

BOSEN & ASSOCIATES, P.L.L.C.
ATTORNEYS AT LAW

September 6, 2022

Mr. Peter Stith, Chair
Technical Advisory Committee
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

John K. Bosen
Admitted in NH & MA

Christopher P. Mulligan
Admitted in NH & ME

Molly C. Ferrara
Admitted in NH & ME

Austin Mikolaities
Admitted in NH

Bernard W. Pelech
1949 - 2021

RE: 85 Daniel Street, Tax Map 107, Lot 8
REQUEST FOR CONDITIONAL USE PERMIT

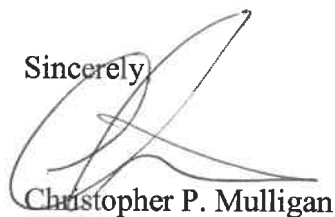
Dear Mr. Stith:

This office represents Seaport Realty, LLC. Please accept this correspondence as our request for a TAC work session in connection with the contemplated conversion of the existing building into one with four dwelling units with associated parking.

Submitted herewith are site plan and architectural renderings.

Thank you for your attention.

Sincerely,



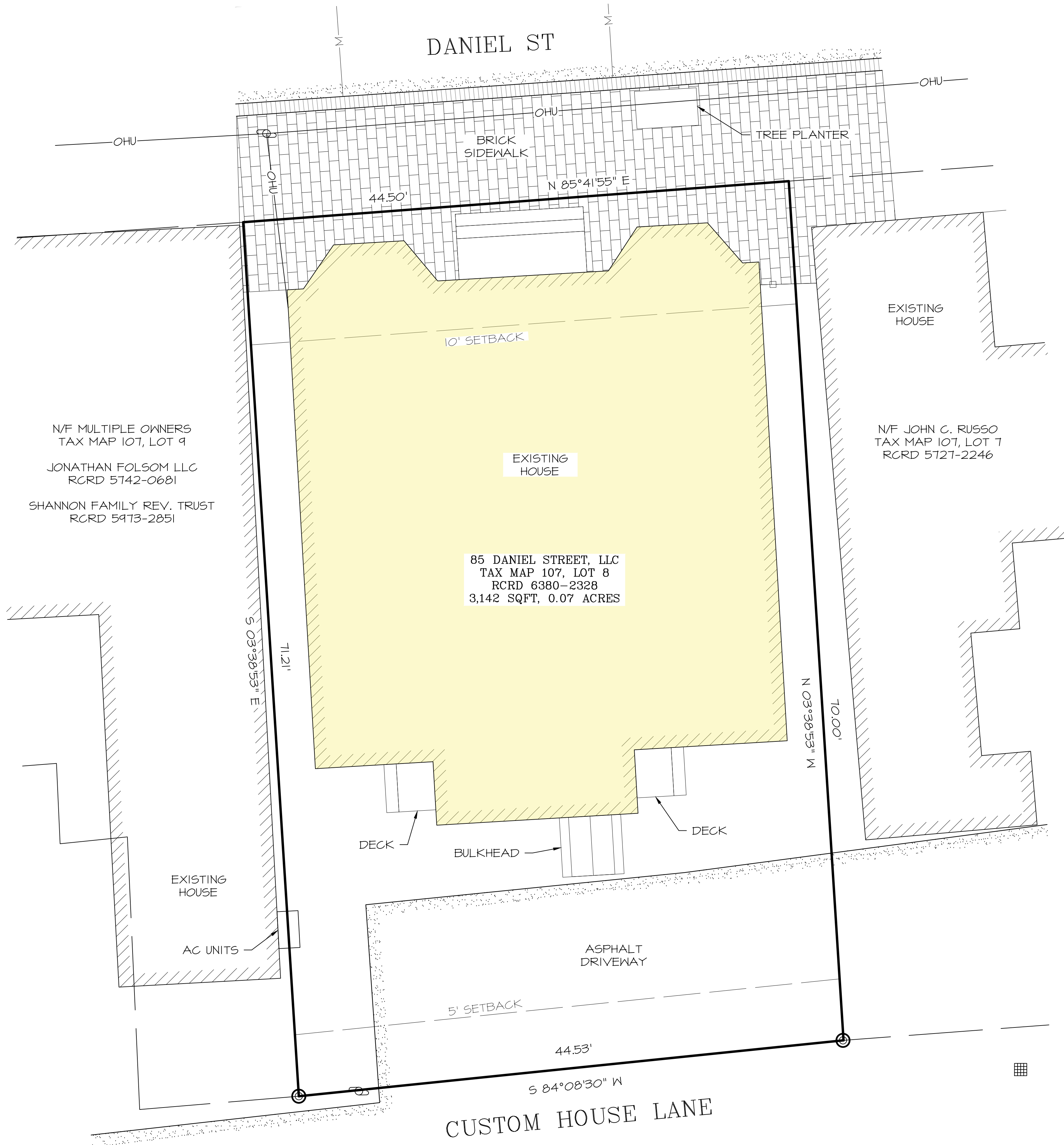
Christopher P. Mulligan

CPM/

Enclosures

cc: Lane Cheney (w/ enclosures)

SEE NOTE 2



LEGEND

- MONUMENT TO BE SET
- MONUMENT FOUND
- UTILITY POLE
- FENCE
- VERTICAL GRANITE CURB
- SEWER LINE
- OVERHEAD UTILITIES
- WATER LINE

REFERENCE PLANS

- "STANDARD PROPERTY SURVEY LAND OF EMILIO V. & LINDA MADDALONI" BY ECKMAN ENGINEERING, LLC. DATED JUNE 10, 2019.
- "LOT LINE REVISION PLAN FOR PROPERTY AT 99 DANIEL STREET & 49 SHEAFE STREET" BY EASTERLY SURVEYING. DATED AUGUST 27, 2006. RCRD D-34170
- "79 DANIEL STREET CONDOMINIUM ASSESSOR'S PARCEL NUMBER: 107-009" BY JAMES VERRA AND ASSOCIATES, INC. DATED JULY 16, 2004. RCRD D-33772

NOTES

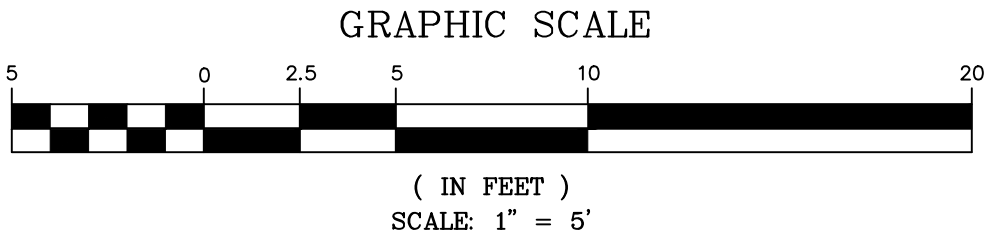
- OWNER OF RECORD: 85 DANIEL STREET, LLC, 46 MANGROVE STREET, PORTSMOUTH, NH 03801
- LOT INFORMATION: TAX MAP 107, LOT 8, RCRD: 6380-2328, AREA: 3,142 SF, 0.07 ACRES
- BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- PARCEL IS IN CHARACTER DISTRICT 4 (CD4) AND HISTORIC DISTRICT: SETBACKS: FRONT.....10 FT, SIDE.....0 FT, REAR.....5 FT, MAXIMUM BUILDING HEIGHT.....40 FT, MAXIMUM BUILDING COVERAGE.....90%, MINIMUM OPEN SPACE.....10%
- 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.

LOCUS PLAN N.T.S.

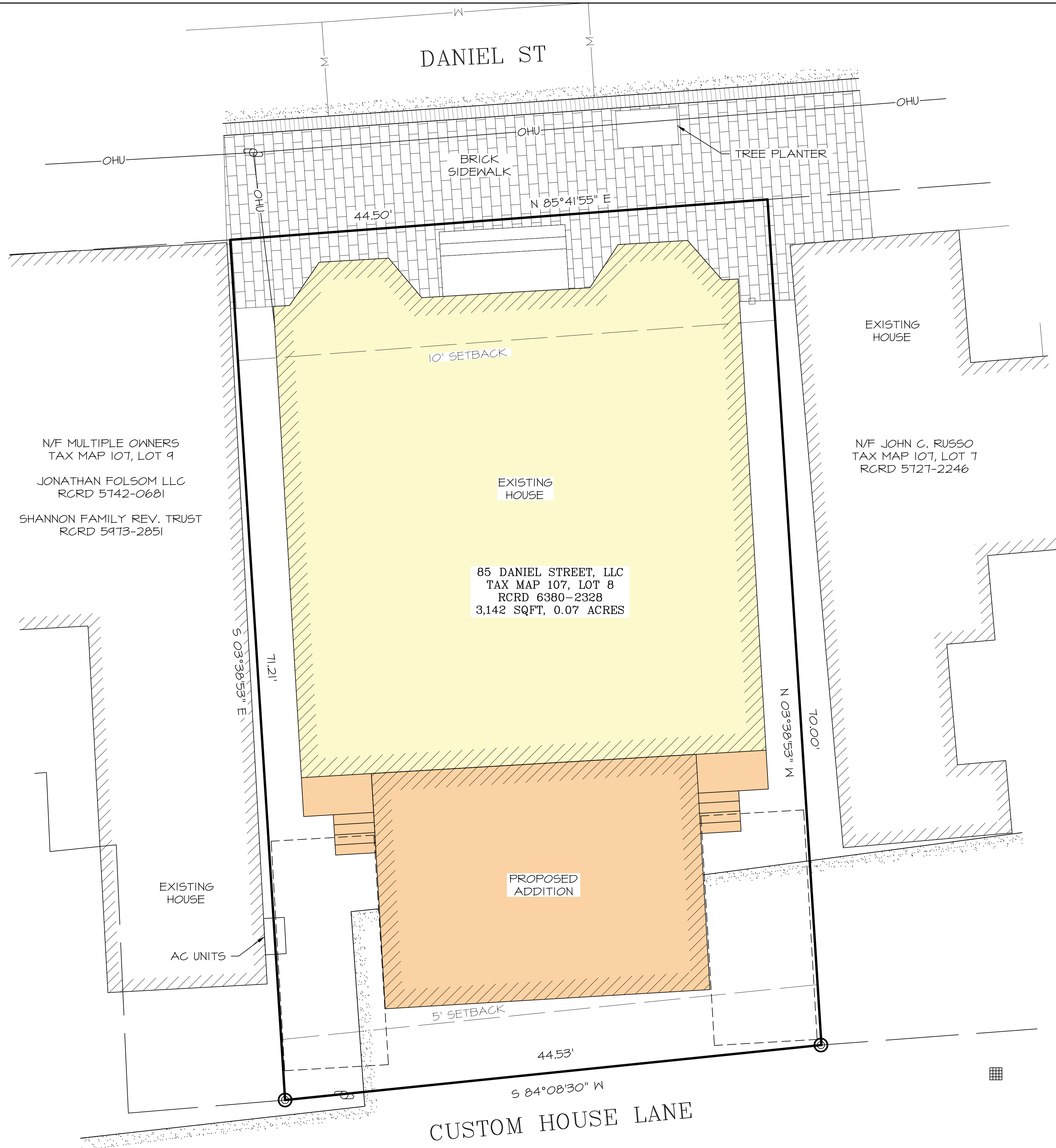


I ALEX ROSS, HEREBY CERTIFY:
A) THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
B) THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED BY DDD, & ICA DURING MARCH OF 2022. THE ERROR OF CLOSURE IS BETTER THAN 1/15,000. SURVEY PER NHLSA STANDARDS; CATEGORY 1, CONDITION 1.
C) "I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUB-DIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

R. ALEX ROSS DATE



3	9/2/2022	PRELIMINARY		
2	8/18/2022	FOR RECORDING		
1	3/2/2022	PRELIMINARY		
ISS.	DATE	DESCRIPTION OF ISSUE		
SCALE	1" = 5'			
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 SEAPORT REALTY, LLC 76 EXETER RD. NEWMARKET, NH 03857				
TITLE BOUNDARY SURVEY for 85 DANIEL STREET, LLC 85 DANIEL ST PORTSMOUTH, NH 03801 TAX MAP 107, LOT 8				
JOB NUMBER		DWG. NO.	ISSUE	
22-029		1 OF 1	3	



- LEGEND**
- SEWER MANHOLE
 - MONUMENT TO BE SET
 - MONUMENT FOUND
 - UTILITY POLE
 - FENCE
 - VERTICAL GRANITE CURB
 - SEWER LINE
 - OVERHEAD UTILITIES
 - WATER LINE
 - EXISTING HOUSE
 - PROPOSED STRUCTURE

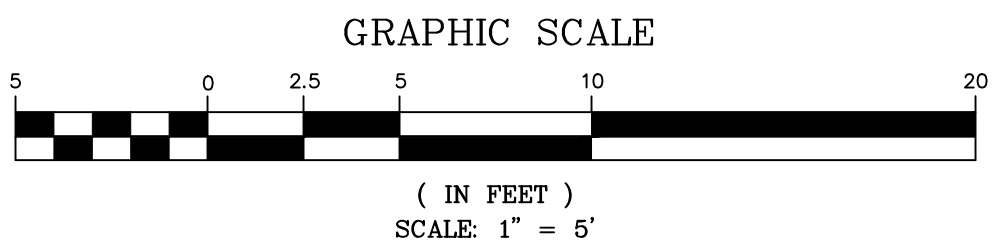
- NOTES**
- OWNER OF RECORD:
85 DANIEL STREET, LLC
46 MANGROVE STREET,
PORTSMOUTH, NH 03801
 - LOT INFORMATION
TAX MAP 107, LOT 8
RCRD: 6380-2328
AREA: 3,142 SF, 0.07 ACRES
 - PARCEL IS IN CHARACTER DISTRICT 4 (CD4)
AND HISTORIC DISTRICT SETBACKS:
FRONT.....10 FT
SIDE.....0 FT
REAR.....5 FT
MAXIMUM BUILDING HEIGHT.....40 FT
MAXIMUM BUILDING COVERAGE.....90%
MINIMUM OPEN SPACE.....10%
 - COVERAGES:
BUILDING COVERAGE
EXISTING BUILDING COVERAGE
HOUSE.....1,641 SF
EXISTING STRUCTURE.....1,641 SF
BUILDING COVERAGE 1,641 / 3,142 = 52.2%

PROPOSED BUILDING COVERAGE
HOUSE.....1,641 SF
ADDITIONS.....1,120 SF
GARAGES.....1,152 SF
PROPOSED STRUCTURE 2,845 SF
BUILDING COVERAGE 2,845 / 11,514 = 24.7%

OPEN SPACE
EXISTING OPEN SPACE
BUILDING COVERAGE.....1,641 SF
STEPS.....87 SF
BULKHEAD.....24 SF
BRICK SIDEWALK.....162 SF
ASPHALT.....569 SF
TOTAL LOT COVERAGE 2,483 SF
EXISTING OPEN SPACE = 3,142 - 2,483 = 659 SF
EXISTING OPEN SPACE = 659 / 3,142 = 21.0%

PROPOSED OPEN SPACE
BUILDING COVERAGE.....2,845 SF
ASPHALT DRIVEWAY.....1,508 SF
BULK HEADS.....100 SF
TOTAL LOT COVERAGE 4,453 SF
PROPOSED OPEN SPACE = 11,514 - 4,453 = 7,061 SF
PROPOSED OPEN SPACE = 7,061 / 11,514 = 61.3%

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CLIENT SEAPORT REALTY, LLC 76 EXETER RD. NEWMARKET, NH 03857			
TITLE SITE PLAN for 85 DANIEL STREET, LLC 85 DANIEL ST PORTSMOUTH, NH 03801 TAX MAP 107, LOT 8			
JOB NUMBER	DWG. NO.	ISSUE	
22-029	2 OF 1	3	





85 DANIEL STREET
PORTSMOUTH, NH 03801

FIRST FLOOR PLAN

McHENRY
ARCHITECTURE

Project Number: 22081

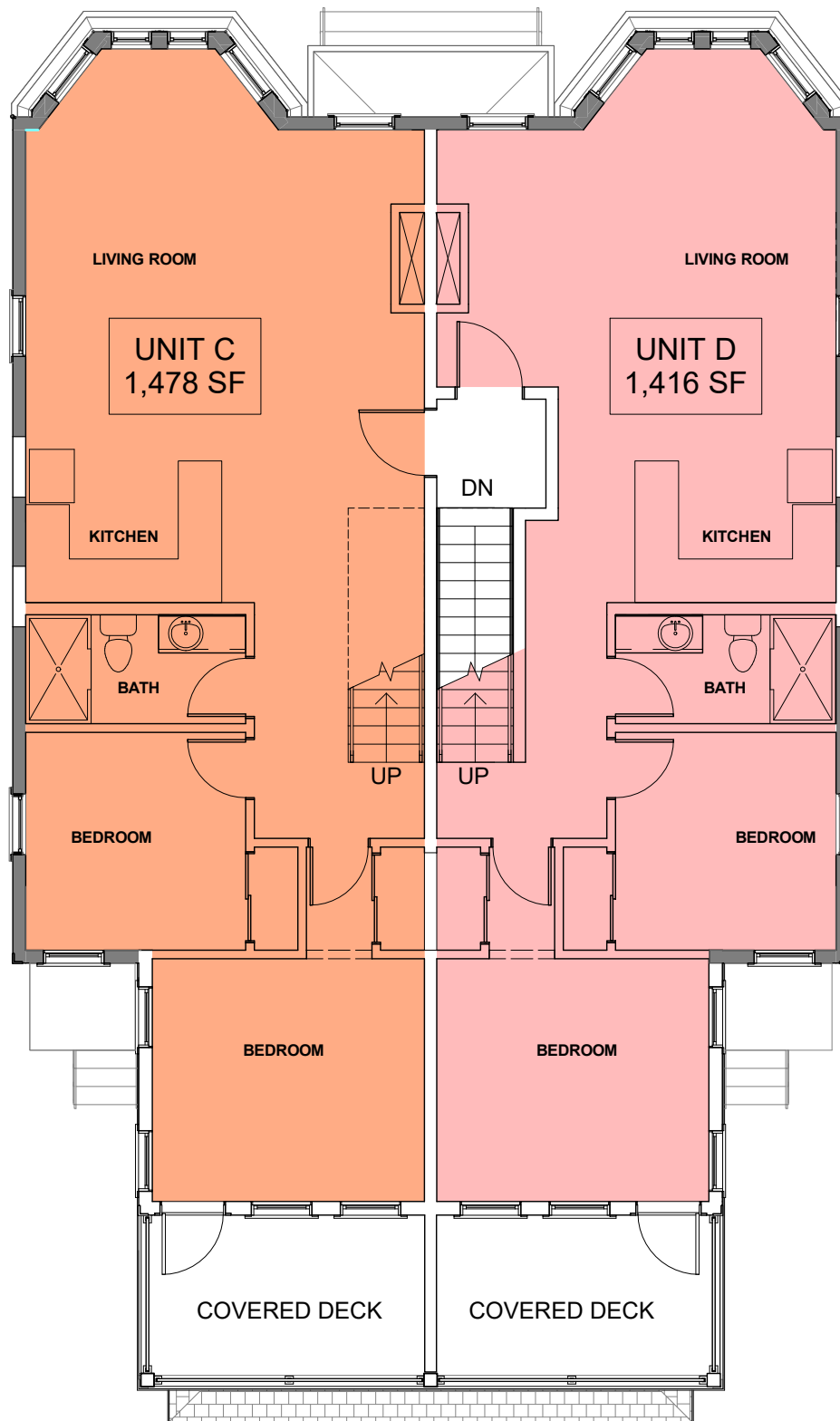
Date: 09/06/2022

Drawn By: RD

Checked By: MG

A-1

Scale 1/8" = 1'-0"



85 DANIEL STREET
PORTSMOUTH, NH 03801

SECOND FLOOR

McHENRY
ARCHITECTURE

Project Number: 22081

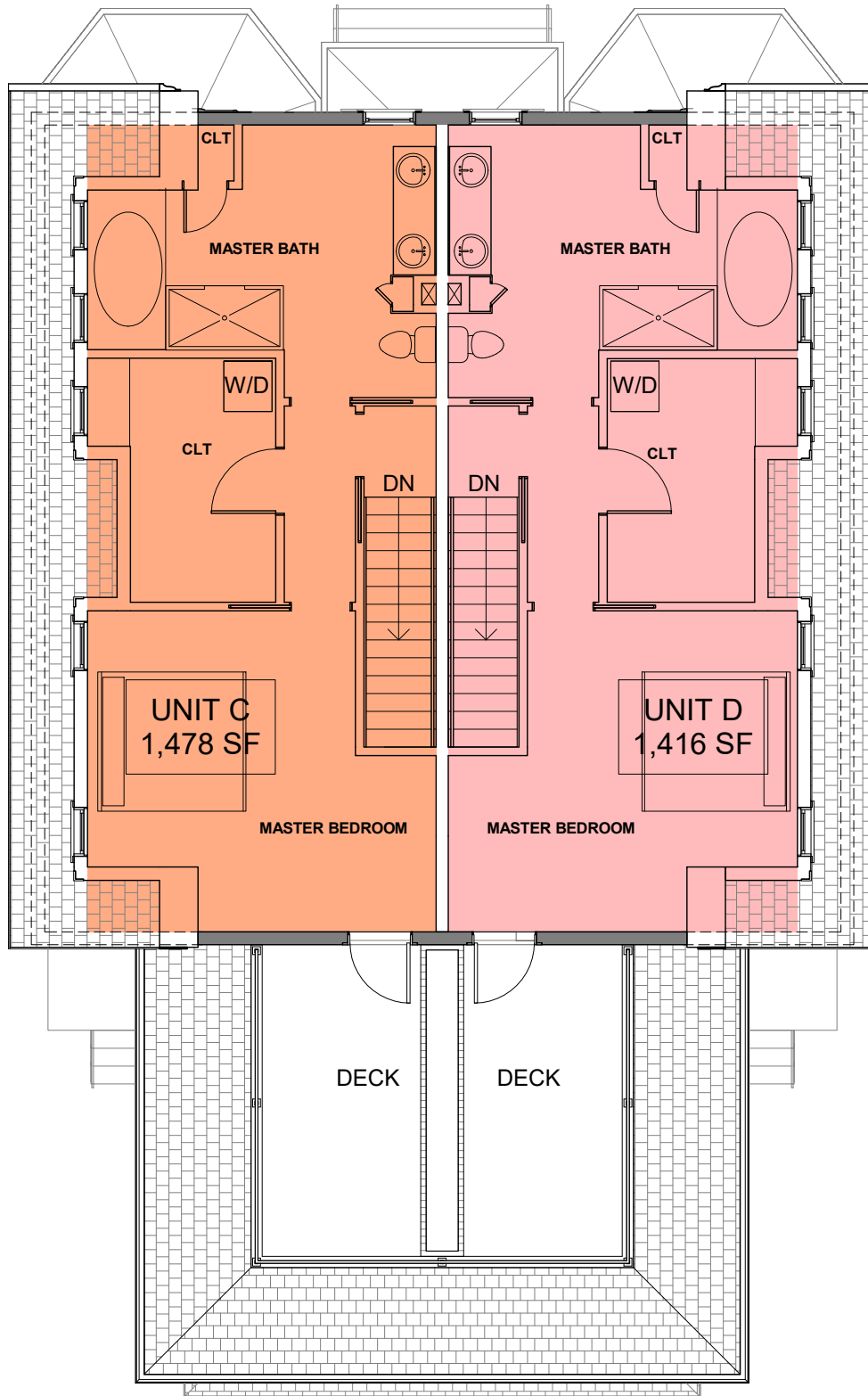
Date: 09/06/2022

Drawn By: RD

Checked By: MG

A-2

Scale 1/8" = 1'-0"



85 DANIEL STREET
PORTSMOUTH, NH 03801

THIRD FLOOR

McHENRY
ARCHITECTURE

Project Number: 22081

Date: 09/06/2022

Drawn By: RD

Checked By: MG

A-3

Scale 1/8" = 1'-0"



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MARKETING PACKAGE

85 DANIEL STREET
PORTSMOUTH, NH 03801

VIEW FROM DANIEL STREET

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A-4

06/17/2022
McHA: JD / RD / MG
NOT TO SCALE



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MARKETING PACKAGE 85 DANIEL STREET PORTSMOUTH, NH 03801	VIEW FROM DANIEL STREET	McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire	A-5	06/17/2022
				McHA: JD / RD / MG
				NOT TO SCALE



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MARKETING PACKAGE 85 DANIEL STREET PORTSMOUTH, NH 03801	VIEW FROM REAR ALLEY	McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire	A-6	06/17/2022
				McHA: JD / RD / MG
				NOT TO SCALE



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MARKETING PACKAGE

85 DANIEL STREET
PORTSMOUTH, NH 03801

VIEW FROM REAR ALLEY

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A-7

06/17/2022

McHA: JD / RD / MG

NOT TO SCALE