

**12 South Street
Map 103 Lot 42**

To build 1 Story Addition at rear of Existing.

To permit the following:

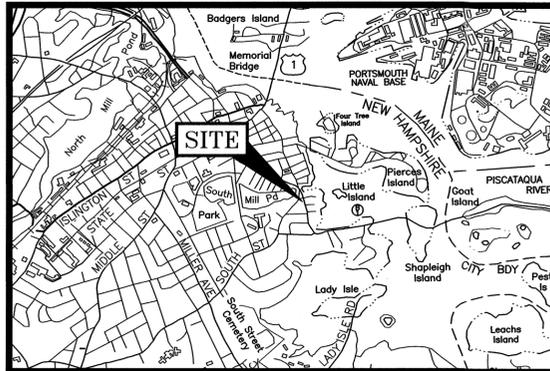
1. Building Coverage of 39.5% where 30% is allowed.
2. Left Side Setback of 2.0' where 10' is required.
3. Rear Setback of 16.3' where 25' is required
4. Expansion of a non-conforming structure

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

1. The Existing Building Coverage is 32.1% and the Addition adds 267sf. The proposed plan removes the exist. Shed (64sf).
2. The Existing Building is 2.6' from the Left Side Property Line. The Addition aligns with the Existing, which reduces that Setback to 2.0'. The location of the Addition maximizes the yard and preserves the Kitchen window on that side. Along Marcy St, there is a minimum of 6' to the Property Line which sets the Addition 8' from the edge of pavement.

Criteria for the Variance:

1. The Variances are not contrary to the public interest in that many properties in this neighborhood are non-conforming to Building Area & Setbacks. The Historic Photo in the submission shows that there was a 1-Story Ell in this location in the past.
2. The Variances are consistent with the spirit of the ordinance in that it will allow this Addition, which is not out of context with the neighborhood.
3. Substantial justice will be done, as this work will allow the owner to improve the the Property without adversely affecting adjacent properties.
4. These Variances will not diminish the value of surrounding properties.
5. The special condition of this property is the small Lot size and the non-conformity of the Existing Residence.



LOCATION MAP SCALE: 1" = 2000'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
BOUNDARY	
---	SETBACK
D	RAILROAD SPIKE FOUND
O	IRON ROD/PIPE FOUND
□	DRILL HOLE FOUND
■	STONE/CONCRETE BOUND FOUND
●	RAILROAD SPIKE SET
○	IRON ROD SET
○	DRILL HOLE SET
□	GRANITE BOUND SET
S	SEWER LINE
G	GAS LINE
D	STORM DRAIN
W	WATER LINE
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
97x3	SPOT ELEVATION
---	WOODS / TREE LINE
○	UTILITY POLE (w/ GUY)
○	GAS SHUT OFF
○	WATER SHUT OFF/CURB STOP
○	GATE VALVE
○	HYDRANT
G W E	METER (GAS, WATER, ELECTRIC)
□	CATCH BASIN
○	TELEPHONE MANHOLE
○	SEWER MANHOLE
○	DRAIN MANHOLE
AC	AIR CONDITIONER UNIT
F.F.	FINISHED FLOOR
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
LSA	LANDSCAPED AREA

PLAN REFERENCES:

- STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, RIGH-OF-WAY PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT, BRM-M-5379(009), N.H. PROJECT NO. C-2441-I, MARCY STREET, PREPARED BY WRIGHT - PIERCE ARCHITECTS & ENGINEERS, RCRD D-12904.
- PROPERTY STAKEOUT SKETCH, OWNER: THEODORE M. STILES & JOAN BOYD, 28 SOUTH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1" = 20', DATED 10 OCTOBER 2012, NOT RECORDED

WETLAND NOTES:

- HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 03/03/21 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 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, NEWPCC WETLANDS WORK GROUP (2019).
 - 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.

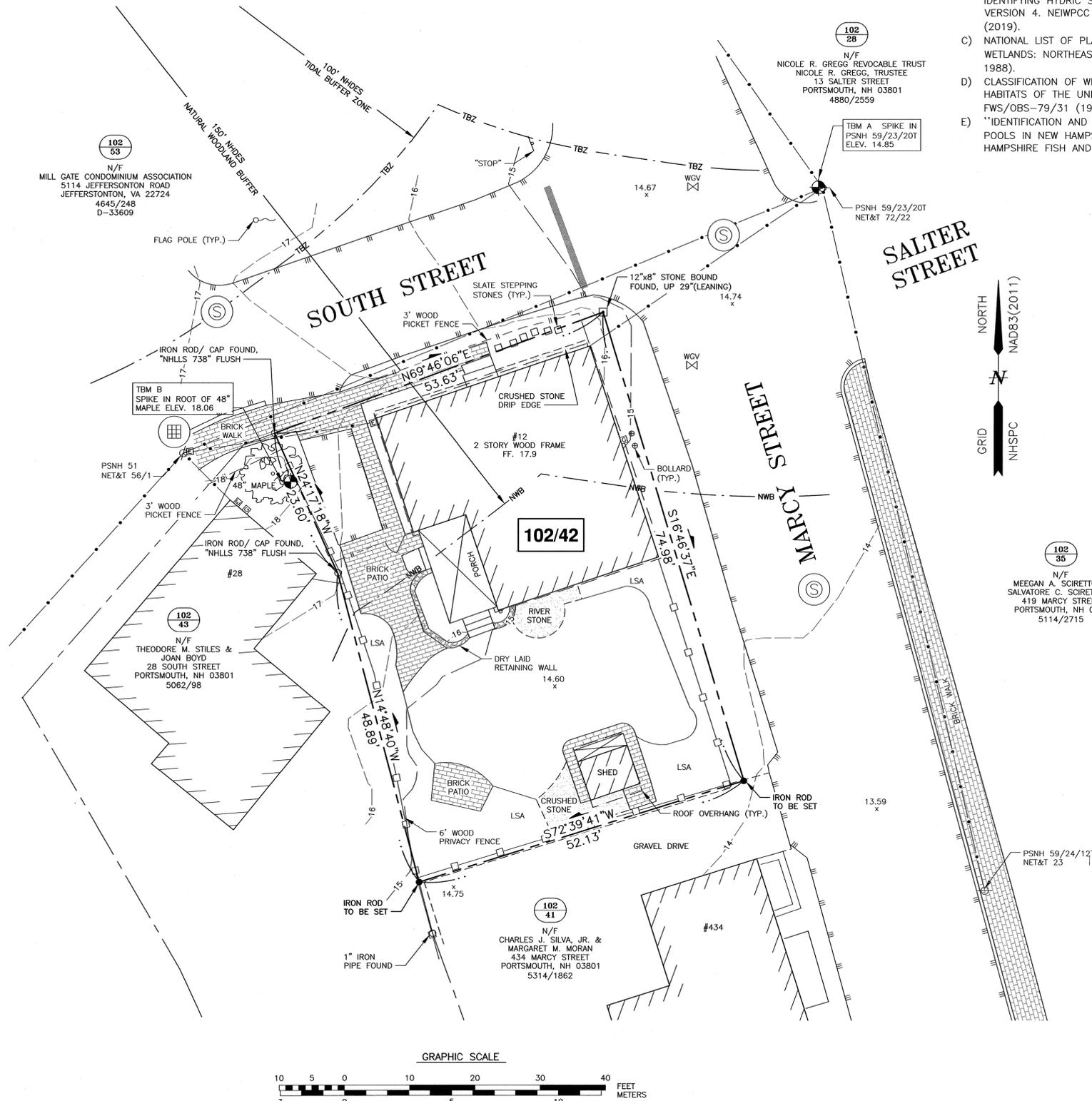


AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

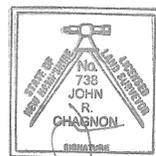
- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 102 AS LOT 42.
- OWNERS OF RECORD:
WILLIAM T. MANFULL &
SUSAN MANFULL
12 SOUTH STREET
PORTSMOUTH, NH 03801
2931/1412
- PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
- EXISTING LOT AREA:
3,795 S.F.
0.0871 ACRES
- PARCEL IS LOCATED IN THE GENERAL RESIDENCE B (GRB) AND HISTORIC DISTRICT.
- DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 5,000 S.F.
FRONTAGE: 80 FEET
SETBACKS: FRONT 5 FEET
SIDE 10 FEET
REAR 25 FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET SLOPED ROOF
30 FEET FLAT ROOF
MAXIMUM BUILDING COVERAGE: 30%
MINIMUM OPEN SPACE: 25%
- THE ENTIRETY OF THE SUBJECT PARCEL IS WITHIN THE NHDES 250' PROTECTED SHORELAND.
- VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF ASSESSOR'S MAP 102 LOT 42 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."

JOHN R. CHAGNON, LLS DATE 3-26-21



GRAPHIC SCALE



NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/26/21

STANDARD BOUNDARY & TOPOGRAPHIC SURVEY
TAX MAP 102 - LOT 42
FOR
WILLIAM T. MANFULL & SUSAN MANFULL
12 SOUTH STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

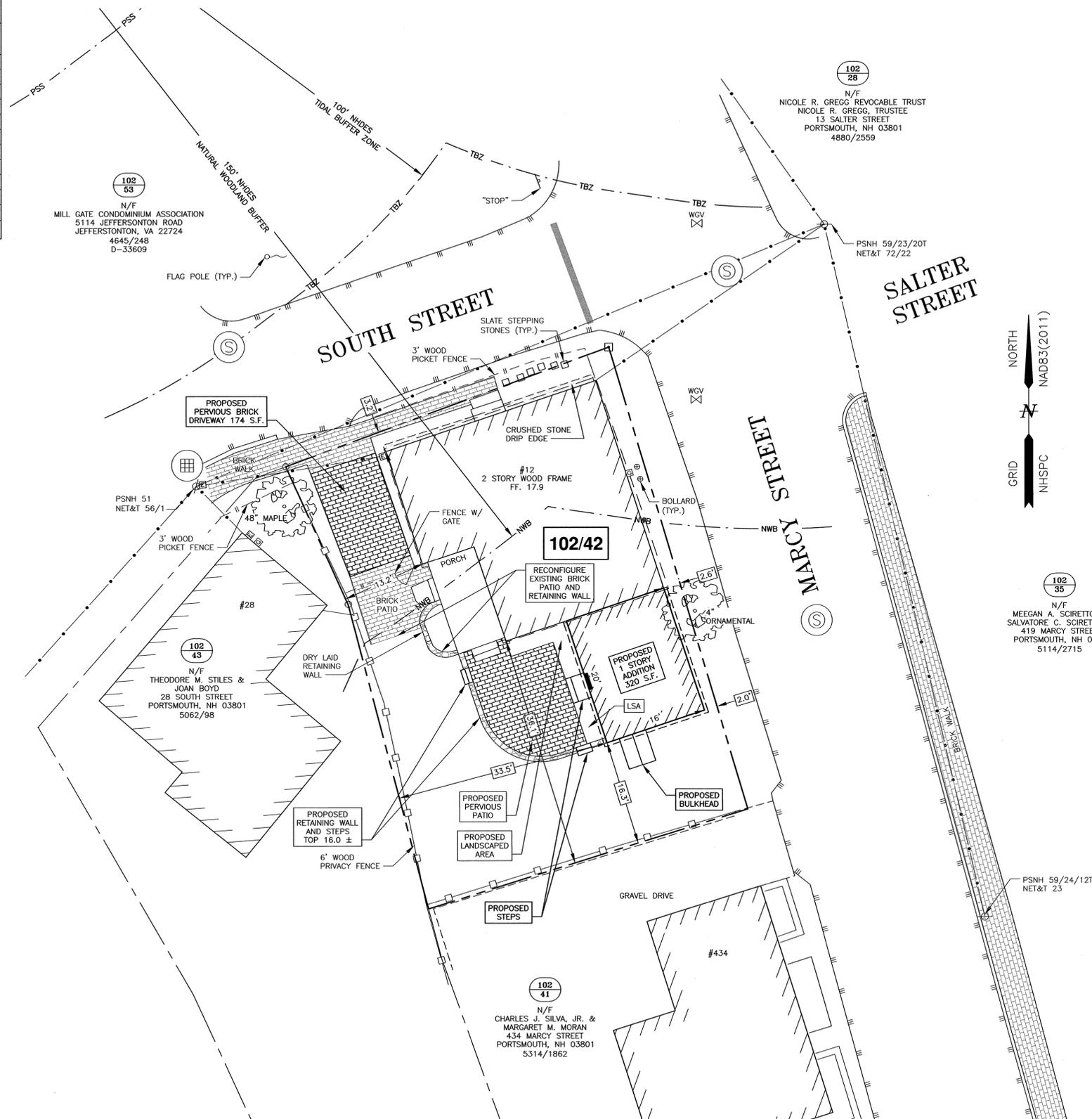


AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

IMPERVIOUS SURFACE AREAS

(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE & PORCH	1,155	1,475
SHED	64	0
STAIRS	42	53
BULKHEAD	0	22
PATIO	375	109
RETAINING WALL	19	35
PAVEMENT	127	0
STONE & GRAVEL	117	0
TOTAL	1899	1694
LOT SIZE	3,795	3,795
% LOT COVERAGE	50.0%	44.6%



NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 102 AS LOT 42.
- 2) OWNERS OF RECORD:
WILLIAM T. MANFULL &
SUSAN MANFULL
12 SOUTH STREET
PORTSMOUTH, NH 03801
2931/1412
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
3,795 S.F.
0.0871 ACRES
- 5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE B (GRB) AND HISTORIC DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 5,000 S.F.
FRONTAGE: 80 FEET
SETBACKS: FRONT 5 FEET
SIDE 10 FEET
REAR 25 FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET SLOPED ROOF
30 FEET FLAT ROOF
MAXIMUM BUILDING COVERAGE: 30%
MINIMUM OPEN SPACE: 25%
- 7) THE ENTIRETY OF THE SUBJECT PARCEL IS WITHIN THE NHDES 250' PROTECTED SHORELAND.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- 9) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CONSTRUCTION AND VARIANCES REQUIRED ON ASSESSOR'S MAP 102 LOT 42 IN THE CITY OF PORTSMOUTH.
- 10) BUILDING/SITE PLANS BASED ON ARCHITECTURAL DESIGN BY ANNE WHITNEY ARCHITECT.

**STRUCTURE ADDITION
MANFULL RESIDENCE
12 SOUTH STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	REVISED COVERAGE	5/12/21
0	ISSUED FOR COMMENT	4/26/21
REVISIONS		

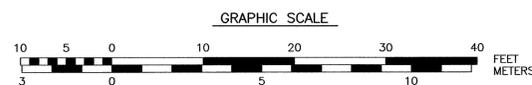
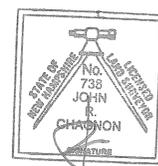
SCALE 1"=10'
APRIL 2021

VARIANCE PLAN
C2

"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."

JRC
JOHN R. CHAGNON, LLS

5.12.21
DATE



APPROVED BY THE PORTSMOUTH ZONING BOARD

CHAIRMAN

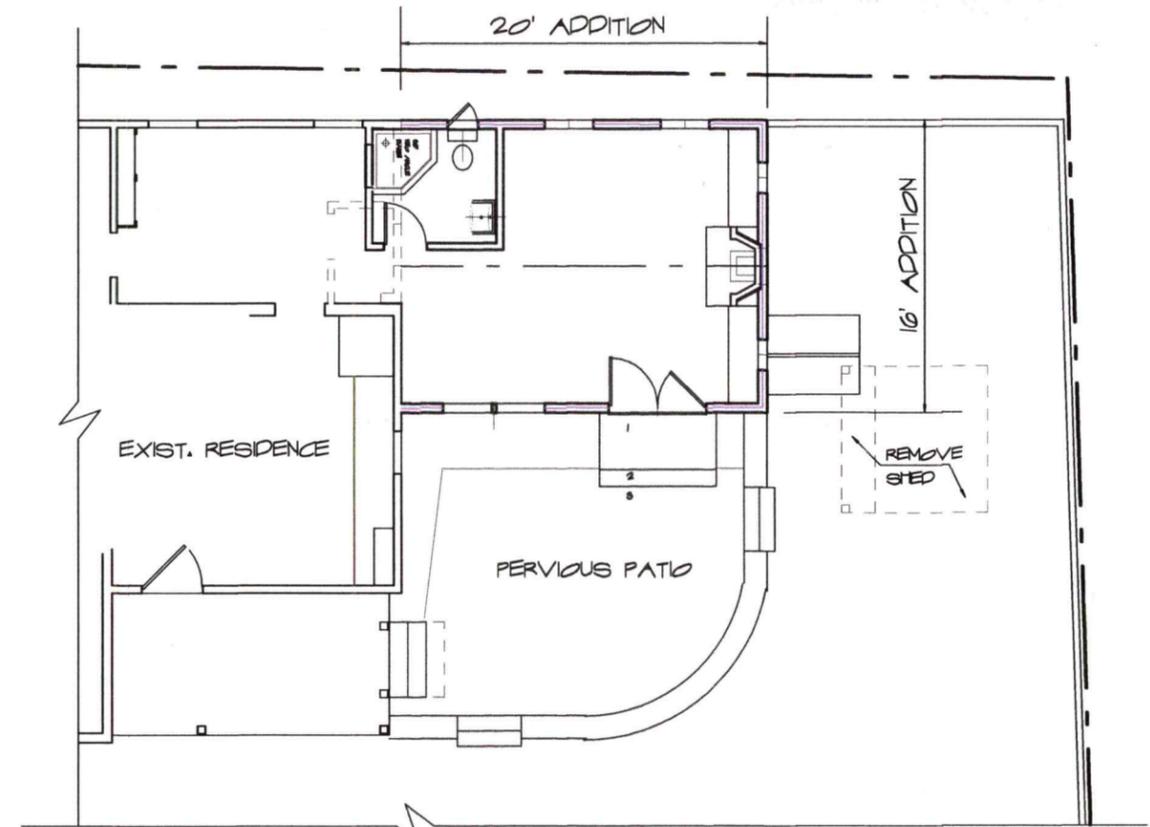
DATE



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



VIEW AT MARCY ST. EDGE



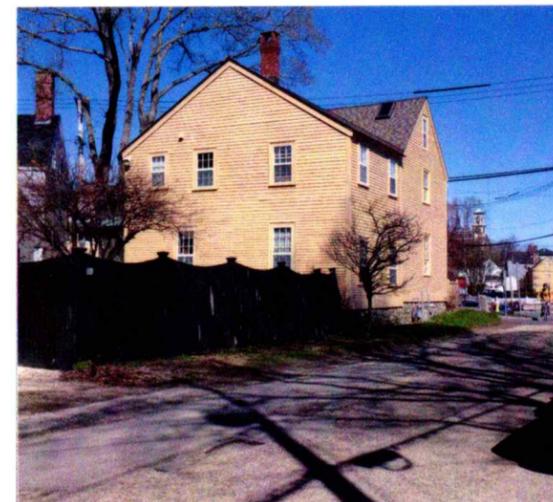
ADDITION PLAN
SCALE: 1" = 10'-0"



LEFT, MARCY STREET ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT, YARD SIDE ELEVATION
SCALE: 1/8" = 1'-0"



MARCY ST. LOOKING NORTH



MARCY ST. LOOKING SOUTH

SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, MANFULL RESIDENCE 12 SOUTH STREET PORTSMOUTH, NH	9 Sheafe Street Portsmouth NH 03901 603-427-2832 	Project: # 2012	Date: 5/20/21
		Revisions:	

12 South St

1-STORY
ECC

