



April 27, 2022

Peter Stith, Principal Planner
Portsmouth Zoning Board of Adjustment
1 Junkins Ave
Portsmouth, NH 03801

Re: 81 Taft Rd – Variance Application
Dimensional Relief – Single Residence B

Dear Mr. Stith and Zoning Board Members,

Yankee Construction LLC is submitting the following Variance Application requesting dimensional relief as an authorized agent behalf of Tom and Angela Mita (the Owners) of 81 Taft Rd (the Home). The primary area of concern requiring dimensional relief is secondary frontage to the adjacent Elwyn Rd (north side).

The following statement has been prepared in accordance with Portsmouth Zoning Ordinance Section 10.233.20.

10.233.21 – The variance will not be contrary to the public interest

The proposed addition will not be contrary to public interest. The overall addition footprint of 235 sqft is small in size and will be constructed in manner architecturally similar to the Home. The neighborhood is generally comprised of single residential dwellings, many of which have similarly sized additions.

10.233.22 – The spirit of the ordinance will be observed

The existing home currently faces Taft Rd and the northern side yard of the property well exceeds the standard 10 ft setback for Single Residence B (SRB) homes. Due to the existing Home being a corner lot, there is secondary frontage to Elwyn Rd. The proposed addition will be approximately 20 ft from Elwyn Rd at its nearest point. Further, an existing privacy stockade fence that is approximately 10 ft from Elwyn Rd at it's nearest point will be reconfigured creating more visual space between Elwyn Rd and the Home.



10.233.23 – Substantial justice will be done

The proposed addition does not infringe upon any neighboring properties or homeowners. The proposed addition does not negatively affect the general public. There would be no foreseeable gain to the general public by denying this variance and alteration to the plan would result unnecessary costs to the Owners.

10.233.24 – The values of the surrounding properties will not be diminished

The proposed addition will be constructed in an aesthetically pleasing manner that would not diminish the values of neighboring properties. The addition would be expected to add value to the Home thereby having a positive influence on the surrounding properties.

10.233.25 – Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship

The proposed addition will be utilized as a master bedroom and has been situated on the property to offer both aesthetic value and function as to how it is tied into the existing structure. Altering the location of the addition would require it to be larger in size or impact more of the existing home. Both instances would result in unnecessary costs to the homeowner while offering no benefit in either aesthetic or function.

Key project notes:

- There is currently 1,936 sqft of wetland buffer extending across the northeast corner of the lot. The proposed addition will disturb 17 sqft (0.88%) of the wetland buffer on the lot. A Wetland Conditional Use Permit application has been submitted in parallel.
- Lot and Impervious Surface Data
 - Lot size: 8,765 sqft (2021 professional survey)
 - Existing home size: 1,560 sqft
 - Proposed addition footprint: 235 sqft
 - Driveway coverage: 404 sqft
 - Other impervious coverage: 204 sqft (small concrete patio)
 - Lot topography is generally flat or mildly sloped (3 – 15% slopes)
 - Primary ground cover is lawn, vegetated, landscape beds
 - Area soils are well drained, generally gravelly fine sandy loam over loamy sand (source USDA / NRCS Soil Survey)

Existing Conditions photos:



Rear of home and area of proposed addition, west side, Elwyn to left (north)



North side of home, facing Taft Rd (east) and Elwyn Rd on left (north)



Area of stockade fence to be removed.



Additional attachments with this package:

- Doucet Survey LLC “Plan of Land for Thomas J. & Angela M. Mita”, dated April 16, 2021, as annotated for this application package by Yankee Construction LLC, April 27, 2022.
- A1 - Mita Residence Existing & Proposed Floor Plans with elevations, Yankee Construction LLC, April 20, 2022
- A2 – Mita Residence Foundation Plan

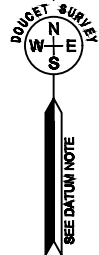
Respectfully submitted,

A handwritten signature in black ink, appearing to read "D A Ciccalone", with a long horizontal line extending to the right.

David A. Ciccalone, PG
Co-Owner
Yankee Construction LLC

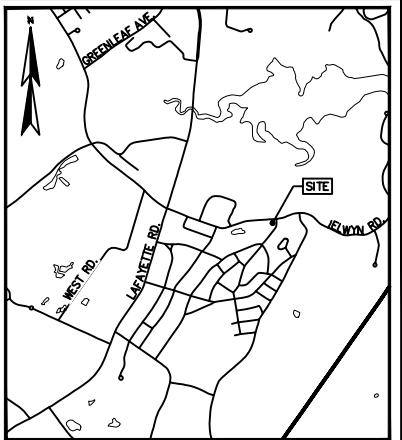
REFERENCE PLANS:

1. "LOT LINE RELOCATION PLAN, TROY & DIANE THIBODEAU AND FRANK & LINDA ASHTON", BY AMBIT ENGINEERING, INC., DATED SEPTEMBER 2011, R.C.R.D. PLAN D-37140.
2. "PLAN OF LOTS, PLAN "C" ELWYN PARK, PORTSMOUTH, NH, FOR E.A. RICC", BY JOHN W. DURGIN CIVIL ENGINEERS, DATED JULY 1957, R.C.R.D. PLAN 2900.



TBM 6118E
MAG NAIL SET UP 6"
IN POLE PSNH/27
ELEV.=40.93'

TAX MAP 251, LOT 1
STATE OF NEW HAMPSHIRE
PO BOX 586
CONCORD, NH 03301
R.C.R.D. BOOK 2280, PAGE 1484



LOCATION MAP (n.t.s.)

LEGEND

- LOT LINE
- BUILDING SETBACK LINE
- APPROXIMATE ABUTTERS LOT LINE
- STONE WALL
- STOCKADE FENCE
- CHAIN LINK FENCE
- OVERHEAD WIRE
- EDGE OF WETLAND
- WETLAND AREA
- CONCRETE
- UTILITY POLE
- UTILITY POLE W/LIGHT
- IRON PIPE/ROD FOUND
- 5/8" REBAR W/D CAP TO BE SET
- DECIDUOUS TREE
- TYP. I.P.F.
- TH
- SWL
- DYL
- AA-1
- TYPICAL IRON PIPE FOUND THRESHOLD ELEVATION
- EDGE OF PAVEMENT
- SINGLE WHITE LINE
- DOUBLE YELLOW LINE
- WETLAND FLAG

Note: The location of the Proposed Addition and corresponding area of Wetland Buffer disturbance was added to the Doucet Survey Drawing by Yankee Construction LLC



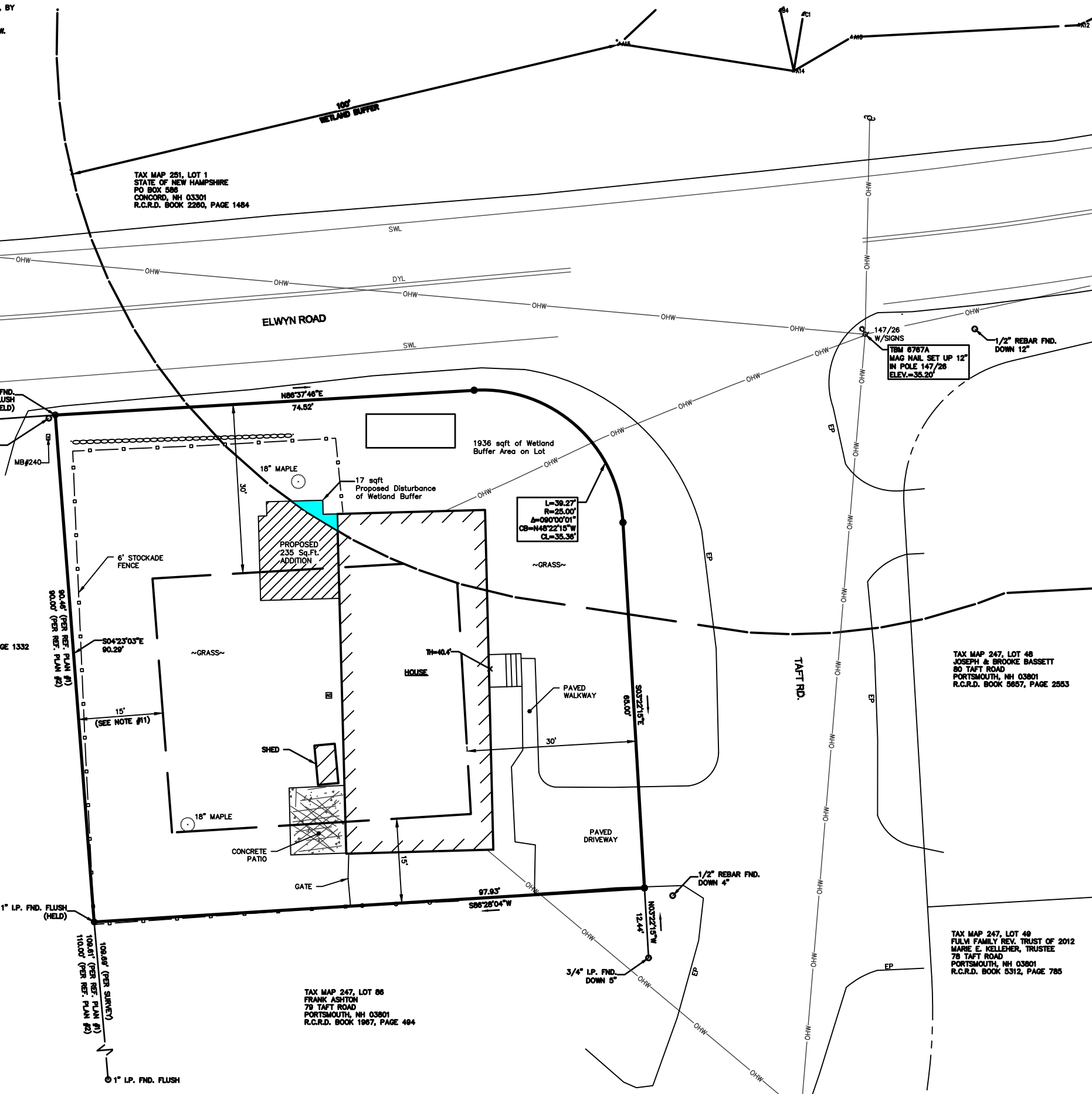
PLAN OF LAND
FOR
THOMAS J. & ANGELA M. MITA
(TAX MAP 247, LOT 87)
81 TAFT ROAD
PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.W.F.	DATE:	APRIL 16, 2021
CHECKED BY:	W.J.D.	DRAWING NO.:	6767A
JOB NO.:	6767	SHEET:	1 OF 1

DOUCET SURVEYS
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 669-8560
2 Commerce Drive (Suits 202) Bedford, NH 03110 (603) 614-4080
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
http://www.doucetsurvey.com

- NOTES:
1. REFERENCE: TAX MAP 247, LOT 87
81 TAFT ROAD
PORTSMOUTH, NH 03801
D.S.L. PROJECT NO. 6767
 2. TOTAL PARCEL AREA: SQ. FT. OR AC.
 3. OWNER OF RECORD: THOMAS J. & ANGELA M. MITA
81 TAFT ROAD
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5321, PAGE 62
 4. ZONE: SRB (SINGLE RESIDENCE B)
DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA 15,000 sq.ft.
MIN. FRONTAGE 100 ft.
MIN. FRONT SETBACK 30 ft.
MIN. SIDE SETBACK 10 ft.
MIN. REAR SETBACK 30 ft.
MAX. BUILDING HEIGHT 35 ft.
MAX. BUILDING COVERAGE 20 %
WETLAND SETBACKS 100 ft.
 5. ZONING INFORMATION LISTED HEREON IS BASED ON THE CITY OF PORTSMOUTH ZONING ORDINANCE DATED JANUARY 11, 2021 AS AVAILABLE ON THE CITY WEBSITE ON APRIL 16, 2021. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.
 6. FIELD SURVEY PERFORMED BY J.D.G. & K.J.L. DURING APRIL 2021 USING A TRIMBLE S7 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 7. HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 8. VERTICAL DATUM IS BASED ON APPROXIMATE NAVD83(GEOD12A) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 9. JURISDICTIONAL WETLANDS DEPICTED WERE DELINEATED IN OCTOBER 2020 BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTH-CENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV-WT 100-800 AND ARTICLE 10 - ENVIRONMENTAL PROTECTION STANDARDS OF THE CITY OF PORTSMOUTH, NH ZONING. SOILS WERE EVALUATED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, APRIL 2017 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE INDICATOR STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH-CENTRAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.
 10. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
 11. ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL, WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
 12. SETBACK SHOWN AS A SIDE SETBACK (15') RATHER THAN A REAR SETBACK (30'). CLIENT SHALL VERIFY WITH THE CITY OF PORTSMOUTH THAT THIS IS CORRECT PRIOR TO DESIGN OF ADDITION.



TAX MAP 247, LOT 86
FRANK ASHTON
79 TAFT ROAD
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 1967, PAGE 484

TAX MAP 247, LOT 48
JOSEPH & BROOKE BASSETT
80 TAFT ROAD
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5657, PAGE 2553

TAX MAP 247, LOT 49
FULVI FAMILY REV. TRUST OF 2012
MARIE E. KELLEHER, TRUSTEE
78 TAFT ROAD
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5312, PAGE 785

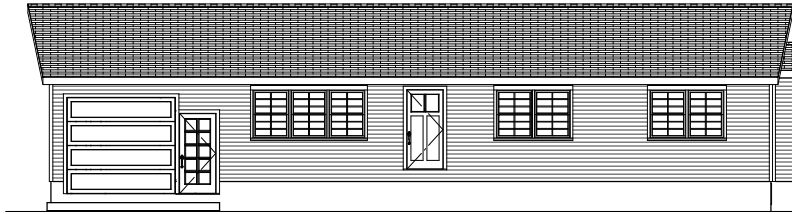
GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH STATE AND MUNICIPAL BUILDING CODES.
2. ALL MECHANICAL WORK SHALL BE PERFORMED BY STATE LICENSED CONTRACTORS.
3. DRAWINGS MAY BE SCALED FOR ESTIMATING PURPOSES AND FOR GENERAL REFERENCE ONLY. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD.
4. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF STRUCTURE UNLESS OTHERWISE NOTED (UON).
5. DOOR AND WINDOW DETAILS ARE INDICATED ON THE DOOR AND WINDOW SCHEDULES. DOOR AND WINDOW DIMENSIONS ARE TO ROUGH OPENINGS UNO.

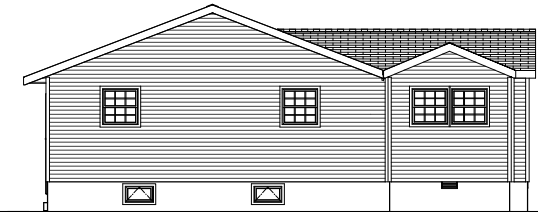
TITLE	LABEL	SHEET
EXISTING & PROPOSED FLOOR PLANS	A1	1
FOUNDATION PLAN	A2	2

ELEVATION NOTES

ELEVATIONS SHOW PROPOSED ADDITION ON NW CORNER OF HOME. SOME DETAILS SHOWN IN THE ELEVATIONS MAY NOT BE ACCURATE. ROUGH MEASUREMENTS WERE TAKEN AND ASSUMED TO BUILD EXISTING ELEMENTS OF THE HOUSE, OUTSIDE OF THE ADDITION AREA.



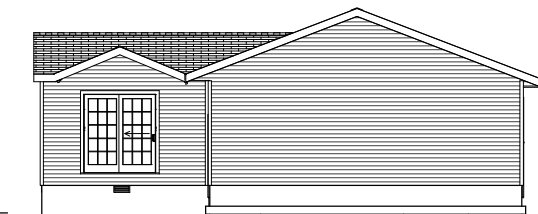
Elevation 1
1/16 in = 1 ft



Elevation 2
1/16 in = 1 ft



Elevation 3
1/16 in = 1 ft

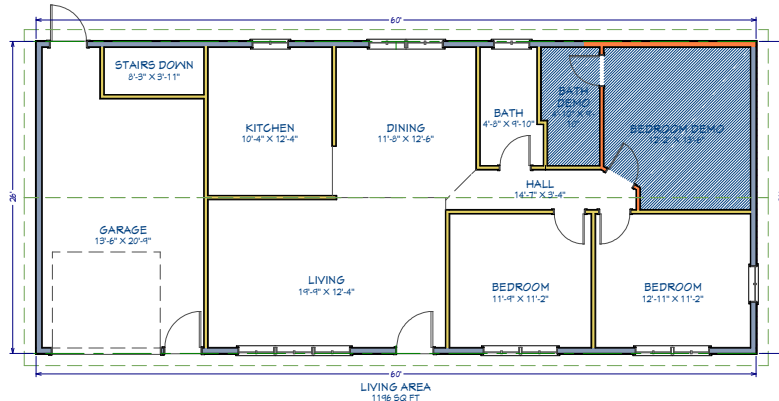


Elevation 4
1/16 in = 1 ft

RELATIVE DEMO NOTES

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, SYSTEMS, AND STRUCTURE

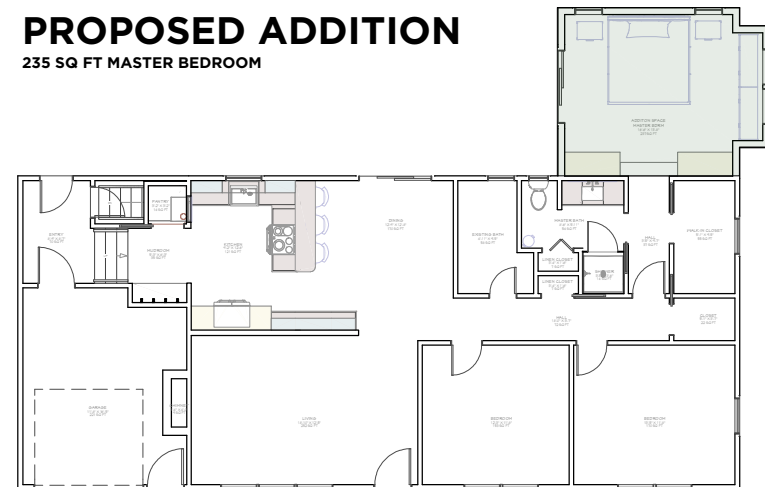
1. REMOVE INTERIOR WALLS AS NOTED
2. REMOVE SIDING FROM EXTERIOR WALL, KEEP STUDS AND INSULATION



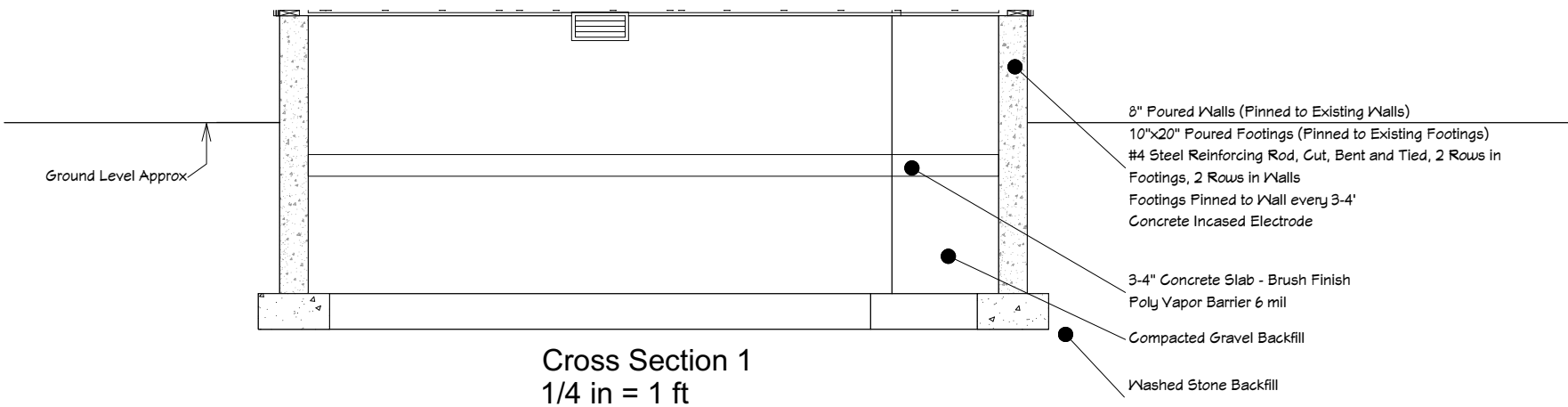
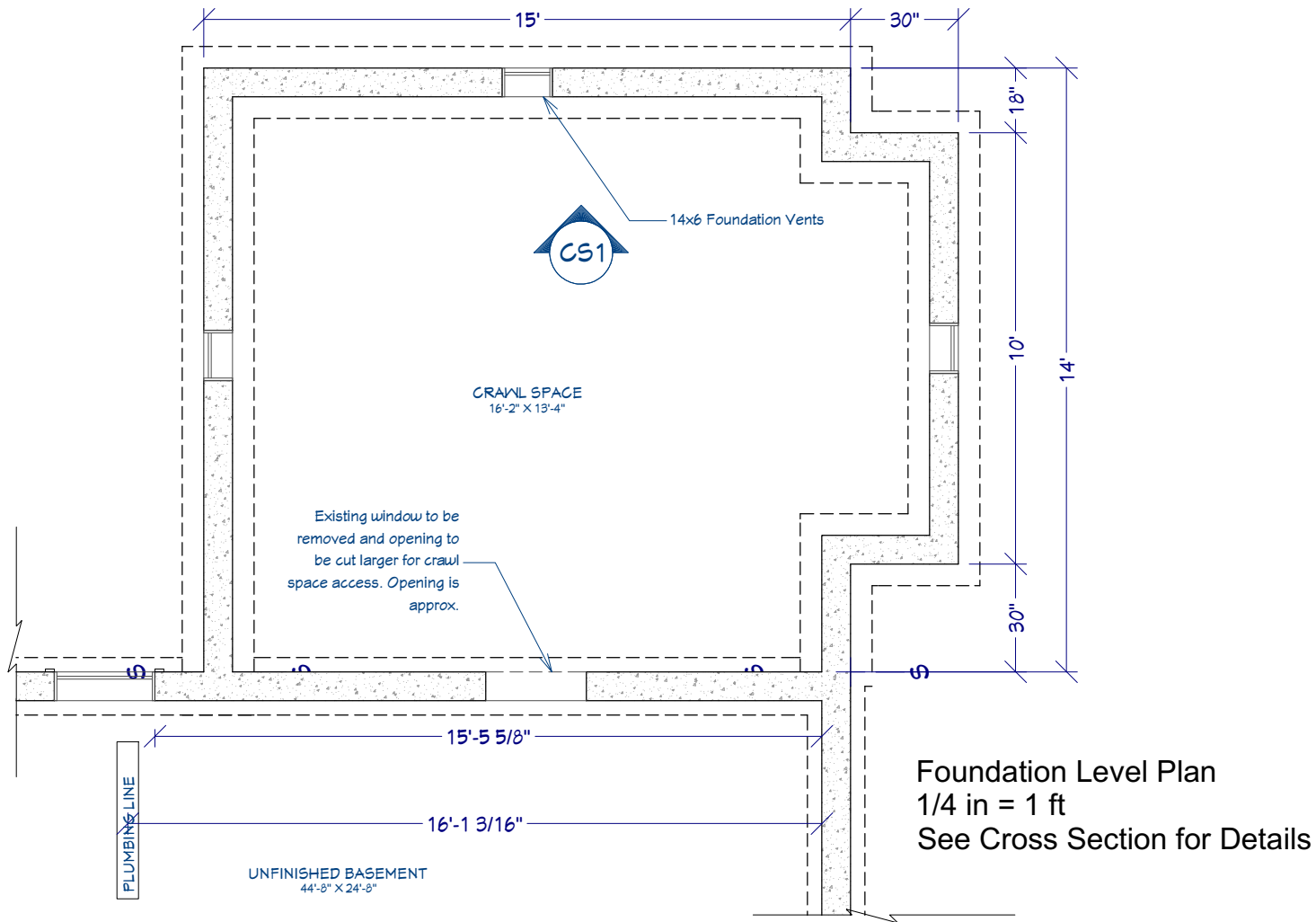
Existing Floor Plan
1/16 in = 1 ft

PROPOSED ADDITION

235 SQ FT MASTER BEDROOM



Entry Level Floor Plan
1/16 in = 1 ft



Revisions	
Issued Date	2022.04.30
Drawn By	JT
Project No.	2022.22
Scale	AS NOTED