

APPLICATION OF RANDI and JEFFREY COLLINS
77 Meredith Way, Portsmouth
Map 162, Lot 16

APPLICANT’S NARRATIVE

I. THE PROPERTY:

The applicants, Randi and Jeffrey Collins, seek approvals to subdivide the existing parcel at 77 Meredith Way to facilitate the construction of a second, single family residential dwelling on the resulting second lot. This requires a variance from section 10.521 to allow continuous street frontage of 73.79 feet on “Lot A” (the southeastern most lot) and 31.61 feet on “Lot B” where 100 feet is required and 31.7 feet exists.

In consultation with the City’s Technical Advisory Committee during a work session held in May, the applicants have chosen to propose extending Meredith Way approximately 73 feet beyond its current terminus.

The existing dwelling on the lot, built in 1870 according to city tax records, is grossly substandard and unsuitable for the applicants’ needs. For example, the half story second floor has slanted ceilings with only six feet of head room at the highest point, and the stairway is at a very steep, non-code compliant pitch. The home is simply inadequate for an older couple like the Collins. Their objective is to take advantage of the unusually large lot to construct a second, modern dwelling for themselves.

The property is within the General Residence A Zone and is depicted as Lots 55, 56, and 57 on the 1856 subdivision plan submitted herewith, and as Lot 16 on current tax map 162 submitted herewith.¹

Meredith Way has never been completed as it was originally laid out. Because Meredith Way as it exists on the ground does not extend significantly beyond applicant’s driveway, it is the Planning Department’s position that the property and the existing dwelling thereon does not have the required 100 feet of continuous street frontage and, therefore, the lot is nonconforming within the meaning of Section 10.311. The property both as it exists now and if this project is approved otherwise complies with all other dimensional requirements as to lot area, lot area per dwelling, depth, setbacks, building height, open space and building coverage.² As shown on the submitted site plans, the

¹ The applicants’ request to the City Council to restore the lots to their pre-merger status pursuant to RSA RSA674:39-aa has been withdrawn without prejudice. This variance application, if granted, would render that request moot.

² The shed depicted in the northwest corner of the property is less than ten feet in height and less than 100 square feet in area, so it qualifies for the five foot setback under 10.573.10. It is currently 4.9 feet from the

property's lot area is 22,400 square feet. Given that a portion of Meredith Way abutting the property has never been built, title to one-half (1/2) of the unbuilt way where it abuts the lot actually increases the lot area from that depicted on the site plan. Accordingly, the property has more than three times the required minimum lot area and lot area per dwelling unit (7,500 square feet). It is abutted to the southeast by a city park, so there is practically no concern that a second lot will present any kind of overcrowding at all. If approved, this would be just the third dwelling with road access from Meredith Way.

It should be noted that the applicants are entitled by right in the GRA zone to construct a two-family dwelling on the lot with building coverage that greatly exceeds what is proposed here. There is enough lot area that a town house or three family dwelling would be permitted by special exception. Accordingly, the increase in residential density by a single household will not exceed what is already allowed in this location, and there should be no related concerns regarding increases in traffic, noise, overcrowding, etc. In fact, what is proposed here - a second, stand-alone single family dwelling oriented on the property in a manner similar to the existing homes on the block - is more consistent with the neighborhood and is far preferable to these other alternatives.

The applicant has submitted herewith a site plan and building plans which demonstrate *possible* building design elements. The project will require subdivision approval from the Planning Board, and exact location and dimensions of the proposed improvements are subject to change as the proposal moves forward. However, the proposed dwellings will meet all applicable setback, height and lot coverage requirements. The dwelling footprints will be within the 25% building coverage requirement. The dwellings will have a height no greater than 35 feet. The dwellings will require no relief from the setback, height and lot coverage requirements. The property is abutted to the southeast by a city park which cannot be developed, so there is practically no concern that a second dwelling will present any kind of overcrowding or other externalities at all.

II. CRITERIA:

The applicant believes the within Application meets the criteria necessary for the Board to grant the requested variance.

Granting the requested variance will not be contrary to the spirit and intent of the ordinance nor will it be contrary to the public interest. The "public interest" and "spirit and intent" requirements are considered together pursuant to Malachy Glen Associates v. Chichester, 152 NH 102 (2007). The test for whether or not granting a variance would be contrary to the public interest or contrary to the spirit and intent of the ordinance is whether or not the variance being granted would substantially alter the

left side lot line. The applicants are willing to relocate the shed to bring this into full compliance, if necessary.

characteristics of the neighborhood or threaten the health, safety and welfare of the public.

In this case, were the variance to be granted, there would be no change in the essential characteristics of the neighborhood, nor would any public health, safety or welfare be threatened. A second dwelling lot is entirely appropriate and consistent with the existing residential subdivision in which this property sits and does not increase the amount of residential density beyond what is permitted by right. Thus, the essentially residential character of the neighborhood will not be altered and the health, safety and welfare of the public will not be threatened.

Substantial justice would be done by granting the variance. Whether or not substantial justice will be done by granting a variance requires the Board to conduct a balancing test. If the hardship upon the owner/applicant outweighs any benefit to the general public in denying the variance, then substantial justice would be done by granting the variance. It is substantially just to allow a property owner the reasonable use of his or her property. The applicants are entitled by right to build a two family structure with far more lot coverage than what is here proposed. A second, stand-alone dwelling on its own lot is far more in keeping with the established neighborhood.

In this case, there is no benefit to the public in denying the variances that is not outweighed by the hardship upon the owner.

The values of surrounding properties will not be diminished by granting the variance. A newly constructed, fully code-compliant home with appropriate landscaping, vegetation and screening will increase property values in the neighborhood. The values of the surrounding properties will not be negatively affected in any way by the relief requested. To the contrary, values would be enhanced if this project were to be approved, especially given the available alternatives.

There are special conditions associated with the property which prevent the proper enjoyment of the property under the strict terms of the zoning ordinance and thus constitute unnecessary hardship. The property in question is located at the terminus of a dead end and on a partially unbuilt paper street and abuts a substantial amount of undevelopable park land. It has more than three times the required lot area per dwelling for the GRA zone. These are special conditions that distinguish it from others in the area.

The use is a reasonable use. Residential use is permitted in this zone and is identical in character and consistent with the existing use of the adjacent and abutting properties.

There is no fair and substantial relationship between the purpose of the ordinance as it is applied to this particular property. The purpose of the 100 foot road frontage requirement within the GRA zone is presumably to protect from overcrowding and overburdening lots and maintaining appropriate residential densities.

Given the size of this lot, its location at the terminus of a dead end, its proximity to undevelopable park land and the uses available by right, none of these purposes are frustrated by this project. Thus, there is no fair and substantial relationship between the purpose of the restriction and its application to this property.

III. Conclusion.

For the foregoing reasons, the applicant respectfully requests the Board grant the variances as requested and advertised.

Respectfully submitted,

Dated: 6-1-2022

Christopher P. Mulligan
Christopher P. Mulligan, Esquire









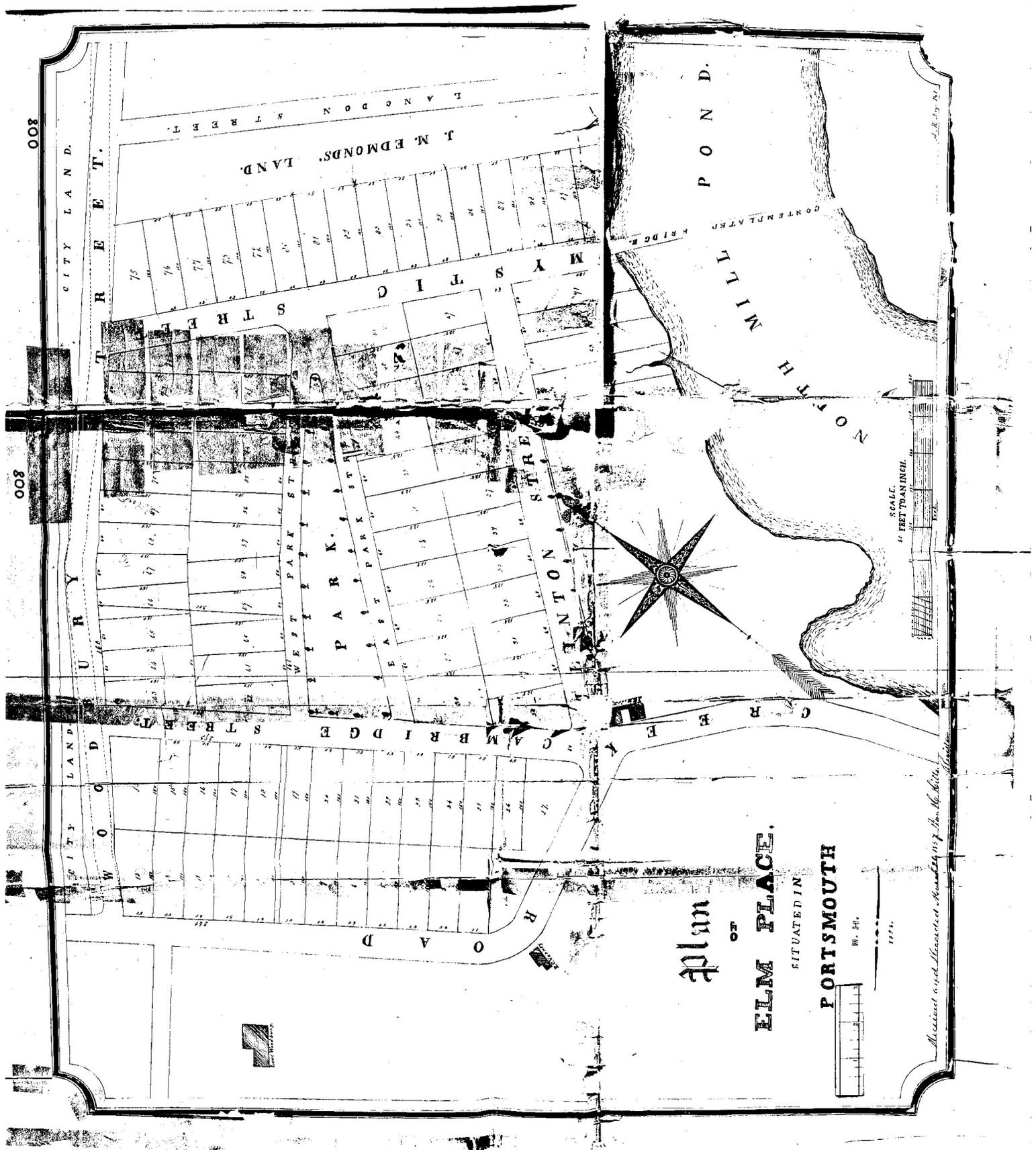
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 3/9/2022
Data updated 3/9/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1" = 44.12585302771992 ft



300

300

CITY LAND.

T. M. EDMONDS' LAND.

STREET.

LANGDON STREET

MYSTIC STREET

POND.

CONTEMPORARY BRIDGE

NORTH MILL

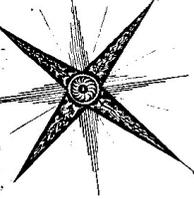
SCALE
1/2 FEET TO AN INCH

URRY

CAMBRIDGE STREET

PARK

MUTTON STREET



Plan
OF
ELM PLACE.

SITUATED IN

PORTSMOUTH

NO. 24.

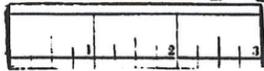
1871.

Measured and Drawn by John W. Wells



Low Wood Area

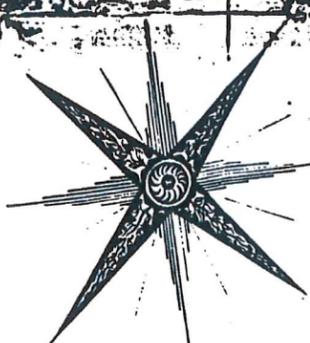
Plan
OF
ELM PLACE,
SITUATED IN
PORTSMOUTH



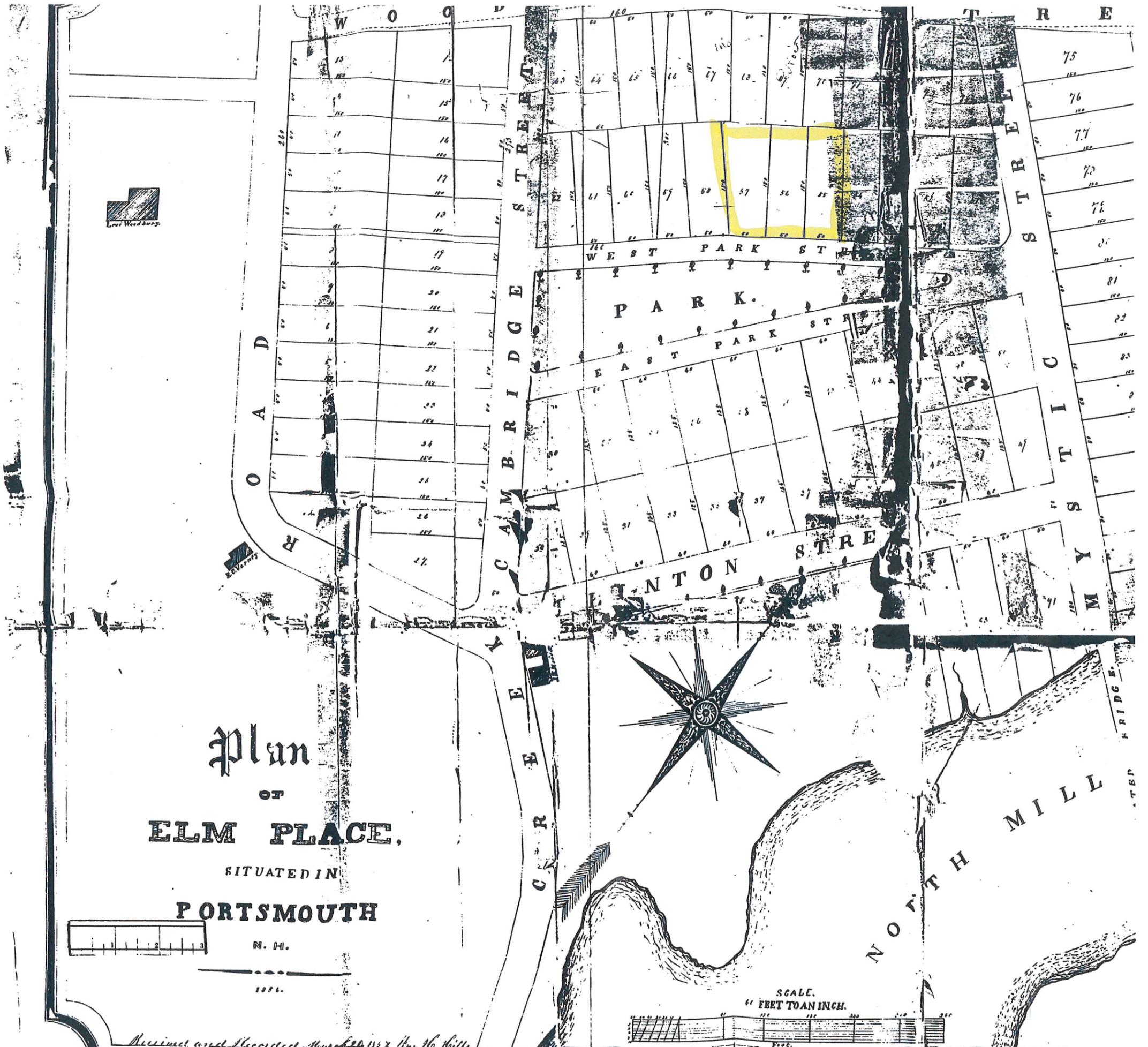
N. H.

1876.

SCALE.
66 FEET TO AN INCH.



Received and Accepted March 24 1877 Hon. W. H. Hill



GENERAL INFORMATION

OWNER/APPLICANT

RANDI & JEFF COLLINS
77 MEREDITH WAY
PORTSMOUTH, NH 03801
RCRD BK.#6274 PG.#1666

RESOURCE LIST

PLANNING/ZONING DEPARTMENT
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
(603)-610-7216
JULIET WALKER, PLANNING DIRECTOR

ATTORNEY

CHRISTOPHER P. MULLIGAN, ESQUIRE
BOSEN & ASSOCIATES
266 MIDDLE STREET
PORTSMOUTH, NH 03801
(603)-427-5500

ZONING RELIEF PLANS

TWO LOT SUBDIVISION

RANDI & JEFF COLLINS

77 MEREDITH WAY PORTSMOUTH, NH 03801

JUNE 1, 2022

INDEX OF SHEETS

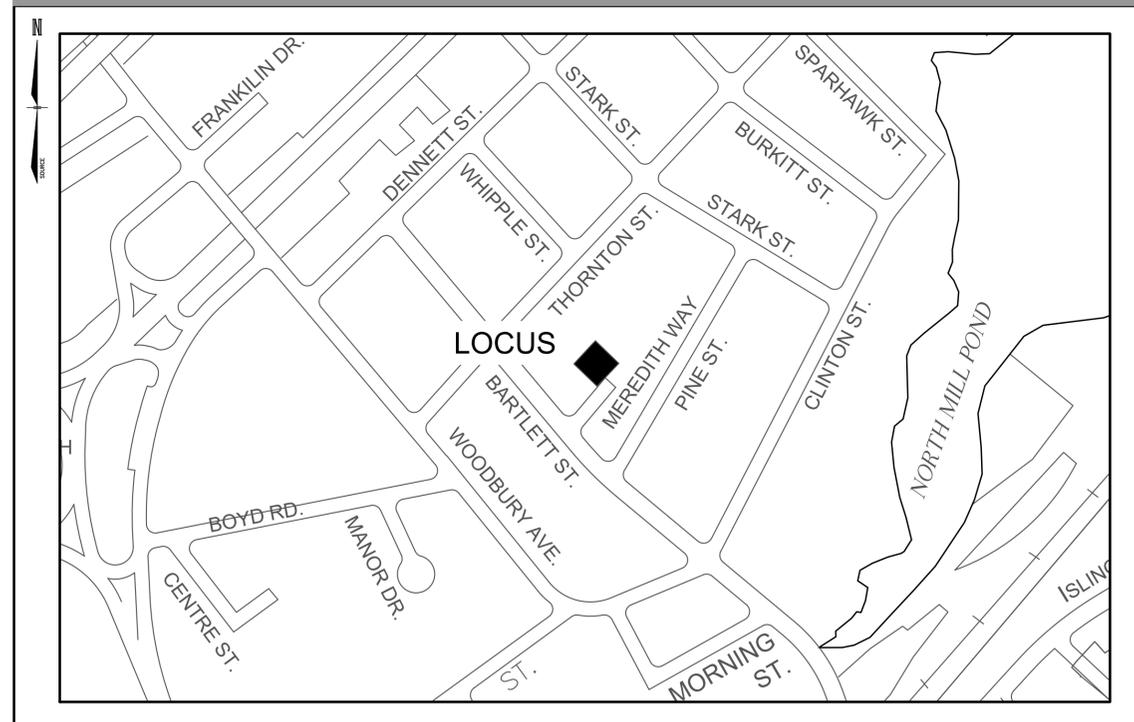
SHEET	SHEET TITLE
S-0	COVER SHEET
S-1	EXISTING CONDITIONS
S-2	PROPOSED CONDITIONS

VARIANCES REQUESTED

RELIEF IS REQUESTED FROM THE FOLLOWING SECTIONS OF THE CITY OF PORTSMOUTH ZONING ORDINANCE:

ARTICLE 5 SECTION 10.521 – MINIMUM CONTINUOUS LOT FRONTAGE:
TO ALLOW THE CONTINUOUS STREET FRONTAGE TO BE 73.99' FOR PROPOSED LOT A & 31.61' FOR PROPOSED LOT B, WHERE 100' IS REQUIRED AND 31.7' EXISTS.

VICINITY PLAN



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 COMMERCE WAY, SUITE 102
PORTSMOUTH, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

TAX MAP 162 LOT 16
**ZONING RELIEF PLANS
COVER SHEET
77 MEREDITH WAY
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM**
OWNED BY
RANDI & JEFF COLLINS

JUNE 1, 2022

Seacoast Division



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

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47442-00	DR	FB		S-0
	CK	CADFILE		

Jun 01, 2022 - 2:09pm
F:\MSC Projects\47442 - 77 Meredith Way - Portsmouth\47442-00 - Collins - 77 Meredith Way\Carlson Survey\Dwg\47442-00 Survey.dwg

MAP 162 LOT 4
N/F
GIULLIANO & LISA RODRIGUEZ
295 THORNTON STREET
PORTSMOUTH, NH 03801
RCRD BK.#6286 PG.1195

MAP 162 LOT 3
N/F
SARAH B. CORNELL
& SUSAN A. CURRY
275 THORNTON STREET
PORTSMOUTH, NH 03801
RCRD BK.#5720 PG.204

MAP 162 LOT 2
N/F
JEFFREY P. BARTOLINI
& ABIGAIL R. ROEMER
55 PINE STREET
PORTSMOUTH, NH 03801
RCRD BK.#6274 PG.1684

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN JUNE 2021. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



LICENSED LAND SURVEYOR

2022-06-01
DATE

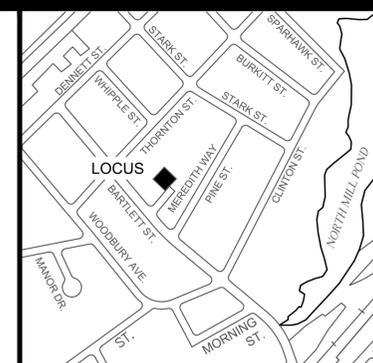
LEGEND:

- MAP 137 LOT 11 ASSESSORS MAP AND LOT NUMBER
- BK. PG. BOOK / PAGE
 - CU COPPER
 - EL. ELEVATION
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - N/F NOW OR FORMERLY
 - RORD ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - S.F. SQUARE FEET
 - W/ WITH
 - GUY WIRE
 - UTILITY POLE
 - DECIDUOUS TREE
 - WATER SHUT OFF
 - OHU OVERHEAD WIRE
 - STOCKADE FENCE
 - BOUNDARY LINE
 - SETBACK LINE
 - SEWER LINE
 - WATER LINE
 - CONCRETE
 - PAVEMENT
 - GRAVEL

MAP 162 LOT 15
N/F
DAVID J. & JENNIFER M. CHAPNIK
97 MEREDITH WAY
PORTSMOUTH, NH 03801
RCRD BK.#5267 PG.413

MAP 162 LOT 16
22,463 S.F.
(0.5157 ACRES)

MAP 162 LOT 17
N/F
JEFFREY P. BARTOLINI
& ABIGAIL R. ROEMER
55 PINE STREET
PORTSMOUTH, NH 03801
RCRD BK.#6274 PG.1684



LOCATION PLAN

NOTES:

- THE PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
- THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 162 AS LOT 16.
- THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP); FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259F, MAP REVISED JANUARY 29, 2021.
- | MINIMUM LOT DIMENSIONS: | REQUIRED: | EXISTING: |
|-----------------------------|------------|-------------|
| LOT AREA: | 7,500 S.F. | 22,463 S.F. |
| LOT AREA PER DWELLING UNIT: | 7,500 S.F. | 22,463 S.F. |
| CONTINUOUS STREET FRONTAGE: | 100' | 31.7' |
| DEPTH: | 70' | 151.6' |

MINIMUM YARD DIMENSIONS:	REQUIRED:	EXISTING:
FRONT:	15'	26.4'
SIDE:	10'	11.5'/4.9' SHED
REAR:	20'	86.6'

MAXIMUM STRUCTURE DIMENSIONS:	REQUIRED:	EXISTING:
STRUCTURE HEIGHT:		<35'
SLOPED ROOF:	35'	
FLAT ROOF:	30'	
ROOF APPURTENANCE HEIGHT:	8'	
BUILDING COVERAGE:	25%	3.5%
MINIMUM OPEN SPACE:	30%	85.3%
- OWNER OF RECORD:
MAP 162 LOT 16:
RANDI & JEFF COLLINS
77 MEREDITH WAY
PORTSMOUTH, NH 03801
RCRD BK.#6274 PG.#1666
- PARCEL AREA:
MAP 162 LOT 16:
22,463 S.F.
(0.5157 ACRES)
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE FEATURES OF MAP 162 LOT 16.
- FIELD SURVEY COMPLETED BY TCE JUNE 2021 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- THE EXISTING USE OF THIS PARCEL IS SINGLE-FAMILY RESIDENTIAL.

PLAN REFERENCES:

- "PLAN OF ELM PLACE, SITUATED IN PORTSMOUTH, N.H." DATED 1856. RCRD PLAN #008.
- "LOT LINE REVISION, PINE STREET, PORTSMOUTH, NEW HAMPSHIRE, FOR JOYCE M. MAYO & CITY OF PORTSMOUTH" PREPARED BY DURGIN, VERRA AND ASSOCIATES, INC., DATED 6/9/93 WITH REVISION 1 DATED 10/4/93. RCRD PLAN #0-22643.

TAX MAP 162 LOT 16
EXISTING CONDITIONS PLAN
TWO LOT SUBDIVISION
77 MEREDITH WAY
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
RANDI & JEFF COLLINS

SCALE: 1" = 10' (22x34)
1" = 20' (11x17)

JUNE 1, 2022



REV.	DATE	DESCRIPTION	DR	CK

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Jun 01, 2022 - 9:43am
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Jun 01, 2022 - 2:10pm
 F:\MSC Projects\47442 - 77 Meredith Way - Portsmouth\47442-00 - Collins - 77 Meredith Way\Caution Survey\Drawings\47442-00 Survey.dwg

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN JUNE 2021. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



LICENSED LAND SURVEYOR

2022-06-01
 DATE

LEGEND:

- | | |
|----------------|-------------------------------------|
| MAP 137 LOT 11 | ASSESSORS MAP AND LOT NUMBER |
| BK. PG. | BOOK / PAGE |
| CU | COPPER |
| EL | ELEVATION |
| EM | ELECTRIC METER |
| EP | EDGE OF PAVEMENT |
| N/F | NOW OR FORMERLY |
| RCRD | ROCKINGHAM COUNTY REGISTRY OF DEEDS |
| S.F. | SQUARE FEET |
| W | WITH |
| W | GUY WIRE |
| U | UTILITY POLE |
| WS | WATER SHUT OFF |
| OHU | OVERHEAD WIRE |
| □ | STOCKADE FENCE |
| --- | BOUNDARY LINE |
| --- | SETBACK LINE |
| S | SEWER LINE |
| W | WATER LINE |
| S | PROPOSED SEWER LINE |
| W | PROPOSED WATER LINE |
-
- | | | |
|---|----------------------------|---------------------------------|
| ○ | PROPOSED PLANTINGS | MAP 162 LOT 15 |
| ▨ | PAVEMENT | N/F |
| ▩ | PROPOSED PAVEMENT | DAVID J. & JENNIFER M. CHAPNICK |
| ▧ | PROPOSED PAVERS | 97 MEREDITH WAY |
| ▭ | PROPOSED BUILDING ENVELOPE | PORTSMOUTH, NH 03801 |
| | | RCRD BK.#5267 PG.413 |

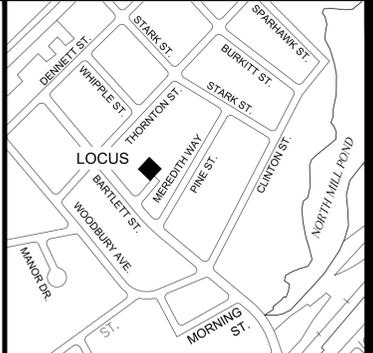
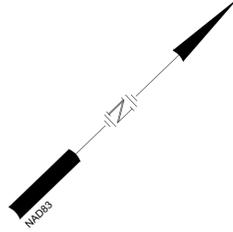
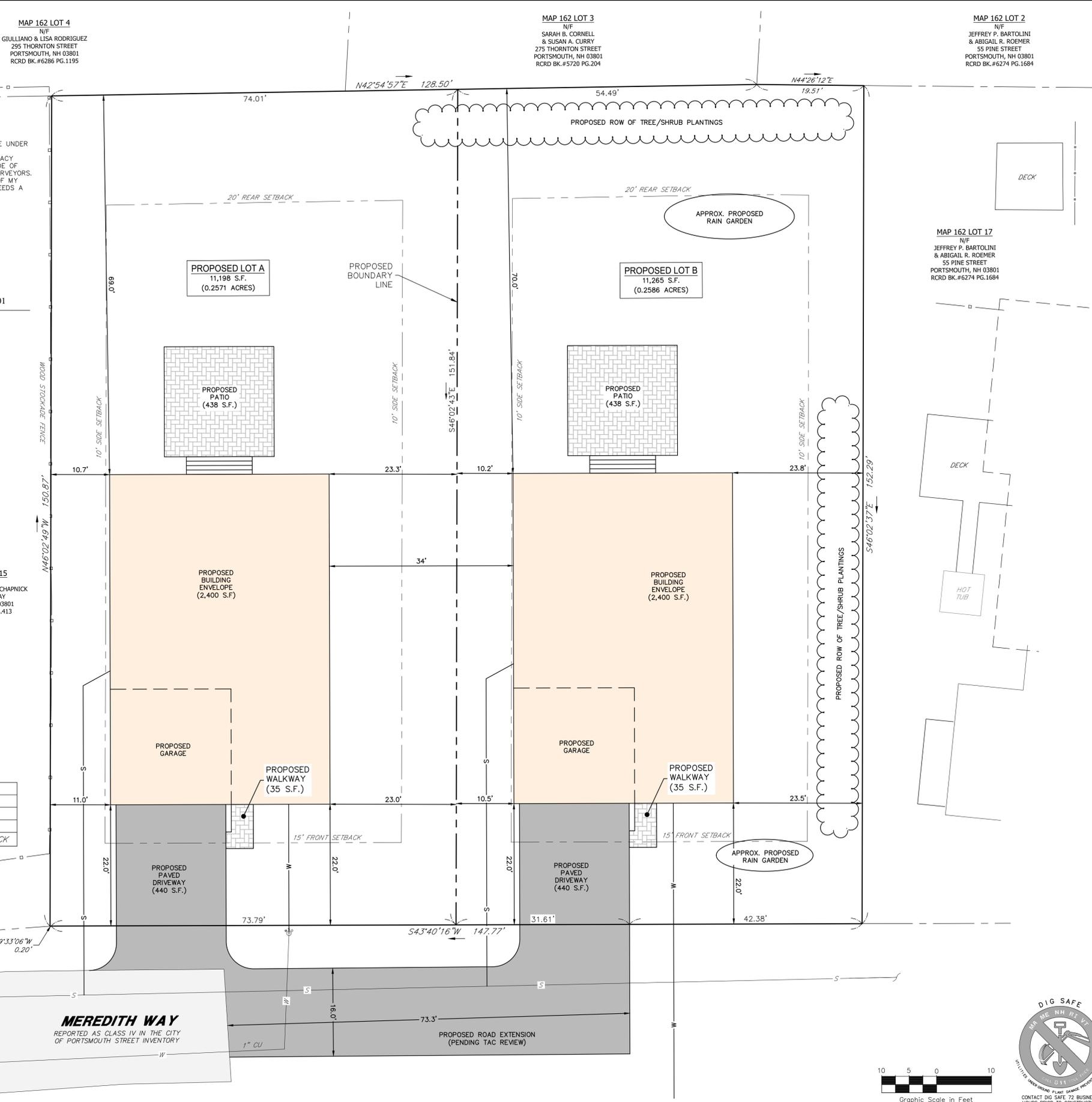
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REV.	DATE	DESCRIPTION	DR	CK

VARIANCES REQUESTED:

RELIEF IS REQUESTED FROM THE FOLLOWING SECTIONS OF THE CITY OF PORTSMOUTH ZONING ORDINANCE:

ARTICLE 5 SECTION 10.521 - MINIMUM CONTINUOUS LOT FRONTAGE: TO ALLOW THE CONTINUOUS STREET FRONTAGE TO BE 73.99' FOR PROPOSED LOT A & 31.61' FOR PROPOSED LOT B, WHERE 100' IS REQUIRED AND 31.7' EXISTS.



LOCATION PLAN

NOTES:

- THE PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
- THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 162 AS LOT 16.
- THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259F, MAP REVISED JANUARY 29, 2021.
- | | | |
|--------------------------------------|------------------|--|
| MINIMUM LOT DIMENSIONS: | REQUIRED: | PROPOSED: |
| LOT AREA: | 7,500 S.F. | LOT A/LOT B
11,198 S.F./11,265 S.F. |
| LOT AREA PER DWELLING UNIT: | 7,500 S.F. | 11,198 S.F./11,265 S.F. |
| CONTINUOUS STREET FRONTAGE: | 100' | 73.99'/31.61' |
| DEPTH: | 70' | 151.4'/152.1' |
| MINIMUM YARD DIMENSIONS: | | |
| FRONT: | 15' | 22.0'/22.0' |
| SIDE: | 10' | 10.7'/10.2' |
| REAR: | 20' | 69.0'/70.0' |
| MAXIMUM STRUCTURE DIMENSIONS: | | |
| STRUCTURE HEIGHT: | | <35'/<35' |
| SLOPED ROOF: | 35' | |
| FLAT ROOF: | 30' | |
| ROOF APPURTENANCE HEIGHT: | 8' | |
| BUILDING COVERAGE: | 25% | 21.4%/21.3% |
| MINIMUM OPEN SPACE: | 30% | 70.4%/70.6% |
- OWNER OF RECORD: MAP 162 LOT 16; RANDI & JEFF COLLINS, 77 MEREDITH WAY, PORTSMOUTH, NH 03801, RCRD BK.#6274 PG.#1666
- PARCEL AREA: MAP 162 LOT 16: 22,463 S.F. (0.5157 ACRES); PROPOSED LOT A: 11,198 S.F. (0.2571 ACRES); PROPOSED LOT B: 11,265 S.F. (0.2586 ACRES)
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES AND PROPOSED SITE FEATURES OF MAP 162 LOT 16 TO ACCOMPANY A VARIANCE APPLICATION TO THE CITY OF PORTSMOUTH ZONING BOARD OF ADJUSTMENT.
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- THE PROPOSED USE OF THESE PARCELS ARE SINGLE-FAMILY RESIDENTIAL.

PLAN REFERENCES:

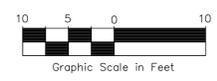
- "PLAN OF ELM PLACE, SITUATED IN PORTSMOUTH, N.H." DATED 1856. RCRD PLAN #008.
- "LOT LINE REVISION, PINE STREET, PORTSMOUTH, NEW HAMPSHIRE, FOR JOYCE M. MAYO & CITY OF PORTSMOUTH" PREPARED BY DURGIN, VERRA AND ASSOCIATES, INC., DATED 6/9/93 WITH REVISION 1 DATED 10/4/93. RCRD PLAN #D-22643.

TAX MAP 162 LOT 16
PROPOSED CONDITIONS PLAN
TWO LOT SUBDIVISION
77 MEREDITH WAY
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
 OWNED BY
RANDI & JEFF COLLINS

SCALE: 1" = 10' (22x34)
1" = 20' (11x17) **JUNE 1, 2022**

Seacoast Division	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com
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	CK	CADFILE		



Jun 01, 2022 - 2:10pm
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THORNTON STREET

BARTLETT STREET

STARK STREET

MEREDITH WAY

PINE STREET

MAP 162 LOT 8

MAP 162 LOT 7

MAP 162 LOT 5

MAP 159 LOT 50

MAP 162 LOT 9

MAP 162 LOT 6

MAP 162 LOT 4

MAP 162 LOT 3

MAP 162 LOT 2

MAP 162 LOT 1

MAP 162 LOT 10

MAP 162 LOT 11

MAP 162 LOT 12

MAP 162 LOT 15

MAP 162 LOT 16

MAP 162 LOT 17

MAP 159 LOT 49

MAP 162 LOT 13

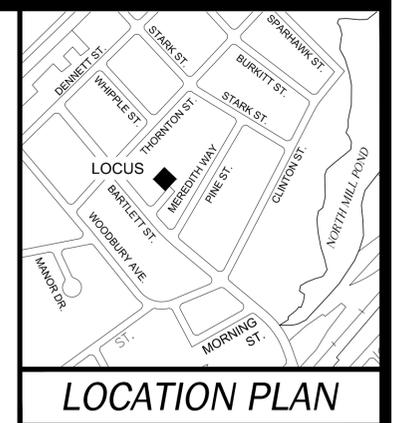
MAP 162 LOT 14

MAP 162 LOT 18

MAP 159 LOT 48

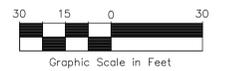
LOW POINT

LOW POINT



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE APPROXIMATE TOPOGRAPHY OF THE LAND BETWEEN MEREDITH WAY AND THORNTON STREET. TOPOGRAPHY IS LIDAR DOWNLOADED FROM THE NOAA WEB SITE. THIS IS NOT A BOUNDARY SURVEY.
2. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88. THE CONTOUR INTERVAL IS 2 FEET.



TAX MAP 162 LOT 16
LIDAR SKETCH PLAN
COLLINS
77 MEREDITH WAY
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
 OWNED BY
RANDI & JEFF COLLINS

SCALE: 1" = 30' (22x34)
 1" = 60' (11x17)

MARCH 30, 2022

Seacoast Division

Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

170 Commerce Way, Suite 102
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 Phone (603) 431-2222
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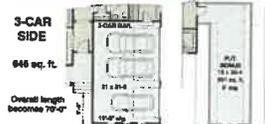
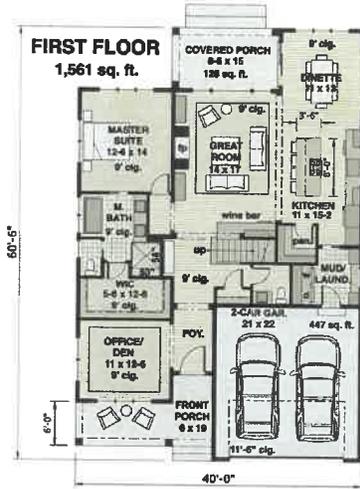
This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

Map 30_2022_122088m
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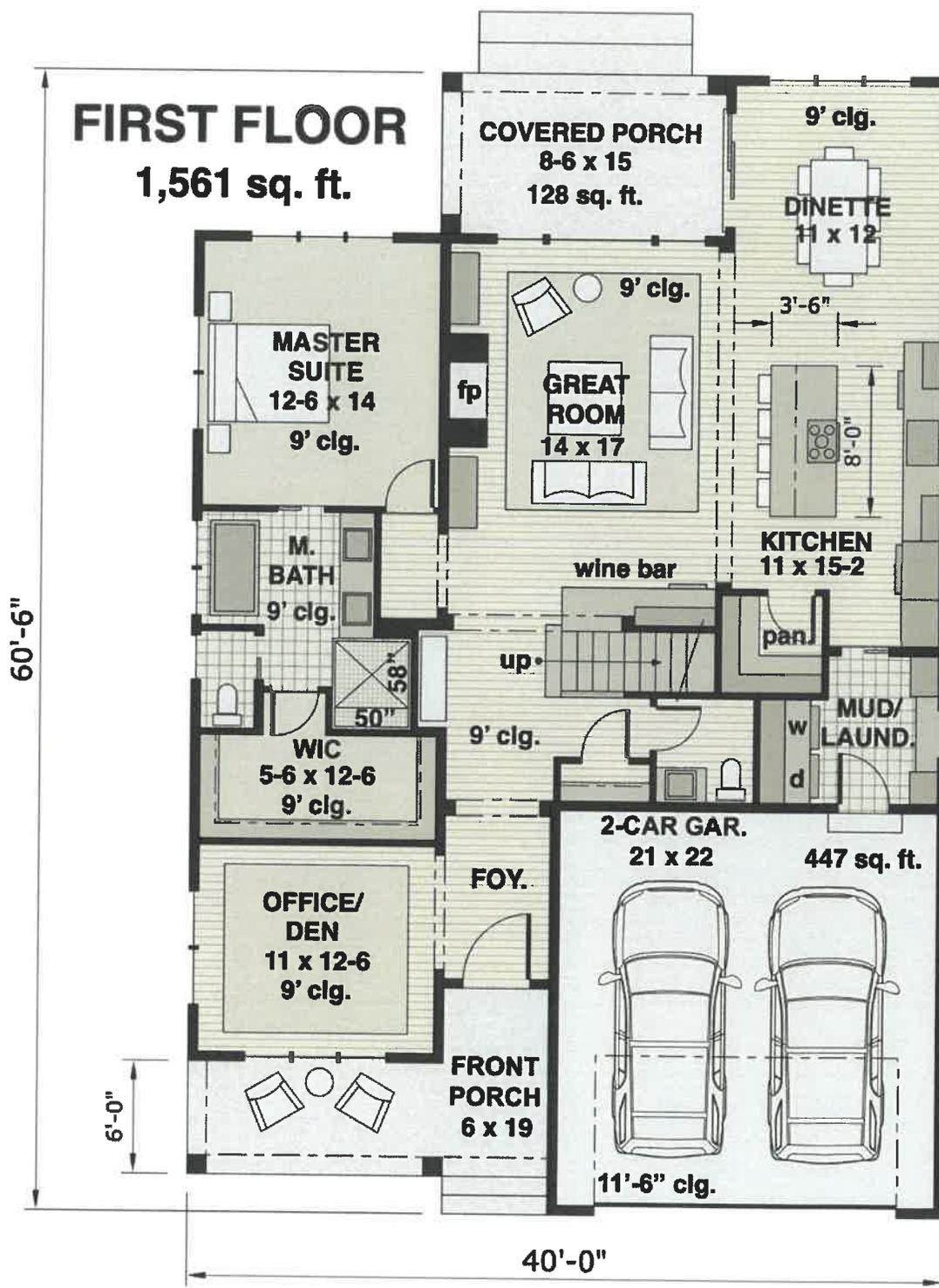
MAIN FLOOR

SECOND FLOOR



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MAIN FLOOR



SECOND FLOOR

