

**12 South Street
Map 103 Lot 42**

To build 1 Story Addition at rear of Existing.

To permit the following:

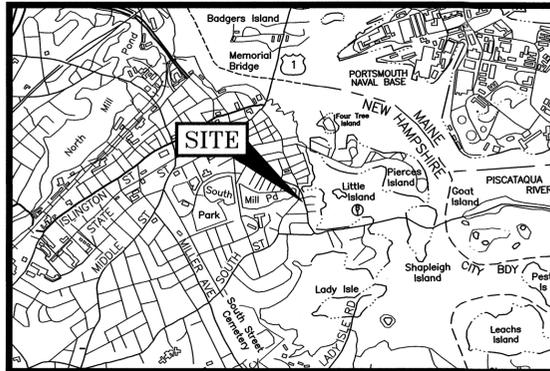
1. Building Coverage of 39.5% where 30% is allowed.
2. Left Side Setback of 2.0' where 10' is required.
3. Rear Setback of 16.3' where 25' is required
4. Expansion of a non-conforming structure

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'

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.



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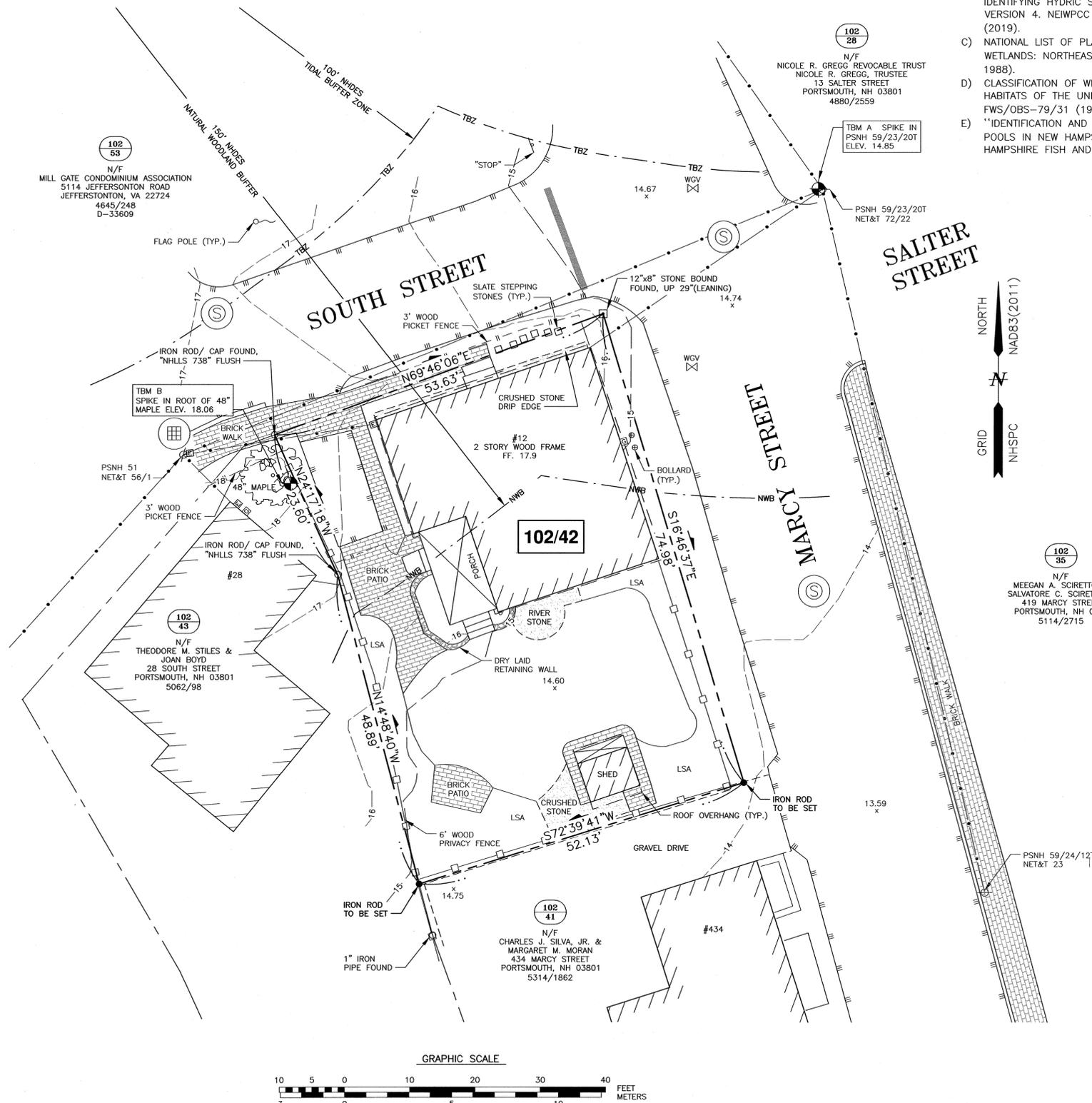
NOTES:

- 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.

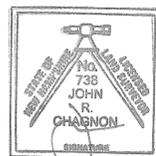
LEGEND:

- | | |
|-------|------------------------------|
| N/F | NOW OR FORMERLY |
| RP | RECORD OF PROBATE |
| RCRD | 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 |
| ○ | METER (GAS, WATER, ELECTRIC) |
| ○ | CATCH BASIN |
| ○ | TELEPHONE MANHOLE |
| ○ | SEWER MANHOLE |
| ○ | DRAIN MANHOLE |
| ○ | AIR CONDITIONER UNIT |
| ○ | SIGNS |
| F.F. | FINISHED FLOOR |
| TBM | TEMPORARY BENCHMARK |
| TYP. | TYPICAL |
| LSA | LANDSCAPED AREA |



"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

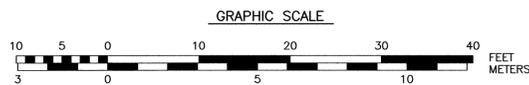
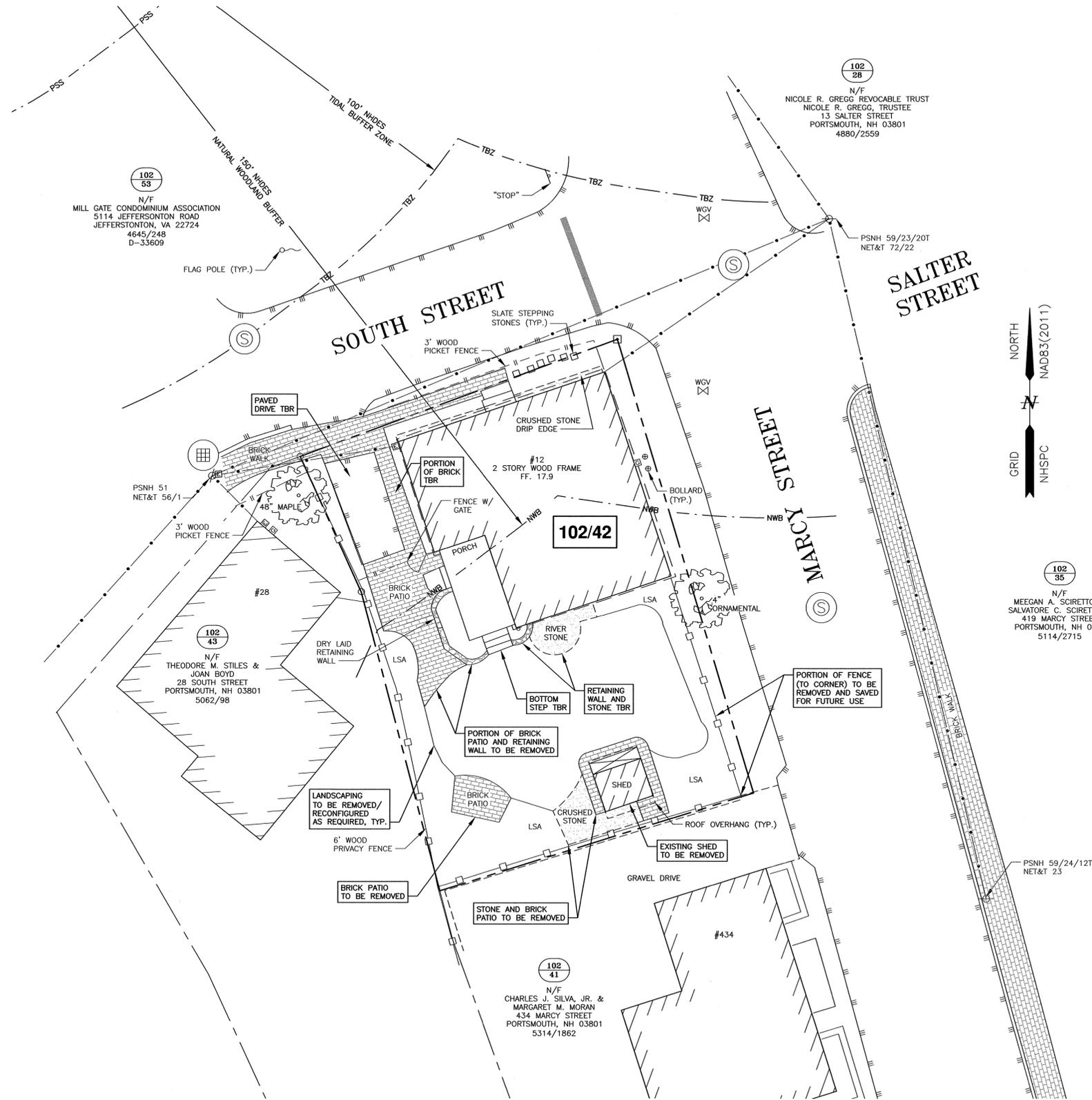


NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/26/21

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

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 CONTRACTORS' 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 AS NEEDED TO REMOVE BRICK PATIO WITH STRAIGHT LINE EDGE.
- 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 SAFELY 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



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- 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).

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

NO.	DESCRIPTION	DATE
1	SHED TBR	5/12/21
0	ISSUED FOR COMMENT	4/26/21



SCALE 1"=10' APRIL 2021

DEMOLITION PLAN **C1**



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NOTES:

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- 2) OWNERS OF RECORD:
WILLIAM T. MANFULL &
SUSAN MANFULL
12 SOUTH STREET
PORTSMOUTH, NH 03801
2931/1412
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0.0871 ACRES
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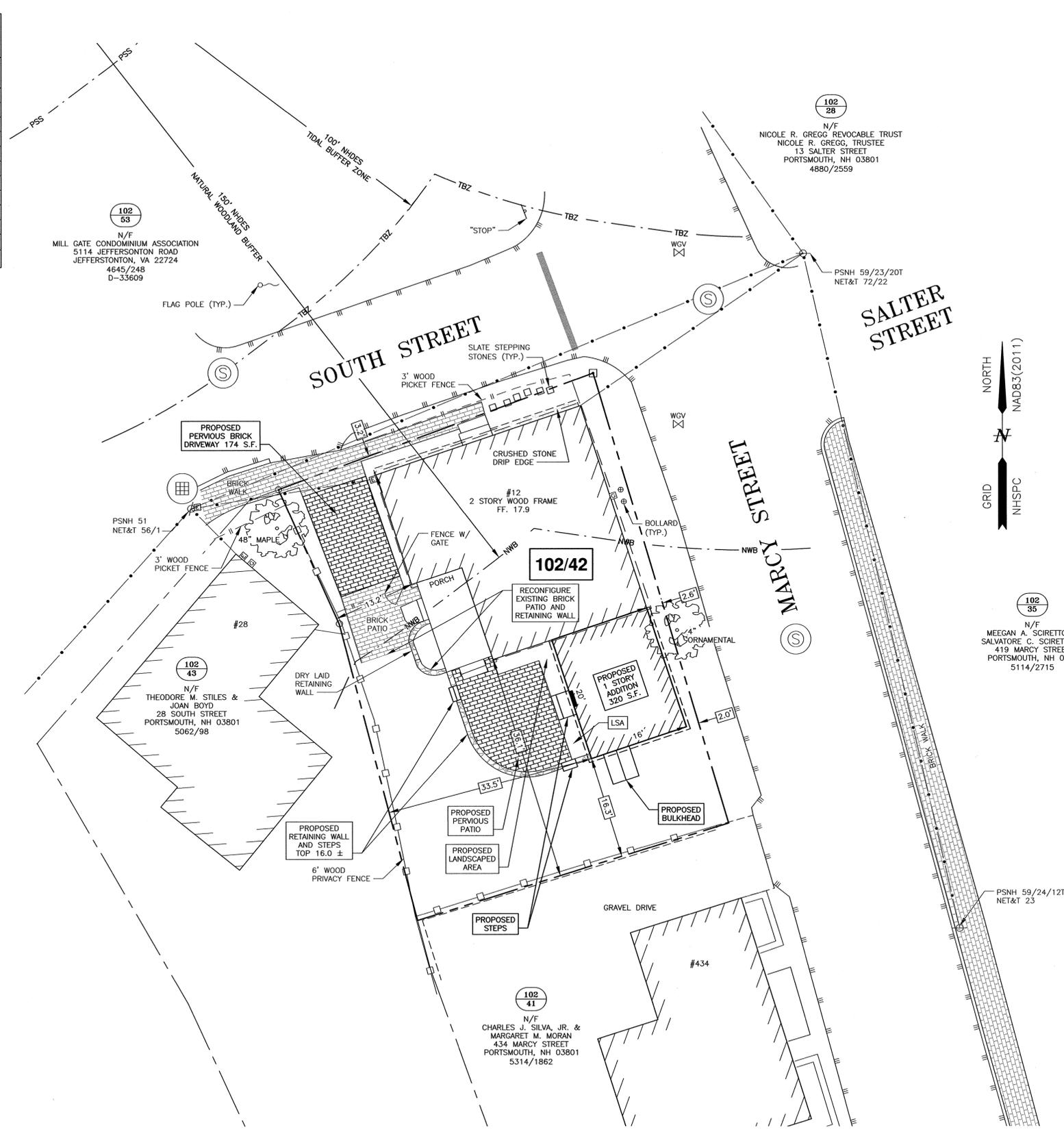
MAXIMUM STRUCTURE HEIGHT: 35 FEET SLOPED ROOF
30 FEET FLAT ROOF
MAXIMUM BUILDING COVERAGE: 30%
MINIMUM OPEN SPACE: 25%
- 7) THE ENTIRETY OF THE SUBJECT PARCEL IS WITHIN THE NHDES 250' PROTECTED SHORELAND.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- 9) 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		

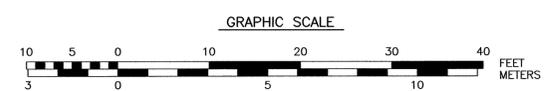
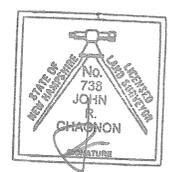
SCALE 1"=10'		APRIL 2021
VARIANCE PLAN		C2

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%	



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John R. Chagnon
JOHN R. CHAGNON, LLS
DATE: 5.12.21



APPROVED BY THE PORTSMOUTH ZONING BOARD

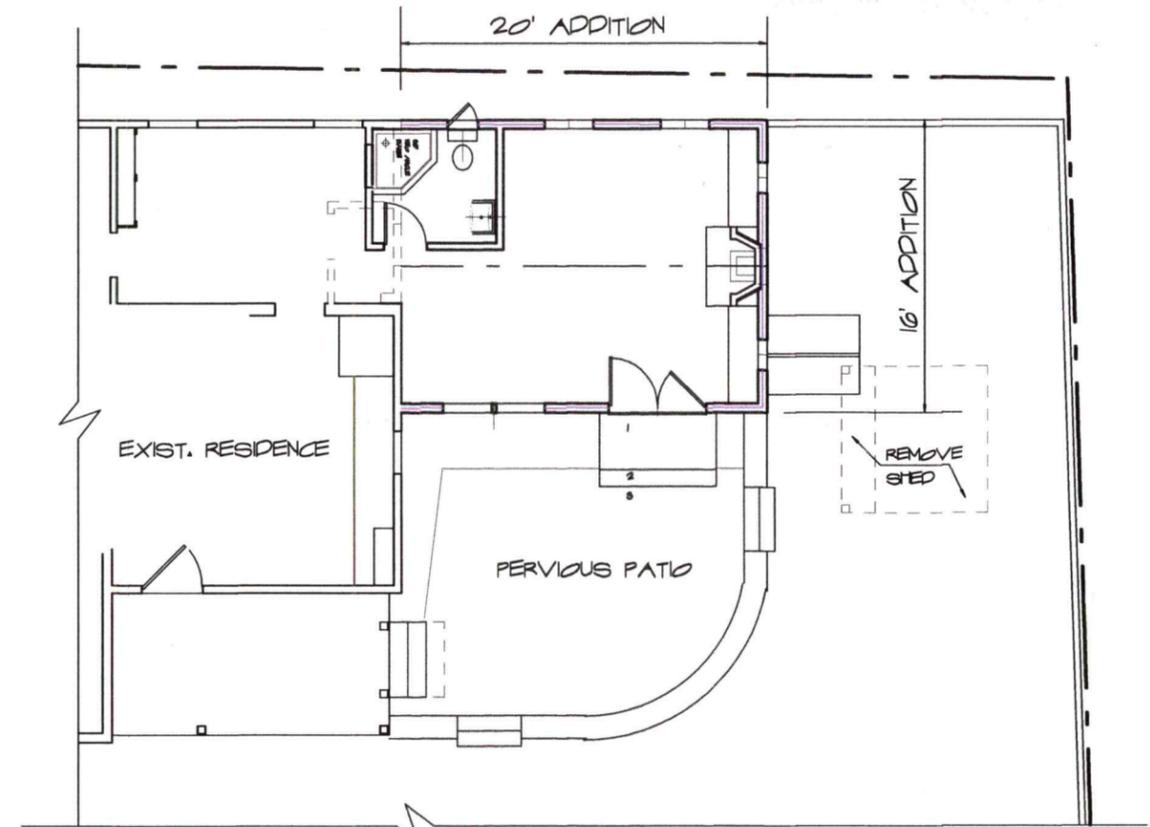
CHAIRMAN _____ DATE _____



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



VIEW AT MARCY ST. EDGE



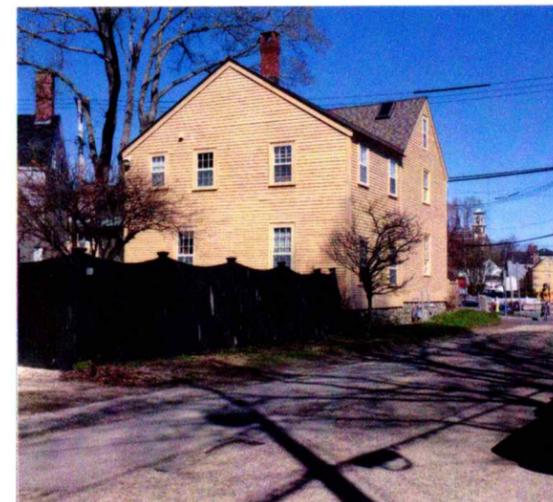
ADDITION PLAN
SCALE: 1" = 10'-0"



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

