABLE TRUST
 THOMAS A. & DENISE M. NIES TRUSTEES
 419 RICHARDS AVE
 PORTSMOUTH, NH 03801
 5192/1225
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE 5/17/2005.
 - 4) EXISTING LOT AREA:
 8,591 S.F.
 0.1972 ACRES
 - 5) PARCEL IS LOCATED IN GENERAL RESIDENCE DISTRICT (GRA).
 - 6) DIMENSIONAL REQUIREMENTS:
 MIN. LOT AREA: 7,500 S.F.
 FRONTAGE: 100 FEET
 SETBACKS:
 FRONT: 15 FEET
 SIDE: 10 FEET
 REAR: 20 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET
 MAXIMUM BUILDING COVERAGE: 25%
 MINIMUM OPEN SPACE: 30%
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A STANDARD BOUNDARY SURVEY OF ASSESSOR'S MAP 112 LOT 20 IN THE CITY OF PORTSMOUTH.



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.

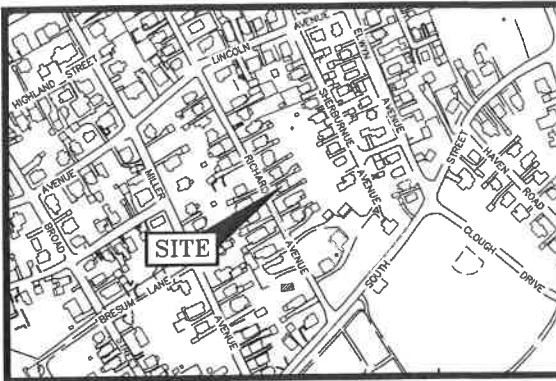
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

PAUL A. DOBBERSTEIN, LLS #1000
 DATE 4/30/19

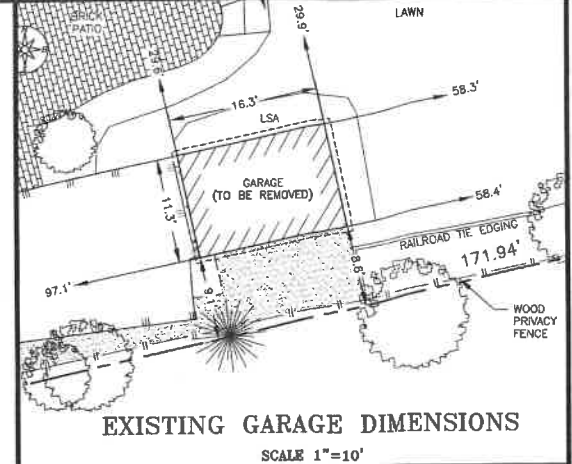


NO.	DESCRIPTION	DATE
1	ADD MONUMENTS AS SET	4/30/19
0	ISSUED FOR COMMENT	4/25/19

STANDARD BOUNDARY SURVEY
TAX MAP 112 - LOT 20
 OWNERS OF RECORD:
THOMAS A. NIES
& DENISE M. NIES
REVOCABLE TRUST OF 2010
 419 RICHARDS AVENUE
 CITY OF PORTSMOUTH
 COUNTY OF ROCKINGHAM
 STATE OF NEW HAMPSHIRE



- LEGEND:**
- N/F NOW OR FORMERLY RECORD OF PROBATE
 - RP ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - RR SPK RAILROAD SPIKE
 - MAP 11/LOT 21
 - IR FND IRON ROD FOUND
 - IP FND IRON PIPE FOUND
 - IR SET IRON ROD SET
 - ⊙ DH FND DRILL HOLE FOUND
 - ⊙ DH SET DRILL HOLE SET
 - ⊠ BND w/DH BOUND WITH DRILL HOLE
 - LSA LANDSCAPE AREA

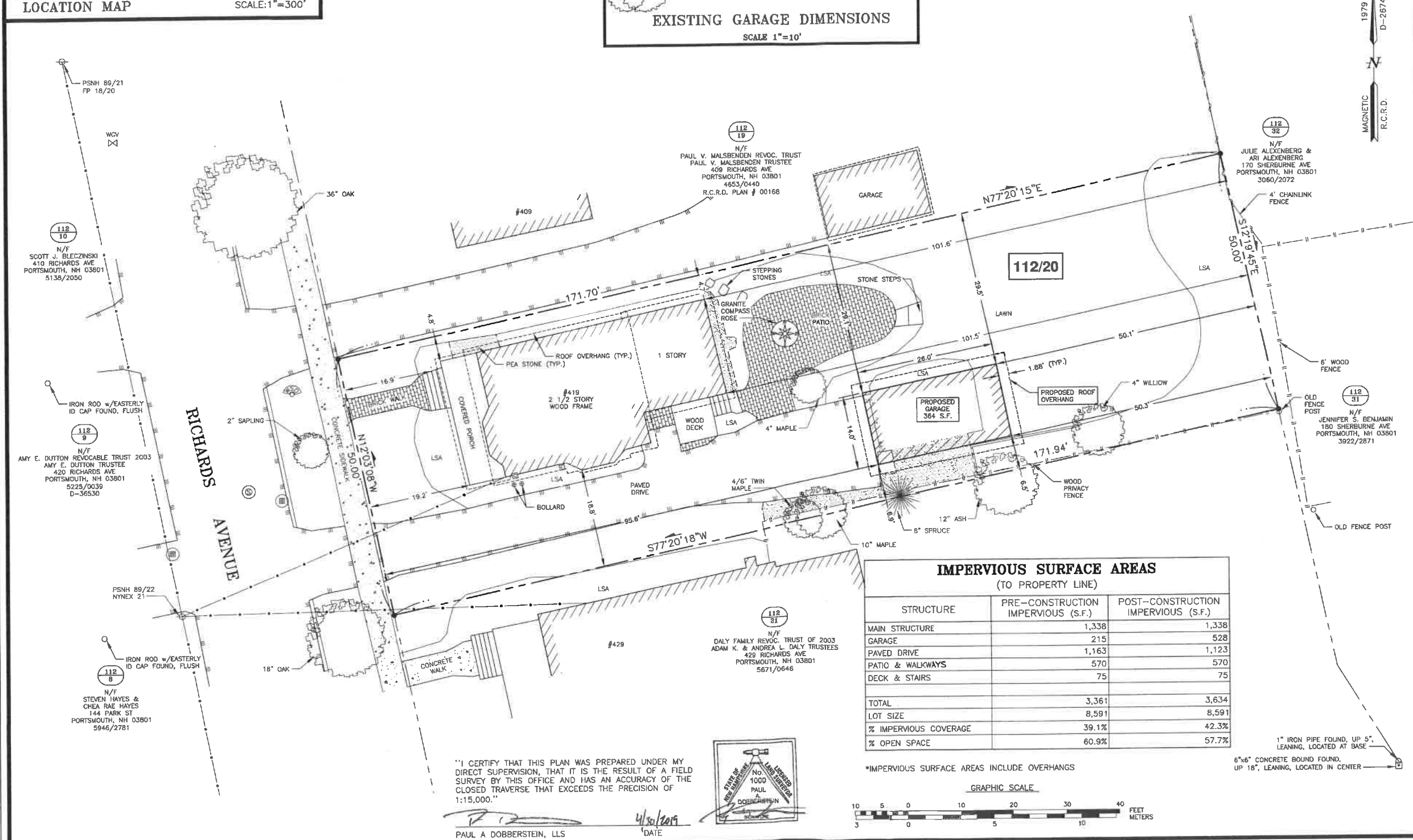


- EXISTING AND PROPOSED SETBACKS:**
- SETBACKS (MAIN STRUCTURE):**
 EXISTING FRONT: 16.9'
 PROPOSED FRONT: 16.9'
 EXISTING SIDE (LEFT/RIGHT): 4.7'/18.8'
 PROPOSED SIDE (LEFT/RIGHT): 4.7'/18.8'
 EXISTING REAR: 101.5'
 PROPOSED REAR: 101.5'
- SETBACKS (GARAGE):**
 EXISTING FRONT: 97.1'
 PROPOSED FRONT: 95.6'
 EXISTING SIDE (LEFT/RIGHT): 29.6'/8.8'
 PROPOSED SIDE (LEFT/RIGHT): 29.1'/6.5'
 EXISTING REAR: 58.3'
 PROPOSED REAR: 50.1'

- VARIANCE REQUESTED:**
 1) SECTION 10.521-A RIGHT SIDE YARD OF 6.5' WHERE 8.8' EXISTS AND 10' IS REQUIRED.
- PLAN REFERENCES:**
 1) STANDARD BOUNDARY SURVEY TAX MAP 112 - LOT 20, OWNERS OF RECORD: THOMAS A. NIES REVOCABLE TRUST OF 2010 & DENISE M. NIES REVOCABLE TRUST OF 2010, 419 RICHARDS AVENUE, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBT ENGINEERING, INC. DATED APRIL 2019, FINAL REVISION APRIL 30, 2019. NOT RECORDED.
 2) SEE PLAN REFERENCE 1 FOR ADDITIONAL REFERENCES.

AMBT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

- NOTES:**
- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 112 AS LOT 20.
 - OWNERS OF RECORD:
 THOMAS A. NIES REVOCABLE TRUST OF 2010
 DENISE M. NIES REVOCABLE TRUST
 THOMAS A. & DENISE M. NIES TRUSTEES
 419 RICHARDS AVE
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 - PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE 5/17/2005.
 - EXISTING LOT AREA:
 8,591 S.F.
 0.1972 ACRES
 - PARCEL IS LOCATED IN GENERAL RESIDENCE DISTRICT (GRA).
 - DIMENSIONAL REQUIREMENTS:
 MIN. LOT AREA: 7,500 S.F.
 FRONTAGE: 100 FEET
 SETBACKS:
 FRONT: 15 FEET
 SIDE: 10 FEET
 REAR: 20 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET
 MAXIMUM BUILDING COVERAGE: 25%
 MINIMUM OPEN SPACE: 30%
 - THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED REPLACEMENT OF AN EXISTING GARAGE ON ASSESSOR'S MAP 112 LOT 20 IN THE CITY OF PORTSMOUTH.
 - GARAGE DESIGN DIMENSIONS TAKEN FROM PLANS TITLED "PLAN NO. 364-1" PREPARED BY BEHM DESIGN BUILDING PLANS, DATED MAY 17, 2019.
 - BUILDING COVERAGE:
 EXISTING 1,434 S.F./8,591 S.F. = 16.7%
 PROPOSED 1,614/8,591 S.F. = 18.8%

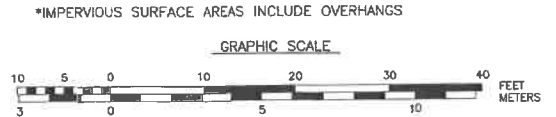


IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	1,338	1,338
GARAGE	215	528
PAVED DRIVE	1,163	1,123
PATIO & WALKWAYS	570	570
DECK & STAIRS	75	75
TOTAL	3,361	3,634
LOT SIZE	8,591	8,591
% IMPERVIOUS COVERAGE	39.1%	42.3%
% OPEN SPACE	60.9%	57.7%

"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, LLS
 DATE 4/30/2019



**GARAGE REPLACEMENT
 NIES RESIDENCE
 419 RICHARDS AVENUE
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	REVISE PER COMMENTS	4/30/19
0	ISSUED FOR COMMENT	4/30/19

REVISIONS

NO.	DESCRIPTION	DATE

SCALE 1"=10' APRIL 2019

VARIANCE APPLICATION PLAN **C1**