

Sharry McDermith the owner of 1054 Banfield Road is asking for a conditional use permit in order to increase the size of her existing breezeway and garage . Both breezeway and garage fall within a 100' wetland buffer zone.

The existing breezeway is currently 15' wide X 10'6" front to back. There is an existing front and rear deck on the breezeway which we would like to demo and use that space to increase the size of the breezeway to 15' X 28'6" this would make the breezeway the same width, front to back as the main house of 28'6" .

The current one bay garage is 18'x 28'6" , Sharry hopes to increase the size of the garage by adding one bay which would make it 28' wide by 32' deep. The new proposed addition to the garage would utilize an existing asphalt area on the side of the garage and would remain 55' from the wetlands. Of this 55' approximately 26' is existing lawn, the remaining 29' or so is an existing natural area of trees and plants. There is however a small section of mowed grass area closer to Banfield Road with a limited vegetated buffer between the driveway and a small brook which comes from a small culvert from under Banfield Road. As part of our proposal we would transform this area back to a more natural state, planting high bush blueberries 4' to 5' apart and no longer mowing this area.

We also propose to install gutters on the new additions and feeding them underground to a dug drywell located in the low section of the lawn behind the garage. The drywell will be 8'x8'x4' deep and fully lined with landscape fabric. It will consist of 8 yards of 2" clean stone capped with fabric with 6" seeded loam on top. This will give us approximately a 1000-gallon holding capacity which will then disperse into the ground and therefore reducing the water runoff burden to the buffer and wetlands.

In conclusion Sharry feels this project can achieve two beneficial goals for the city of Portsmouth. It can enhance the looks of the neighborhood without losing its original charm. Secondly, it will lessen its impact on the buffer zone and wetlands.



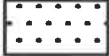




N
0 25 50 100 150
Feet

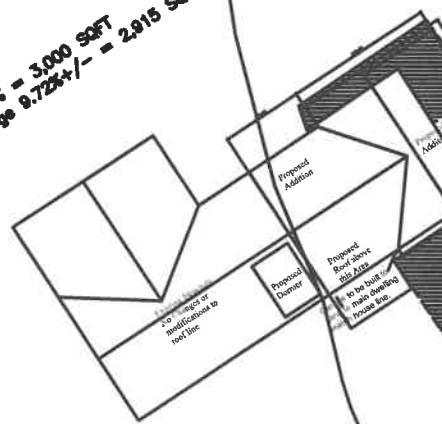
1054 Banfield Road

DISCLAIMER:

THIS SITE PLAN WAS RENDERED BY USING CITY OF PORTSMOUTH GIS DATA BASE. THIS PLAN DOES NOT INTENT TO PROVIDE ANY SCIENTIFIC DATA INFORMATION. THIS IS FOR GRAPHICAL INFORMATION PURPOSES ONLY, TO DEMONSTRATE EXISTING CONDITIONS & COMPLY OR REQUEST A VARIANCE FROM CITY ORDINANCES BASED ON THE ZONING DISTRICT RESTRICTIONS WHICH GOVERN THE LOCATION WHERE PROJECT IS PROPOSED.

-  **VEGETATED AREA**
-  **WET LANDS**
-  **PROPOSED ADDED NATURAL VEGETATION**
-  **EXISTING IMPERVIOUS SURFACE (ASPHALTED AREA)**
-  **BUFFER LINE**

Zoning
 Set backs Per 10.521 Table of Dimensional Standards:
 Front 30'
 Side 45'
 Rear 35'
 Max. Height 10% = 3,000 SQFT
 Coverage 9.72% +/- = 2,915 SQFT



BLUEBERRY BUSHES TO BE PLANTED

1054 Bandfield Rd.dwg

1/15/2004

Addition & Renovation
 Single Family House
 1054 Bandfield Rd,
 Portsmouth, NH 03801

Owner / Applicant
 Sharry McDermith
 1054 Bandfield Rd,
 Portsmouth NH 03801
 Tel.: (603)970-1146
 email:
 sharrymcdermith@gmail.com
 Map: 283
 Lot: 38
 Zoning: SRA
 Legal Use: Single Family Dwelling
 Proposed Use: No Changes

Designer:



General Notes:

Do Not Measure This Drawings, Unless Otherwise Specified (U.O.S.) Use Annotated Dimensions Only. Verify All Dimensions In Field (V.D.I.F.) In Case Of Variances Or Discrepancies Notify Designer For Resolution Prior To Commencing Any Work.

Revisions:

Issue:

Drawn By: PA Scale: 1/16"=1'

Project: Date: 1/23/2022

Sheet Name:

SITE PLAN

Sheet: A017





