



NORTH ELEVATION

58 FEET

10 FEET

AGP



WEST ELEVATION

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

BUILDING HEIGHT & ENTRY EXHIBIT
ZONING BOARD OF ADJUSTMENT - MAY 2018



PORTSMOUTH
HOUSING

A1



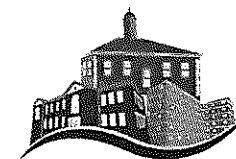
SOUTH ELEVATION



EAST ELEVATION

COURT STREET DEVELOPMENT
PORTSMOUTH, NEW HAMPSHIRE

BUILDING HEIGHT & ENTRY EXHIBIT
ZONING BOARD OF ADJUSTMENT - MAY 2018



PORTSMOUTH
HOUSING

A2

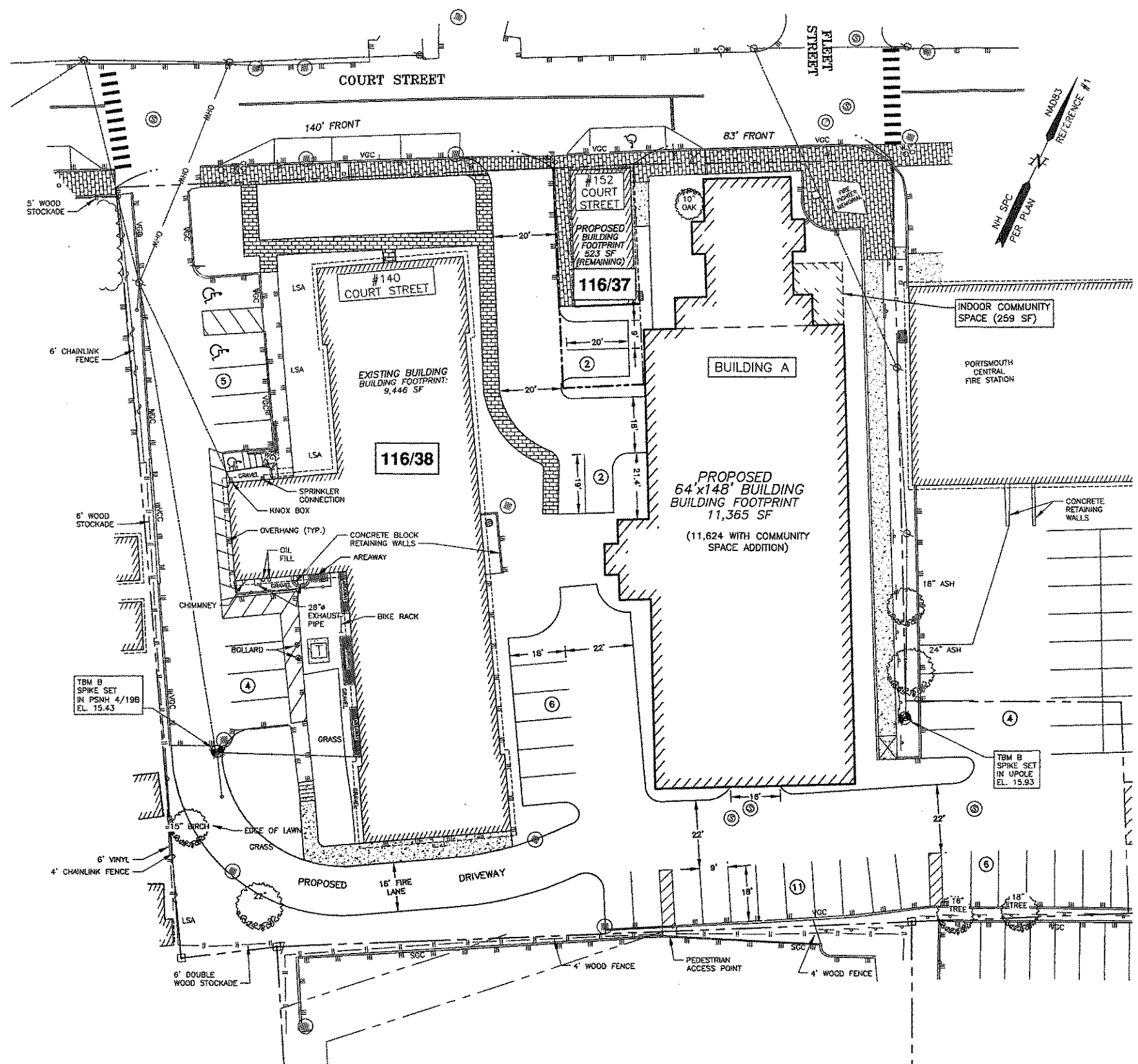
NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 116 AS LOT 38 AND LOT 37.
- 2) OWNERS OF RECORD:
116/38
PORTSMOUTH HOUSING AUTHORITY
245 MIDDLE STREET
PORTSMOUTH, NH 03801
R.C.R.D BK 1735, PG 386, BK 1797 PG 20 AND BK 1920, PG 47

116/37
ED PAC, LLC
242 CENTRAL AVENUE
DOVER, NH 03820
BK 4679, PG 151
- 3) PARCEL 116/38 AND 116/37 ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 3301SC0259E. EFFECTIVE 5/17/2005
- 4) LOT AREAS:
LOT 11/38
EXIST: 59,976 (S.F.) 1.3769 ACRES
PROPOSED: 62,718 (S.F.) 1.4393 ACRES

LOT 11/37
EXIST: 4,587 (S.F.) 0.105 ACRES
PROPOSED: 1,844 (S.F.) 0.0423 ACRES
- 5) PARCELS ARE LOCATED IN CHARACTER DISTRICT 4 (CD4)
- 6) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED VARIANCES FOR THE DEVELOPMENT SITE.

ZONING DEVELOPMENT STANDARD					
CD4: CHARACTER DISTRICT 4					
BUILDING PLACEMENT (PRINCIPLE):					
	REQUIRED	116/38 (140 COURT ST.)	116/37 (152 COURT ST.)	EXISTING	PROPOSED
MAX. PRINCIPLE FRONT YARD:	10 FEET	27 FEET	5 FEET	0.9 FEET	0.9 FEET
MIN. SIDE YARD:	NR	26 FEET	17 FEET	1 FOOT	1 FOOT
MIN. REAR YARD:	>5 FEET	32 FEET	48 FEET	20 FEET	26 FEET
FRONT LOT LINE BUILDOUT:	50% MIN	0%	12.5%	73.0%	73.0%
BUILDING TYPES:					
ALLOWED BUILDING TYPES: ROWHOUSE, APARTMENT, LIVE/WORK, SMALL/LARGE COMMERCIAL PROHIBITED: HOUSE & DUPLEX					
ALLOWED FACADE TYPE: STOOP, STEP, SHOPFRONT, OFFICEFRONT, RECESSED-ENTRY PROHIBITED: PORCH & FORECOURT					
BUILDING FORM:					
	REQUIRED	EXISTING	BUILDING A	EXISTING	PROPOSED
MAX STRUCTURE HEIGHT:	35/45 FEET	63 FEET	58 FEET	TO REMAIN	TO REMAIN
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	-	<35 INCHES	TO REMAIN	TO REMAIN
MIN. GROUND STORY HEIGHT:	12 FEET	-	9 FEET	TO REMAIN	TO REMAIN
FACADE GLAZING (WINDOW/PERIMETER):	70% SHOP 20-50% OTHER	N/A	TO COMPLY	TO REMAIN	TO REMAIN
ROOF TYPE ALLOWED: FLAT, GABLE, HIP, GAMBREL, MANSARD					
LOT OCCUPATION:					
MAX BUILDING BLOCK:	200 FEET	47 FEET	28 FEET	19 FEET	19 FEET
MAX FACADE MOD. LENGTH:	80 FEET	47 FEET	28 FEET	19 FEET	19 FEET
MIN. ENTRANCE SPACING:	50 FEET	47 FEET	28 FEET	19 FEET	19 FEET
MAX BUILDING COVERAGE:	90%	15.7%	18.1%	80.5%	46.0%
MAX BUILDING FOOTPRINT:	15,000 SF	9,445 SF	11,365 SF	3,693 SF	848 SF
MIN. LOT AREA:	NR	59,976 SF	62,718 SF	4,587 SF	1,845 SF
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	NR	-	-	-	-
MIN. OPEN SPACE :	10%	12%	20.7%	1.4%	11%



VARIANCES REQUESTED FROM PORTSMOUTH ZONING ORDINANCE

FOR 140 COURT STREET 116/38 (CD4 ZONE):

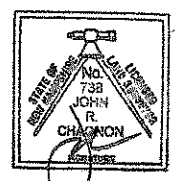
- VARIANCES FROM 10.5A41.10C**
- 1) FRONT LOT BUILDOUT OF 12.5% WHERE 0% EXISTS AND MINIMUM OF 50% IS REQUIRED.
 - 2) PROPOSED 10 FOOT GROUND FLOOR CEILING HEIGHT WHERE 12 FOOT GROUND STORY CEILING HEIGHT IS REQUIRED
- VARIANCE FROM 10.5A43.30 & 10.5A21.B**
- 3) PROPOSE A (5) FIVE STORY BUILDING (58' HEIGHT) WHERE THREE AND A SHORT FOURTH STORIES (TO A MAXIMUM OF 45' WITH 20% OPEN SPACE) IS PERMITTED.
- VARIANCE FROM 10.1114.21**
- 4) TO PERMIT 9'x18' PARKING SPACES WHERE 8.5'x19' IS REQUIRED AND TO PERMIT A 22' AISLE TO SERVE MORE THAN 7 SPACES WHERE A 24' AISLE IS REQUIRED.

FOR 152 COURT STREET 116/37 (CD4 ZONE):

- VARIANCE FROM 10.5A41.10C**
- 5) NO ENTRANCE PROPOSED ON THE FRONT BUILDING FACADE WHERE AN ENTRANCE IS REQUIRED.

**PORTSMOUTH HOUSING AUTHORITY
140 COURT STREET
PORTSMOUTH, N.H.**

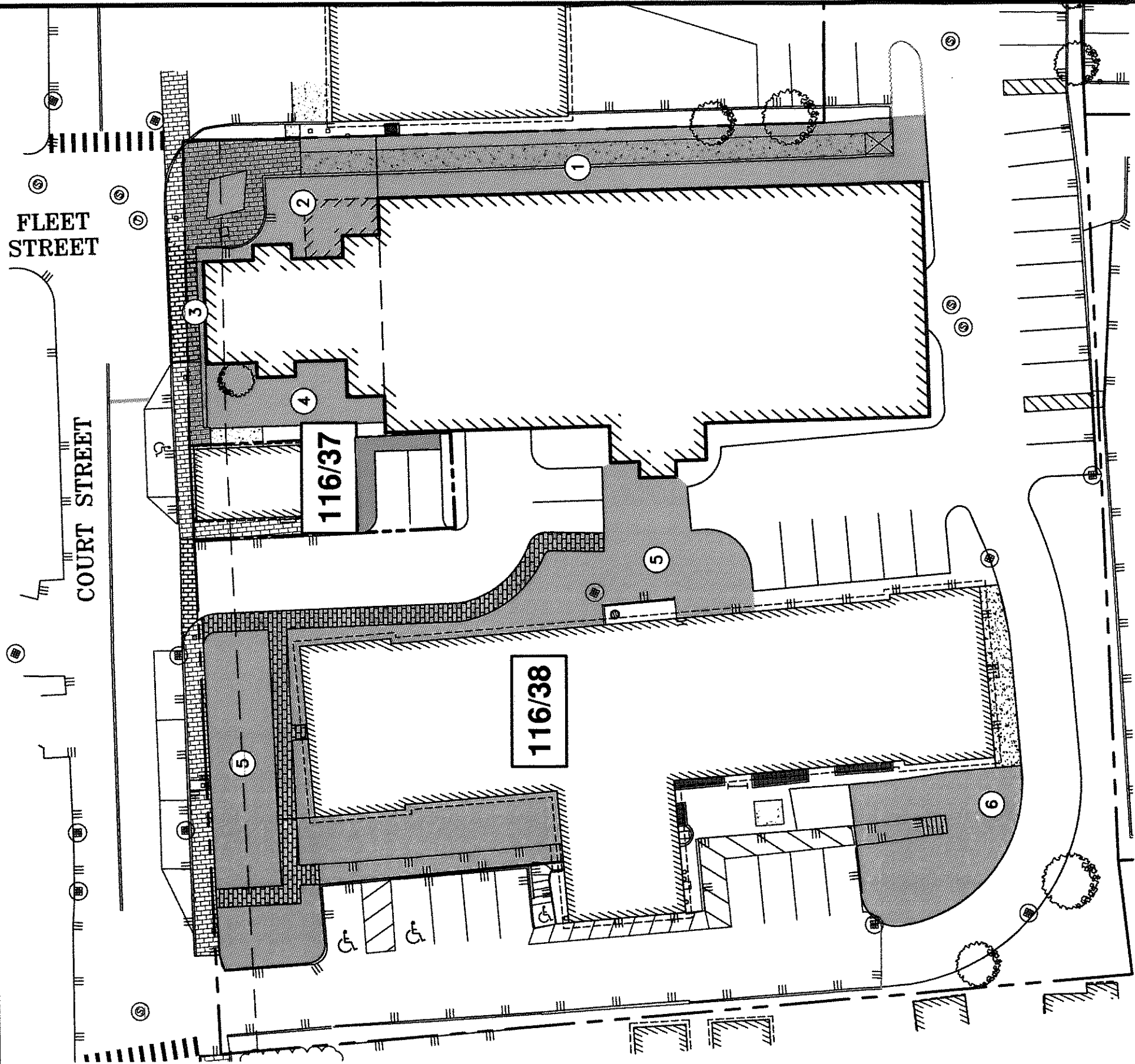
NO.	DESCRIPTION	DATE
1	BUILDING B REMOVED, PARKING	5/1/18
0	ISSUED FOR COMMENT	3/28/18



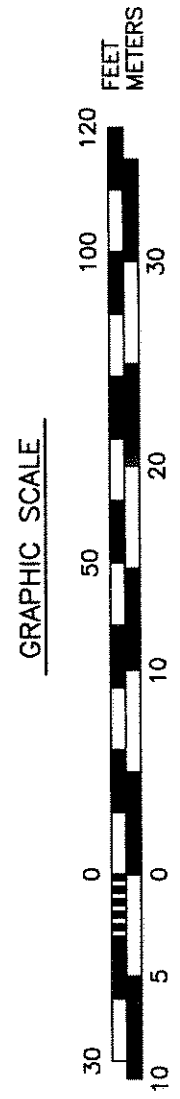
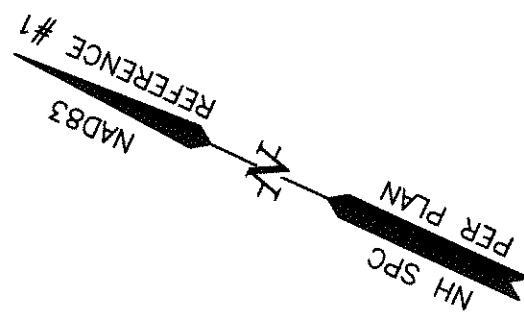
Half Size

SCALE: 1"=20' MARCH 2018

VARIANCE PLAN **V1**



OPEN SPACE AREA		TYPE OF OPEN SPACE	AREA (S.F.)
1		PEDESTRIAN ALLEY	2,559
2		MONUMENT PLAZA	1,631
3		WIDE SIDEWALK	251
4		POCKET PARK	682
5		POCKET PARK	6,306
6		POCKET PARK	1,533
TOTAL		TOTAL OPEN SPACE	12,962
LOT SIZE			62,718
% OPEN SPACE			20.7%



AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel: (603) 438-2306
 Fax: (603) 438-2315

OPEN SPACE EXHIBIT
PORTSMOUTH HOUSING AUTHORITY

SCALE: 1"=30'

MAY 2018

2790