

## **B.O.A. APPLICATION FOR**

## **REMODEL AND CHANGES TO 44 ROCK ST., PORTSMOUTH, NH.**

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## **PROPOSED REMODEL AND CHANGES TO 44 ROCK ST., PORTSMOUTH, NH.**

### **NARRATIVE**

Tax card information suggests this structure was built in 1781. The core structure is quite small, with a full height 2<sup>nd</sup> Floor, but limited Attic space due to the narrowness of the main gable. There is a spacious rear, raised deck, and a single car garage that has been added at some later date.

It is proposed to restore the main structure with some minor changes, and demolish the existing Garage and rear Deck, and build a new Addition to the left side of the existing house.

It is further intended to remove the existing driveway entrance to Rock St., and replace it with one to the Hanover St. side. A parking area would be created for (2) cars.

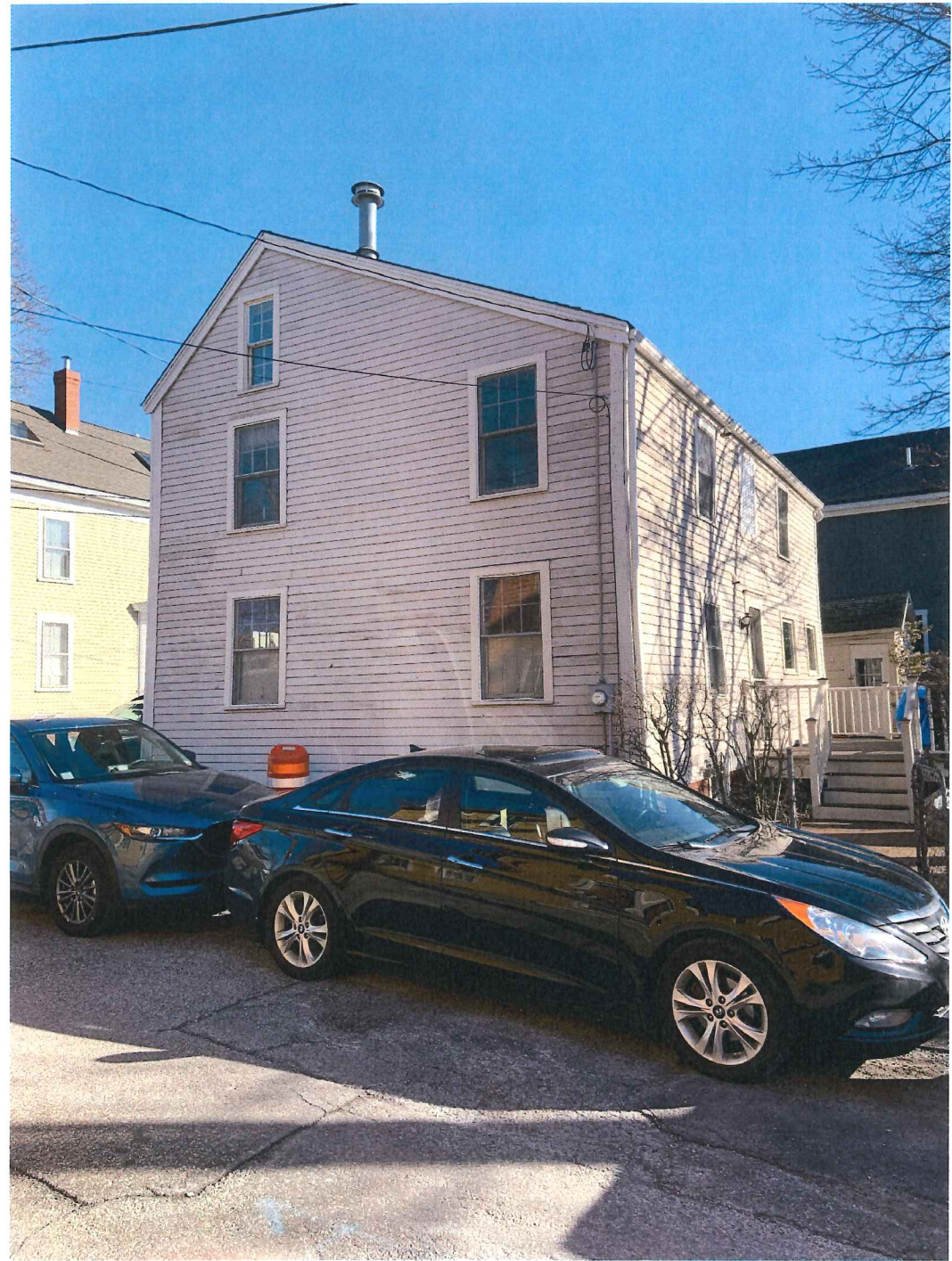




VIEW FROM  
ROCK ST.



LEFT SIDE VIEWS FROM ROCK ST.



RIGHT SIDE & REAR VIEWS  
FROM HANOVER ST.





TITLE: TAX MAP/BUILD COVER' %  
 ADDITION & REMODEL  
 # 44 ROCK STREET,  
 PORTSMOUTH, NH  
 SCALE : 1" = 40'  
 DATE : 1.26.2019  
 REVISIONS:



HANOVER ST.

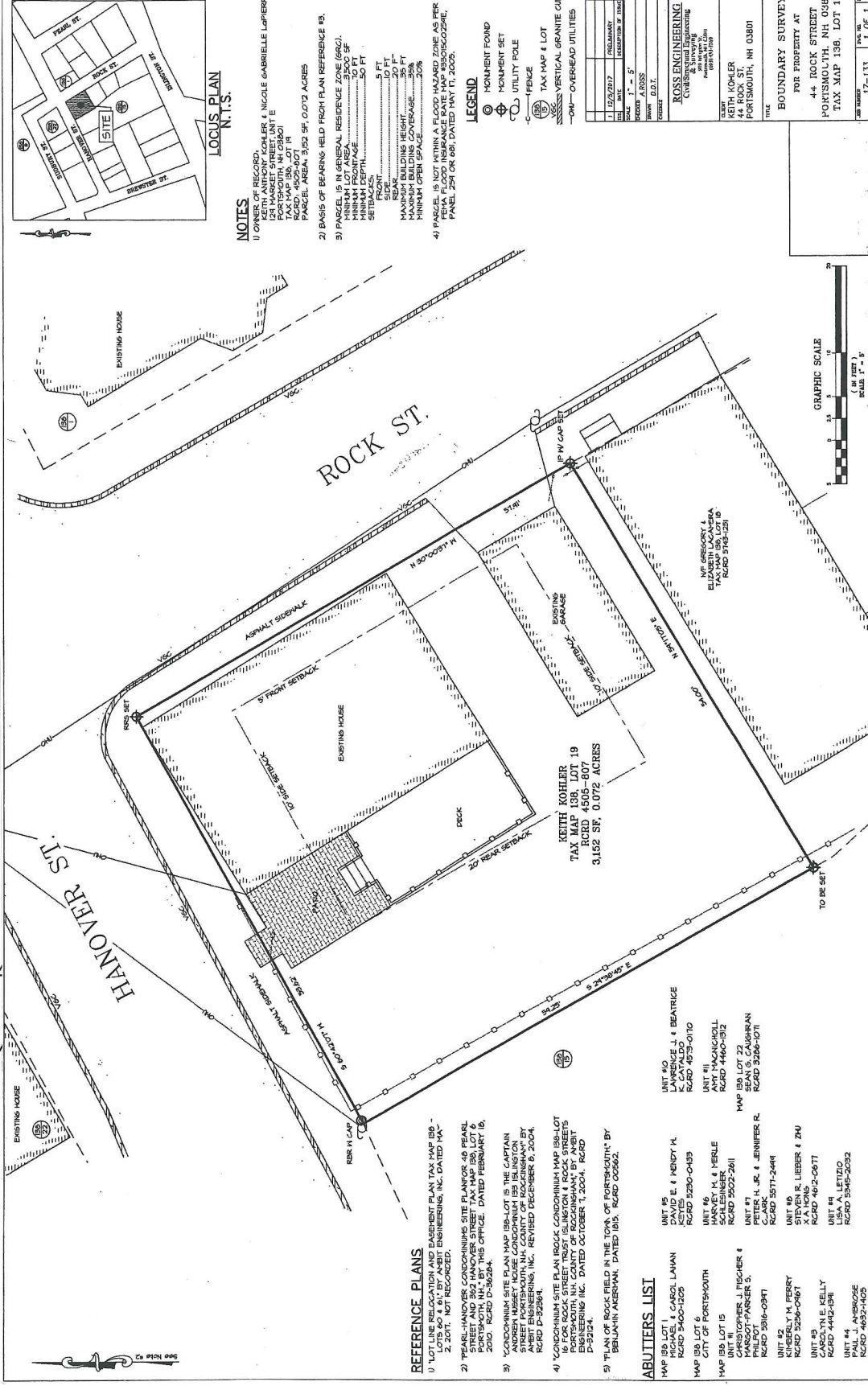
ROCK ST.

EXISTING CONDITIONS SITE PLAN

1"=10'



KEITH KOHLER  
TAX MAP 138, LOT 19  
3,152 SF, 0.072 ACRES



SURVEY

REDUCED TO FIT

ADDITION & REMODEL TITLE: EXISTING CONDITIONS  
 # 44 ROCK STREET SCALE: 1"=10'  
 PORTSMOUTH, NH DATE: 1.26.2019  
 REVISIONS:

A.

**NOTES**  
 1) OWNER OF RECORD, ELIZABETH LACAMERA, 44 ROCK STREET, PORTSMOUTH, NH 03801. RECORD MAP 138, LOT 19, 3,152 SF, 0.072 ACRES.  
 2) BASIS OF BEARING FIELD FROM PLAN REFERENCE #3.  
 3) PARCEL IS IN GENERAL RESIDENCE ZONE (GRZ). MINIMUM FRONT SETBACK: 30 FT. MINIMUM SIDE SETBACK: 10 FT. MINIMUM REAR SETBACK: 20 FT.  
 4) PARCEL IS NOT WITHIN A FLOOD HAZARD ZONE AS PER FEMA FLOOD INSURANCE RATE MAP #85020202P. PARCEL 251 OR 501, DATED MAY 11, 2005.

**LEGEND**  
 MONUMENT FOUND  
 MONUMENT SET  
 UTILITY POLE  
 FENCE  
 TAX MAP # LOT  
 VERTICAL GRANITE CURB  
 OVERHEAD UTILITIES

**ROSS ENGINEERING**  
 CIVIL ENGINEERING  
 44 ROCK STREET  
 PORTSMOUTH, NH 03801  
 KEITH KOHLER  
 44 ROCK STREET  
 PORTSMOUTH, NH 03801

**BOUNDARY SURVEY**  
 FOR PROPERTY AT  
 44 ROCK STREET  
 PORTSMOUTH, NH 03801  
 TAX MAP 138, LOT 19  
 3,152 SF, 0.072 ACRES

**LOCUS PLAN N.T.S.**

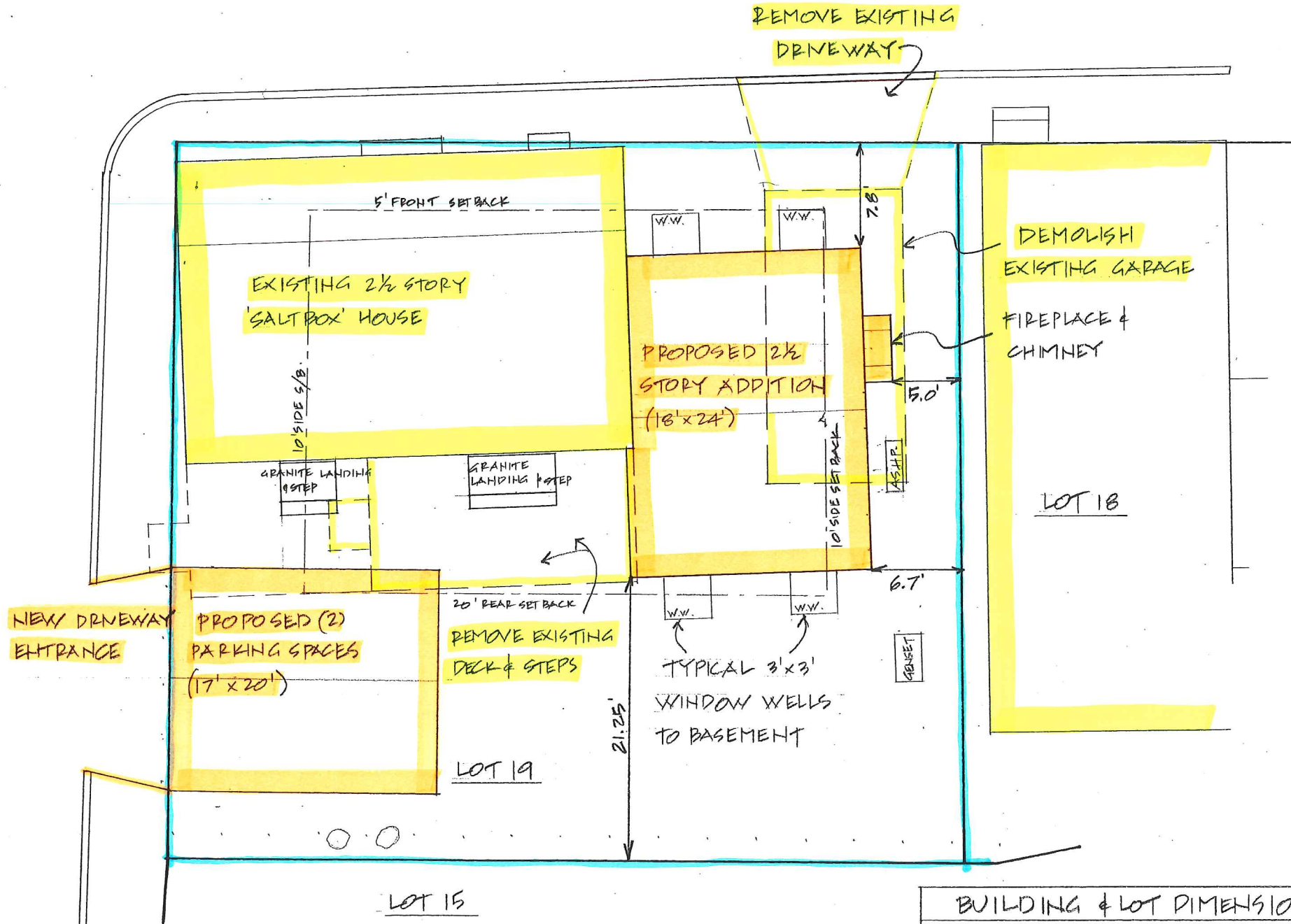
**REFERENCE PLANS**  
 1) LOT LINE RELOCATION AND EASEMENT PLAN TAX MAP 138-19, RECORD MAP 138-19, DATED MAY 11, 2005.  
 2) PEARL-HANOVER CONDOMINIUMS SITE PLAN FOR 44 PEARL STREET AND 302 HANOVER STREET TAX MAP 138, LOT 6 & 7, RECORD MAP 138-19, DATED FEBRUARY 15, 2005.  
 3) CONDOMINIUM SITE PLAN MAP 138-19 IS THE CAPTAIN ANDREW MURPHY HOUSE CONDOMINIUM IN ISLINGTON, PORTSMOUTH, NH, CONDOMINIUM PLAN DEVELOPED BY ARBIT ENGINEERING, INC., LOCATED DECEMBER 6, 2004, RECORD MAP 138-19.  
 4) CONDOMINIUM SITE PLAN ROCK CONDOMINIUM MAP 138-19 IS FOR ROCK STREET TRUST ISLINGTON & ROCK STREETS PORTSMOUTH, NH, CONDOMINIUM PLAN DEVELOPED BY ARBIT ENGINEERING, INC., DATED OCTOBER 1, 2004, RECORD MAP 138-19.  
 5) PLAN OF ROCK FIELD IN THE TOWN OF PORTSMOUTH BY BELLAIR ANDERSON, DATED 1895, RECORD 06662.

**ABUTTERS LIST**  
 MAP 138 LOT 1: MICHAEL & CAROL LAMAN, RECORD MAP 138-19, 2,201 SF, NOT RECORDED.  
 MAP 138 LOT 2: CITY OF PORTSMOUTH.  
 MAP 138 LOT 3: JENNIFER L. PETER, H. JR., RECORD MAP 138-19, 2,201 SF, NOT RECORDED.  
 MAP 138 LOT 4: DAVID E. & HENRY H. LAVERGNE, RECORD MAP 138-19, 2,201 SF, NOT RECORDED.  
 MAP 138 LOT 5: HARVEY H. & HERLE RECORD MAP 138-19, 2,201 SF, NOT RECORDED.  
 MAP 138 LOT 6: PETER H. JR. & JENNIFER L. PETER, H. JR., RECORD MAP 138-19, 2,201 SF, NOT RECORDED.  
 MAP 138 LOT 7: STEVEN R. LIEBER & ZHU RECORD MAP 138-19, 2,201 SF, NOT RECORDED.  
 MAP 138 LOT 8: CAROLYN E. KELLY RECORD MAP 138-19, 2,201 SF, NOT RECORDED.  
 MAP 138 LOT 9: LISA A. LETIZIO RECORD MAP 138-19, 2,201 SF, NOT RECORDED.  
 MAP 138 LOT 10: PAUL J. ANNEZZESE RECORD MAP 138-19, 2,201 SF, NOT RECORDED.



HANOVER ST.

ROCK ST.



PROPOSED SITE PLAN

1"=10'

BUILDING & LOT DIMENSIONAL ANALYSIS			
TYPE	EXISTING	PROPOSED	CHANGE
LOT AREA	3,152sf	3,152sf	-
BUILDING AREA COVERAGE	1,165sf (36.95%)	1,177sf (37.34%)	+12sf (0.38%)
DRIVEWAY AREA	36sf	340sf	+304sf
TOTAL COVERAGE AREA	1,201sf	1,517sf	+316sf
OPEN SPACE	1,849sf (59%)	1,635sf (52%)	-214sf (7%)
LEFT SIDE SETBACK TO STRUCTURE	4' (GARAGE)	6.7'	+2.7'
" " " " CHIMNEY BASE	4' (GARAGE)	5.0'	+1.0'

TITLE: PROPOSED SITE PLAN

SCALE: 1"=10'

DATE: 1.26.2019

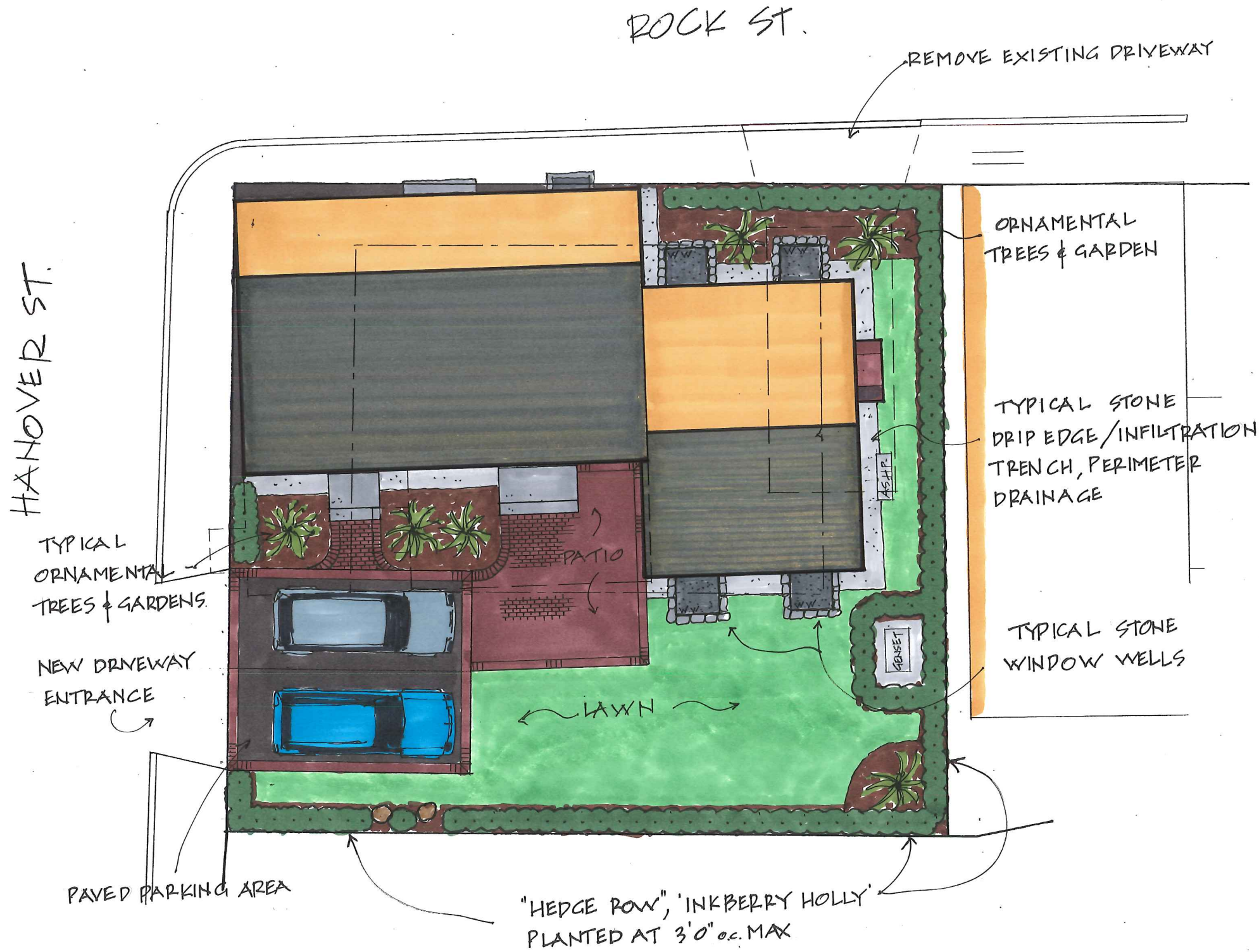
REVISIONS:

ADDITION & REMODEL

at 44 ROCK STREET,

PORTSMOUTH, NH





PROPOSED LANDSCAPING PLAN

TITLE: PROP' LANDSCAPING PLAN

SCALE: 1"=10'

DATE: 1.26.2019

REVISIONS:

ADDITION & REMODEL

# 44 ROCK STREET,

PORTSMOUTH, NH

6

TITLE: PROPOSED LEFT SIDE ELEV.

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

DATE: 1.26.2019

REVISIONS

ADDITION & REMODEL

# 44 ROCK STREET,

PORTSMOUTH, NH

NEW ROOF PEAK  
EL = 127'6"

#34 ROCK ST. ROOF PEAK  
EL = 125'6"

#34 SOFFIT  
EL = 117'6"  
NEW ATTIC SUB. FL.  
EL = 116'5 1/2"

NEW 2ND FL. SUB. FL.  
EL = 108'2 3/4"

NEW 1ST FL. SUB. FL.  
EL = 100'00"

EL = 91'6 3/4"

EX. ATTIC FL.

EX. 2ND FL.

EX. 1ST FLOOR SUB.  
EL = 100'0"

EX. BASE FLOOR

PROPOSED SOUTH ELEVATION



Brendan McNamara  
RESIDENTIAL ARCHITECTURE

Brendan McNamara

19 Doe Drive  
Eliot, ME 03903

207 439 3521 Phone & Fax  
brendan@BrendanMcNamara.com

BrendanMcNamara.com

NEW ROOF P'  
EL=127'6"

#3A ROOF P'  
EL=125'6"

#3A SOFFIT  
EL=117'6"  
NEW ATTIC  
EL=116'5 1/2"

NEW 2ND FL.  
EL=108'2 3/4"

NEW 1ST FL.  
EL=100'00"

EX. BASE

NEW B'S LAB  
EL=91'6 3/4"

EX. ATTIC

EX. 2ND FL.

EX. 1ST FL.

EX. BASE

TITLE: PROPOSED FRONT ELEVATION

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

DATE: 1.26.2019

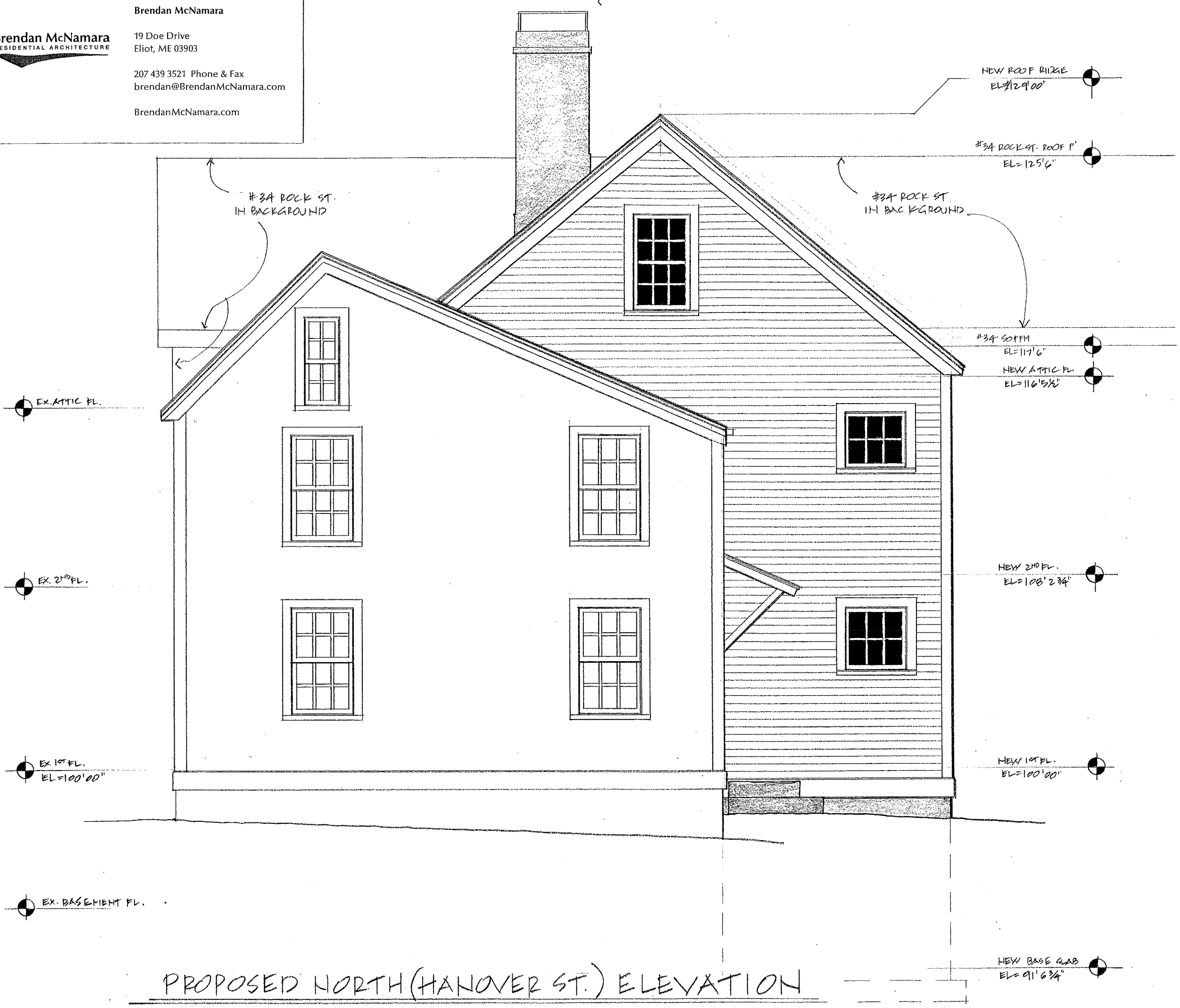
REVISIONS:

ADDITION REMODEL

# 44 ROCK STREET,

PORTSMOUTH, NH

PROPOSED EAST (ROCK ST.) ELEVATION



PROPOSED NORTH (HANOVER ST.) ELEVATION

TITLE : PROPOSED RIGHT SIDE ELEVATION  
 SCALE : 1/4"=1'-0"  
 DATE : 1.26.2019  
 REMSIONS:

ADDITION REMODEL  
 at 44 ROCK STREET,  
 PORTSMOUTH, NH





NEW RIDGE  
EL=129'00"

#34 ROOF P'  
EL=125'6"

#34 SOFFIT  
EL=117'6"

NEW ATTIC FL.  
EL=116'5 1/2"

NEW 2ND FL.  
EL=108'2 3/4"

NEW 1ST FL.  
EL=100'00"

EX. BASE

NEW B'S LAB  
EL=91'6 3/4"

EX. ATTIC

EX. 2ND FL.

EX. 1ST FL.  
EL=100'00"

EX. BASE

TITLE: PROPOSED REAR ELEVATION

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

DATE: 1.26.2019

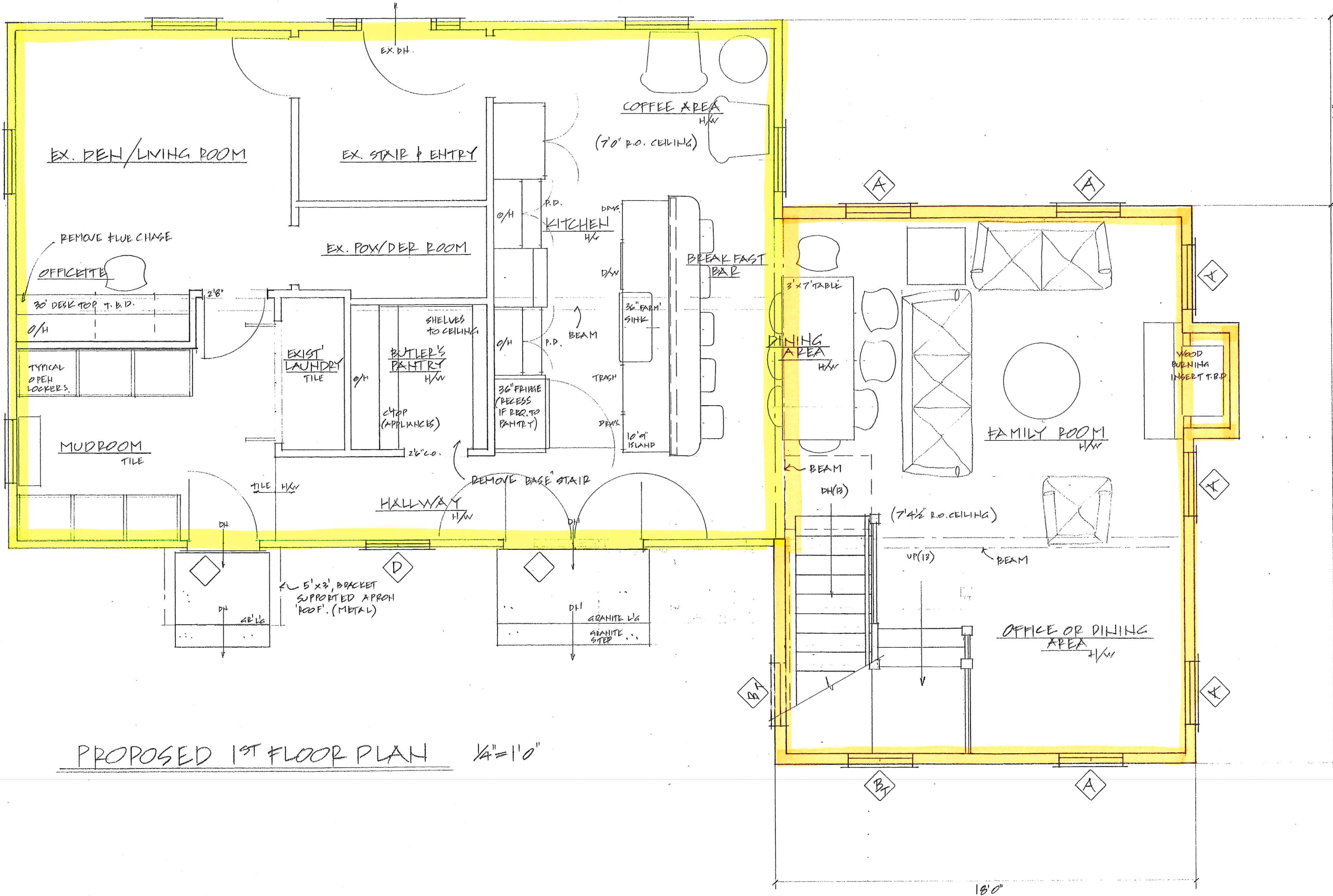
REVISIONS:

ADDITION & REMODEL

at 44 ROCK STREET,

PORTSMOUTH, NH.

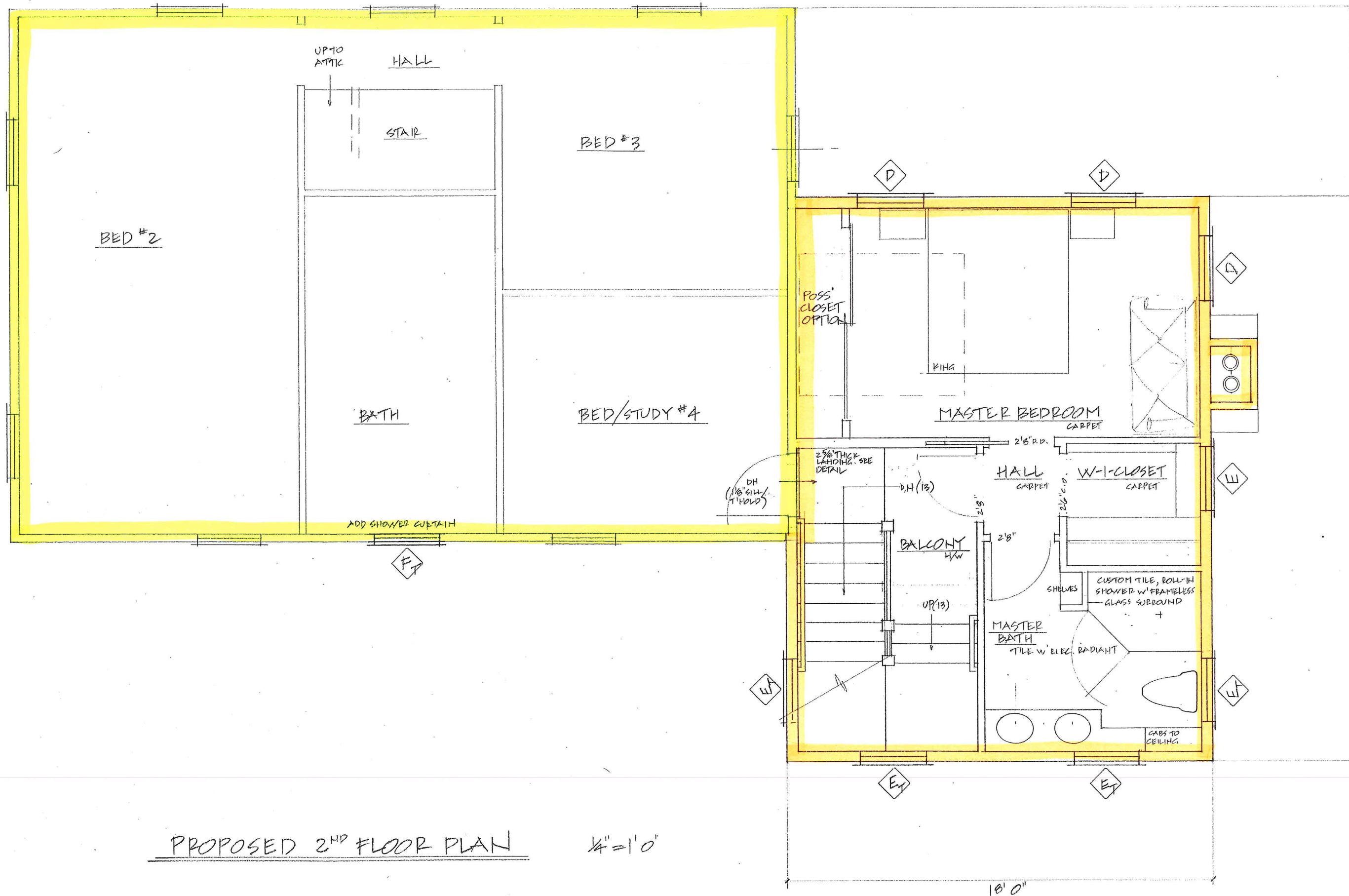
PROPOSED WEST (REAR) ELEVATION



PROPOSED 1ST FLOOR PLAN 1/4" = 1'0"

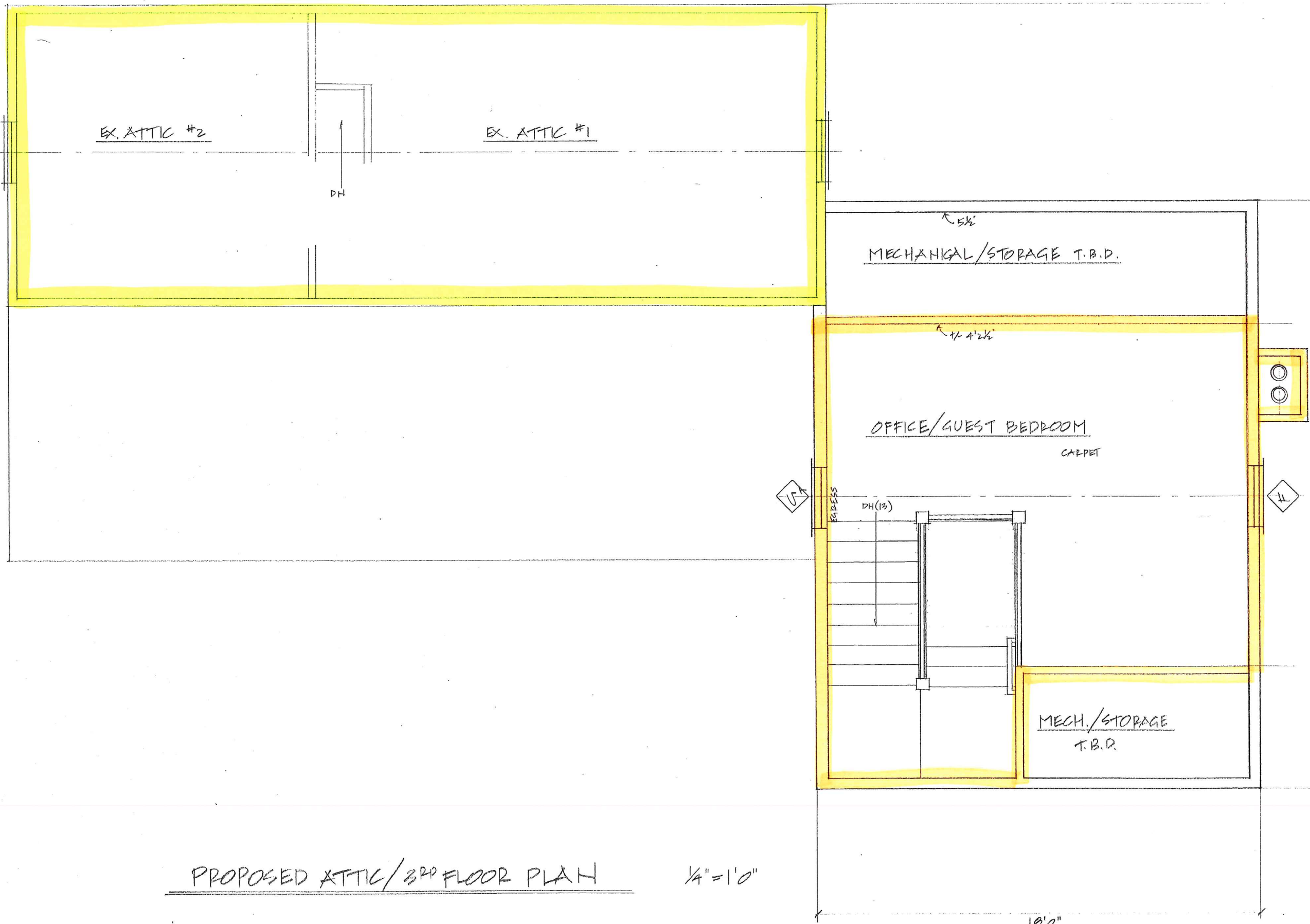
ADDITION & REMODEL  
 44 ROCK STREET,  
 PORTSMOUTH, NH  
 TITLE: PROPOSED 1ST FLOOR PLAN  
 SCALE: 1/4" = 1'0"  
 DATE: 1.26.2019  
 REVISIONS:





PROPOSED 2<sup>ND</sup> FLOOR PLAN      1/4" = 1'0"

ADDITION & REMODEL      24'0" TITLE : PROPOSED 2<sup>ND</sup> FLOOR 8'0" PLAN  
 at 44 ROCK STREET,      SCALE : 1/4" = 1'0"  
 PORTSMOUTH, NH.      DATE : 1.26.2019  
 REVISIONS :



PROPOSED ATTIC/3RD FLOOR PLAN      1/4" = 1'0"

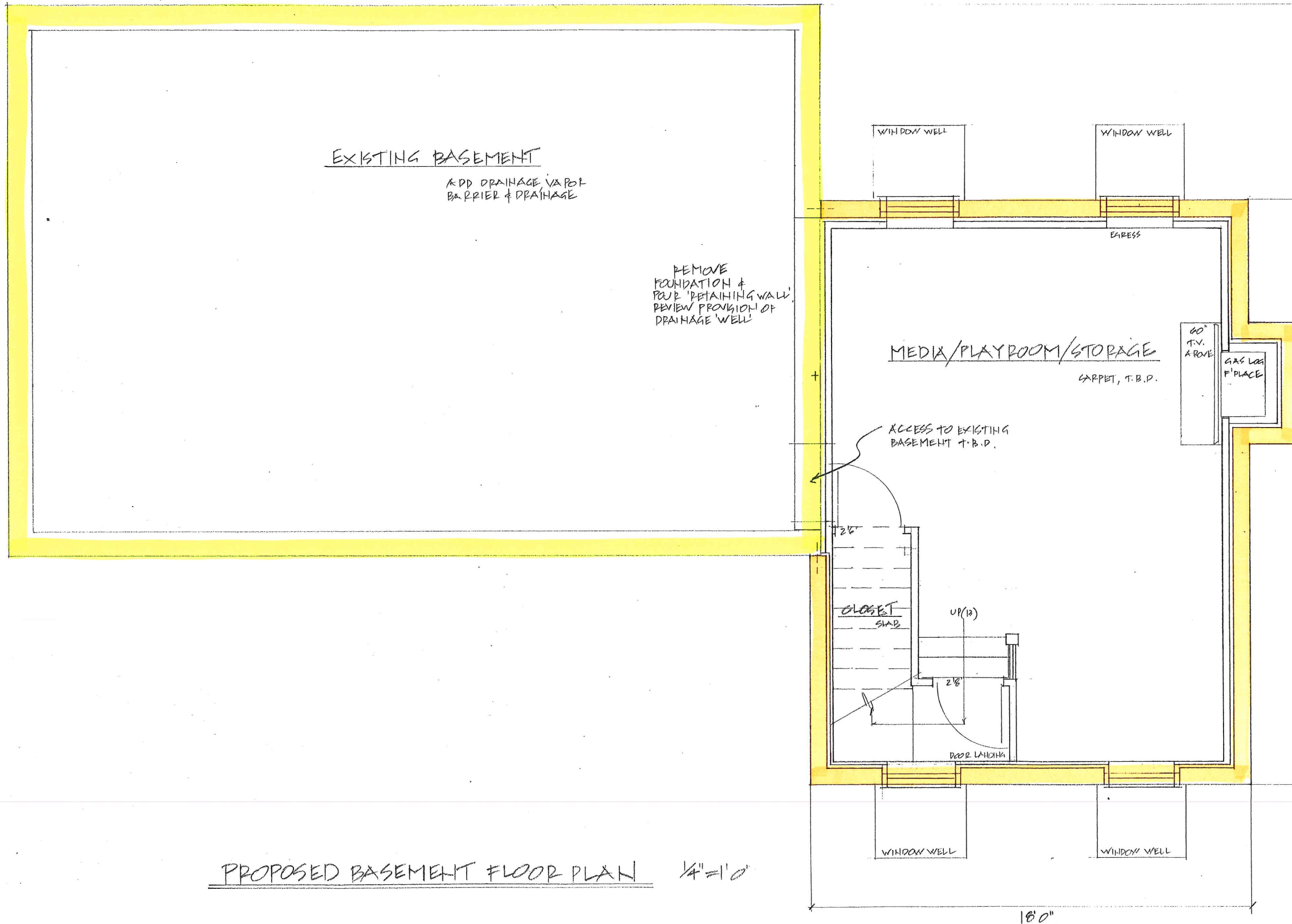
ADDITION & REMODEL      TITLE: PROPOSED ATTIC/3RD FLOOR PLAN

# 44 ROCK STREET,      SCALE: 1/4" = 1'0"

PORTSMOUTH, NH.      DATE: 1.26.2019

REVISIONS:





EXISTING BASEMENT

ADD DRAINAGE VAPOUR  
BARRIER & DRAINAGE

REMOVE  
FOUNDATION &  
POUR RETAINING WALL  
REVIEW PROVISION OF  
DRAINAGE WELL

MEDIA/PLAYROOM/STORAGE

CARPET, T.B.P.

ACCESS TO EXISTING  
BASEMENT T.B.P.

CLOSET  
SLAB

UP (12)

2'8"

DOOR LANDING

60"  
T.V.  
ABOVE

GAS LOG  
F'PLACE

WINDOW WELL

WINDOW WELL

WINDOW WELL

WINDOW WELL

EGRESS

PROPOSED BASEMENT FLOOR PLAN

1/4" = 1'0"

16'0"

24'0" 8'0" TITLE: PROPOSED BASEMENT FLOOR PLAN

ADDITION & REMODEL

# 44 ROCK STREET,

PORTSMOUTH, NH

SCALE: 1/4" = 1'0"

DATE: 1.26.2019

REVISIONS:

A

**ADDRESSING THE (5) "CRITERIA" AND "HARDSHIP", #44 ROCK ST.,  
PORTSMOUTH, NH.**

**1: PUBLIC INTEREST.**

The existing Garage structure is in poor and deteriorating condition and is very close to the lot line (4'). The proposal generally decreases the existing non-conformities, other than a slight increase in the Building Coverage (less than 1%). However, the surrounding properties typically have exceeded their allowed Building Coverage. The essential character of the neighborhood will be enhanced. Through the necessity of meeting code compliance, the buildings will become more safe. There does not appear to be any Public Interest contrary to this proposal.

**2: SPIRIT OF THE ORDINANCE.**

The proposal continues some of the original building's historic non-conforming use, but amends it to be more in keeping with the intent of the Zoning Ordinance.

**3: SUBSTANTIAL JUSTICE.**

The proposed use does not cause any harm to the general public or other individuals and accommodates substantive and costly restoration and improvements to the property.

**4: VALUE OF SURROUNDING PROPERTIES WILL NOT BE DIMINISHED.**

The increased investment and preservation of this property will enhance and elevate the value of the properties surrounding it.

**5: LITERAL ENFORCEMENT WOULD RESULT IN "UNNECESSARY HARDSHIP".**

The property is unique given its great age and its historic use in its current form. This use predates the implementation of the current zoning ordinance. The proposed use, while continuing some non-conformities, more aligns with the intent of the ordinance. The historic nature of this property, and the existing structure, make it a special case to accommodate preservation and restoration.