

ZONING DATA PER CITY OF PORTSMOUTH ZONING ORDINANCE
LAST AMENDED 12/4/17 (SEE NOTE #6):

ZONE: GENERAL RESIDENCE-B (GRB)

REQUIREMENTS:
 MINIMUM LOT AREA: 5,000 SQ. FT.
 MINIMUM STREET FRONTAGE: 80 FT.
 MINIMUM LOT DEPTH: 60 FT.
 MINIMUM FRONT SETBACK: 5 FT.
 MINIMUM SIDE SETBACK: 10 FT.
 MINIMUM REAR SETBACK: 25 FT.
 MAXIMUM BUILDING HEIGHT: 35 FT.
 MAXIMUM BUILDING COVERAGE: 30%
 MINIMUM OPEN SPACE: 25%

PLAN REFERENCES:

- "STANDARD PROPERTY SURVEY FOR PROPERTY AT 42 HUNKING STREET, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE, OWNED BY LINDA PREBLE MCVAY & JOHN FRANK MCVAY" PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED SEPTEMBER 13, 2007 AND RECORDED AT THE R.C.R.D. AS PLAN D-35015.

NOTES:

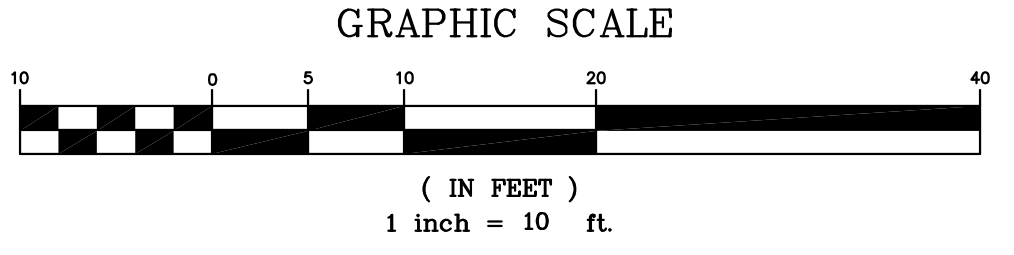
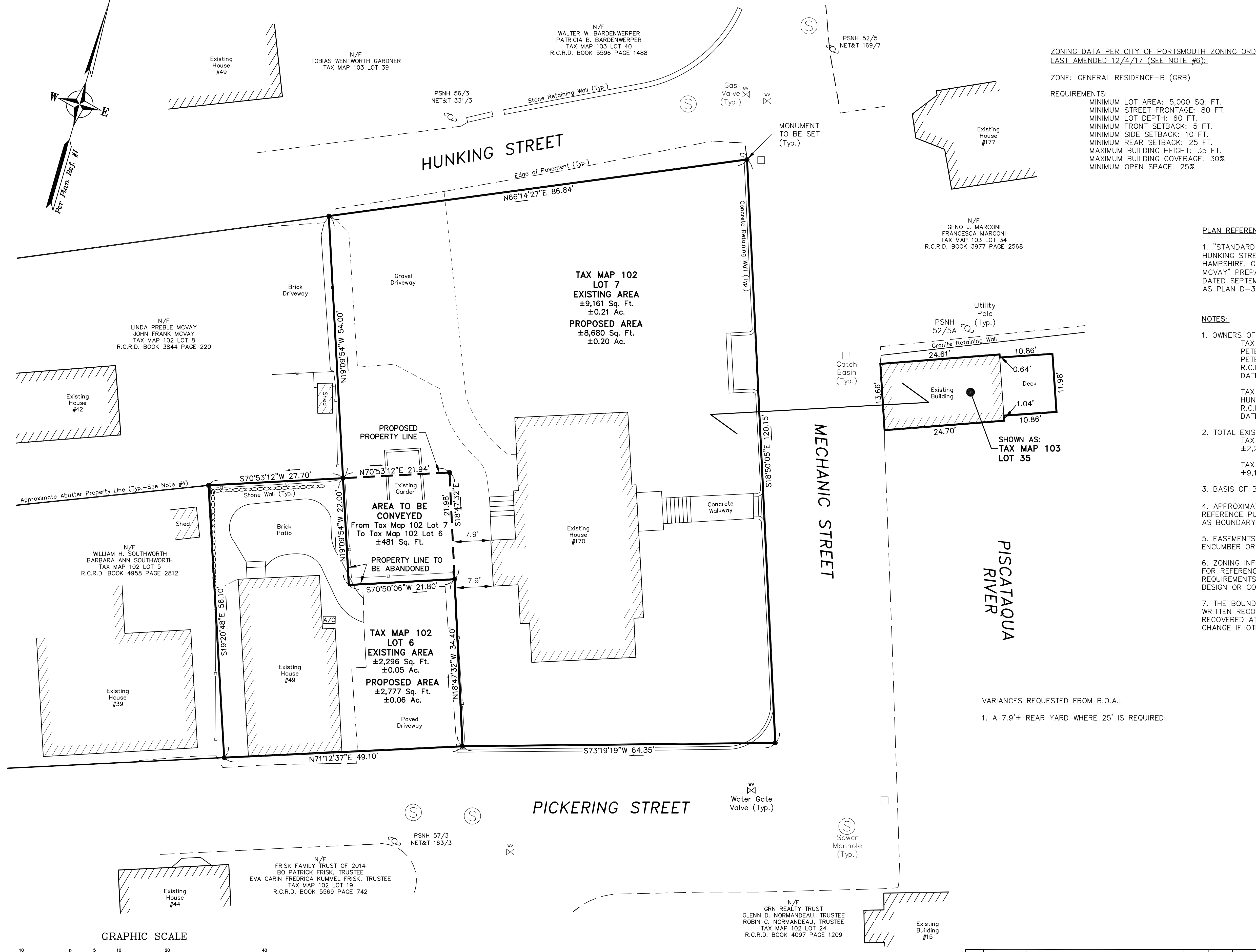
- OWNERS OF RECORD:
 TAX MAP 102 LOT 6
 PETER G. MORIN TRUST
 PETER G. MORIN, TRUSTEE
 R.C.R.D. BOOK 3675 PAGE 1454
 DATED NOVEMBER 14, 2001

 TAX MAP 102 LOT 7
 HUNKINGS HOLDINGS, LLC
 R.C.R.D. BOOK 5894 PAGE 1288
 DATED FEBRUARY 23, 2018
- TOTAL EXISTING PARCEL AREA:
 TAX MAP 102 LOT 6
 ±2,296 Sq. Ft.

 TAX MAP 102 LOT 7
 ±9,161 Sq. Ft.
- BASIS OF BEARING IS PER PLAN REFERENCE #1.
- APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
- EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
- ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF PORTSMOUTH PRIOR TO DESIGN OR CONSTRUCTION.
- THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.

VARIANCES REQUESTED FROM B.O.A.:

- A 7.9± REAR YARD WHERE 25' IS REQUIRED;



LOT LINE REVISION PLAN

FOR PROPERTY AT
49 Pickering Street & 170 Mechanic Street
 Portsmouth, Rockingham County, New Hampshire
 Tax Map 102 Lot 6
 49 Pickering Street
 OWNED BY
Peter G. Morin Trust
 Peter G. Morin, Trustee

 Tax Map 102 Lot 7
 170 Mechanic Street
 OWNED BY
Hunking Holdings, LLC

North

EASTERLY SURVEYING, Inc.
 SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1
 (207) 439-6333 KITTERY, MAINE 03904

SCALE: 1" = 10'	PROJECT NO. 17802	DATE: 4/24/18	SHEET: 1 OF 1	DRAWN BY: P.J.T.	CHECKED BY: P.L.A.
DRAWING No: 17802_Boundary		FIELD BOOK No: "Portsmouth #16"		Tax Map 102 Lots 6&7	
REV.	DATE	STATUS	BY	CHKD	APPD.