

# CITY OF PORTSMOUTH

## Zoning Board of Adjustment Application

<i>Department Use Only</i>	Date _____
Assessor Plan # _____	Lot # _____ Fee _____
Zone _____	Lot area _____ By _____

Fill in below by printing in ink or typing / Complete all Blanks or indicate "N/A" if not applicable

Applicant Harry Furman & Kathleen Straube Owner of Record Harry Furman & Kathleen Straube  
 Applicant Street Address 557 State St Owner Street Address 557 State St  
 Applicant City / State / Zip Portsmouth NH 03801 Owner City / State / Zip Portsmouth NH 03801  
 Applicant phone (\_\_\_\_) 802-578-7482 Owner phone (\_\_\_\_) 802-578-7482  
 Applicant e-mail kathleenstraube@ymail.com

Location (street address) of proposed work: 557 State St, Portsmouth NH 03801  
 Existing use: Single family Residential

Undersigned hereby requests:

- |   | Article and Section                           |
|---|---|
| <input type="checkbox"/> Appeal from an Administrative Decision<br>See Article 2, Section 10.234.30 |   |
| <input checked="" type="checkbox"/> Special Exception<br>See Article 2, Section 10.232.20           | 10.320 Nonconforming Buildings and Structures |
| <input checked="" type="checkbox"/> Variance<br>See Article 2, Section 10.233.20                    | 10.521 (Dimensional Requirements)             |
| <input type="checkbox"/> Other _____<br>See Article 2, Section 10.233.20                            |   |

To permit the following:

To allow 160 Square Foot addition as part of renovations at the existing structure to maintain the existing non-conforming setback of 0.6' (10' minimum req. in the GRC zone) and to allow the new roof peak to be increased from the existing avg. 18'-4" to 21'-6" along the same setback. (35' max. in GRC zone).

The undersigned alleges that the required conditions exist for granting of this request according to the terms of the Zoning Ordinance as demonstrated in the attached submittals.

Only complete applications will be accepted by the deadline date. A complete application shall consist of: a completely filled out application with original signatures, the application fee, and 12 packets of required plans and any supporting documents or photos. **Incomplete applications will not be accepted.** Applications received after the deadline will be scheduled for the following month. The owner or his/her representative is required to attend the Public Hearing for the above appeal.

**Kathleen Straube**

Digitally signed by Kathleen Straube  
 DN: cn=Kathleen Straube, o, ou, email=kathleenstraube@ymail.com, c=US  
 Date: 2016.06.17 14:33:59 -0400

**3/20/2019**

Signature of Owner

Date

Please PRINT name here Kathleen Straube

### Applicant's Responsibilities

1. All applications for Variances and Special Exceptions must be submitted to the Planning Department prior to the published deadline. In the case of Appeals from an Administrative Decision, the appeal shall be filed no later than 30 days from the date of the action which is being appealed.
2. A Building Permit application must also be filed for the project for which zoning relief is being sought. The Building Permit application can be submitted with the Board of Adjustment application or filed prior. The Planning Department may waive this requirement when the application is for a substandard lot for subdivision purposes and no other zoning relief is required.
3. An applicant shall be one of the following: a) the owner of record of the property, or b) the holder of a valid purchase and sales agreement for the purchase of the subject property, or c) the holder of a valid option for the purchase of the subject property.
4. All applications shall include a written statement explaining how the request complies with the requirements of the Zoning Ordinance as provided in Article 2 (see Section 10.234.30 for Administrative Appeals, Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions).
5. It is the obligation of the applicant to submit adequate plans and exhibits in accordance with the terms of the Zoning Ordinance for all applications for Administrative Appeals, Variances, Special Exceptions, and Equitable Waivers.
6. For applications requesting dimensional relief, the minimum requirements for adequate plans shall include the following:

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Site Plan(s) showing existing and proposed conditions including:<ul style="list-style-type: none"><li>- Front, side and rear setback / yard dimensions (this is the distance from a structure to the lot line)</li><li>- Lot dimensions</li><li>- Abutting street(s) and street names</li><li>- Driveways / accessways</li><li>- Dimensions (size and height) of structures</li><li>- Dimensions and location of parking spaces</li></ul></li></ul> | <ul style="list-style-type: none"><li><input type="checkbox"/> Scale of all drawings and plans (the scale is the ratio of the drawing's size relative to the actual size)</li><li><input type="checkbox"/> Labeled photo(s) of existing conditions</li><li><input type="checkbox"/> Building plans and elevations of any <i>proposed</i> structures or additions</li><li><input type="checkbox"/> Interior floor plans for any renovations or expansion to existing structures</li></ul> |
|---|--|

7. For applications requesting relief from land use requirements, the minimum requirements for adequate plans shall include the following:

- |   |
|---|
| <ul style="list-style-type: none"><li><input type="checkbox"/> Site Plan showing dimensions and location of parking spaces including the scale (the scale is the ratio of the drawing's size relative to the actual size)</li><li><input type="checkbox"/> Interior floor plans and/or exterior site plans showing the location of the proposed use(s)</li><li><input type="checkbox"/> Labeled photo(s) of existing conditions</li></ul> |
|---|

8. Plans should be 8 1/2" x 11" in size, 11" x 17" plans may be used only if the plan would otherwise be unreadable.
9. The Planning Department is authorized by the Board of Adjustment to refuse applications which do not meet these minimum requirements. The Planning Department may also require additional information and/or exhibits as needed to illustrate the scope of the project. Public Hearings shall not be scheduled, advertised or held until such time as the minimum requirements for adequate plans have been submitted. The Board may postpone any application requiring more information prior to any action being taken.
10. The applicant shall submit one (1) original and eleven (11) copies of the application and any plans, exhibits, and supporting documents.
11. The applicant shall provide electronic files in Portable Document Format (PDF) of all submittals. An applicant may request a waiver from this requirement. The request should be made in writing to the Planning Director one week prior to the submission deadline and should explain why the applicant is unable to provide electronic files.

I have read the above list of responsibilities, have provided all required information, and such information is current, accurate, and complete to the best of my knowledge.

**Kathleen Straube**

Digitally signed by Kathleen Straube  
DN: cn=Kathleen Straube, o, ou, email=kathleenstraube@gmail.com, c=US  
Date: 2018.08.17 11:06:14 -0400'

3/20/2019

(Applicant's Signature, date)

The Applicant is encouraged to consider the following when completing the application:

- Provide neat and clear plans
- Use of color or highlights is encouraged in order to identify pertinent areas on plans
- Applicants are encouraged to review the application with a member of the Planning Department staff prior to submittal
- All applicants are encouraged to discuss the project with impacted neighbors

March 22<sup>nd</sup> 2019

I authorize Laurie Soave @ BellSoave Architects to submit my application for 557 State Street renovations.

Kathleen Straube

*Kathleen Straube*

RECEIVED

MAR 27 2019

BY: \_\_\_\_\_



# City of Portsmouth, NH

1 Junkins Ave, (603) 610-7243

FAX: (603) 610-4040

www.cityofportsmouth.com

BOA \_\_\_\_\_  
SPR \_\_\_\_\_  
HDC \_\_\_\_\_  
CC \_\_\_\_\_  
OTHER \_\_\_\_\_

Form Updated May 2016

## Building Permit Application ADDITIONS / RENOVATIONS -- Commercial or Residential

**Office Use:** Cost of All Construction: \$ \_\_\_\_\_ Fee: \$ \_\_\_\_\_ Chk #: \_\_\_\_\_ Cash: \_\_\_\_\_  
 Zoning District: \_\_\_\_\_ HD: \_\_\_\_\_ DOD: \_\_\_\_\_ Map #: \_\_\_\_\_ Lot #: \_\_\_\_\_ Building Permit #: \_\_\_\_\_

*Print in Ink or Type. Complete all blanks or indicate "N/A" if not applicable.*

### PROPERTY OWNER

Name: Harry Furman & Kathleen Straube  
 Address: 557 State St  
 City: Portsmouth State: NH Zip: 03801  
 Phone: 802-578-7482 Cell Phone: \_\_\_\_\_  
 E-mail: kathleenstraube@gmail.com

### PERMIT APPLICANT

Name: Harry Furman & Kathleen Straube  
 Address: 557 State St  
 City: Portsmouth State: NH Zip: 03801  
 Phone: 802-578-7482 Cell Phone: \_\_\_\_\_  
 E-mail: kathleenstraube@gmail.com

Address of Construction: 557 State St, Portsmouth NH 03801 Unit #: \_\_\_\_\_  
 Contractor Name: (in process of bidding) Phone: \_\_\_\_\_

Brief Description of Existing Use(s): single family residence  
 Brief Description of Proposed Work: New roof and renovation of existing first floor kitchen, second floor bedroom & bathroom  
 within existing footprint.

*All of the information below shall be shown on site plans submitted with this application.*

Lot Area (sq. feet): 5,695

Existing Buildings / Structures				Proposed Buildings / Structures			
Building Components / Structures	Size* (length / width)	Area of Footprint (sq ft)	Height	Building Components / Structures	Size* (length / width)	Area of Footprint (sq ft)	Height
Main House	irregular X	872	avg: 23'-2"	Main House	irregular X	872	avg: 23'-2"
Rear Extension	irregular X	456	avg: 18'-4"	*Rear Extension	irregular X	456	avg: 21'-6"
Carriage House	16'6" X 20'6"	338	avg: 17'-10"	Carriage House	16'6" X 20'6"	338	avg: 17'-10"
2 unroofed decks	X	237		2 unroofed decks	X	237	
	X			*Adding 160 s.f.	X		
	X			second story	X		
	X			addition with no	X		
	X			change in footprint.	X		
SUM = 1903				SUM = 1903			
Total Non-Residential Gross Floor Area 0				Total New Non-Residential Gross Floor Area 0			
# of Residential Units 1				# of New Residential Units 0			
Total Paved Area (exclude building / structures) 1385				Total New Paved area: 0			
Total Parking (# of spaces) 4				Total New Parking: 0			

\* If structures are irregular in size, write "irregular" and fill the foundation square foot area under "Area".

## ADDITIONS / RENOVATIONS (cont.)

Existing Conditions	Proposed Conditions
<b>Setbacks</b> (distance from closest point to lot line) Front <u>07.9'</u> ft. Side <u>13.5'</u> ft. Side <u>00.6'</u> ft. Rear <u>35.6'</u> ft.	<b>Setbacks</b> (distance from closest point to lot line) Front <u>07.9'</u> ft. Side <u>13.5'</u> ft. Side <u>00.6'</u> ft. Rear <u>35.6'</u> ft.
<b>Distance from Wetlands</b> (distance from closest point) Inland <u>NA</u> ft. Coastal <u>NA</u> ft.	<b>Distance from Wetlands</b> (distance from closest point) Inland <u>NA</u> ft. Coastal <u>NA</u> ft.

**Expanded description of work:** Interior renovations of existing kitchen and laundry room at 1st floor;

Renovation of existing bedroom and bathroom at second floor including 160 square foot addition over existing space;

Replace existing roof over area of renovations. All work intended to keep existing exterior walls in place.

Renovations needed to replace leaking roof, 2nd floor rot from leaking roof, replace outdated and ill fitting bathroom, update kitchen

### Exterior Signs

Exterior signs require a separate permit – please complete the sign permit application form.

### Special Note for Food Service Establishments

Food service occupancies require the review of several city departments. The Portsmouth web site contains submittal information for applicants wanting to establish new food service uses or doing modifications to existing food service uses. Such modifications may include kitchen or dining area work, or changes to the cook line equipment layout. It is vital, that supporting documents be submitted with this application explaining the scope of work or modifications to be undertaken. Usually such supporting information is in the form of accurately drawn plans or sketches and equipment cut sheets. Without detailed documentation, this application cannot be processed expeditiously. Refer to: [www.cityofportsmouth.com/inspection/permitappforms](http://www.cityofportsmouth.com/inspection/permitappforms) for the food service guidelines.

### Construction Information

*A full set of construction plans must be submitted with this application. The plans must show a dimensioned layout of all rooms and spaces in enough detail to determine building code compliance with the proposed construction. The following is a list of specific items to be included with the plans and specifications. Some of this information may not be applicable.*

#### Commercial

- IBC plan review check sheet. (For all Types 1 and 2 Buildings)
- Drawings showing existing and new structures/additions.
- Life Safety Plan, showing all Occupancy Classifications, Occupant Loads and Means of Egress components.
- All interior and exterior stair details showing tread depth, riser height, and handrail and guardrails.
- Sections and details showing all construction materials.
- Fire rated assemblies with UL design numbers.
- Accessibility design details.
- Insulation amounts on all exterior walls, ceilings and roofs.
- Structural loads including: live, snow, wind and seismic.
- Foundation, floor, and framing plans of each story plus roof.
- Special Inspection Program documents.
- Any features unique to the project.

#### Residential

- Foundation plan including anchor bolt / strap information
- Floor plan of each story (show attic access locations).
- Framing plan of each story including sizes and spacings of joists and beams.
- Roof framing plan including sizes and spacings of rafters and roofing materials.
- If cathedral ceiling design, provide supporting ridge details.
- Framing cross sections where applicable.
- Accessibility design details.
- Wall sections, showing all wall materials, including headers sizes.
- Bedroom window sizes and if “tilt-clean” style.
- Insulation amounts on all exterior walls and ceilings (including basement)
- All interior and exterior stair details showing tread depth, riser height, and handrail and guardrails.
- Location of hard wired smoke and carbon monoxide detectors.

## ADDITIONS / RENOVATIONS (cont.)

### Additional Construction Information

Provide information on various additional trades or features listed below:

Sewerage System: City Sewer? - \_\_\_\_\_ Subsurface? - \_\_\_\_\_ State Septic Permit Number \_\_\_\_\_  
City Water? - \_\_\_\_\_ State Well Permit Number: \_\_\_\_\_  
Plumbing Contractor: (Separate Permit/Plans Required) \_\_\_\_\_  
Mechanical Contractor: (Separate Permit/Plans Required) \_\_\_\_\_  
Electrical Contractor: (Separate Permit/Plans Required) \_\_\_\_\_  
Fire Sprinkler System?: - \_\_\_\_\_ Separate Permit/Plans Required) \_\_\_\_\_  
Fire Alarm System?: - \_\_\_\_\_ (Separate Permit/Plans Required) \_\_\_\_\_

Is this a RESIDENTIAL dwelling built before 1978? YES

Is this a COMMERCIAL structure built before 1978 that will be used for CHILD CARE OCCUPANCY? NO

If yes to either of the above, are you an EPA certified RRP contractor? -

*Note: Painting and remodeling in dwellings and commercial child care occupancies built before 1978 require all work to be in conformance with Federal EPA rules concerning lead paint. All contractors shall be certified as required by these rules.*

**National Flood Insurance Program Data:** Flood Insurance Rate Map (FIRM) Community Number: 330139  
Map Panel Number: \_\_\_\_\_ FIRM Zone \*: \_\_\_\_\_ Base Flood Elevation (BFE): 9 feet (NGVD)  
Elevation of lowest floor (including basement): \_\_\_\_\_ feet (NGVD) Elevation Certificate Submitted \_\_\_\_\_

\* If addition is NOT located in a Special Flood Hazard Area (SFHA) check here:

\* If addition IS located in a SFHA based on the FIRM, but a land survey shows the property is either outside the floodplain or the actual elevation of the lowest floor level is above the BFE, then a Letter of Map Amendment (LOMA) should be completed by the owner and/or design professional.

**NOTE:** If the building addition is within the SFHA, an *Elevation Certificate* and a *Floodproofing Certificate* are required to be completed by a licensed design professional.

**Cost of All Construction: \$** 120,000

I certify that the information given is true and correct to the best of my knowledge. ***No change from the information in this application will be made without approval of the Building Inspector.*** Construction activities shall not commence until the Building Permit is issued.

I realize that when all necessary approvals have been acquired, a Building Permit may be granted by the Building Inspector to allow construction in conformance with this application and the plans/specifications submitted in support of said construction only.

I further acknowledge that the proposed structure shall not be occupied or otherwise utilized without the issuance of a Building Certificate of Occupancy and only after all necessary inspections have been requested and completed. I am also aware that the disposal of waste generated from this project is my responsibility and not part of the City's Trash/Recycling Program.

**Kathleen Straube**  
Digitally signed by Kathleen Straube  
DN: cn=Kathleen Straube, o, ou,  
email=kathleenstraube@mail.com, c=US  
Date: 2016.08.17 11:09:37 -04'00'

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
If Not Owner, State Relationship

Plans Submitted: Site \_\_\_ Floor \_\_\_ Framing \_\_\_ Electrical \_\_\_ Plumbing \_\_\_ Mechanical \_\_\_ *Rolled* \_\_\_ Other \_\_\_\_\_

Board of Adjustment  
1 Junkins Ave.  
Portsmouth, NH 03801

*Zoning Board of Adjustment Request for Variance/or Special Exception of Dimensional Requirements*

Property: 557 State St. Portsmouth, NH 03801

Owners: Kathleen Straube & Harry Furman  
557 State St. Portsmouth, NH 03801  
[kathleenstraube@ymail.com](mailto:kathleenstraube@ymail.com)  
802-578-7482

To the Board of Adjustment Committee,

Our property is in need of partial repairs for a leaky roof and the replacement of the second floor area due to water damage from the roof leaks and a much needed updating and repairs of the existing second floor bathroom. The renovation work will maintain the existing foundation and exterior walls along the existing structure at the property line. Only the roof and interiors will be demolished and rebuilt for the renovations. Exterior work will include replacing existing wood clapboard siding to match the existing. All of the renovation area is at the rear of the house and not visible from the street.

Per Town of Portsmouth Zoning the property at 557 State St. is **GRC**. The house was built in 1836 and falls outside of the historic district. The existing property side setback of 0.6' is non-conforming per Section 10.521 Table of Dimensional Standards side setback requirement of 10'.

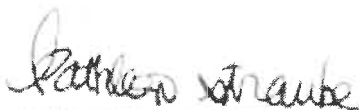
The request is to add 160sf to the second floor and to replace the low hip roof with a steeper pitch roof at 24'-6" which is under the required 35' height requirement. The new roof is intended to be more in character with the other existing hip roofs on the house. The second floor existing bathroom is extremely narrow and cannot be renovated to meet current clearance requirements without encroaching on the existing bedroom square footage. Maintaining the dimensional requirements would result in the unnecessary hardship of decreased value of the house due to the loss of either the existing bath or bedroom space.

We are requesting a variance/or special exception for relief of the dimensional requirements to add massing of 160sf at the second floor along the existing side setback to accommodate the bathroom renovation and to install a new hip roof over this area.

We submit that the variance/or special exception, if granted, meets the following variance criteria:

- 1-2. The spirit of the ordinance is observed and the variance is not contrary to the public interest. The changes will not alter the essential character of the house or locality, nor pose a threat to public health, safety or welfare.
3. Substantial justice is done. The changes pose no harm to the general public or individuals.
4. The values of the surrounding properties are not diminished. The changes maintain the existing rooms as listed whereas the reduction of either the bedroom or bathroom would diminish the value of the existing property.
5. Enforcement of the ordinance would result in the unnecessary hardship as noted above. Owing to the special condition of the existing property as-built as non-compliant for current zoning side setback, the property cannot be reasonably repaired and renovated within its current use in strict conformance with the current ordinance.

Sincerely,

  
Kathleen Straube (Owner)

3/20/2019

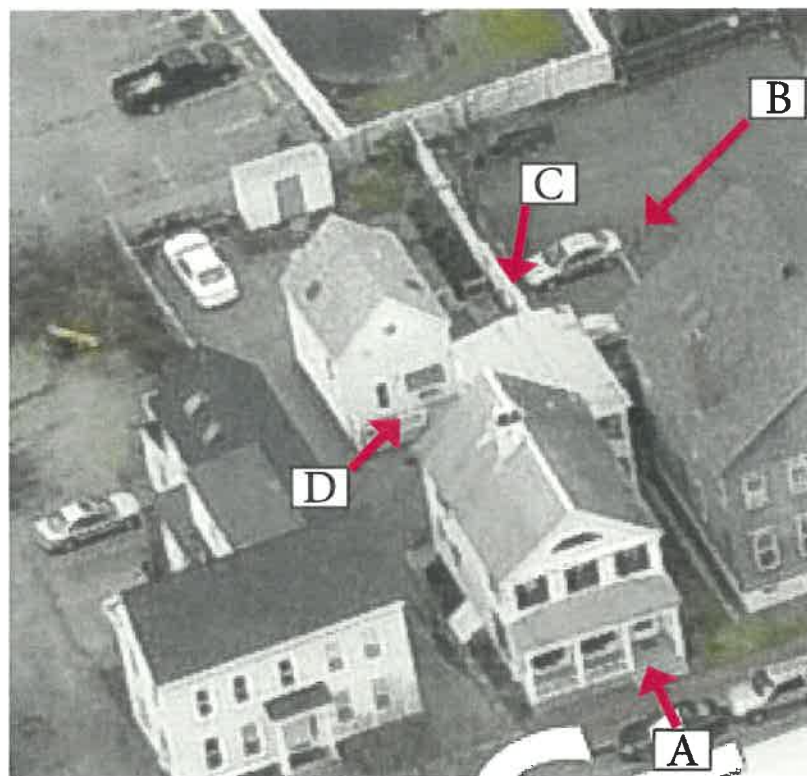
Date



**A** Existing view from street front



**B** Existing view from abutting neighbor and parking lot



Existing view from above



**C** Existing view from abutter rear parking lot



**D** Existing view from abutter along west driveway

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11/22/2019

BY: \_\_\_\_\_

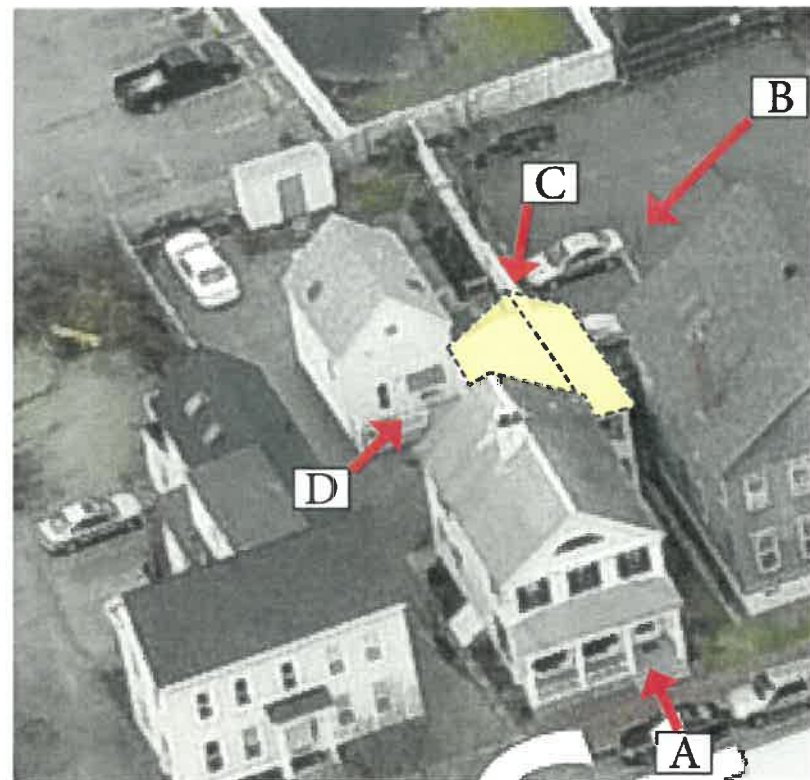




**A** No visible view of changes from street front



**B** View from abutting neighbor and parking lot



View from above showing extent of new work area

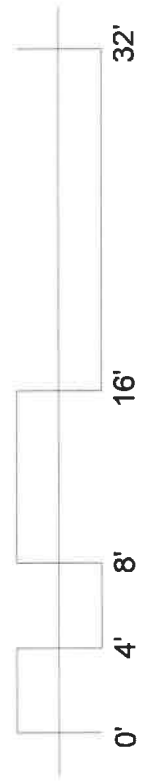
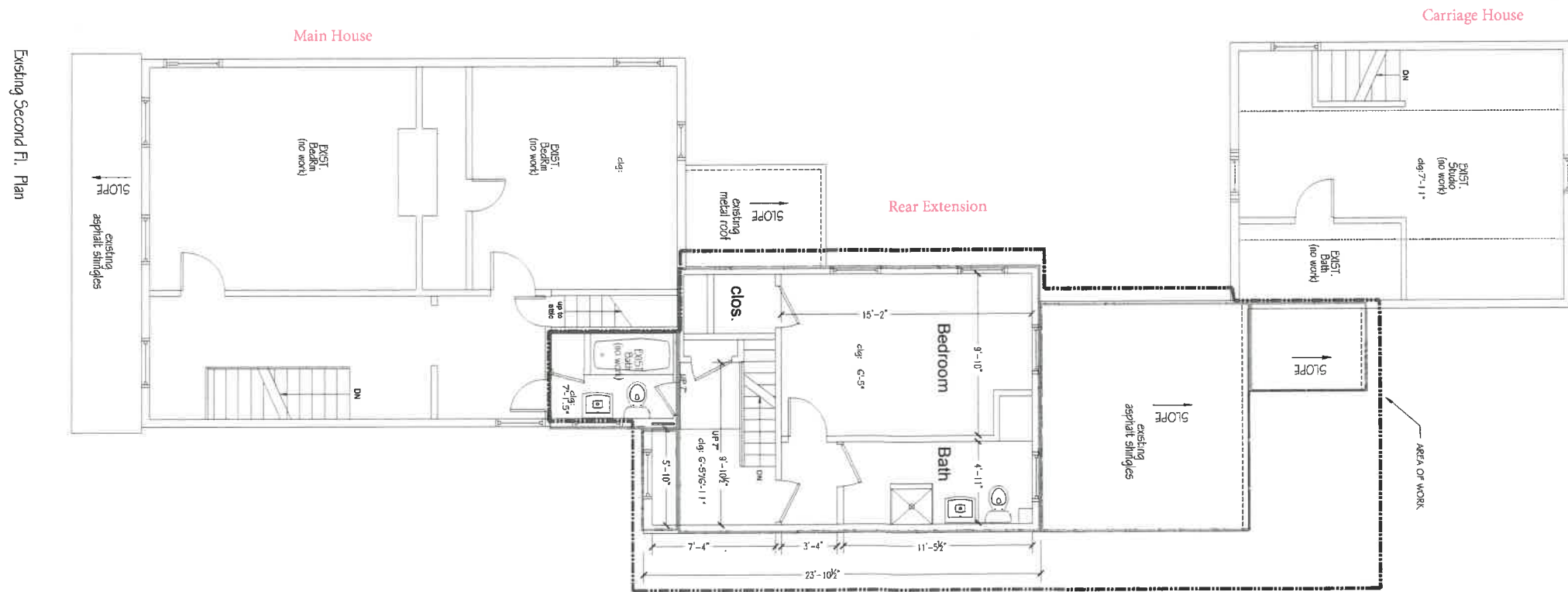
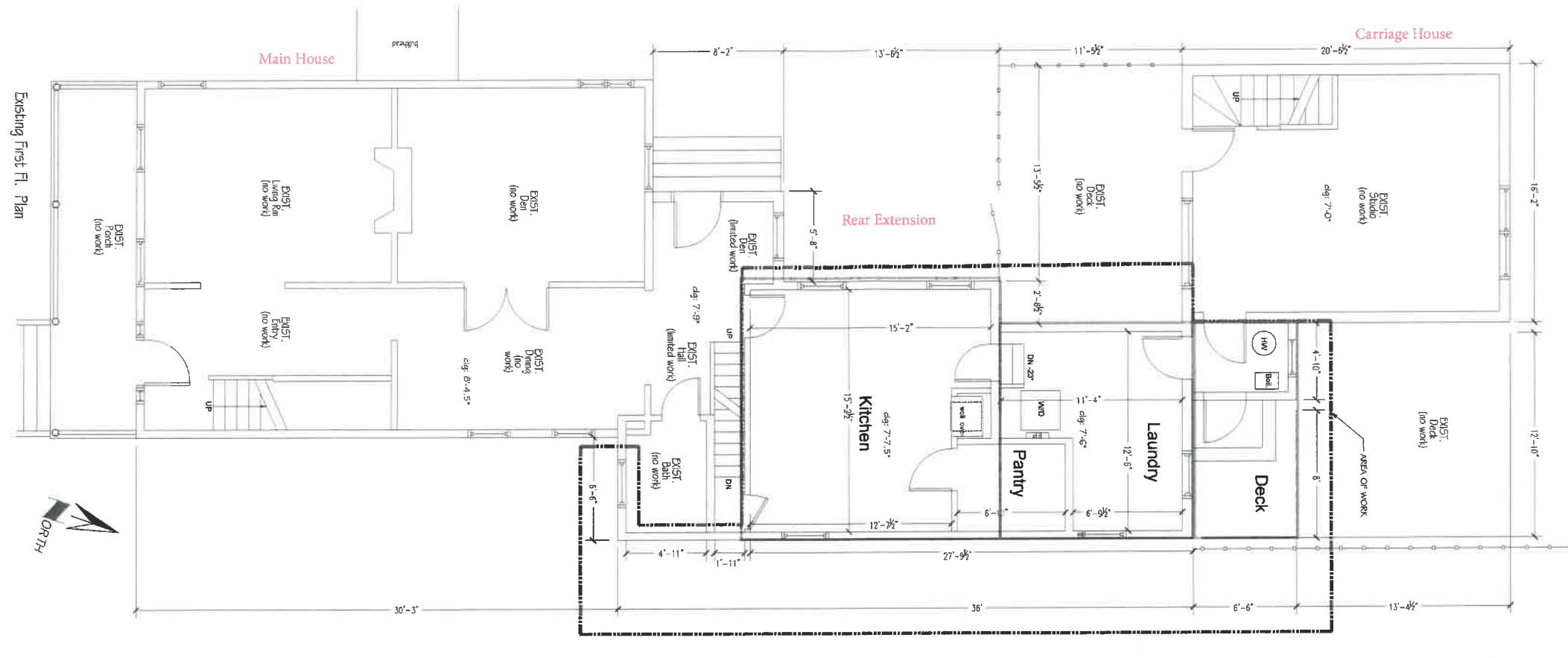


**C** View from abutter rear parking lot



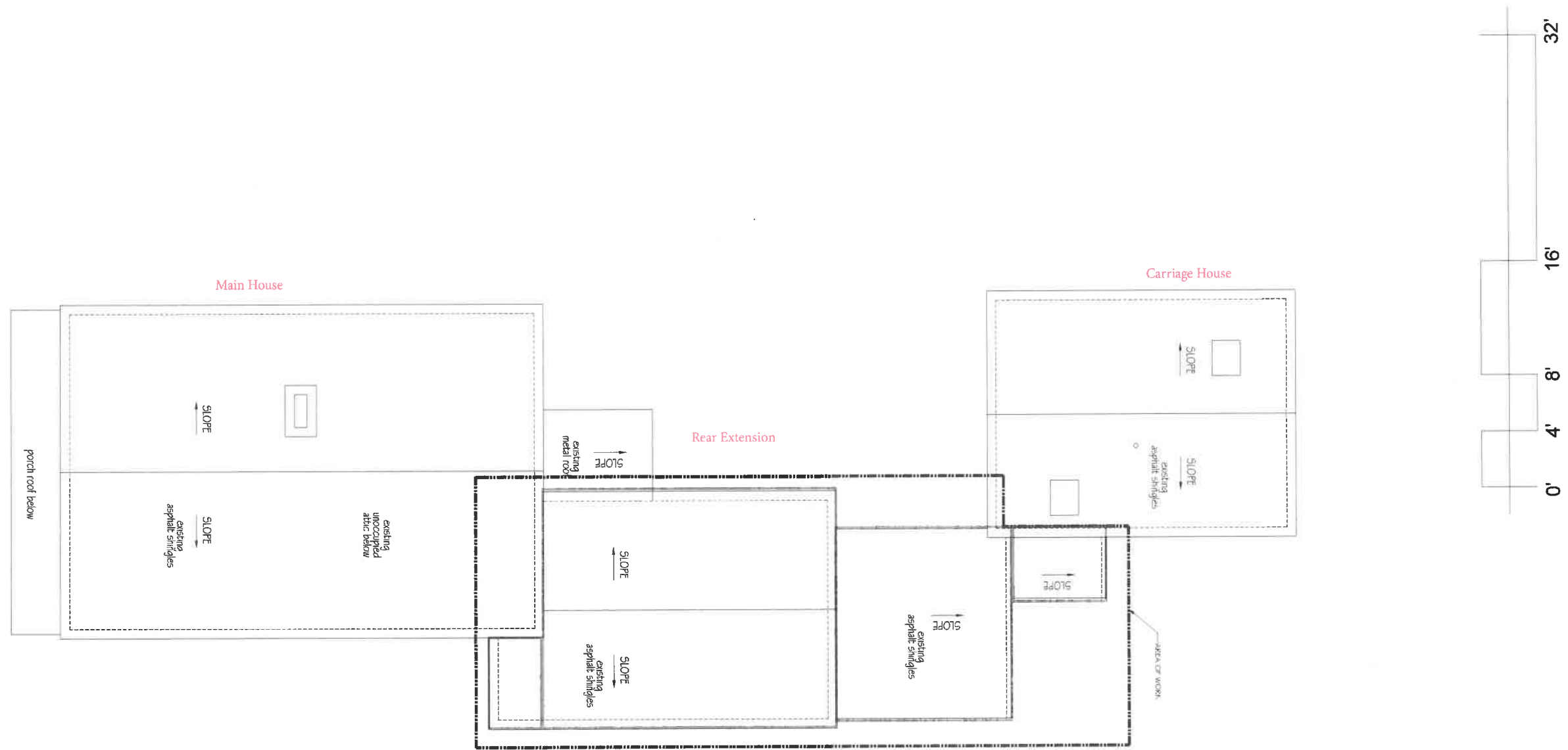
**D** View from abutter along west driveway

 Area of new massing at proposed roof line and added 160sf at 2nd floor

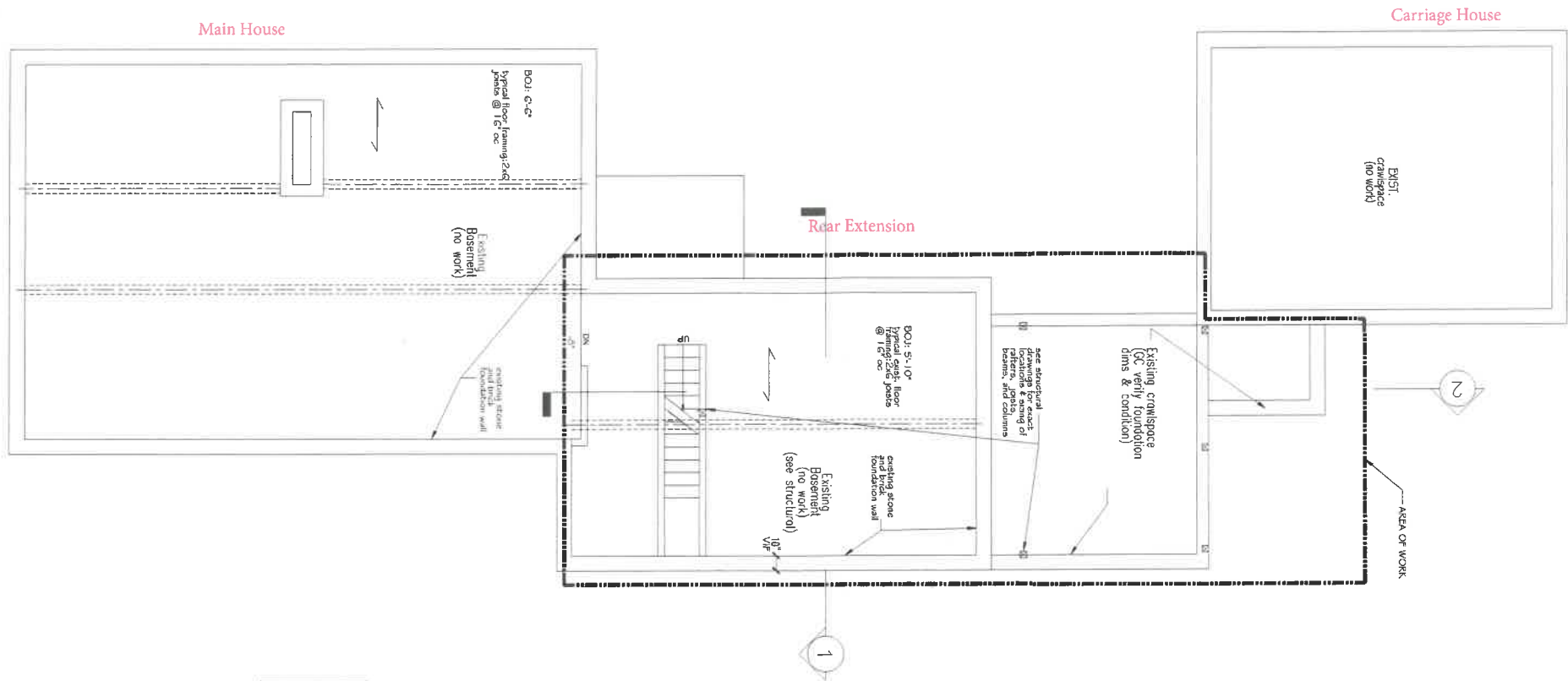


 Area of Work

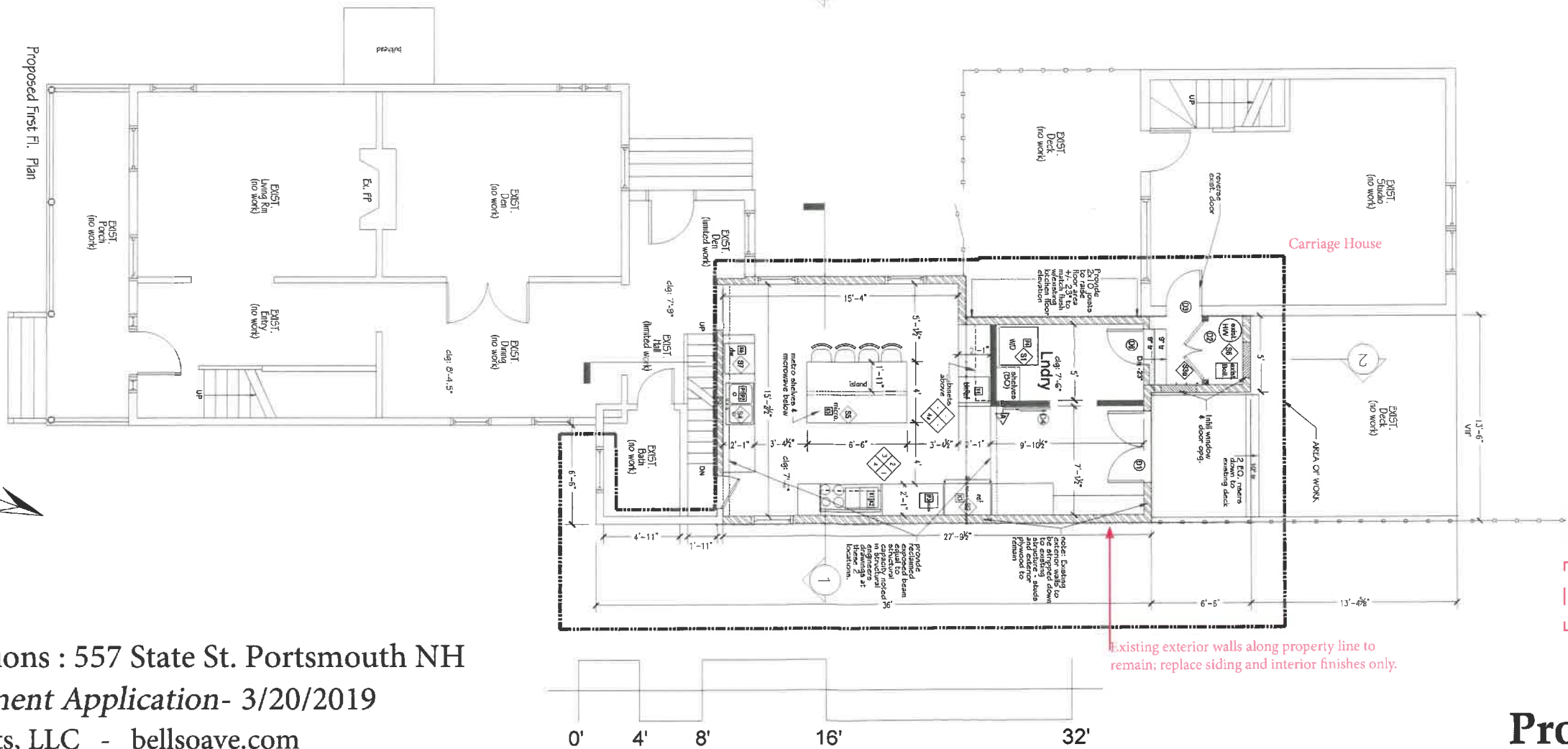
Existing Roof Plan



 Area of Work

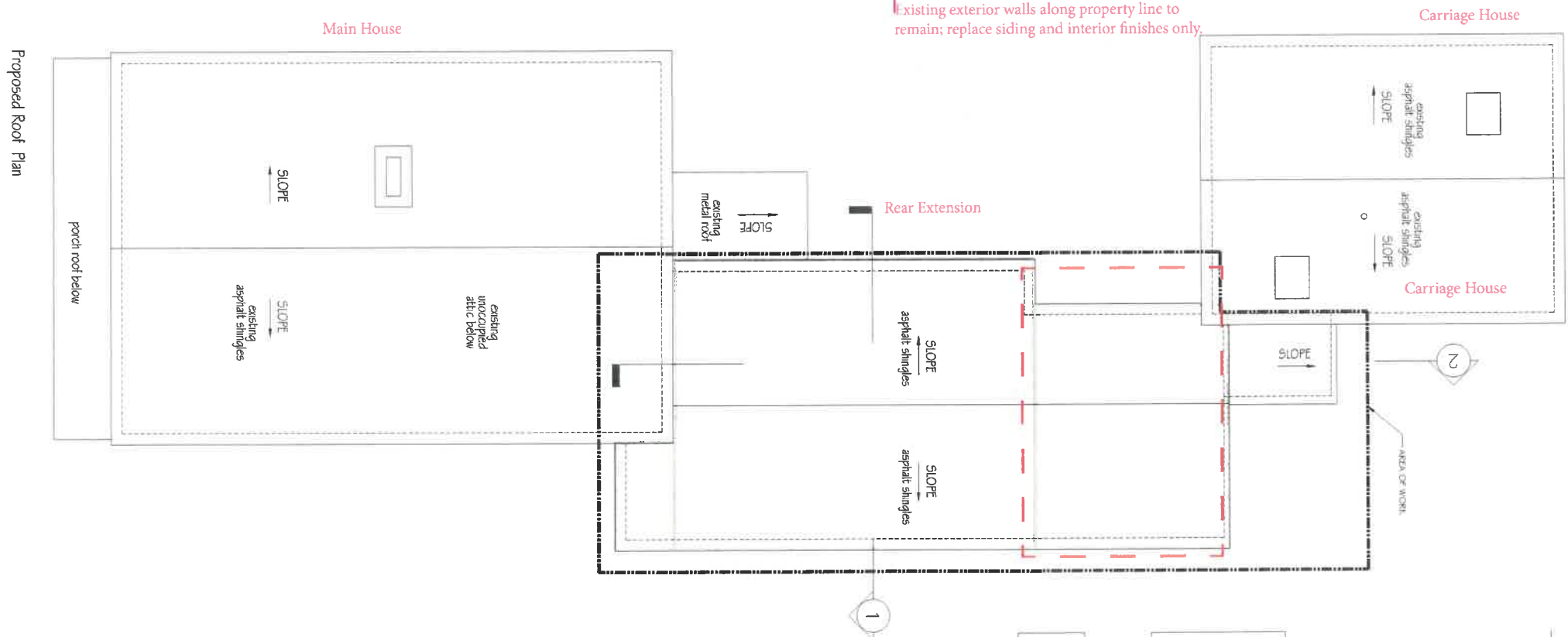
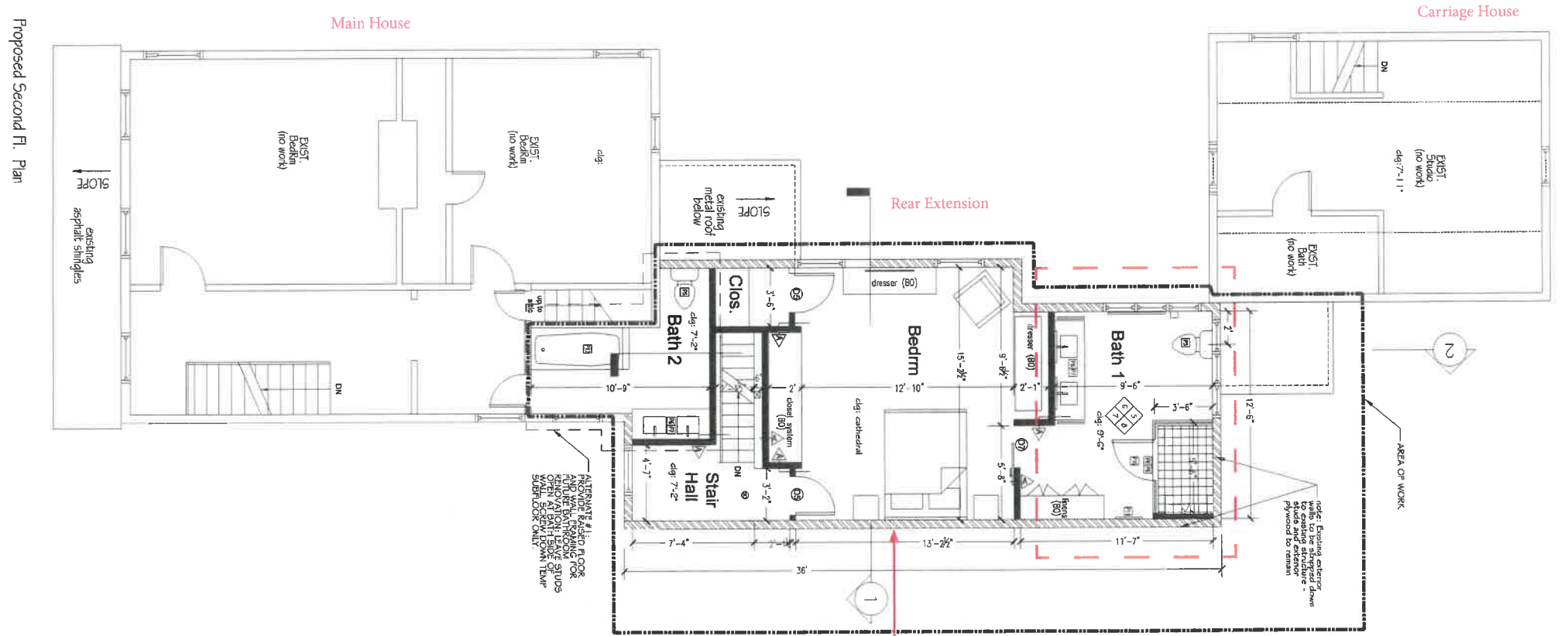


Proposed Basement Plan  
 no work at basement except  
 req. structural upgrades.



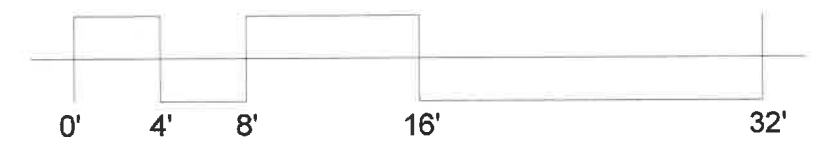
Area of Work  
 [ ] Area of difference in roof line and added 160sf

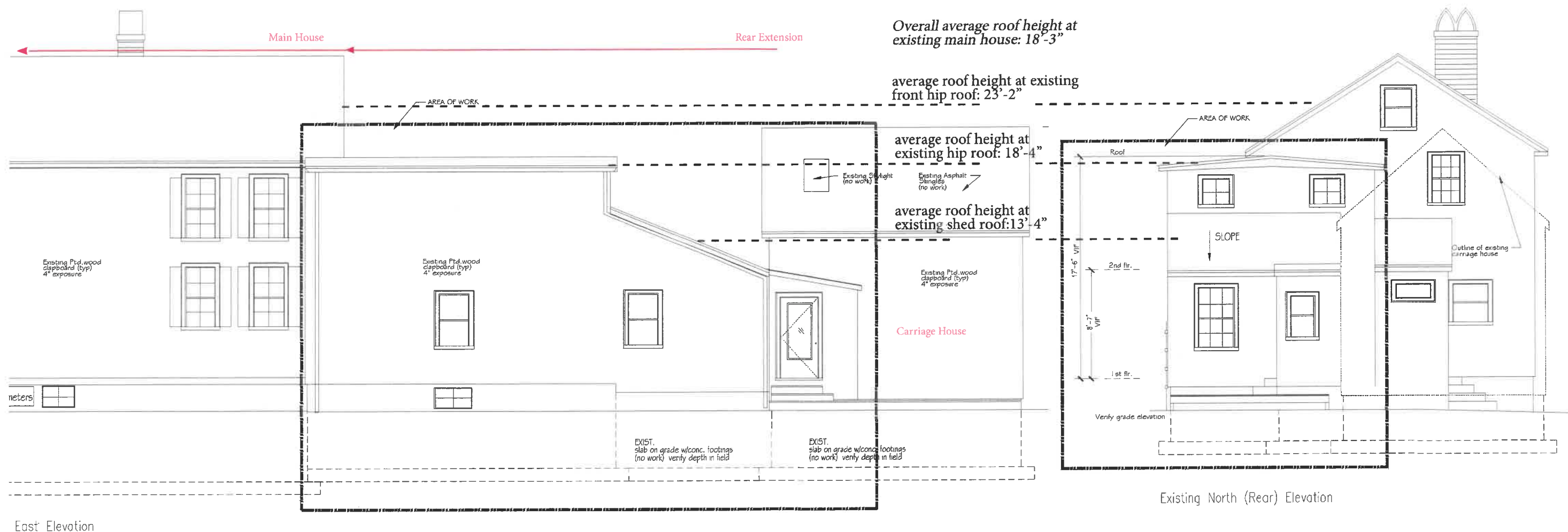
Existing exterior walls along property line to remain; replace siding and interior finishes only.



**Area of Work**

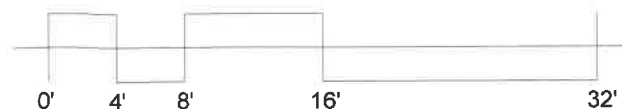
— — — — — Area of difference in roof line and added 160sf



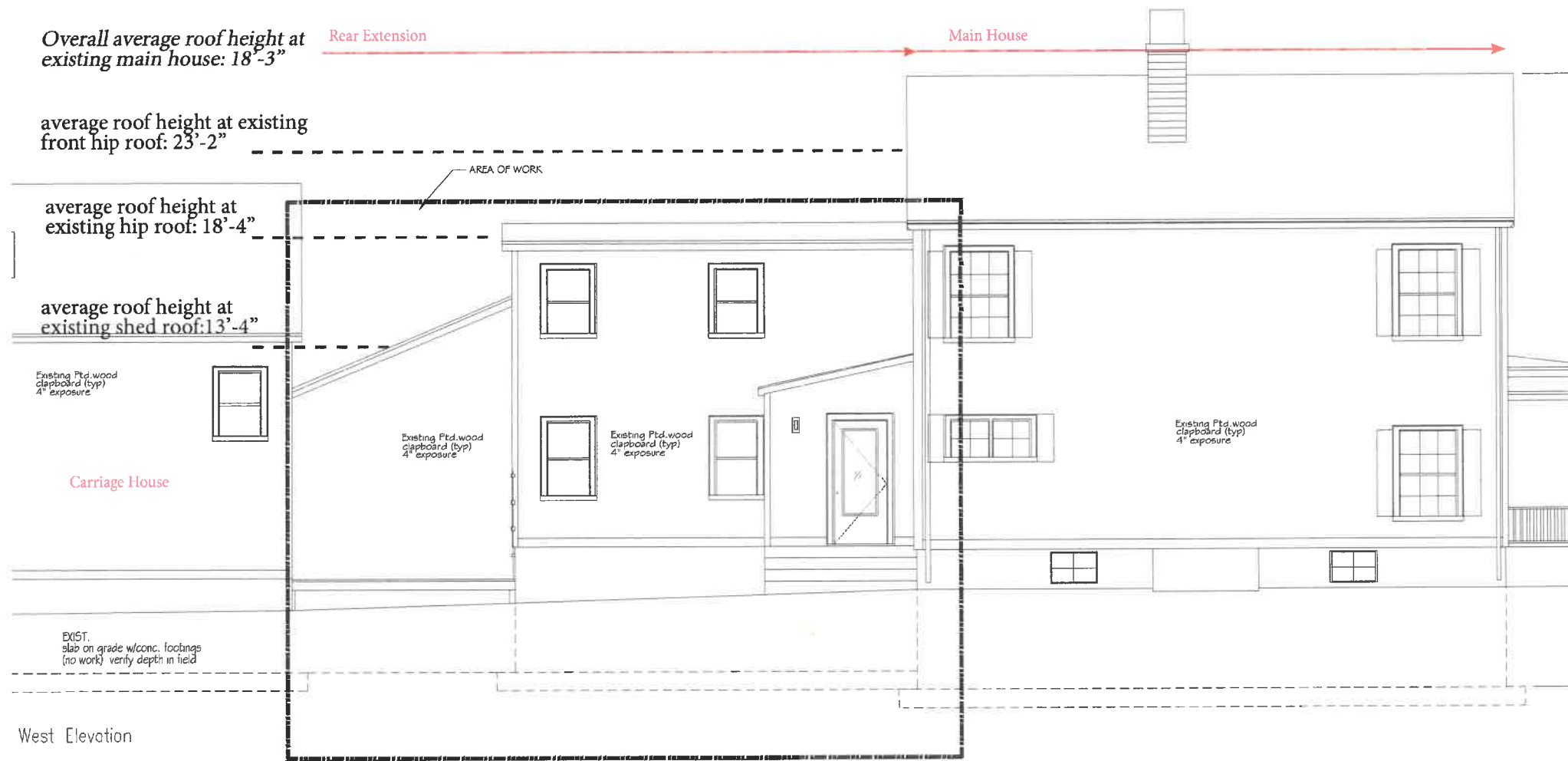


Existing building height dimensions based on survey provided by others.

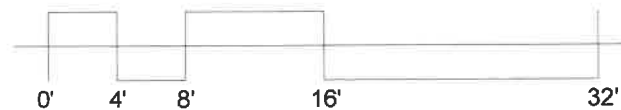
Straube Renovations : 557 State St. Portsmouth NH  
 Board of Adjustment Application- 3/20/2019  
 BellSoave Architects, LLC - bellsoave.com



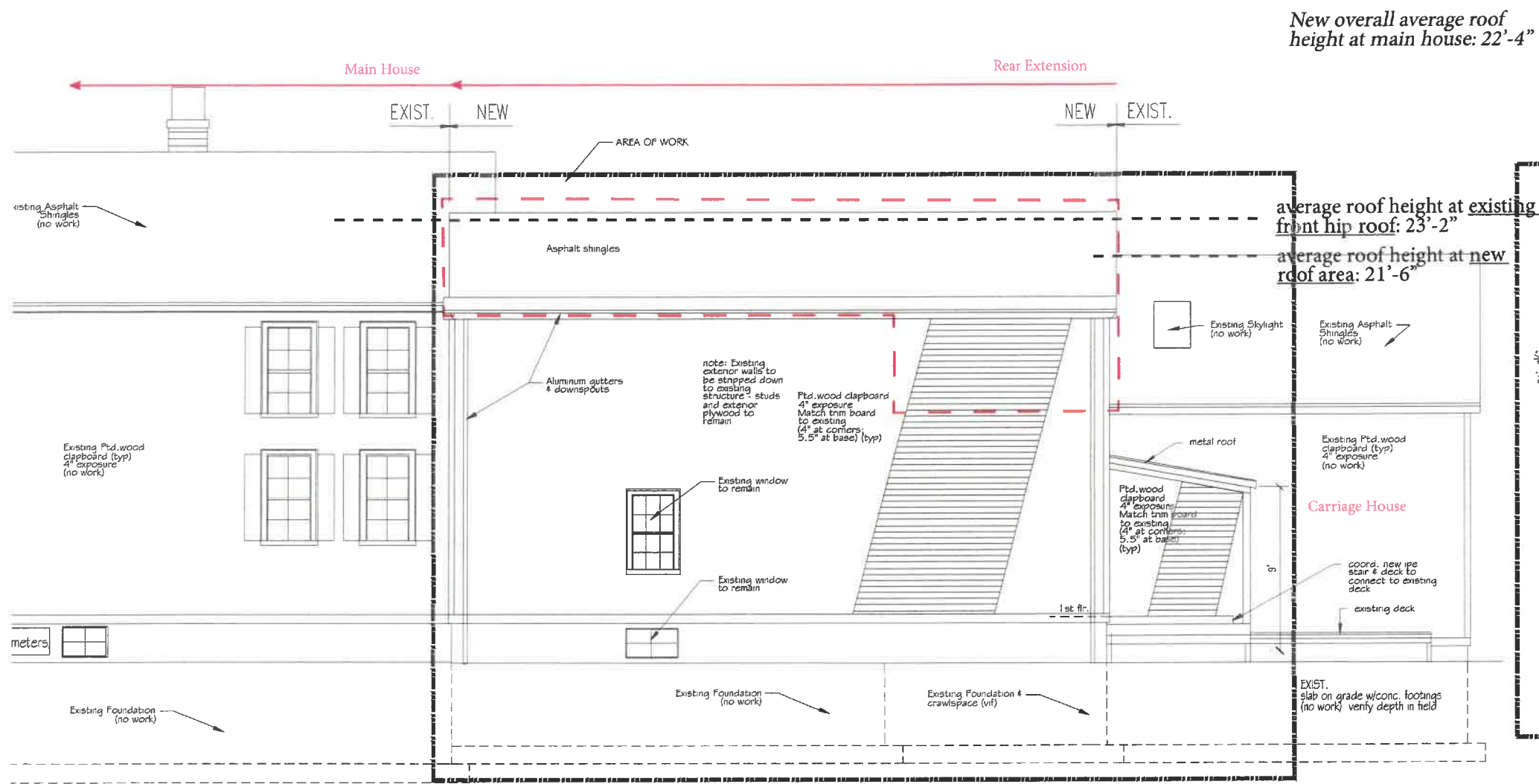
Area of Work



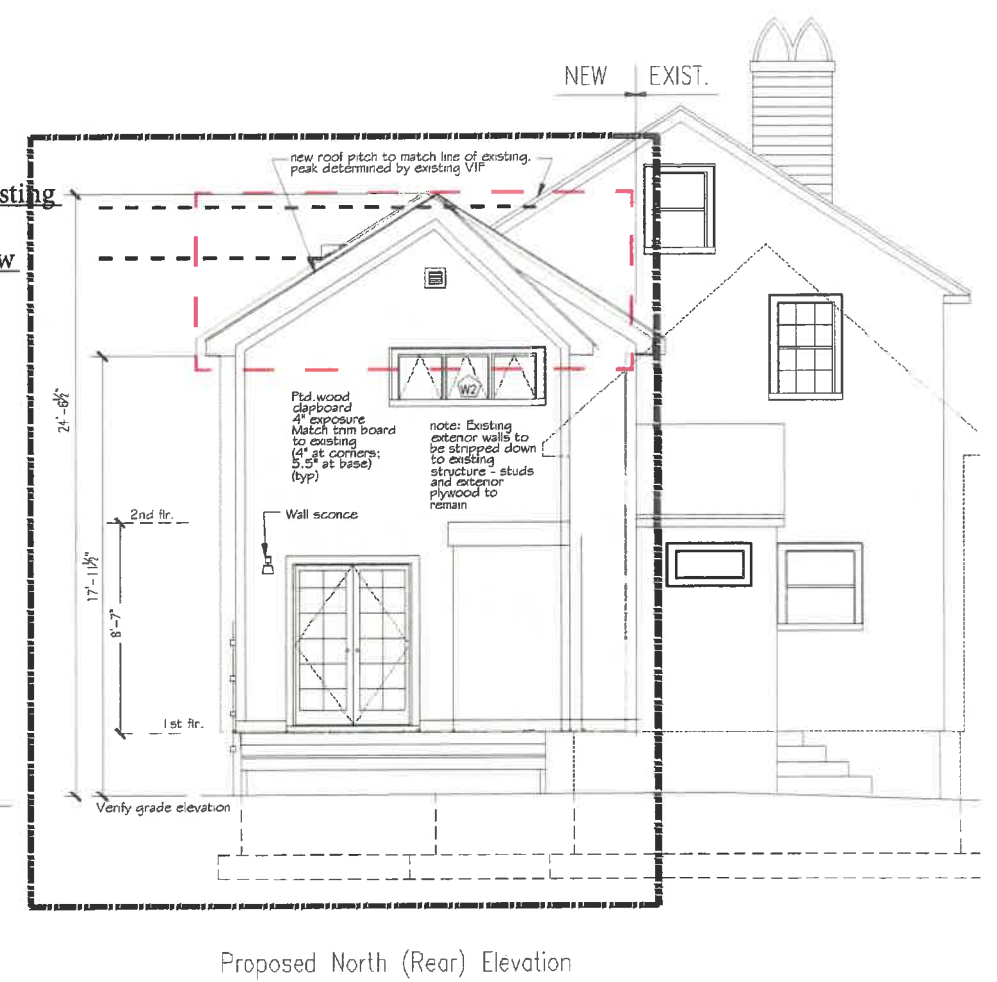
Existing building height dimensions based on survey provided by others.



 Area of Work



New overall average roof height at main house: 22'-4"



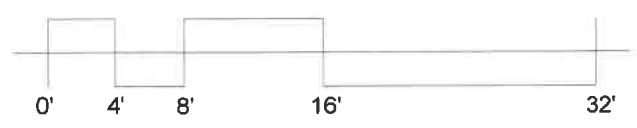
Proposed North (Rear) Elevation

East Elevation

Area of difference in roof line and added 160sf

Area of Work

Straube Renovations : 557 State St. Portsmouth NH  
 Board of Adjustment Application- 3/20/2019  
 BellSoave Architects, LLC - bellsoave.com

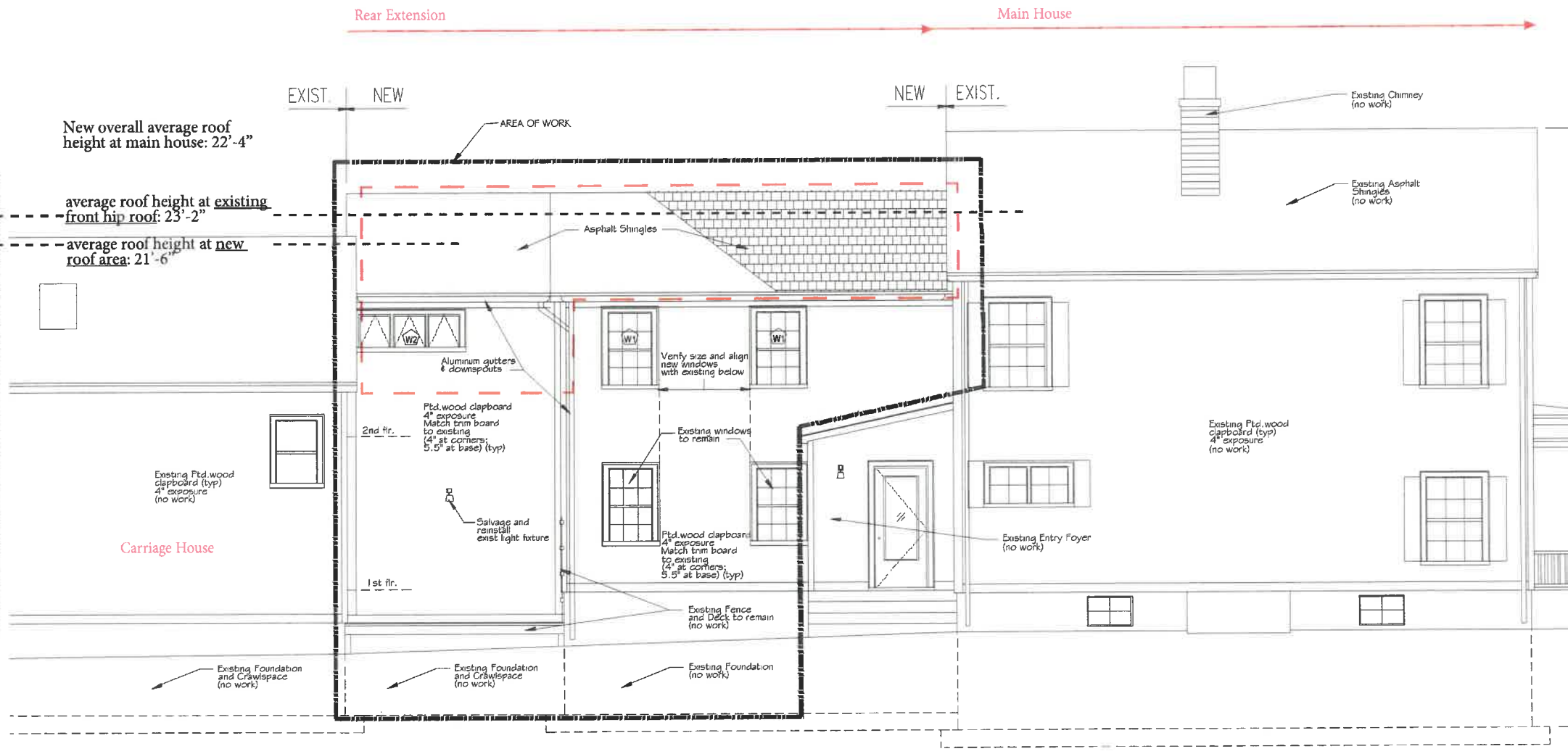


Proposed Elevations 9





1 (Front) Elevation



Proposed West Elevation

Straube Renovations : 557 State St. Portsmouth NH  
 Board of Adjustment Application- 3/20/2019  
 BellSoave Architects, LLC - bellsoave.com

Area of difference in roof line and added 160sf

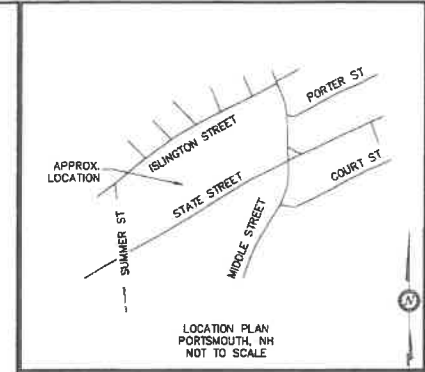


Area of Work

Proposed Elevations 10

**PLAN REFERENCES:**

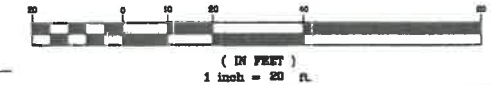
- 1.) "TOPOGRAPHIC PLAN OF LAND PORTSMOUTH, N.H. FOR THE NEW ENGLAND TELEPHONE CO." BY: JOHN W. DURGIN CIVIL ENGINEERS DATED: NOVEMBER 1973 FILE NO. 2507
- 2.) "PLAT OF LAND 86 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE FOR FRANK E. BOOMA POST NO.6, AMERICAN LEGION" BY: JAMES VERRA AND ASSOCIATES, INC. DATED: JANUARY 4, 2002 R.C.R.D. PLAN # D-29863
- 3.) "CONDOMINIUM SITE PLAN 86 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE FOR BRIAN WHITWORTH" BY: JAMES VERRA AND ASSOCIATES, INC. DATED: JANUARY 2, 2004 R.C.R.D. PLAN # D-31586
- 4.) "PLAN OF LAND FOR PROPOSED COURTHOUSE CITY OF PORTSMOUTH ~ NH" BY: MOULTON ENGINEERING CO. DATED: JULY 1978 R.C.R.D. PLAN # D-8034
- 5.) "AS-BUILT SITE PLAN 100 ISLINGTON CONDOMINIUMS PORTSMOUTH, N.H." BY: JOHN W. DURGIN ASSOCIATES, INC. RECORDED: AUGUST 1993 R.C.R.D. PLAN # D-11775
- 6.) "STREET PLAN OF LAND PORTSMOUTH, N.H. SURVEYED FOR NEW ENGLAND TEL.&TEL. CO. BY: JOHN W. DURGIN CIVIL ENGINEER DATED: JANUARY 1948 R.C.R.D. PLAN # 01319
- 7.) "PLAN OF LOT 114-128 ISLINGTON ST. PORTSMOUTH, N.H." BY: JOHN W. DURGIN CIVIL ENGINEER DATED: FEBRUARY 1948 R.C.R.D. PLAN NOT RECORDED



**NOTES:**

- 1.) OWNER: HARRY FURMAN & KATHLEEN STRAUBE 857 STATE STREET PORTSMOUTH, NH 03801
- 2.) TAX MAP 137, LOT 33
- 3.) LOT AREA: 5,695 Sq.Ft., 0.13 Ac.
- 4.) S.C.R.D. BOOK 5422, PAGE 2700
- 5.) ZONING: GRC  
FRONTAGE - 70'  
FRONT SETBACK - 5'  
SIDE - 10'  
REAR - 20'
- 6.) THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES OF TAX MAP 137, LOT 33 IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT AND ORIGINAL LEGAL DESCRIPTIONS, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- 7.) BOUNDARY LINES BASED ON A CLOSED TRAVERSE PERFORMED IN JULY, 2016 WITH A CLOSURE ERROR OF 1 PART IN 17,102.

**GRAPHIC SCALE**

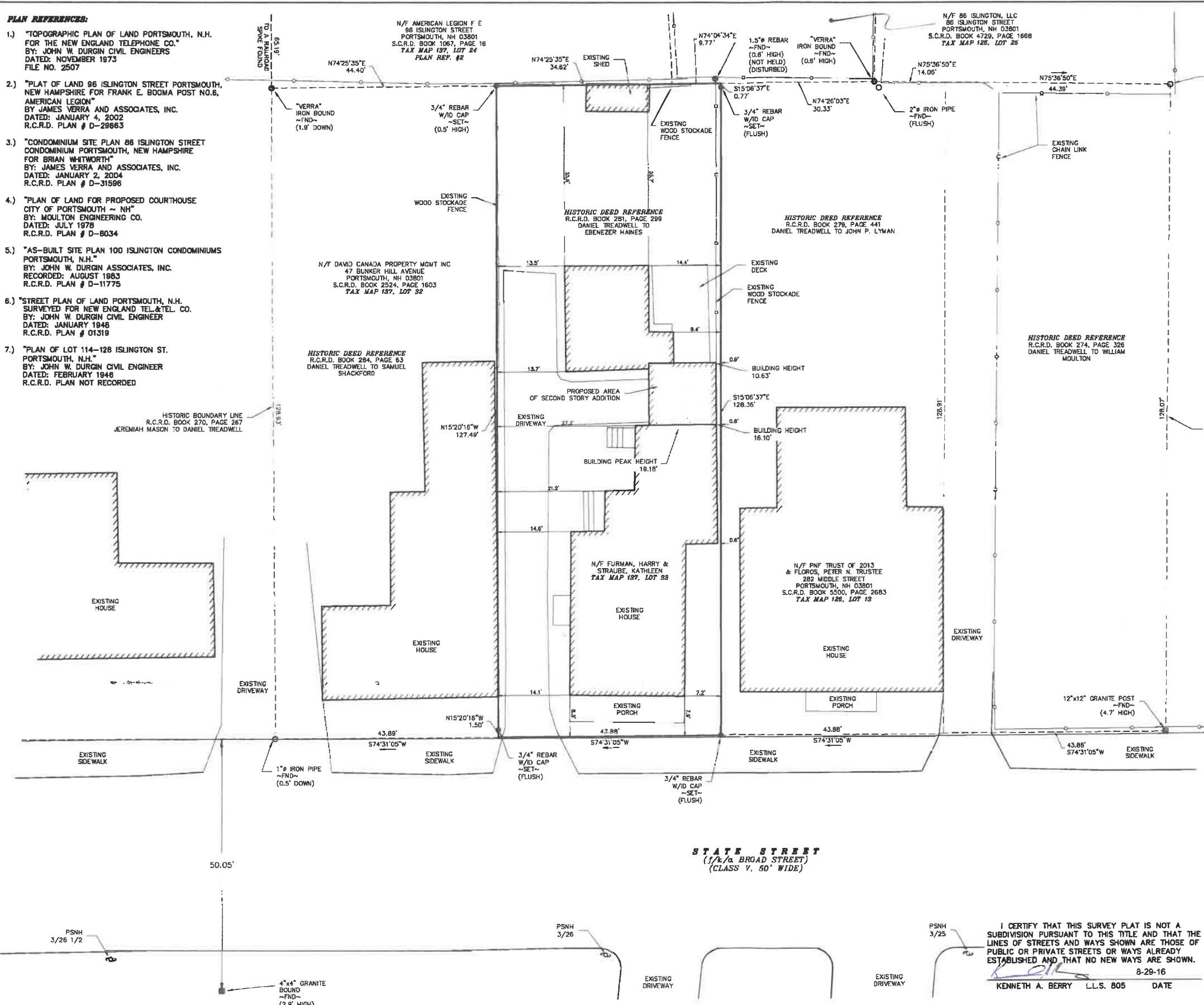


#1	REVISION	DATE	DESCRIPTION
		8-29-16	ADD DIMENSIONS FROM HOUSE TO PROP. LINE

PROPOSED CONDITIONS FOR ZONING APPLICATION FOR HARRY FURMAN & KATHLEEN STRAUBE STATE STREET PORTSMOUTH, NH 03801 TAX MAP 137, LOT 33

**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863  
SCALE : 1 IN. EQUALS 20 FT.  
DATE : JULY 22, 2016  
FILE NO. : DB 2016 - 077

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.  
8-29-16  
KENNETH A. BERRY L.L.S. 805 DATE



**STATE STREET**  
(1/2 a BROAD STREET)  
(CLASS V, 50' WIDE)

