

**45 Richmond Street
Map 108 Lot 18**

To permit the following:

1. At Proposed Rebuilt Garage, a 4.5' Right Side Setback where 10' is required & a 4.5' Rear Setback where 15' is required. Existing Garage has a +/- 2.8' Rightside and +/- 5' Rear Setbacks.
2. New Front Door Landing & Steps with 0.5' Front Setback where 5' is required.

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

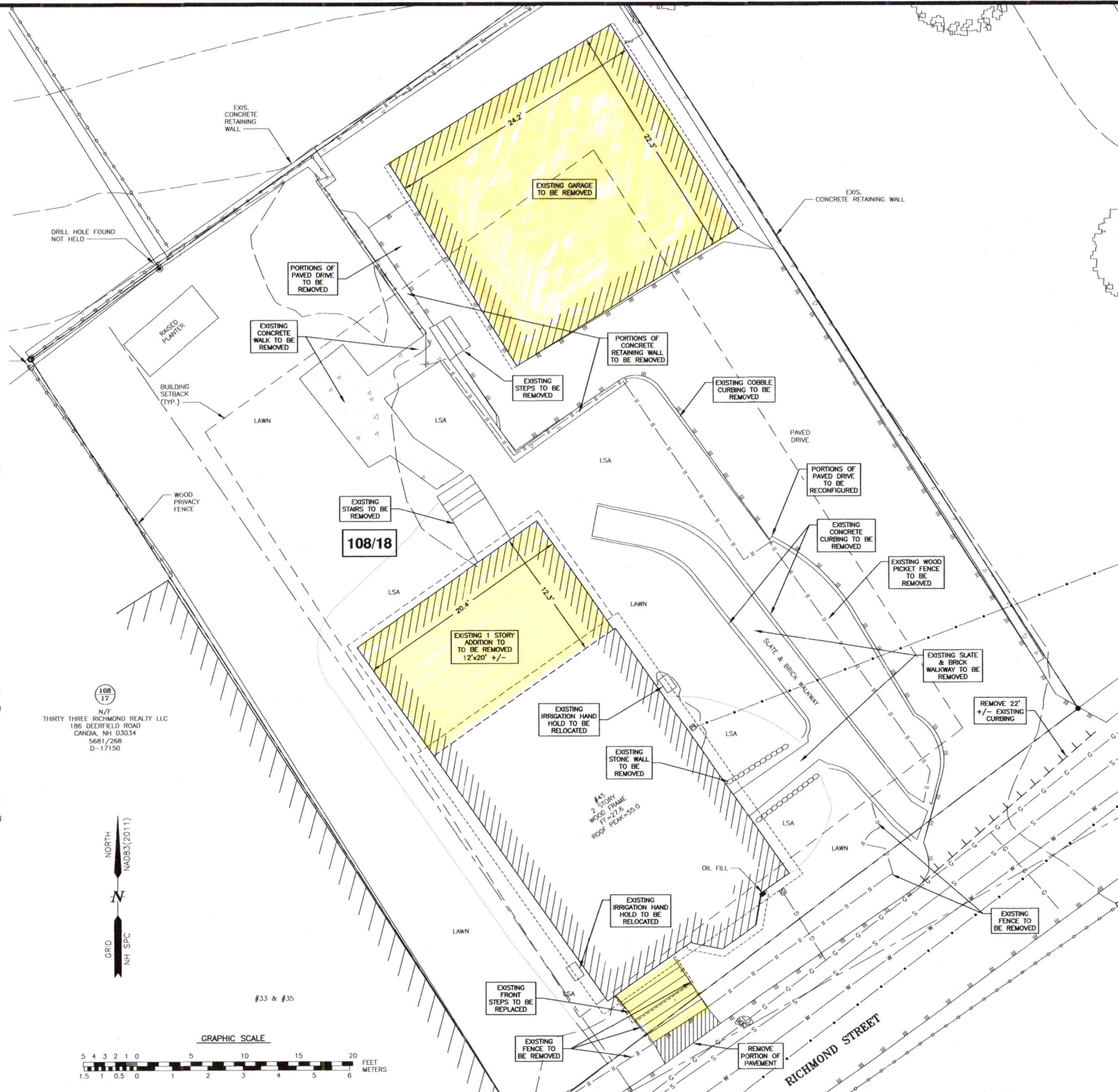
1. The Proposed Garage is smaller and less non-conforming than the Existing Garage and aligns with the Existing Driveway. Moving the Garage to be more conforming will complicate access to the Residence and would require moving the Driveway.
2. The current Front Steps have no landing and run directly into the street. The Proposed Landing and Steps is sized to work with the Entry Door & Surround and access is parallel to the Street. The street has a slope & locating on the access on the uphill side reduces the number of steps.

Criteria for the Variance:

1. The Variances are not contrary to the public interest in that it will not adversely affect adjacent properties and the New Entry Steps will be safer.
2. These Variances are consistent with the spirit of the ordinance in that these modest changes will improve the appearance of both the Garage & Entry.
3. Substantial justice will be done, as these changes will allow the owners to improve access to the house from the Entry, Driveway & Garage.
4. The Variances will not diminish the value of surrounding properties. The proposed Variances, Additions & Renovations will improve this Property which has had little done to it for decades.
5. The special condition of this property is the Sloping Lot and location of the Driveway.

DEMOLITION NOTES

- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- I) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).
- J) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- K) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.
- L) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- M) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- N) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



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

- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

**HOLMES & GOLDSBERRY
RESIDENCE
45 RICHMOND STREET
PORTSMOUTH, N.H.**

1	ISSUED FOR COMMENT	12/8/20
0	ISSUED FOR COMMENT	11/23/20
NO.	DESCRIPTION	DATE



SCALE 1"=5' NOVEMBER 2020

**DEMOLITION
PLAN**

C2

FB 413 PG 1 3183

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE & PORCHES	839	1,208
GARAGE	539	576
BULKHEAD	0	26
CONCRETE WALK	97	0
PAVED DRIVEWAY	982	1099
RETAINING WALLS	165	203
WALKWAY	144	22
STEPS	61	46
TOTAL	2827	3180
LOT SIZE	5,417	5,417
% LOT COVERAGE	52.2%	58.7%

108
15
N/F
ALAN W. WONG & WENDY G. WONG
179 PLEASANT STREET
PORTSMOUTH, NH 03801
5883/532
D-33388

108
17
N/F
THIRTY THREE RICHMOND REALTY LLC
186 DEERFIELD ROAD
CANDIA, NH 03034
5681/268
D-17150

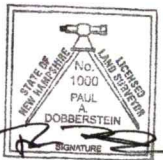
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8
N/F
STRAWBERRY BANKE INC.
PO BOX 300
PORTSMOUTH, NH 03802
1745/72
R.C.R.D. PLAN #522

108
4
N/F
COTTON HOUSE ASSOCIATES LIMITED
PO BOX 1111
PORTSMOUTH, NH 03802
2306/253
B-6090

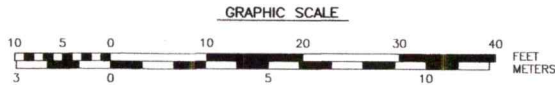
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A DOBBERSTEIN, LLS

DATE



12/18/2020



APPROVED BY THE PORTSMOUTH ZONING BOARD

CHAIRMAN

DATE



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
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Tel (603) 430-9282
Fax (603) 436-2815

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 108 AS LOT 18.
- 2) OWNERS OF RECORD:
CHERIE A. HOLMES & YVONNE GOLDSBERRY
1087 COUNTY ROAD
WALPOLE, NH 03608
5957/665
R.C.R.D. PLAN #522
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREA:
5,417 S.F.
0.1244 ACRES
- 5) PARCEL IS LOCATED IN THE MIXED OFFICE RESEARCH (MRO) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 7,500 S.F.
FRONTAGE: 100 FEET
DEPTH: 80 FEET
SETBACKS: FRONT 5 FEET
SIDE 10 FEET
REAR 15 FEET
MAXIMUM STRUCTURE HEIGHT: 40 FEET
MAXIMUM STRUCTURE COVERAGE: 40%
MINIMUM OPEN SPACE: 25%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED CONSTRUCTION AND VARIANCES REQUIRED ON ASSESSOR'S MAP 108 LOT 18 IN THE CITY OF PORTSMOUTH.
- 8) BUILDING/SITE PLANS BASED ON ARCHITECTURAL DESIGN BY ANNE WHITNEY ARCHITECT.

**HOLMES & GOLDSBERRY
RESIDENCE
45 RICHMOND STREET
PORTSMOUTH, N.H.**

1	ISSUED FOR APPROVAL	12/8/20
0	ISSUED FOR COMMENT	11/23/20

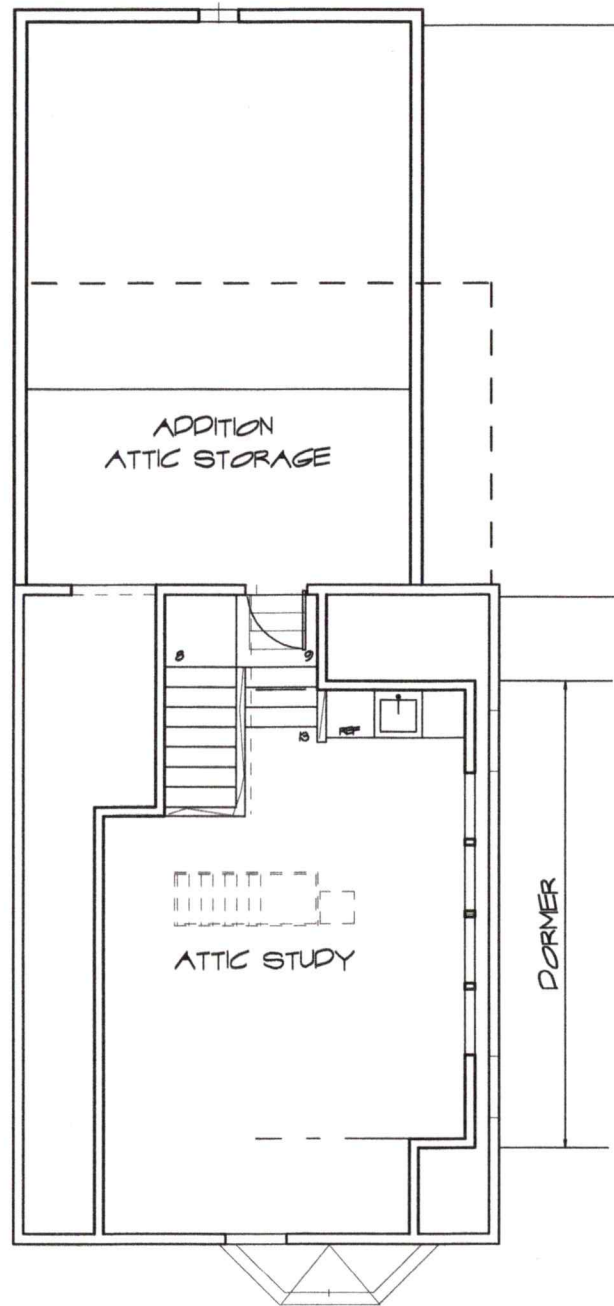
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REVISIONS

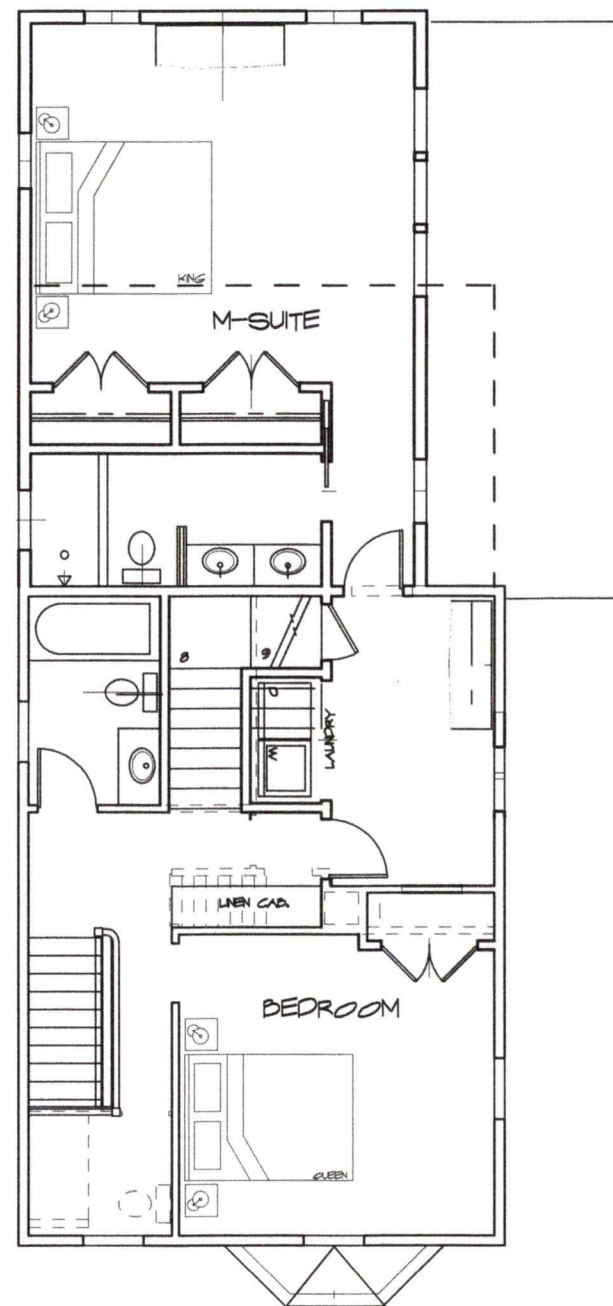
SCALE 1"=10' NOVEMBER 2020

VARIANCE
PLAN

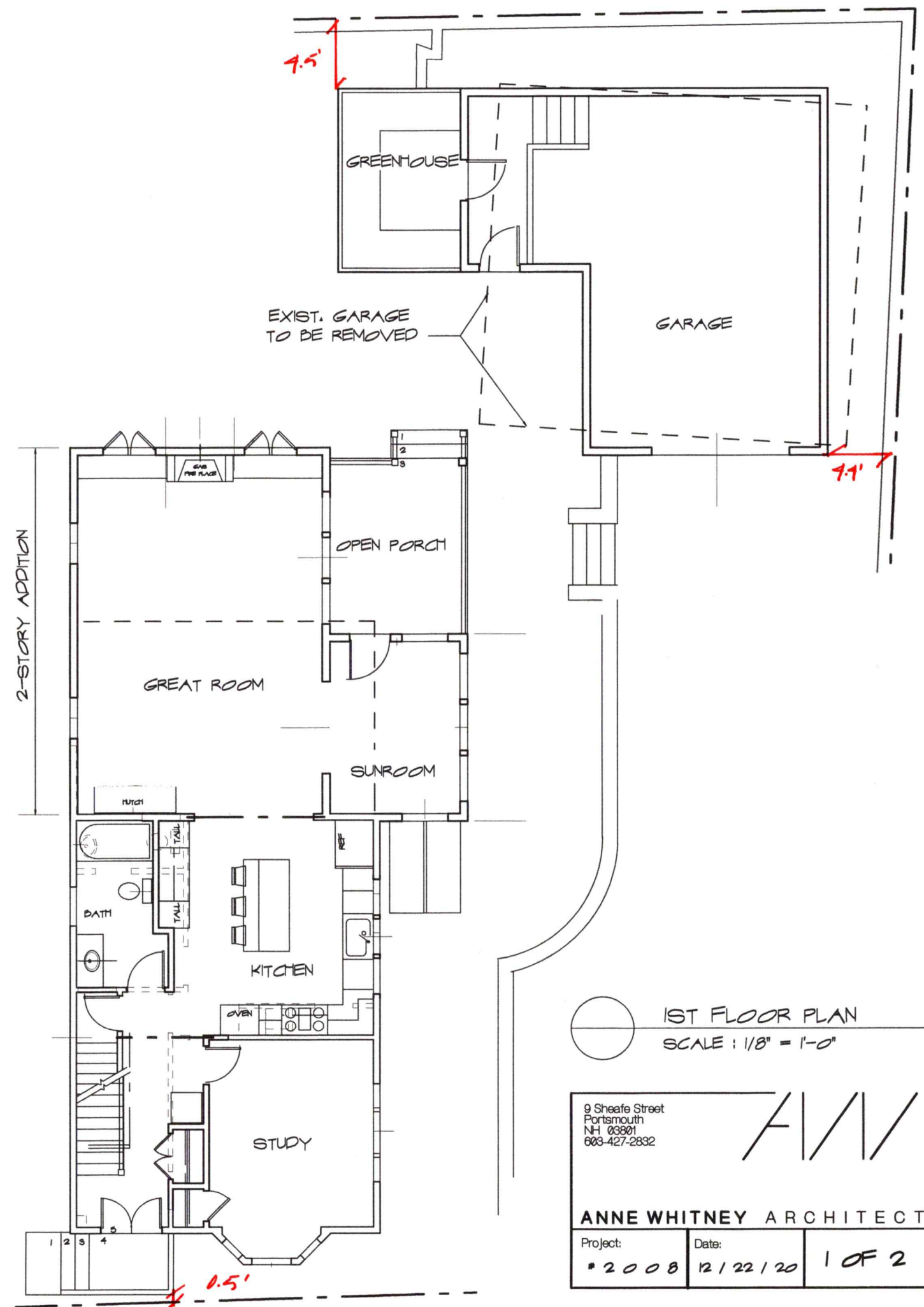
C3



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



2ND FLOOR PLAN
SCALE : 1/8" = 1'-0"



1ST FLOOR PLAN
SCALE : 1/8" = 1'-0"

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

AW

ANNE WHITNEY ARCHITECT

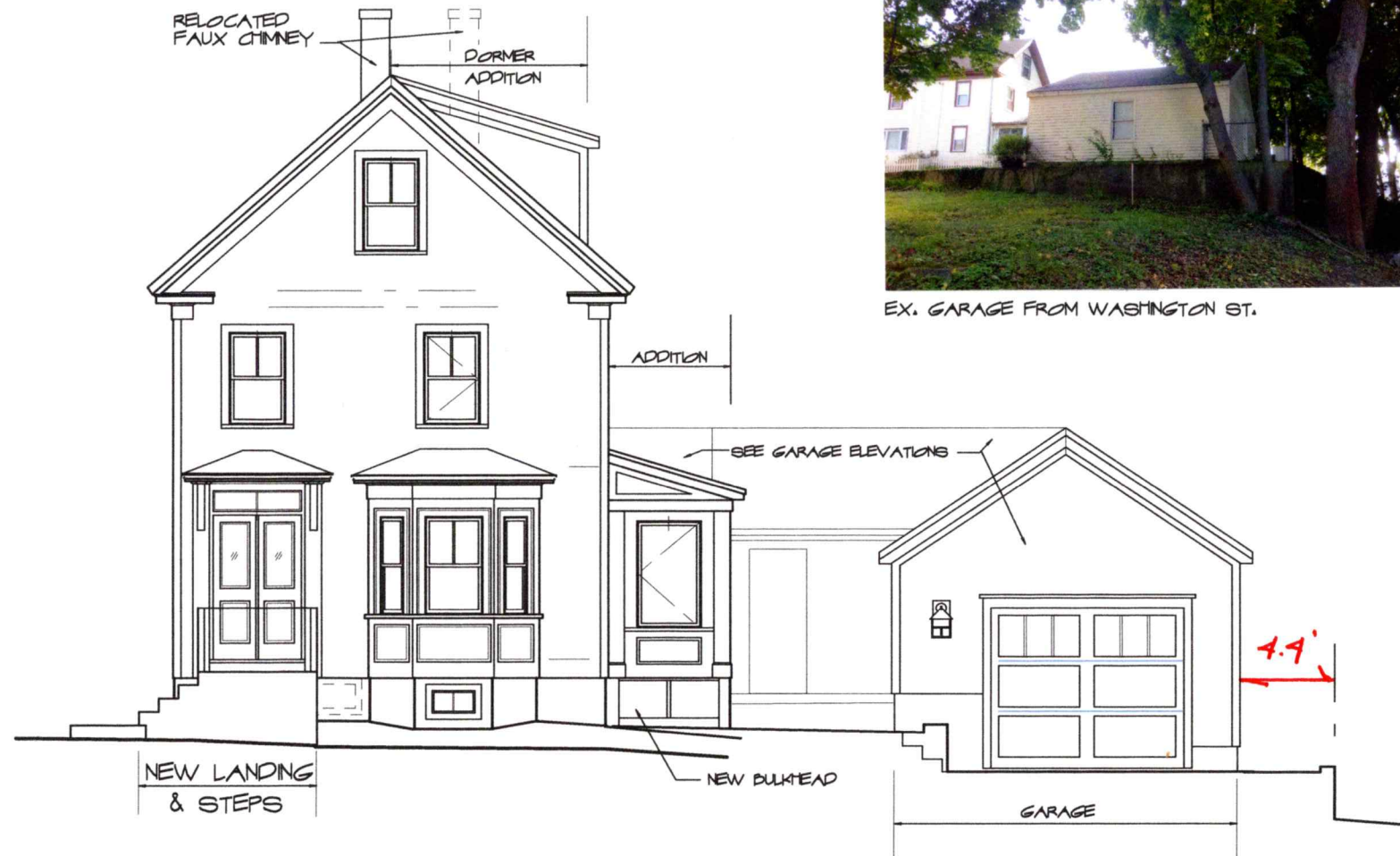
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# 2008	12/22/20	



VEWS OF EXIST FRONT STEPS



WEST, LEFTSIDE ELEVATION
SCALE : 3/16" = 1'-0"



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



EX. GARAGE FROM WASHINGTON ST.



EXIST GARAGE FRONT ELEVATION

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832



ANNE WHITNEY ARCHITECT

Project:	Date:	2 OF 2
# 2008	12 / 22 / 20	