

Garage
 F. 990
 G. 1980
 17. (2) stories
 18'

SFH
 Footprint Area = 900 SF
 Gross Area 1800 SF
 Height (2) stories
24'-4"

CITY OF PORTSMOUTH
Zoning Board of Adjustment Application

Department Use Only	Date
Assessor Plan #	Fee
Zone	By
Lot #	
Lot area	

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

Applicant LCSG LLC Owner of Record _____
 Applicant Street Address 750 Brackett Road Owner Street Address _____
 Applicant City / State / Zip Rye, NH 03870 Owner City / State / Zip _____
 Applicant phone () 430-0274 Owner phone () _____
 Applicant e-mail jeremiah@mhernandezarchitecture.com
 Location (street address) of proposed work: 160 + 168-170 Union Street
 Existing use: Residential

Undersigned hereby requests:

<input type="checkbox"/> Appeal from an Administrative Decision See Article 2, Section 10.234.30	_____
<input type="checkbox"/> Special Exception See Article 2, Section 10.232.20	_____
<input checked="" type="checkbox"/> Variance See Article 2, Section 10.233.20	<u>10.521</u>
<input type="checkbox"/> Other _____ See Article 2, Section 10.233.20	_____

To permit the following:
To correct the density calculation for previously acquired variance for a project that entails merging two lots into one with four dwelling units in three buildings. 2,363 SF per unit approved based on city GIS map — 2,336 SF actual density based on new survey information.

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.

Signature of Owner [Signature] **RECEIVED** 6/22/2019
 Date

Please PRINT name here Jeremiah Johnson (applicant rep) **SEP 25 2019**
 BY: 8:20 Page 1 of 2

October 15, 2019

LCSG, LLC
Matt & Natasha Goyette
750 Brackett Road
Rye, NH 03870

Dear Board of Adjustments,

We have come before you to ask that you reapprove a series of variances for the properties located at 160 and 168-170 Union Street that were acquired in July of 2018. The reason for the request is that upon the completion of a survey that was performed to aid in the construction process it was discovered that the city GIS map that was used to initially lay out the site had incorrectly located the boundary line at the southeast of our property.

The result of this correction in the property line location has reduced the area of our property by 106 sf from what it was previously believed to be. The resulting effect on the density equation can be seen below.

- Approved Density Variance from July 2018: 4 dwelling units/9,452 sf = 2,363 SF per unit
- Actual Density Request in October 2019: 4 dwelling units/9,346 sf = 2,336 SF per unit

The 106 SF reduction of site area has also triggered the need for a building coverage variance. The building coverage for the approved application in July 2018 was at 34% where 35% is required. With the site area reduction, the revised building coverage is at 36%. We strongly believe that the **1% change (26.5 SF per unit)** in density relief, and the 2% change in building coverage relief requested does not change the character, scope, or intent of our project. This information was unbeknownst to us at the time of our 2018 submission, and certainly we would have put forward the correct lot area if we were aware of the discrepancy.

The only other change to the project is that we will not be renovating the existing duplex at 168-170 Union Street at this time. This past year we had a lot of water damage to Unit B of the duplex. The funding we had planned on using to renovate the duplex was instead used to repair the extensive water damage. This work included rebuilding the rear exit stairs to Unit B. Due to the location of the existing rear door, the stairs were rebuilt in the same place as the original stairs. This resulted in the stairs being constructed within the left side yard setback (see attached picture). The face of the existing duplex side wall is 5'-4" from the side property line and the face of the new exit stair is 5'-8" from the side property line. Our intent is to leave that building as is while we construct the new garage and single-family home. We will revisit the scope of work involving the duplex once the new construction is complete.

We apologize for taking the board's time up again on this matter, but after discussing with the planning department we felt like this was the most clear and concise forum to clean up any inconsistencies as we move through the site plan review process and eventually on to construction.

The attachments that follow this letter contain the information that was submitted for the July 2018 meeting along with updated floor plans, elevations, and a revised site plan that accounts for the corrected southeast lot line location.

Thank you for your time again on this matter.

Sincerely,

Natasha & Matt Goyette

RECEIVED

SEP 25 2019

BY: _____

160-170 Union Street

July 2018 Previously Approved Variances

Density (Section 10.521)

2,363 SF per dwelling unit where 3,500 SF is required.

Setbacks (Section 10.521)

Required	Proposed
Front 1'-0"	1'-3"
Side (Right) 10'-0"	5'-0"
Side (Left) 10'-0"	5'-4"
Rear 20'-0"	10'-0"

Non-conforming building and structures (Section 10.320)

A non-conforming building may not be reconstructed without being brought into conformance with the zoning ordinance.

Building Coverage (Section 10.521)

Building Coverage	Open Space
Lot Size 9452 SF (*)	-
Total Building Size 3182 SF	-
Open Space -	3497 SF
Max % 35%	-
Min % -	20%
Actual % 34.00%	36.00%

(*) denotes SF number from City GIS map which did not match final survey SF

Parking

8 spots provided

October 2019 Requested Variances

Density (Section 10.521)

2,336 SF per dwelling unit where 3,500 SF is required

Setbacks (Section 10.521)

Required	Proposed
Front 1'-0"	1'-3"
Side (Right) 10'-0"	5'-0"
Side (Left) 10'-0"	5'-4"
Rear 20'-0"	10'-0"

Non-conforming building and structures (Section 10.320)

A non-conforming building may not be reconstructed without being brought into conformance with the zoning ordinance.

Building Coverage (Section 10.521)

Building Coverage	Open Space
Lot Size 9346 SF	-
Total Building Size 3342 SF	-
Open Space -	3235 SF
Max % 35%	-
Min % -	20%
Actual % 36%	34%

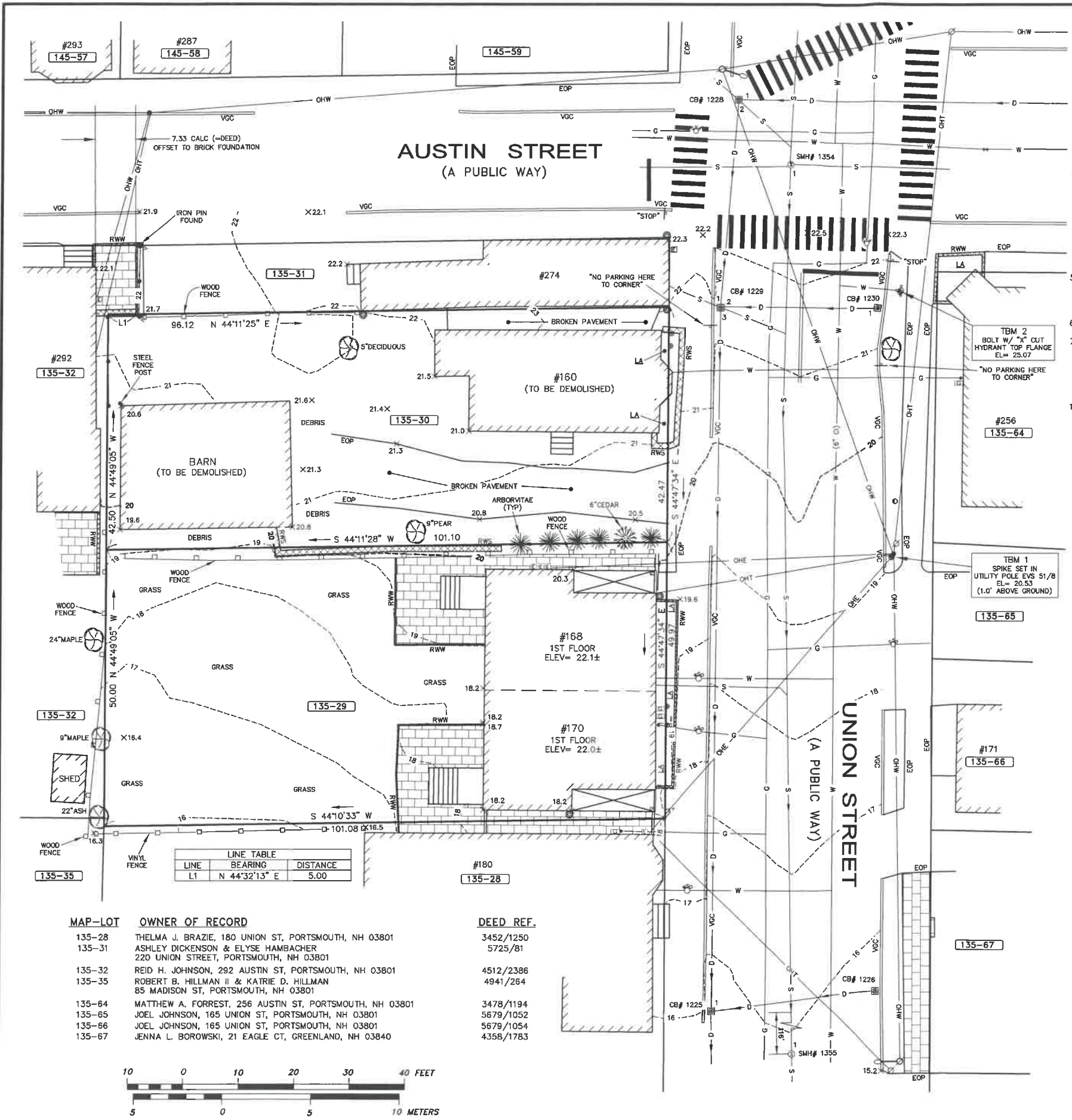
Parking

7 spots provided

RECEIVED

SEP 25 2019

BY: _____



NOTES:

- OWNER OF RECORD..... LCSG, LLC
ADDRESS..... 750 BRACKETT RD, RYE, NH 03870
DEED REFERENCE..... 5752/1983
TAX SHEET / LOT..... 135-30
PARCEL AREA 4,294 S.F.
- OWNER OF RECORD..... LCSG, LLC
ADDRESS..... 750 BRACKETT RD, RYE, NH 03870
DEED REFERENCE..... 5613/2372
TAX SHEET / LOT..... 135-29
PARCEL AREA 5,052 S.F.
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- ZONED:..... GRC FRONT YARD SETBACK..... 5'
MINIMUM LOT AREA 3,500 S.F. SIDE YARD SETBACK..... 10'
FRONTAGE..... 70' REAR YARD SETBACK..... 20'
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS.
HORIZONTAL DATUM: NAD 1983
VERTICAL DATUM: NAVD 1988
PRIMARY BM: PORTSMOUTH CONTROL POINT "ROBE"
- THIS PLAN IS BASED ON A FIELD SURVEY BY JAMES VERRA AND ASSOC., INC.
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.

REFERENCE PLANS:

- CONDOMINIUM SITE PLAN FOR JOSEPH & E. DARYL RAUCH OF 306-308 AUSTIN STREET, PORTSMOUTH, N.H. 03801, DATED 7/10/1987, RCRD PLAN D-16712.

RECEIVED

SEP 25 2019

BY: _____

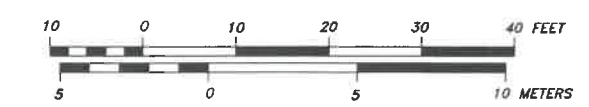
NH STATE PLANE COORDINATE SYSTEM
NAD 1983

- LEGEND:**
- CHAIN LINK FENCE
 - PRIVACY FENCE
 - PRIVACY FENCE
 - EVERSOURCE
 - 135-29 TAX SHEET - LOT NUMBER
 - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - EOP EDGE OF PAVEMENT
 - VGC VERTICAL FACED GRANITE CURB
 - RWS STONE RETAINING WALL
 - RWW WOOD RETAINING WALL
 - BOLLARD
 - SIGN
 - UTILITY POLE
 - UTILITY POLE W/TRANSFORMER
 - UTILITY POLE WITH ARM & LIGHT
 - GUY
 - ELECTRIC METER
 - GAS METER
 - GAS SHUT OFF
 - GAS VALVE
 - WATER GATE VALVE
 - WATER SHUT OFF VALVE
 - HYDRANT
 - CATCH BASIN
 - ROOF DOWNSPOUT
 - SEWER MANHOLE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - CONIFEROUS SHRUB
 - W - WATER LINE
 - S - SEWER LINE
 - D - DRAIN LINE
 - G - GAS LINE
 - OHW - OVERHEAD WIRES
 - OHT - OVERHEAD ELECTRIC
 - OHT - OVERHEAD TELEPHONE
 - BRICK PAVERS
 - RETAINING WALL
 - LA LANDSCAPED AREA
 - x12.5 SPOT GRADE
- DRAIN & SEWER TABLE**
- | | |
|----------------------|---------------|
| CB# 1225 | RIM EL= 15.66 |
| (1) INV IN 15" CMP= | 11.95 |
| CB# 1226 | RIM EL= 15.63 |
| (1) INV IN 12" HOPE= | 19.21 |
| (2) INV OUT 15" CMP= | 18.46 |
| CB# 1229 | RIM EL= 21.24 |
| (1) INV IN 15" CMP= | 17.72 |
| (2) INV IN 12" CMP= | 17.66 |
| (3) INV OUT 15" CMP= | 15.44 |
| CB# 1230 | RIM EL= 21.30 |
| (1) INV OUT 12" CMP= | 18.05 |
| SMH# 1354 | RIM EL= 23.13 |
| (1) INV OUT 8" VCP= | 16.46 |
| SMH# 1355 | RIM EL= 14.20 |
| (1) INV IN 8" VCP= | 7.48 |

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 44°32'13" E	5.00

MAP-LOT	OWNER OF RECORD	DEED REF.
135-28	THELMA J. BRAZIE, 180 UNION ST, PORTSMOUTH, NH 03801	3452/1250
135-31	ASHLEY DICKENSON & ELYSE HAMBACHER 220 UNION STREET, PORTSMOUTH, NH 03801	5725/81
135-32	REID H. JOHNSON, 292 AUSTIN ST, PORTSMOUTH, NH 03801	4512/2386
135-35	ROBERT B. HILLMAN II & KATRIE D. HILLMAN 85 MADISON ST, PORTSMOUTH, NH 03801	4941/264
135-64	MATTHEW A. FORREST, 256 AUSTIN ST, PORTSMOUTH, NH 03801	3478/1194
135-65	JOEL JOHNSON, 165 UNION ST, PORTSMOUTH, NH 03801	5679/1052
135-66	JOEL JOHNSON, 165 UNION ST, PORTSMOUTH, NH 03801	5679/1054
135-67	JENNA L. BOROWSKI, 21 EAGLE CT, GREENLAND, NH 03840	4358/1783



SURVEYOR:
James Verra and Associates, Inc.
LAND SURVEYORS

101 SHATTUCK WAY - SUITE 8
NEWINGTON, N.H. 03801 - 7876
603-436-3557
JOB NO: 23770
PLAN NO: 23770

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2535 www.ALTUS-ENG.com

ISSUED FOR:
ENGINEERING DESIGN

ISSUE DATE:
OCTOBER 17, 2018

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ENGINEERING DESIGN	JV	10/17/18

DRAWN BY: JCS
APPROVED BY: JV
DRAWING FILE: 23770.DWG

SCALE:
22" x 34" - 1" = 10'
11" x 17" - 1" = 20'

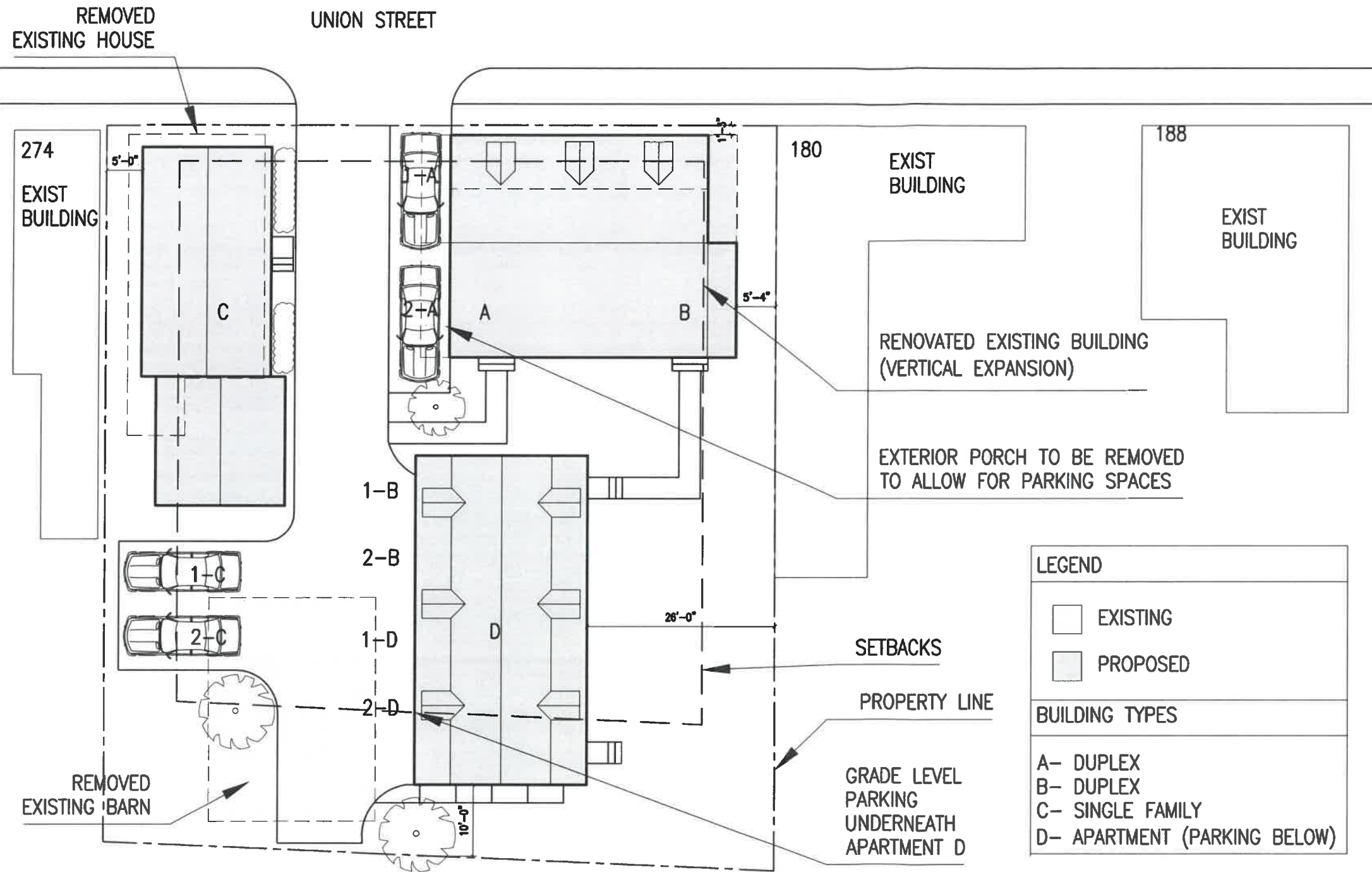
OWNER/APPLICANT:
LCSG, LLC
160 & 168-170 UNION STREET
PORTSMOUTH, N.H.
ASSESSOR'S PARCELS
MAP-LOT 135-30 & 135-29

DEED REFERENCES:
RCRD 5752/1983
& 5613/2372

PROJECT:
PROPOSED SITE DEVELOPMENT PLANS
160 & 168-170 UNION STREET
PORTSMOUTH, N.H.
ASSESSOR'S PARCELS
MAP-LOT 135-30 & 135-29

TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
1 OF 1



LIST OF VARIANCES REQUESTED FOR 160-170 UNION STREET LOCATED IN ZONE: GRC- GENERAL RESIDENCE C:

- DENSITY (SECTION 10.521): 2,363 SF PER DWELLING UNIT WHERE 3,500 SF IS REQUIRED
- SETBACKS (SECTION 10.521): SEE ** AT TABLE BELOW
- NON-CONFORMING BUILDING AND STRUCTURES (SECTION 10.320): A NON-CONFORMING BUILDING MAY NOT BE RE-CONSTRUCTED WITHOUT BEING BROUGHT INTO CONFORMANCE WITH THE ZONING ORDINANCE.

RECEIVED

SEP 25 2019

BY: _____

LEGEND

□ EXISTING

■ PROPOSED

BUILDING TYPES

A- DUPLEX

B- DUPLEX

C- SINGLE FAMILY

D- APARTMENT (PARKING BELOW)

PARKING REQUIREMENTS (SECTION 10.1112.31)

# OF UNITS	4
PARKING FACTOR	1.3 X # UNITS
REQUIRED SPACES	6
SPACES PROVIDED	8

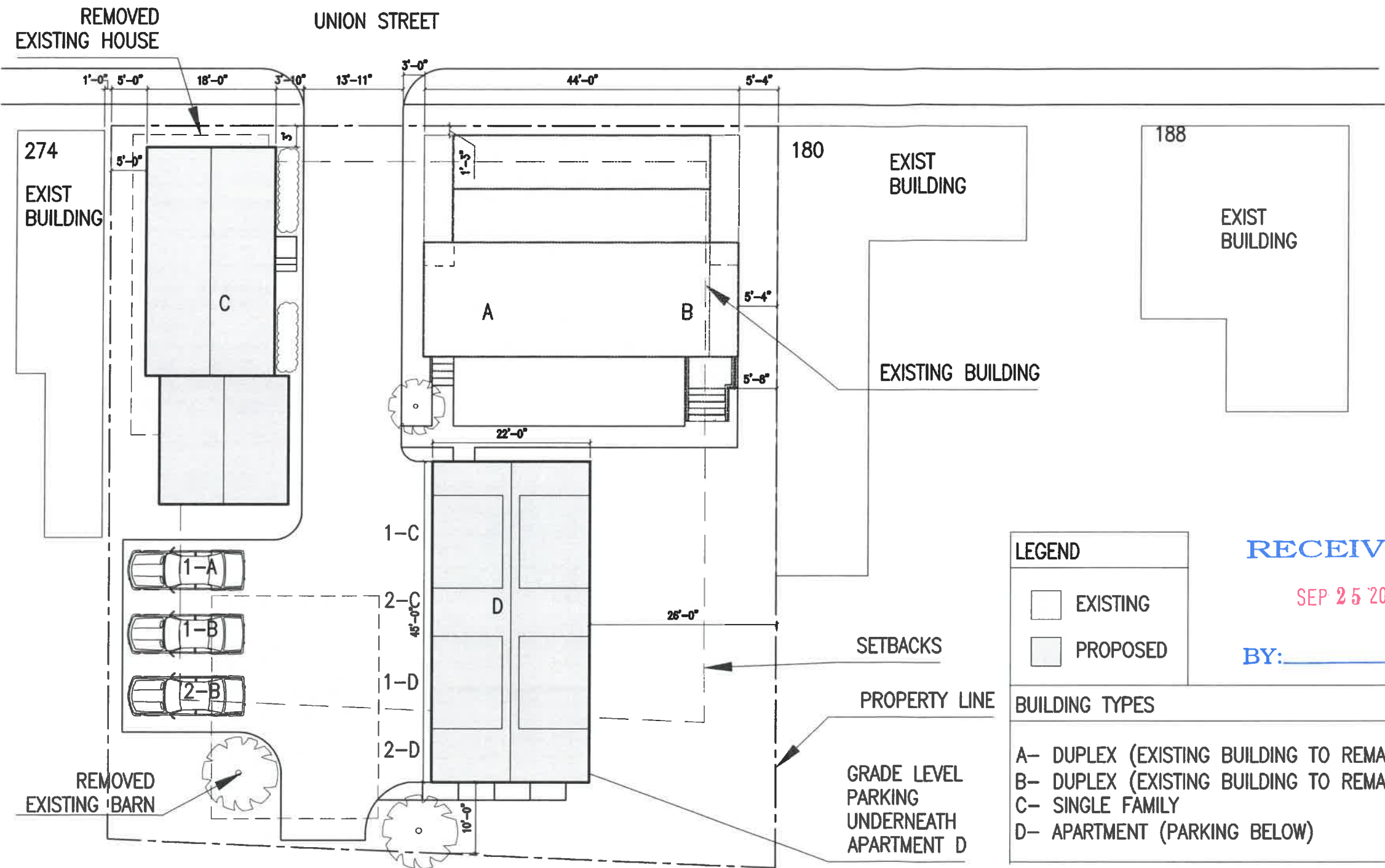
COVERAGE REQUIREMENTS (SECTION 10.521)

	LOT SIZE	TOTAL BUILDING SIZE	OPEN SPACE	MAX %	MIN %	ACTUAL %
BUILDING COVERAGE	9,452 SF	3,182 SF	-	35%	-	34%
OPEN SPACE	9,452 SF	-	3,497 SF	-	20 %	36%

DIMENSIONAL REQUIREMENTS (SECTION 10.521)

	FRONT	SIDE (R)	SIDE (L)	REAR
REQUIRED	1'-0"	10'-0"	10'-0"	20'-0"
EXISTING	1'-3"	3'-0"	5'-4"	3'-6"
PROPOSED	1'-3"	5'-0" **	5'-4" **	10'-0" **

AVERAGE ADJACENT ALIGNMENT



LIST OF VARIANCES REQUESTED FOR 160-170 UNION STREET LOCATED IN ZONE: GRC- GENERAL RESIDENCE C:

- DENSITY (SECTION 10.521): 2,336 SF PER DWELLING UNIT (RATHER THAN 2,363 SF) WHERE 3,500 SF IS REQUIRED
- BUILDING COVERAGE (SECTION 10.521): SEE * AT TABLE BELOW
- SETBACKS (SECTION 10.521): SEE ** AT TABLE BELOW
- NON-CONFORMING BUILDING AND STRUCTURES (SECTION 10.320): A NON-CONFORMING BUILDING MAY NOT BE RE-CONSTRUCTED WITHOUT BEING BROUGHT INTO CONFORMANCE WITH THE ZONING ORDINANCE.

RECEIVED

SEP 25 2019

BY: _____

LEGEND

□ EXISTING

■ PROPOSED

BUILDING TYPES

A- DUPLEX (EXISTING BUILDING TO REMAIN AS IS)

B- DUPLEX (EXISTING BUILDING TO REMAIN AS IS)

C- SINGLE FAMILY

D- APARTMENT (PARKING BELOW)

PARKING REQUIREMENTS (SECTION 10.1112.31)

# OF UNITS	4
PARKING FACTOR	1.3 X # UNITS
REQUIRED SPACES	6
SPACES PROVIDED	7

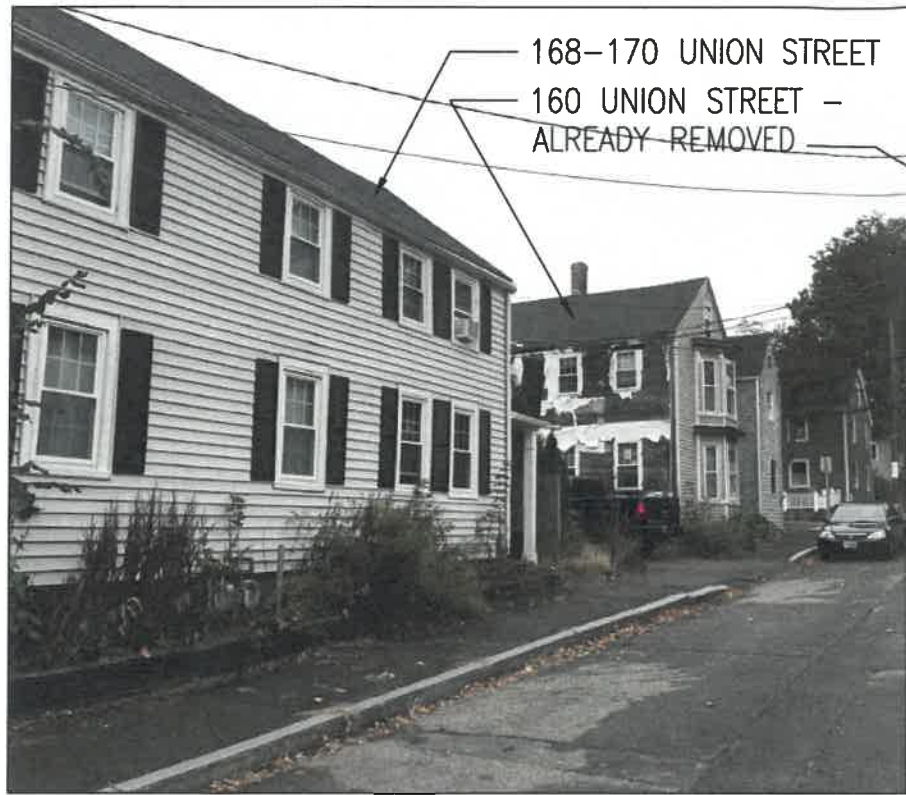
COVERAGE REQUIREMENTS (SECTION 10.521)

	LOT SIZE	TOTAL BUILDING SIZE	OPEN SPACE	MAX %	MIN %	ACTUAL %
BUILDING COVERAGE	9,346 SF	3,342 SF	-	35%	-	36% *
OPEN SPACE	9,346 SF	-	3,235 SF	-	20 %	34% *

DIMENSIONAL REQUIREMENTS (SECTION 10.521)

	FRONT	SIDE (R)	SIDE (L)	REAR
REQUIRED	1'-0"	10'-0"	10'-0"	20'-0"
EXISTING	1'-3"	3'-0"	5'-4"	3'-6"
PROPOSED	1'-3"	5'-0" **	5'-4"	10'-0" **

AVERAGE ADJACENT ALIGNMENT



STREET ELEVATION



160 UNION STREET



168-170 UNION STREET



REBUILT EXIT STAIR



REAR ELEVATION

RECEIVED

SEP 25 2019

GENERAL NOTES- SINGLE FAMILY

1. FULL BASEMENT TO BE PROVIDED. ACCESS TO BE DETERMINED.

160-170 Union Street
 Matthew and Natasha Goyette
 Portsmouth, NH

McHENRY
 ARCHITECTURE
 4 Market Street
 Portsmouth, New Hampshire
 603.430.0274

NOT FOR CONSTRUCTION
 REVIEW SET ONLY

No.	Description	Date

Project Name:
 160-170 Union Street

Drawing Name:
 SINGLE FAMILY FLOOR
 PLANS

Project number: 16093
 Date: 09/04/2019
 Drawn by: MB
 Checked by: JJ

A2

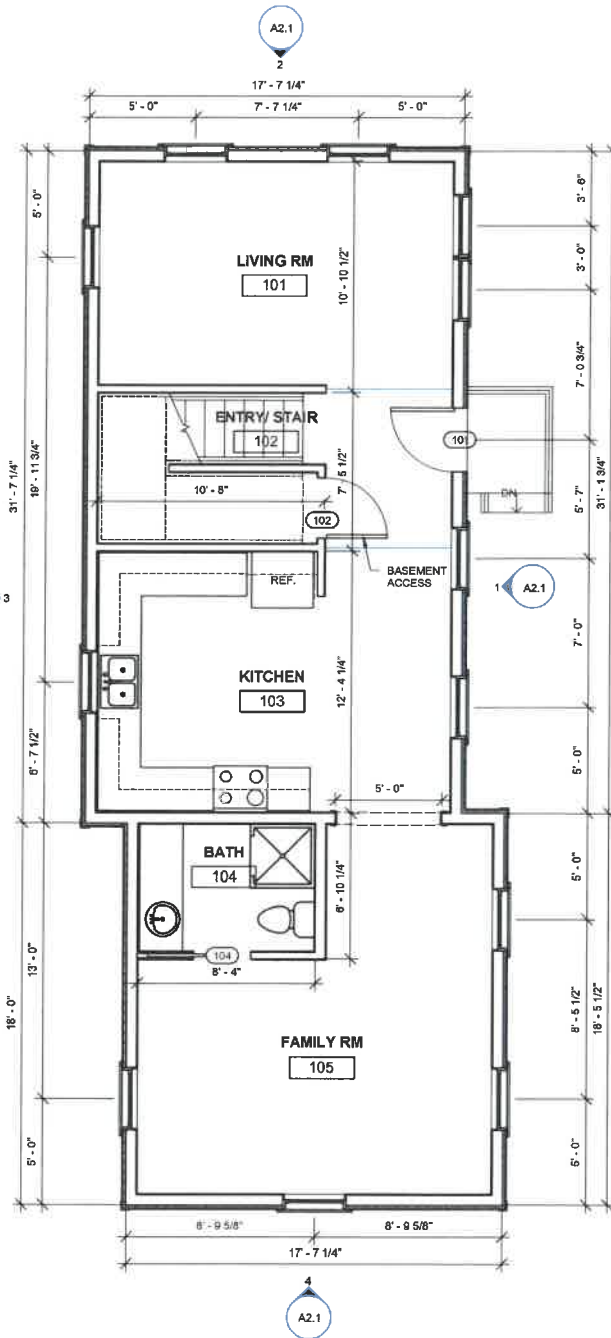
Scale: As indicated

02/20/19 9:28:13 AM

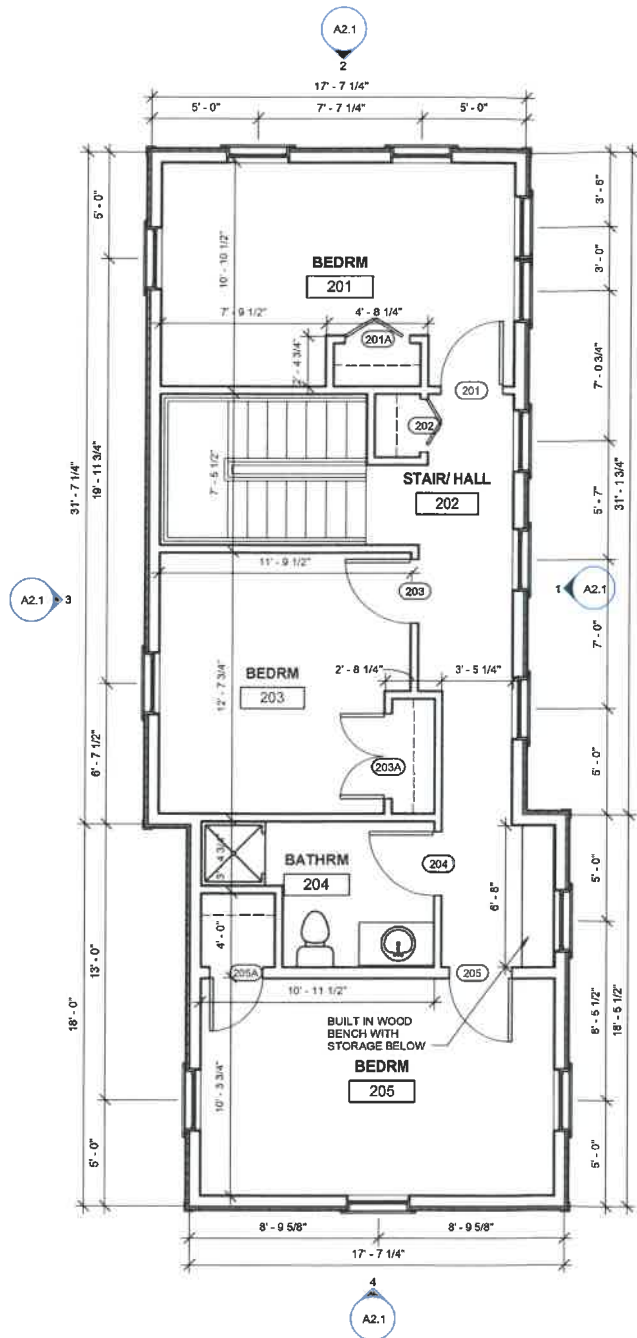
RECEIVED

SEP 25 2019

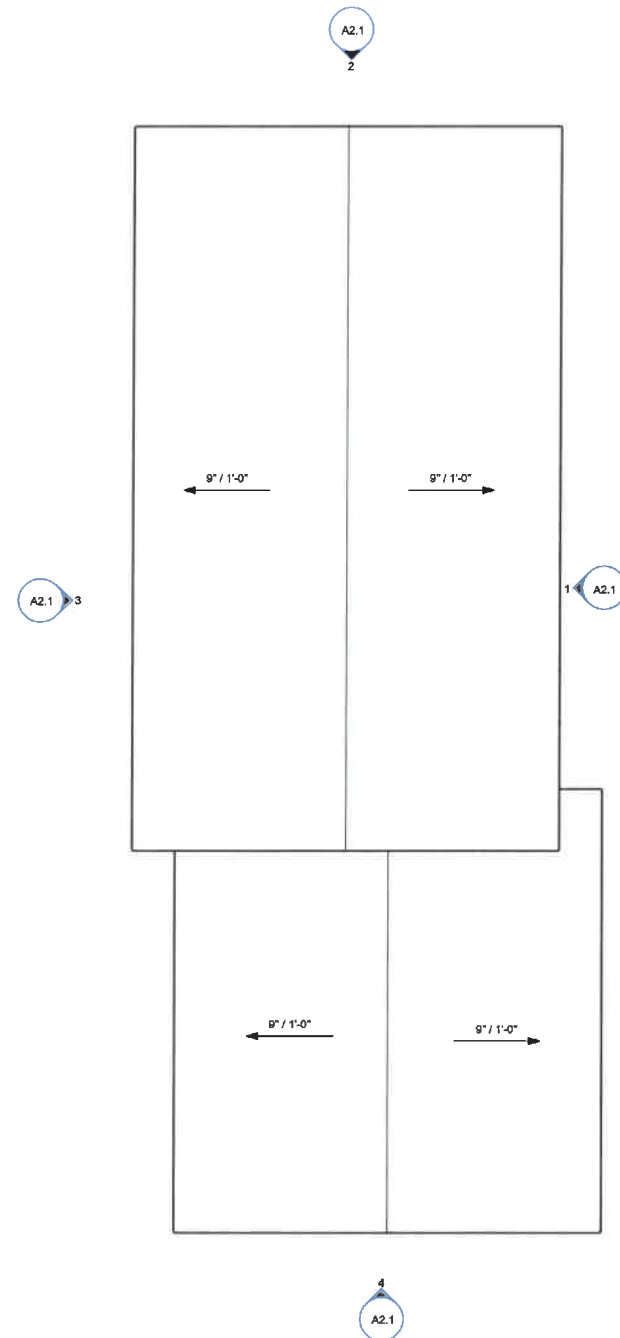
BY: _____



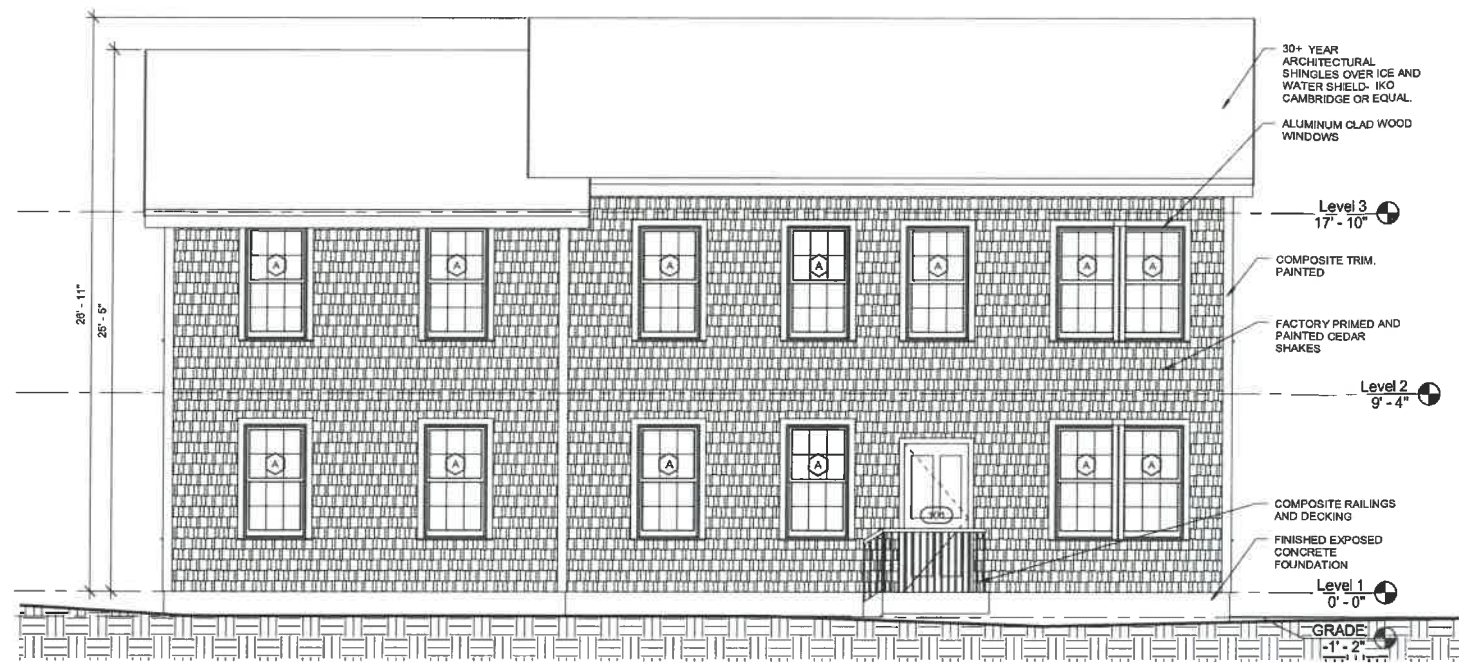
1 Level 1- SINGLE FAMILY
 1/4" = 1'-0"



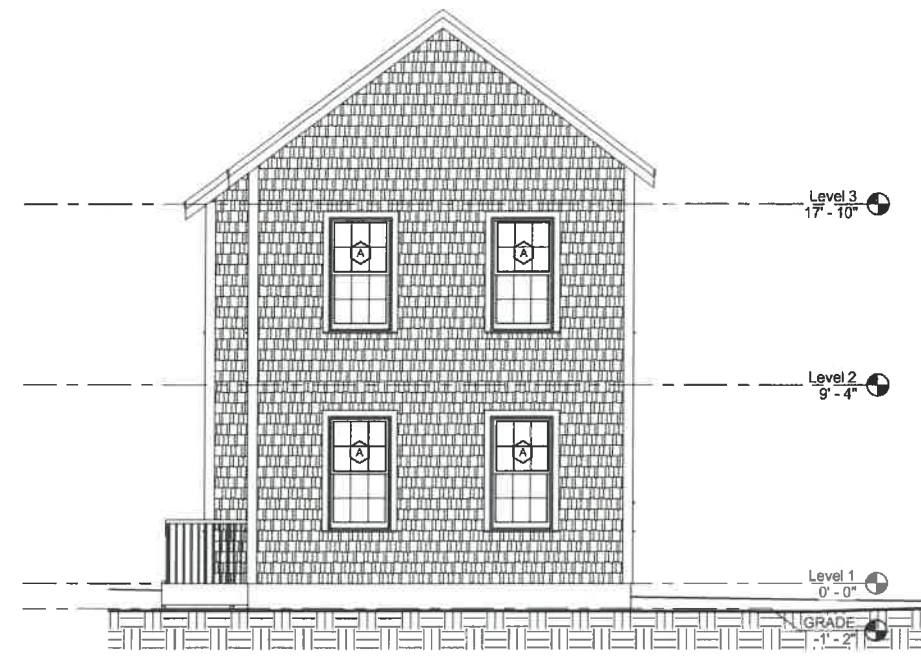
2 Level 2- SINGLE FAMILY
 1/4" = 1'-0"



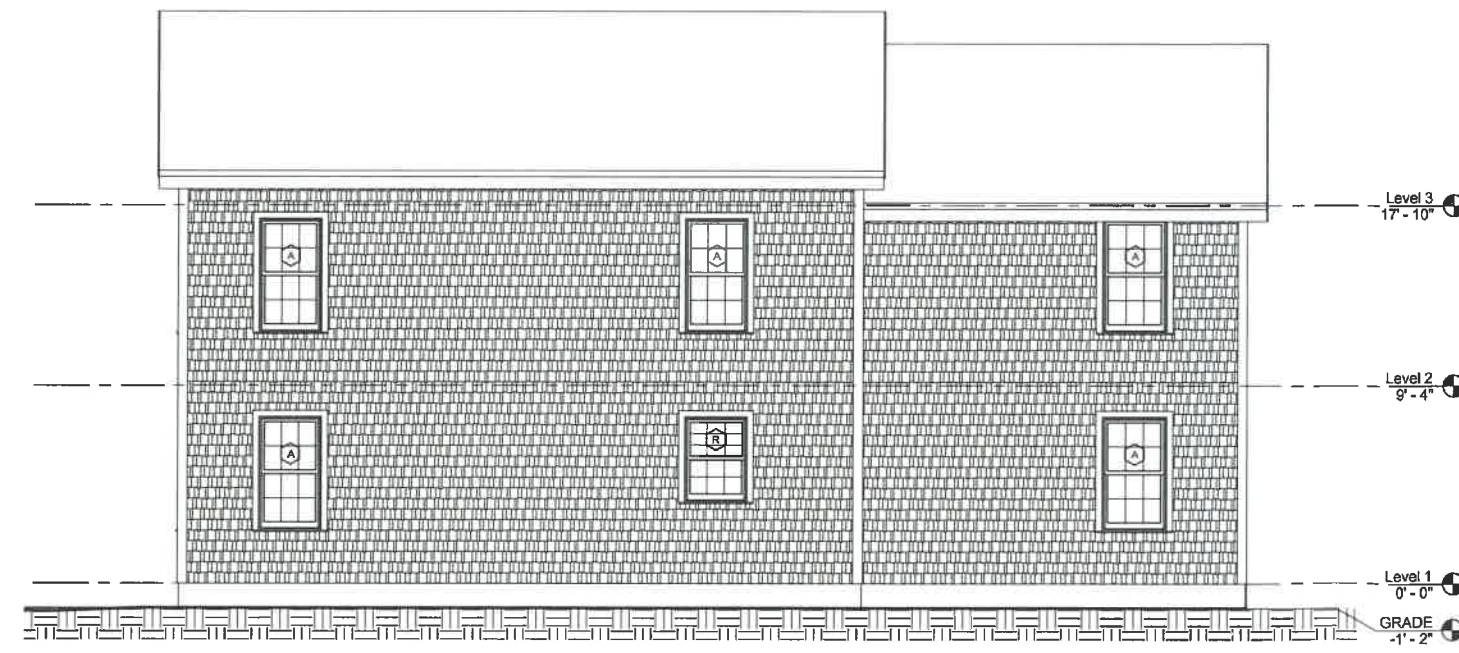
3 ROOF PLAN- SINGLE FAMILY
 1/4" = 1'-0"



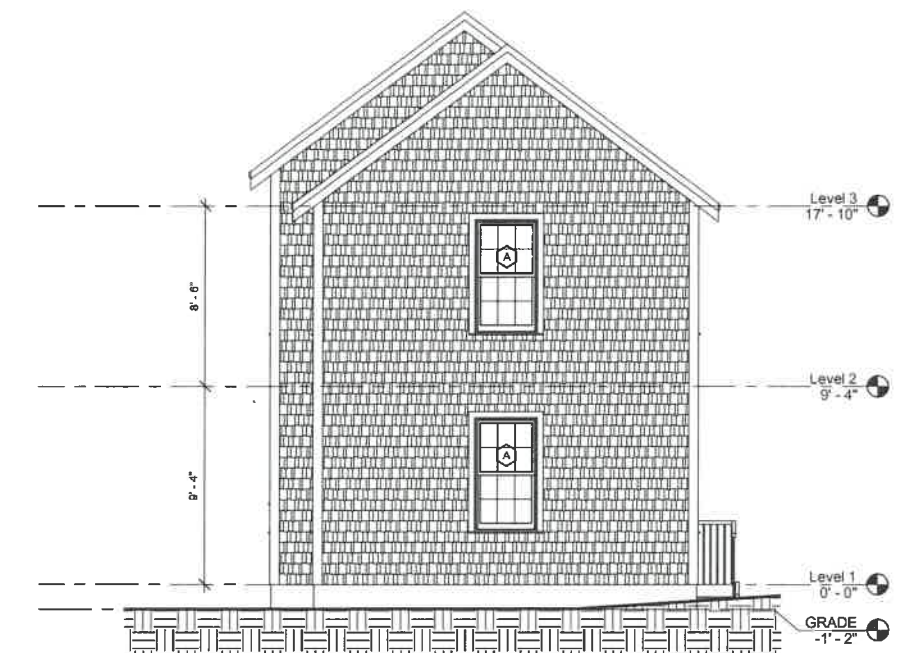
1 East Elevation- Single Family
1/4" = 1'-0"



2 North Elevation- Single Family
1/4" = 1'-0"



3 West Elevation- Single Family
1/4" = 1'-0"



4 South Elevation- Single Family
1/4" = 1'-0"

160-170 Union Street
Matthew and Natasha Goyette
Portsmouth, NH

McHENRY
ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire
603.430.0274

NOT FOR CONSTRUCTION
REVIEW SET ONLY

No.	Description	Date

Project Name:		160-170 Union Street
Drawing Name:		EXTERIOR ELEVATIONS- SINGLE FAMILY
Project number:	16093	
Date:	09/04/2019	
Drawn by:	MB	
Checked by:	JJ	
A2.1		
Scale:	1/4" = 1'-0"	

RECEIVED

SEP 25 2019

BY: _____

160-170 Union Street
 Matthew and Natasha Goyette
 Portsmouth, NH

McHENRY ARCHITECTURE
 4 Market Street
 Portsmouth, New Hampshire
 603.430.0274

**NOT FOR CONSTRUCTION
 REVIEW SET ONLY**

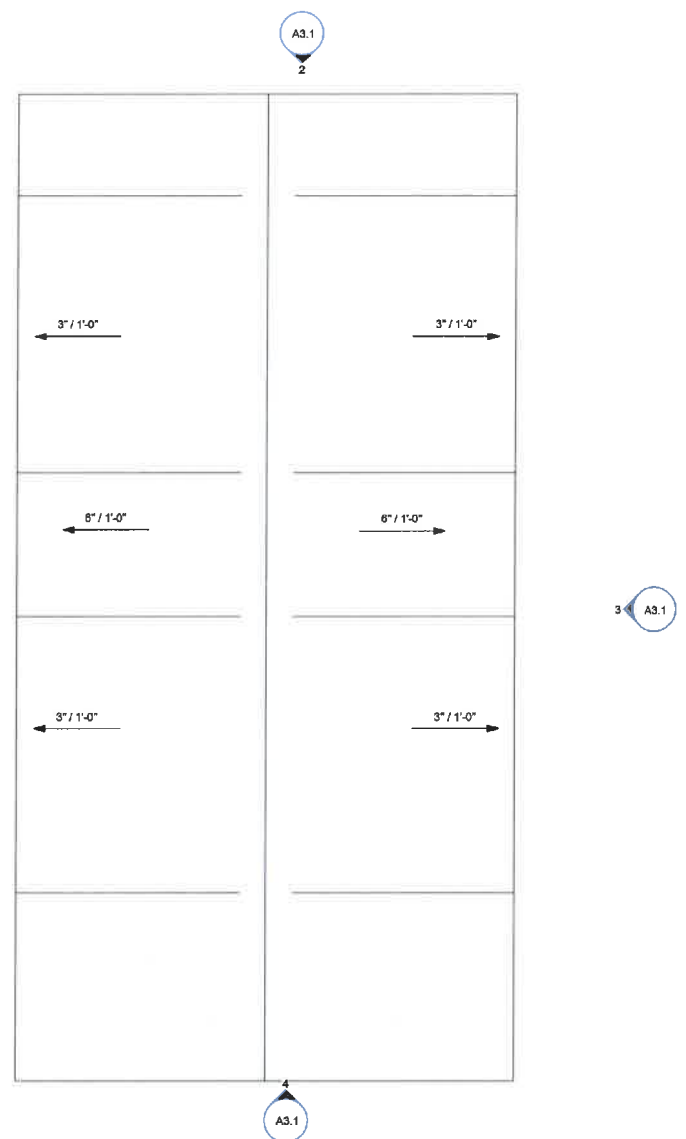
No.	Description	Date

Project Name:
160-170 Union Street

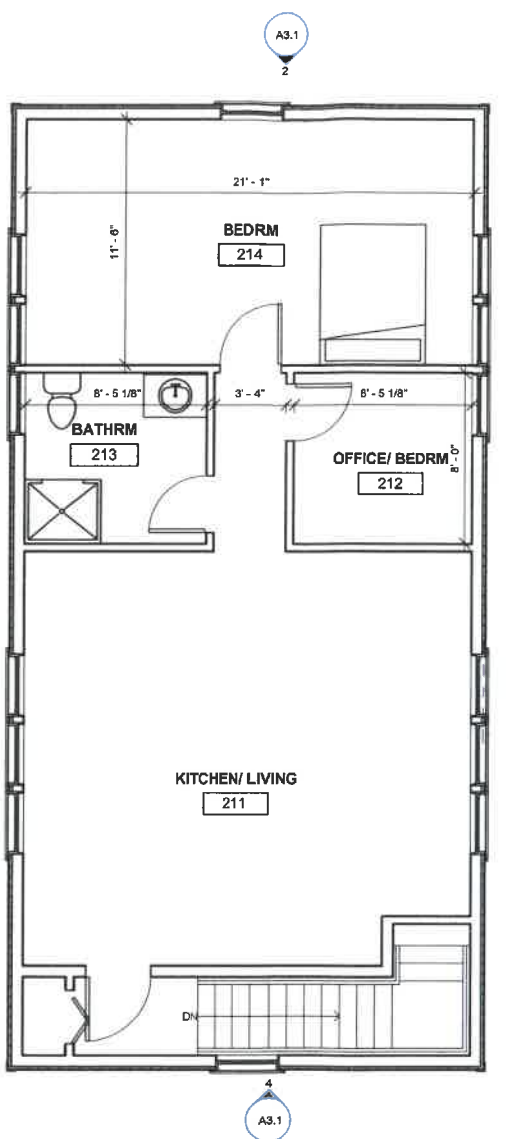
Drawing Name:
APARTMENT FLOOR
PLANS (OPTION 2)

Project number: 16093
 Date: 09/04/2019
 Drawn by: MB
 Checked by: JJ

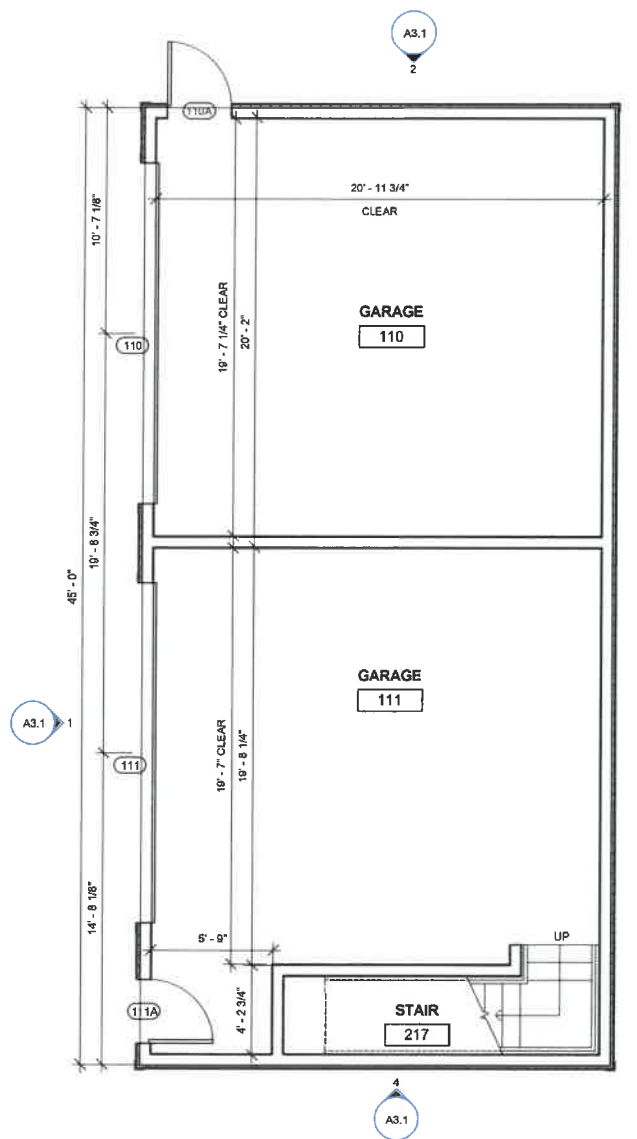
A3
 Scale: 1/4" = 1'-0"



3 ROOF PLAN- APARTMENT
1/4" = 1'-0"



2 Level 2- APARTMENT
1/4" = 1'-0"



1 Level 1- APARTMENT
1/4" = 1'-0"

RECEIVED

SEP 25 2019

BY: _____

160-170 Union Street
 Matthew and Natasha Goyette
 Portsmouth, NH

McHENRY
 ARCHITECTURE
 4 Market Street
 Portsmouth, New Hampshire
 603.430.0274

NOT FOR CONSTRUCTION
 REVIEW SET ONLY

No.	Description	Date

Project Name:
 160-170 Union Street

Drawing Name:
 EXTERIOR ELEVATIONS-
 APARTMENT (OPTION 2)

Project number: 16093
 Date: 09/04/2019
 Drawn by: MB
 Checked by: JJ

A3.1

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



1 West Elevation- Apartment
 1/4" = 1'-0"



2 North Elevation- Apartment
 1/4" = 1'-0"



3 East Elevation- Apartment
 1/4" = 1'-0"



4 South Elevation- Apartment
 1/4" = 1'-0"

RECEIVED

SEP 25 2019

BY: _____