

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE**

WORK SESSION

**Conference Room A
City Hall, Municipal Complex, 1 Junkins Avenue**

2:00 PM

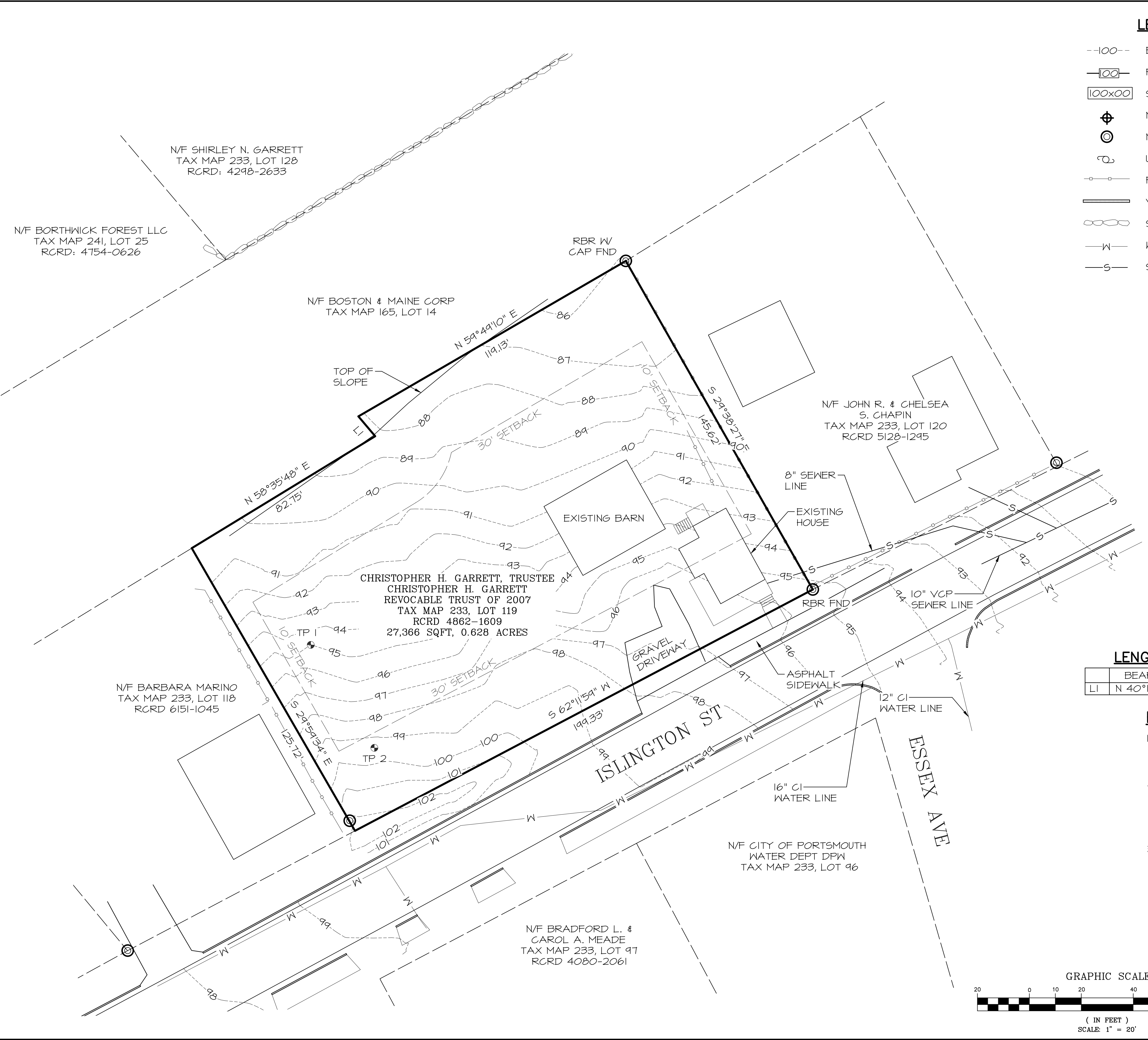
July 12, 2022

AGENDA

2:00 PM 1299 Islington Street
Christopher H. Garrett Revocable Trust of 2007, Owner
Ross Engineering, Engineer
(LUTW-22-15)

Subdivision

SEE NOTE 2



N/F SHIRLEY N. GARRETT
TAX MAP 233, LOT 128
RCRD: 4298-2633

N/F BORTHWICK FOREST LLC
TAX MAP 241, LOT 25
RCRD: 4754-0626

N/F BOSTON & MAINE CORP
TAX MAP 165, LOT 14

RBR W/
CAP FND

N/F JOHN R. & CHELSEA
S. CHAPIN
TAX MAP 233, LOT 120
RCRD 5128-1295

CHRISTOPHER H. GARRETT, TRUSTEE
CHRISTOPHER H. GARRETT
REVOCABLE TRUST OF 2007
TAX MAP 233, LOT 119
RCRD 4862-1609
27,366 SQFT, 0.628 ACRES

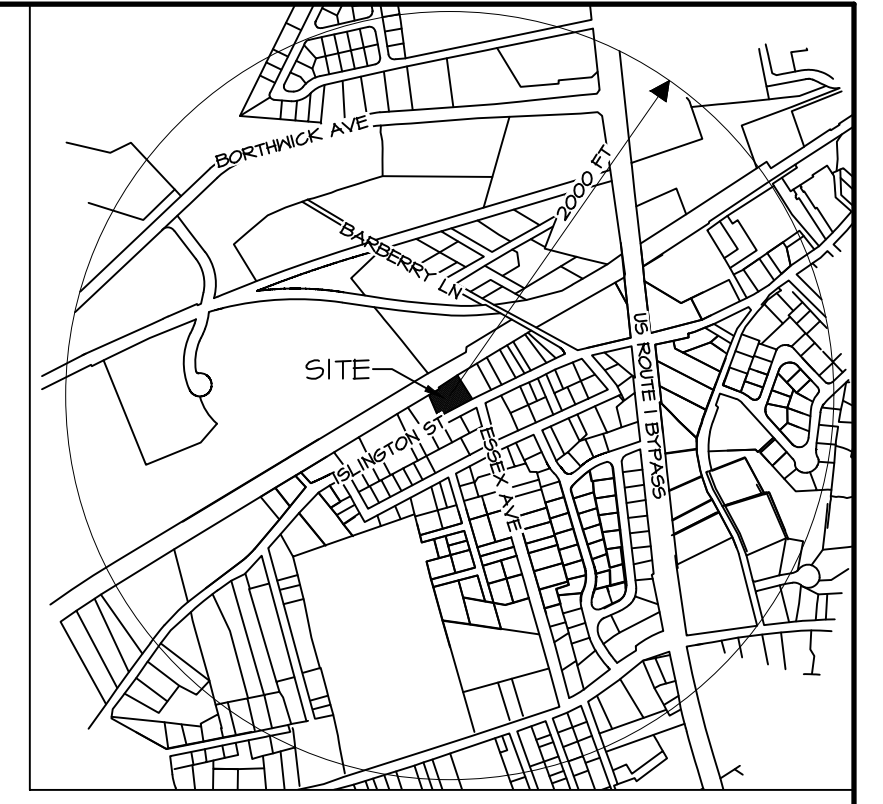
N/F BARBARA MARINO
TAX MAP 233, LOT 118
RCRD 6151-1045

N/F BRADFORD L. &
CAROL A. MEADE
TAX MAP 233, LOT 97
RCRD 4080-2061

N/F CITY OF PORTSMOUTH
WATER DEPT DPW
TAX MAP 233, LOT 96

LEGEND

- 100-- EXISTING CONTOUR
- |00- PROPOSED CONTOUR
- 100x00 SPOT ELEVATION
- ⊕ MONUMENT TO BE SET
- ⊙ MONUMENT FOUND
- ⊕ UTILITY POLE
- |-|- FENCE
- ===== VERTICAL GRANITE CURB
- STONE WALL
- W- WATER LINE
- S- SEWER LINE



LOCUS PLAN
SCALE 1"=1000'

NOTES

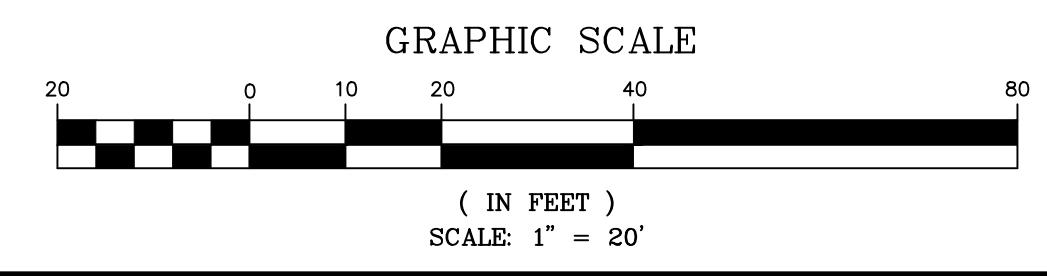
- OWNER OF RECORD:
CHRISTOPHER H. GARRETT, TRUSTEE
CHRISTOPHER H. GARRETT REVOCABLE TRUST OF 2007
TAX MAP 233, LOT 119
11 BARBERRY LN
PORTSMOUTH, NH 03801
RCRD: 4862-1609
AREA: 27,366 SF, 0.63 ACRES
- BASIS OF BEARING HELD FROM PLAN REFERENCE #3.
- PARCEL IS IN SINGLE RESIDENCE ZONE B (SRB):
MINIMUM LOT AREA.....15,000 SF
MIN. LOT AREA PER DWELLING UNIT.....15,000 SF
MINIMUM FRONTAGE.....100 FT
MINIMUM DEPTH.....100 FT
SETBACKS:
FRONT.....30 FT
SIDE.....10 FT
REAR.....30 FT
MAXIMUM BUILDING HEIGHT:
SLOPED ROOF.....35 FT
FLAT ROOF.....30 FT
MAXIMUM BUILDING COVERAGE.....20%
MINIMUM OPEN SPACE.....40%
- THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER
FLOOD INSURANCE RATE MAP #33015C0259F, PANEL 259
OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS
NAVD 1988.

LENGTH TABLE

	BEARING	LENGTH
LI	N 40°14'51" W	10.00'

REFERENCE PLANS

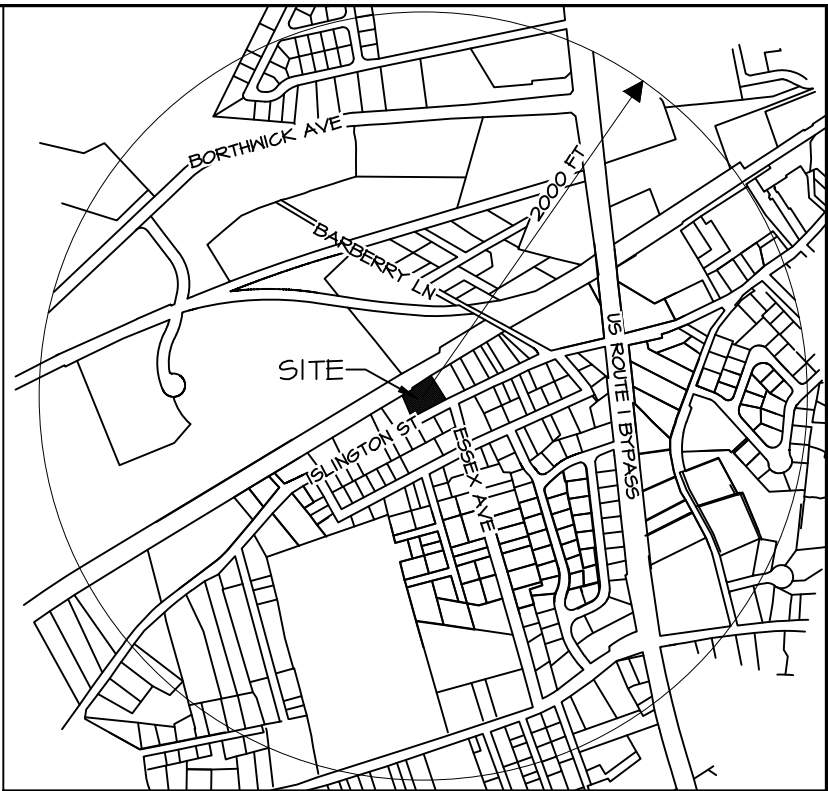
- "RIGHT-OF-WAY AND TRACK MAP -
BOSTON AND MAINE RAILROAD STATION
2928+05 TO STATION 2966+20. V3N.H.54
- "LOT LINE REVISION FOR RUTH M. GATS &
FREDERICK C. & JACQUELINE O. MURRAY
TRUSTEES" BY E.J. COTE & ASSOCIATES
INC. DATED JANUARY 17, 2002. RCRD
C-29645
- "TAX MAP 233 LOT 120 BOUNDARY PLAN
PREPARED FOR: JOHN R. & CHELSEA S.
CHAPIN LOCATED AT: 1281 STREET
PORTSMOUTH, NH" BY S&H LAND SERVICES,
DATED NOVEMBER 12, 2012. RCRD
D-36296



3	7/5/2022	TAC SUBMITTAL	
2	2/21/2022	ZBA SUBMITTAL	
1	1/3/2022	ZBA SUBMITTAL	
ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE 1" = 20'			
CHECKED A.ROSS			
DRAWN D.D.D.			
CHECKED			
ROSS ENGINEERING, LLC Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560			
CLIENT LESLIE & CHRIS GARRETT 1299 ISLINGTON ST PORTSMOUTH, NH 03801			
TITLE EXISTING CONDITIONS PLAN for CHRISTOPHER H. GARRETT, TRUSTEE OF THE CHRISTOPHER H. GARRETT REVOCABLE TRUST OF 2007 1299 ISLINGTON ST Portsmouth, NH 03801 Tax Map 233, Lot 119			
JOB NUMBER	DWG. NO.	ISSUE	
22-070	1 OF 3	3	

LEGEND

- 100-- EXISTING CONTOUR
- ⊕ MONUMENT TO BE SET
- ⊙ MONUMENT FOUND
- ⌒ UTILITY POLE
- FENCE
- ▬ VERTICAL GRANITE CURB
- STONE WALL
- W— WATER LINE
- S— SEWER LINE



LOCUS PLAN
SCALE 1"=1000'

NOTES

- 1) THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 233, LOT 119 INTO TWO RESIDENTIAL LOTS.
- 2) LOT 119 IS SERVED BY EXISTING CITY WATER AND CITY SEWER.
- 3) LOT 119-1 WILL BE SERVED BY CITY WATER AND A SEPTIC SYSTEM.
- 4) PARCEL IS IN SINGLE RESIDENCE ZONE B (SRB):
MINIMUM LOT AREA.....15,000 SF
MIN. LOT AREA PER DWELLING UNIT.....15,000 SF
MINIMUM FRONTAGE.....100 FT
MINIMUM DEPTH.....100 FT
SETBACKS:
FRONT.....30 FT
SIDE.....10 FT
REAR.....30 FT
MAXIMUM BUILDING HEIGHT:
SLOPED ROOF.....35 FT
FLAT ROOF.....30 FT
MAXIMUM BUILDING COVERAGE.....20%
MINIMUM OPEN SPACE.....40%
- 5) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0254F, PANEL 254 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.
- 6) THE PORTSMOUTH ZONING BOARD OF ADJUSTMENT APPROVED THE FOLLOWING VARIANCES FROM SECTION 10.521 OF THE PORTSMOUTH ZONING ORDINANCE ON MARCH 15, 2022.

A) TO ALLOW A LOT AREA PER DWELLING UNIT OF 12,366 SF WHERE 15,000 SF IS REQUIRED

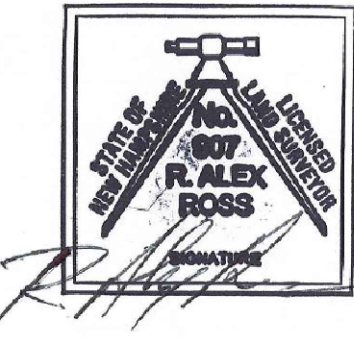
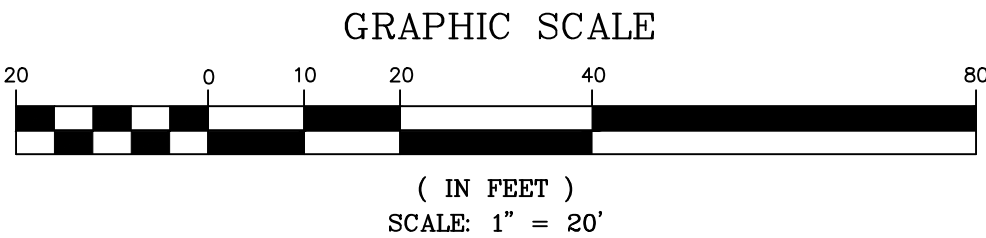
B) TO ALLOW A CONTINUOUS STREET FRONTAGE OF 99' WHERE 100' IS REQUIRED.

REFERENCE PLANS

- 1) "RIGHT-OF-WAY AND TRACK MAP - BOSTON AND MAINE RAILROAD STATION 2928+05 TO STATION 2966+20. V3N.H.54
- 2) "LOT LINE REVISION FOR RUTH M. GATS & FREDERICK C. & JACQUELINE O. MURRAY TRUSTEES" BY E.J. COTE & ASSOCIATES INC. DATED JANUARY 17, 2002. RCRD C-29645
- 3) "TAX MAP 233 LOT 120 BOUNDARY PLAN PREPARED FOR: JOHN R. & CHELSEA S. CHAPIN LOCATED AT: 1281 STREET PORTSMOUTH, NH" BY S&H LAND SERVICES, DATED NOVEMBER 12, 2012. RCRD D-36296

LENGTH TABLE

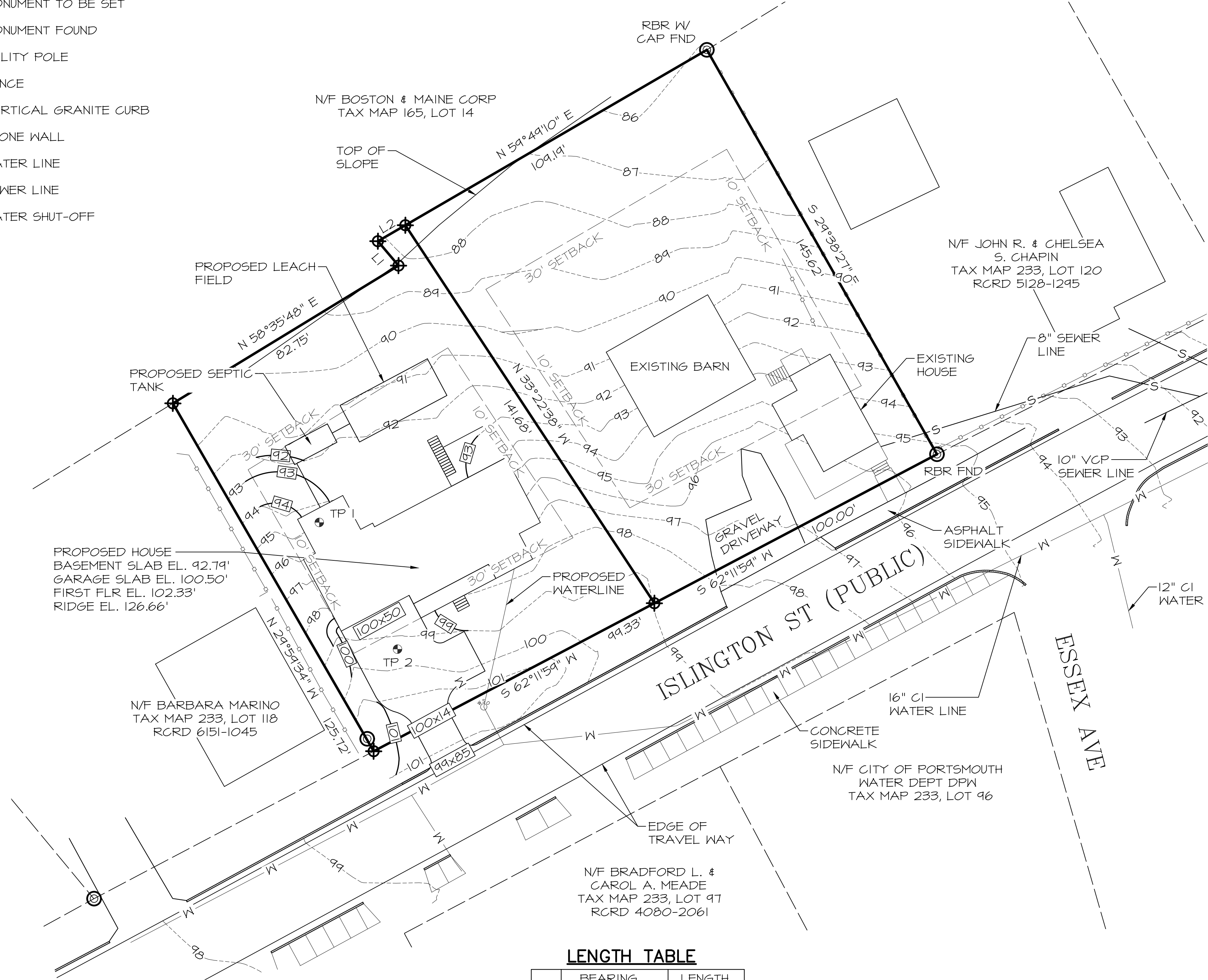
	BEARING	LENGTH
L1	N 40°14'51" W	10.00'
L2	N 59°49'10" E	9.95'



3	7/5/2022	TAC SUBMITTAL	
2	2/21/2022	ZBA SUBMITTAL	
1	1/3/2022	ZBA SUBMITTAL	
ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE 1" = 20'			
CHECKED A.ROSS			
DRAWN D.D.D.			
CHECKED			
ROSS ENGINEERING, LLC Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560			
CLIENT LESLIE & CHRIS GARRETT 1299 ISLINGTON ST PORTSMOUTH, NH 03801			
TITLE SUBDIVISION PLAN for CHRISTOPHER H. GARRETT, TRUSTEE OF THE CHRISTOPHER H. GARRETT REVOCABLE TRUST OF 2007 1299 ISLINGTON ST Portsmouth, NH 03801 Tax Map 233, Lot 119			
JOB NUMBER	DWG. NO.	ISSUE	
22-070	2 OF 3	3	

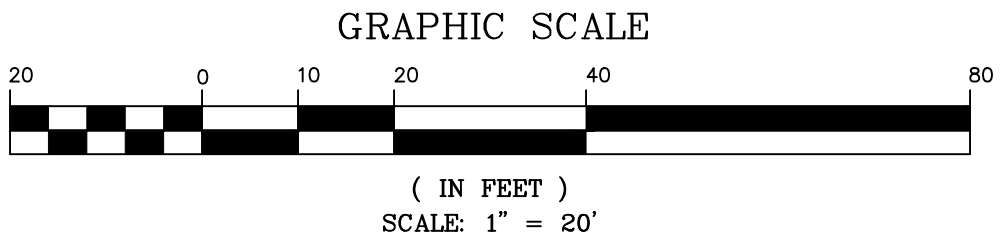
LEGEND

- 100-- EXISTING CONTOUR
- 100--- PROPOSED CONTOUR
- 100x00 SPOT ELEVATION
- ⊕ MONUMENT TO BE SET
- ⊙ MONUMENT FOUND
- ⊙ UTILITY POLE
- FENCE
- VERTICAL GRANITE CURB
- STONE WALL
- W --- WATER LINE
- S --- SEWER LINE
- ⊙ WATER SHUT-OFF



LENGTH TABLE

	BEARING	LENGTH
L1	N 40°14'51" W	10.00'
L2	N 59°49'10" E	9.95'



NOTES

- 1) PARCEL IS IN SINGLE RESIDENCE B DISTRICT:
MINIMUM LOT AREA.....15,000 SF
MIN. LOT AREA PER DWELLING UNIT.....15,000 SF
MINIMUM FRONTAGE.....100 FT
MINIMUM DEPTH.....100 FT
SETBACKS:
FRONT.....30 FT
SIDE.....10 FT
REAR.....30 FT
MAXIMUM BUILDING HEIGHT:
SLOPED ROOF.....35 FT
MAXIMUM BUILDING COVERAGE.....20%
MINIMUM OPEN SPACE.....40%
- 2) ONE POSSIBLE CONFIGURATION OF THE HOUSE, SEPTIC SYSTEM AND DRIVEWAY HAS BEEN SHOWN. ACTUAL LAYOUT MAY DIFFER.
- 3) COVERAGES - LOT 119-1 (LOT SIZE = 12,366 SF)
BUILDING COVERAGE
EXISTING COVERAGE = 0 SF

PROPOSED COVERAGE
HOUSE.....2,105 SF
STAIRS > 18".....44 SF
PORCH & DECK.....330 SF
PROPOSED STRUCTURE 2479 SF = 20.0%

LOT COVERAGE
EXISTING COVERAGE = 0 SF

PROPOSED COVERAGE
HOUSE.....2,105 SF
STAIRS > 18".....57 SF
PORCH & DECK.....330 SF
ASPHALT.....920 SF
TOTAL LOT COVERAGE 3,412 SF
PROPOSED OPEN SPACE 8,954 SF
PROPOSED OPEN SPACE 72.4%
- 4) GRADE PLANE IS DEFINED AS THE REFERENCE PLANE OF THE AVERAGE GROUND LEVELS ADJOINING THE BUILDING AT THE EXTERIOR WALLS, OR THE AVERAGE GROUND LEVEL AT A POINT 6' AWAY FROM THE BUILDING WHEN THE GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS. THE GRADE PLANE WAS DETERMINED TO BE 96.00'.
- 5) BUILDING HEIGHT IS DEFINED AS THE VERTICAL MEASUREMENT BETWEEN TWO REFERENCE POINTS. THE FIRST BEING DEFINED AS THE GRADE PLANE ABOVE. THE SECOND BEING THE MIDWAY POINT BETWEEN THE EAVES AND THE RIDGE ON A PITCHED ROOF.
- GRADE PLANE EL. = 96.00'
EAVES EL. = 110.50'
RIDGE EL. = 126.66'
ROOF MIDWAY EL. = 110.50 + 126.66 / 2 = 118.58'
BUILDING HEIGHT = 118.58' - 96.00 = 22.58' < 35'

3	7/5/2022	TAC SUBMITTAL	
2	2/21/2022	ZBA SUBMITTAL	
1	1/3/2022	ZBA SUBMITTAL	
ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE 1" = 20'			
CHECKED A.ROSS			
DRAWN D.D.D.			
CHECKED			
ROSS ENGINEERING, LLC Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560			
CLIENT LESLIE & CHRIS GARRETT 1299 ISLINGTON ST PORTSMOUTH, NH 03801			
TITLE SITE PLAN for CHRISTOPHER H. GARRETT, TRUSTEE OF THE CHRISTOPHER H. GARRETT REVOCABLE TRUST OF 2007 1299 ISLINGTON ST Portsmouth, NH 03801 Tax Map 233, Lot 119			
JOB NUMBER 22-070		DWG. NO. 3 OF 3	ISSUE 3

Ross Engineering, LLC
Civil / Structural Engineering

909 Islington Street
Portsmouth, NH 03801

603-433-7560
alexross@comcast.net

1299 Islington St
Project Description

July 5, 2022

This site review application is for a proposed subdivision to an existing residential site. The proposed Lot 119 will be subdivided into two residential lots. The eastern portion of the existing lot contains a house and barn that will remain as lot one. The western portion of the existing lot is undeveloped and will become lot two.

Variances from the Portsmouth Zoning Ordinance section 10.521, to allow a lot size of 12,366 sf where 15,000 sf is required, and to allow a continuous street frontage of 99' where 100' is required were granted by the Portsmouth Zoning Board of Adjustment at its regularly scheduled meeting on March 15, 2022.

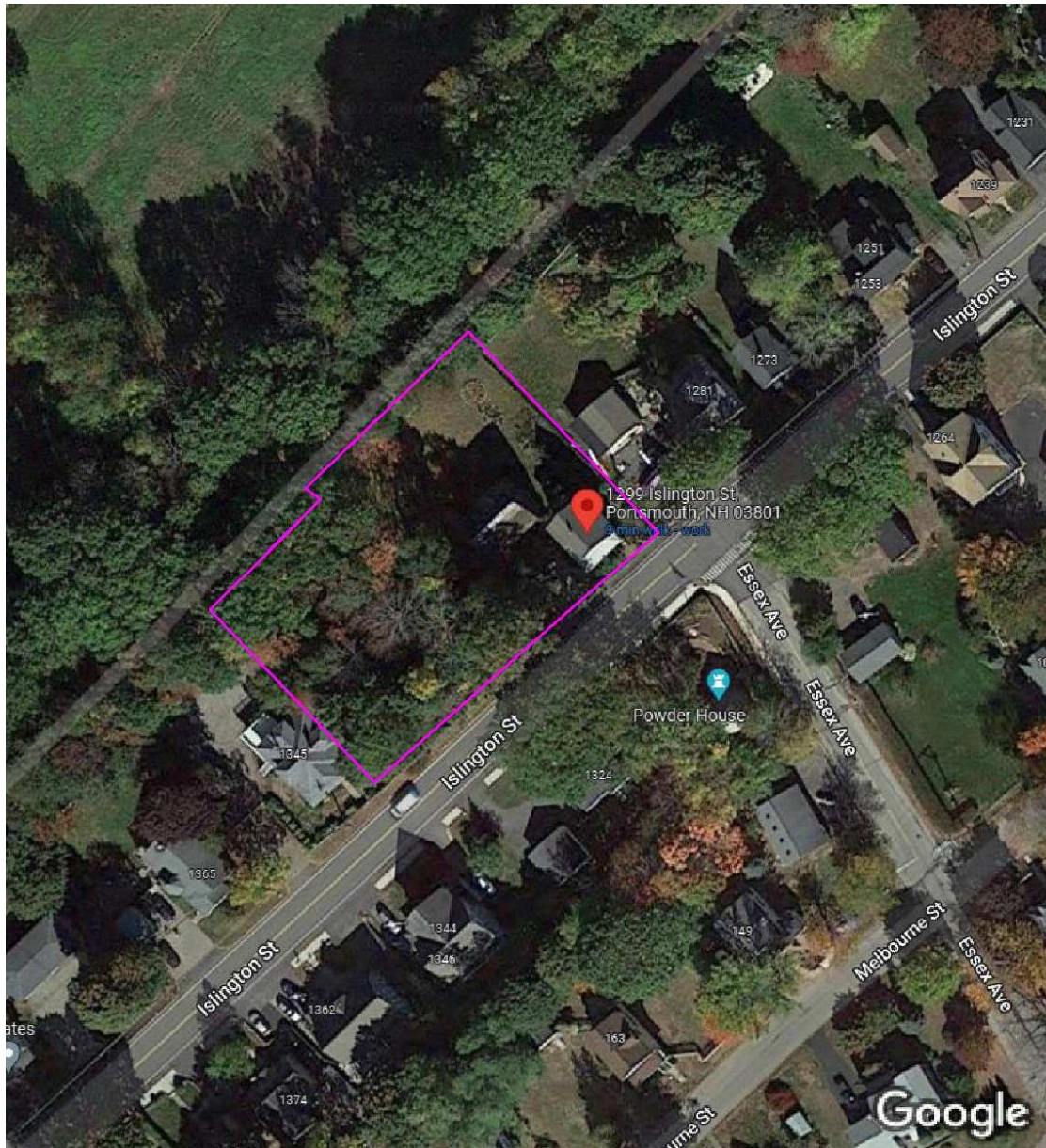
Sincerely,

Alex Ross, P.E.

**Ross Engineering
Civil / Structural Engineering**

**909 Islington Street
Portsmouth, NH 03801**

**603-433-7560
alexross@comcast.net**



Aerial view of site

**Ross Engineering
Civil / Structural Engineering**

**909 Islington Street
Portsmouth, NH 03801**

**603-433-7560
alexross@comcast.net**



View of undeveloped portion of the lot looking to the west

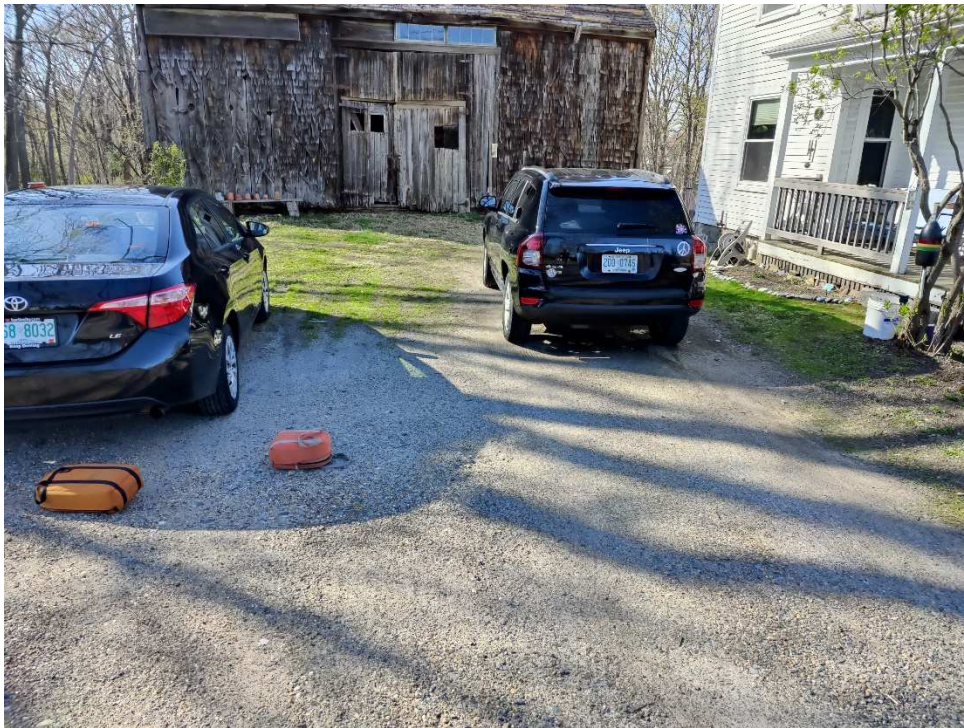


View of undeveloped portion of the lot looking to the west

**Ross Engineering
Civil / Structural Engineering**

**909 Islington Street
Portsmouth, NH 03801**

**603-433-7560
alexross@comcast.net**



View of barn looking to the north



View of barn and house looking to the south

**Ross Engineering
Civil / Structural Engineering**

**909 Islington Street
Portsmouth, NH 03801**

**603-433-7560
alexross@comcast.net**



View of house looking to the north



View of eastern side of house looking to the north



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

ZONING BOARD OF ADJUSTMENT

March 17, 2022

Christopher H. Garrett Revocable Trust of 2007
11 Barberry Ln
Portsmouth, NH 03801

RE: Board of Adjustment request for property located at 1299 Islington Street (LU-22-33)

Dear Owners:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday, March 15, 2022**, considered your application for the subdivision of one lot into two lots which requires the following: 1) Variances from Section 10.521 to allow a) a lot area and lot area per dwelling unit of 12,366 square feet where 15,000 is required for each; and b) 99' of continuous street frontage where 100' is required. Said property is shown on Assessor Map 233 Lot 119 and lies within the Single Residence B (SRB) District. As a result of said consideration, the Board voted to **grant** the request as presented and advertised.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Arthur Parrott, Chairman of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Monica Keiser, Esq., Hoefle, Phoenix, Gormley & Roberts, PLLC