

Variance Permit
Detached, single-story, 2-car garage

Location:

380 Greenleaf Avenue
Portsmouth, NH 03801
603-431-4147
inventivetechnologies@comcast.net

Applicant/Owner:

Tanner Family Revocable trust
Allison and Mark Tanner trustees
603-431-4147
inventivetechnologies@comcast.net

Narrative:

This home was constructed in 1979, 15 years before wetland buffer restrictions existed. This home is occupied by the original owners. The total size of this lot is approximately 1.14 acres or 49,658.4 square feet. It is comprised of a wetland area of approximately 20,683 square feet and a buffer area of approximately 29,388 square feet. The entire buffer area on this lot has been cultivated with perennials, trees and shrubs. There is a very large oak tree under which the buffer area is mostly moss with some grass. There are a limited number of glossy buckthorn and honeysuckle invasive species that border a perennial stream running through the property. The total size of the jurisdictional wetland of the lot and surrounding areas is approx. 815,130.7 square feet or 18.71 acres.

To limit impact to the wetland buffer, we would like to construct a detached, single story, 20 x 20 foot, 2 car garage on a paved area of the driveway. The total impervious area of the paved driveway is currently 1285 square feet, and extends as close as 25 feet from the wetland. The distance of the proposed garage to the closest edge of the wetland is 45 feet, 20 feet further from the wetland. The entire paved area has no slope (it's flat) and is proposed to be removed, leaving only the 400 square foot garage footprint that would be impervious. This reduces the impervious area by 885 square feet. Drainage from the garage roof will be infiltrated through a 2 foot drip edge of crushed stone around the perimeter of the garage. A 484 square foot area at the entrance to the garage will be pervious pavers. To avoid further intrusion into the wetland buffer, the proposed garage would be located closer to the road than the house because this is where the currently impervious pavement of the driveway is located. The proposed garage would be located 150' from the roadway whereas the house is ~200' from the roadway. The proposed garage will be ~40ft from the southwest side-yard property line, 100 feet from the northeast property line, and 100' from the northwest property line.

Erosion control (silt sock or fence) will be in place during construction. No trees or shrubs will be disturbed for this garage. Some grass will be removed for the drip edge. After removal of the pavement to the north of the garage, the planting bed will be extended to the drip edge. Only organic low nitrogen/phosphate fertilizer is ever used on this property, and no pesticides/herbicides are applied. Wetland boundary markers have been installed.

Analysis Criteria (from section 10.223 of the Zoning Ordinance):

1. 10.233.20 In order to authorize a variance, the Board must find that the variance meets all of the following criteria:

2. 10.233.21 The variance will not be contrary to the public interest;

The proposed garage is located close to the center of a 1.14 acre private property, surrounded by trees, shrubs and perennial plantings. The garage will be barely visible from the road, and barely visible to the neighbor on the north-east, and no more visible to the neighbors on the south than the current driveway with parked cars.

3. 10.233.22 The spirit of the Ordinance will be observed;

The proposed garage is modest in size, will be 150 feet from the roadway and not be obstructive in any way.

4. 10.233.23 Substantial justice will be done;

This home was constructed in 1979, 15 years before wetland buffer restrictions existed. This home is occupied by the original owners. Due to the wetland and buffer, there is no more suitable area for the garage to be placed, since it will be sited on a currently paved area. The remainder of the pavement will be removed resulting in 885 square feet less impervious surface area.

5. 10.233.24 The values of surrounding properties will not be diminished; and

As stated previously, the garage will be barely visible from the road, and barely visible to the neighbor on the north-east, and no more visible to the neighbors on the south than the current driveway with parked cars.

6. 10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

We recently purchased a new electric vehicle. We would like to protect our investment from damage due to inclement weather and falling acorns, as well as having a charging station under cover.



Approximate size of the wetland and buffer

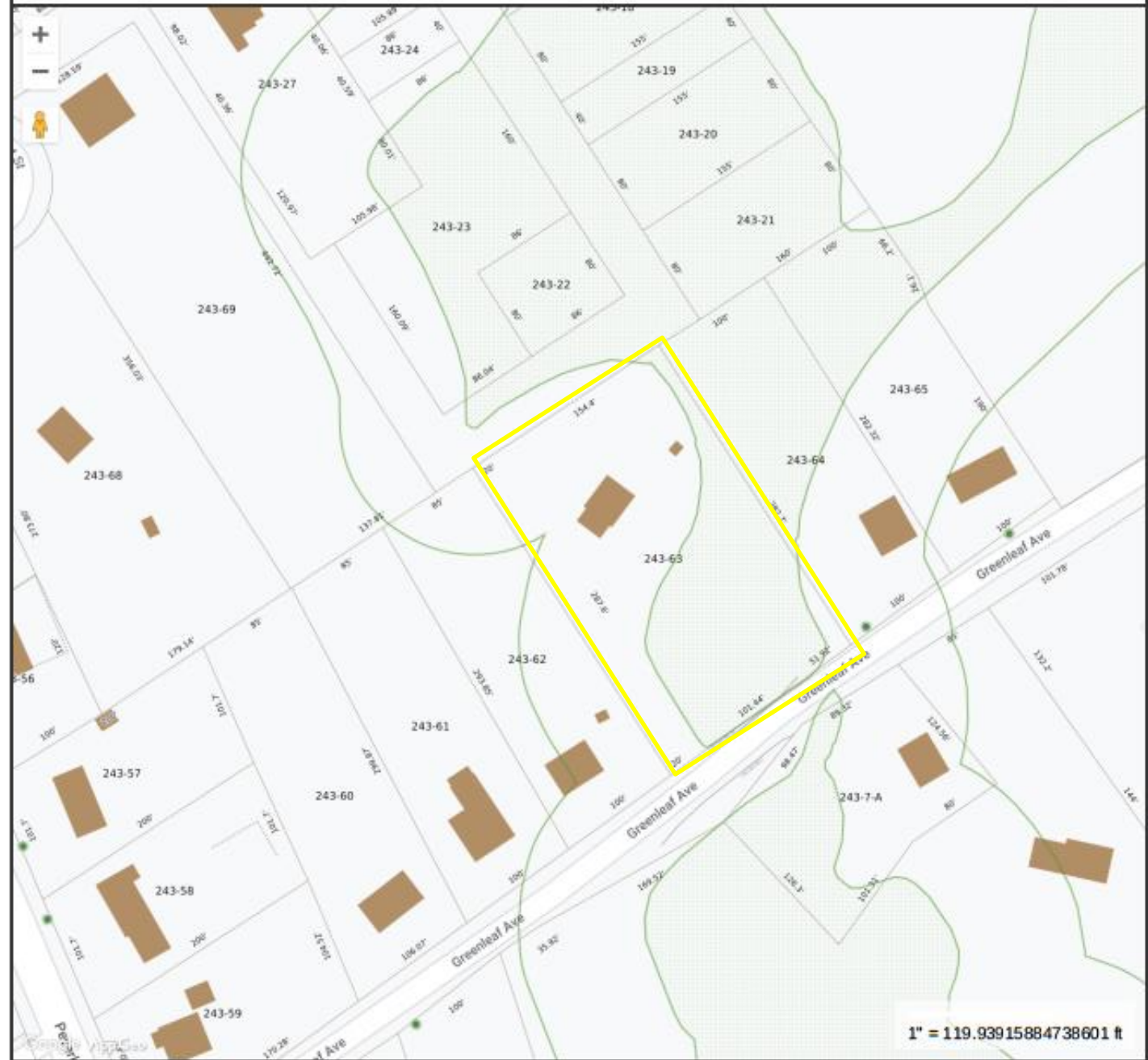
Size calculations courtesy of Kate Homet



Proposed garage setbacks overlaid on wetland and buffer approximations

Size calculations courtesy of Kate Homet

380 Greenleaf Avenue

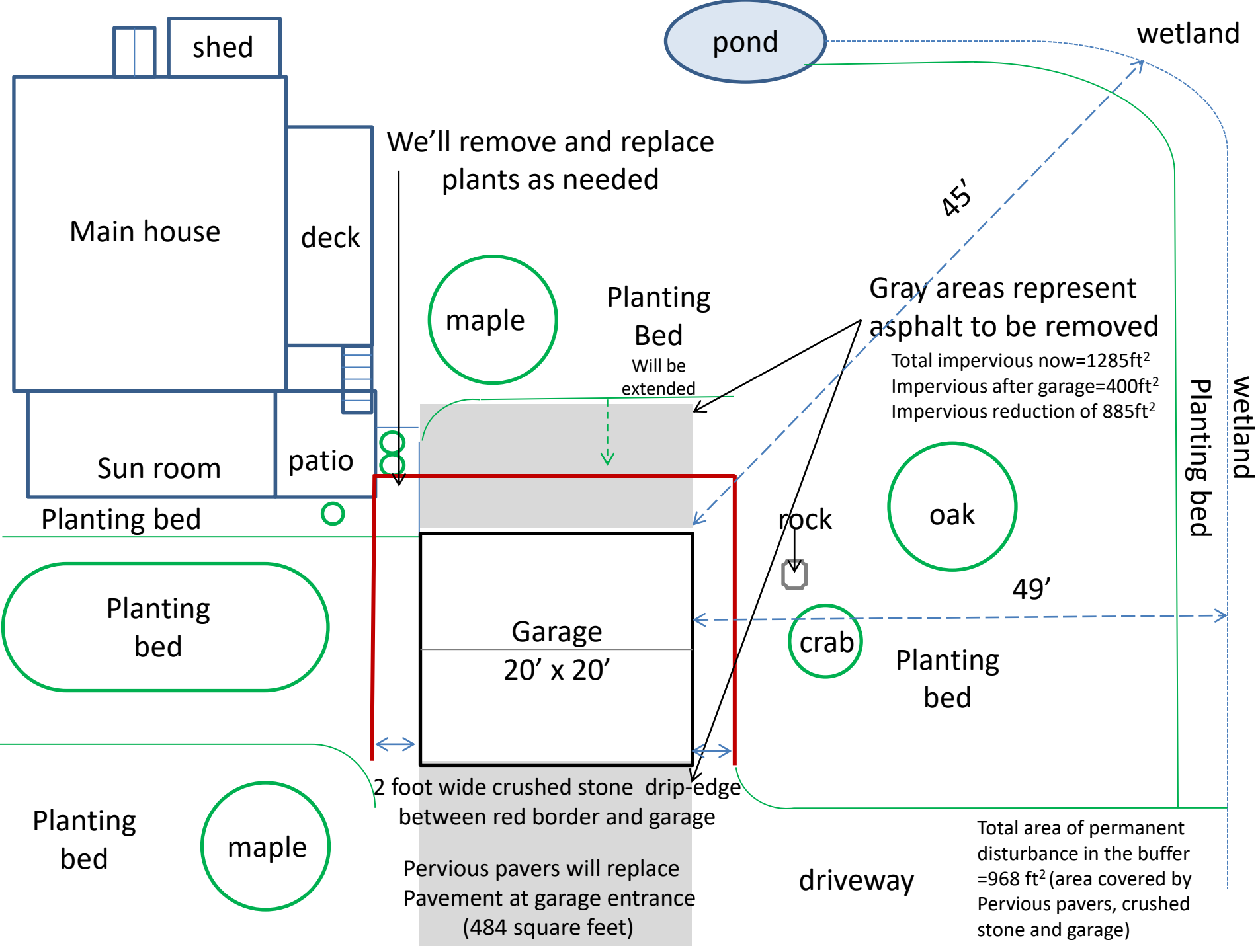


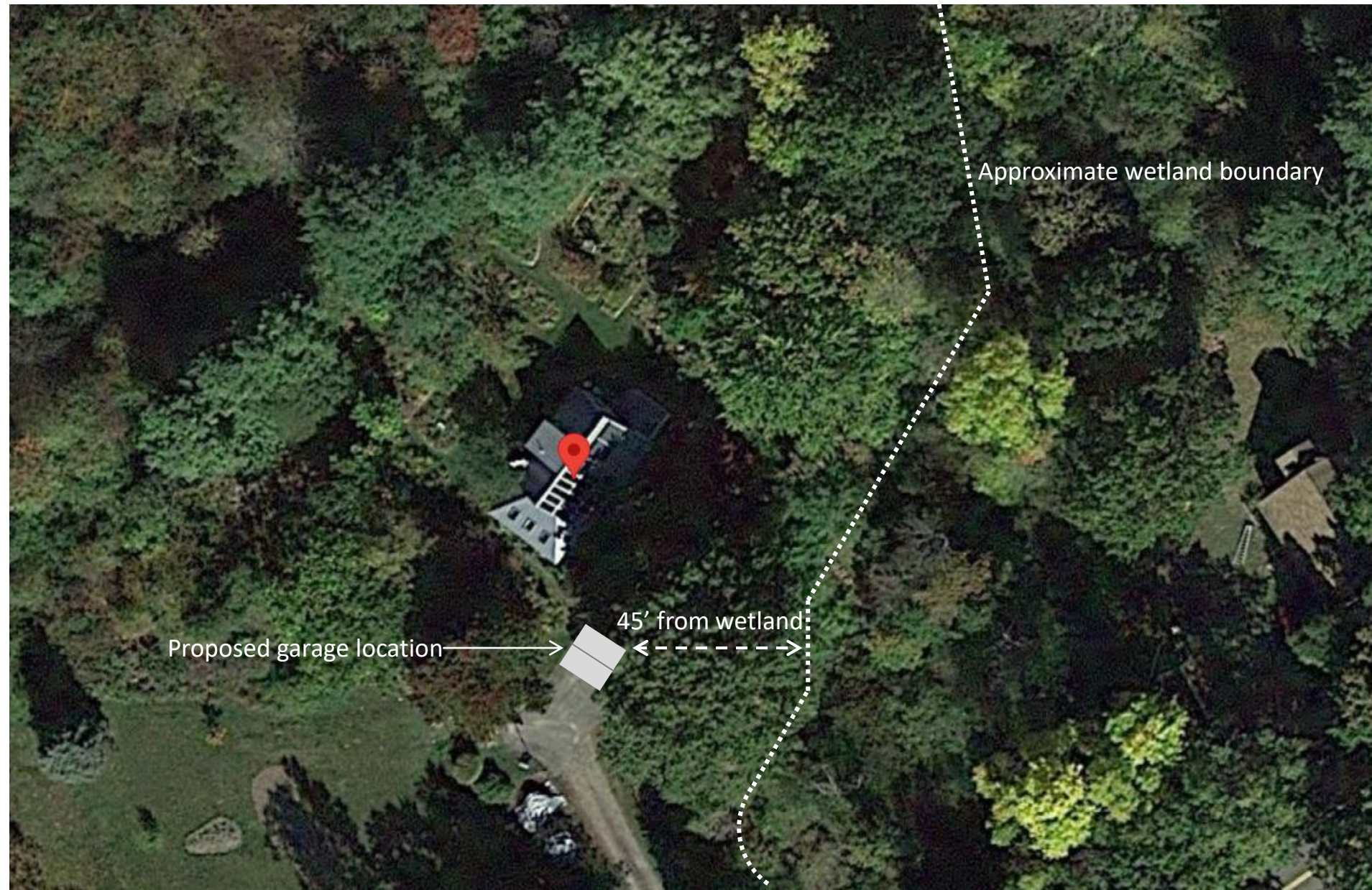
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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 09/21/2022
Data updated 3/9/2022

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





Approximate wetland boundary

Proposed garage location

45' from wetland



Front View (click to enlarge)



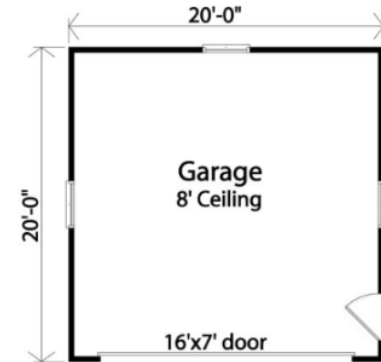
JustGaragePlans Original

With JustGaragePlans Original Designs, you get competitive pricing and you are working directly with the designer of the plan. We have been a trusted source of quality garage plans for over 20 years.

Plan 2413

Add to Cart

Add to Favorites



Plan Features

- Front-entry
- Two car

Plan Details

Square Footage	Total: 0
Levels:	1
Width:	20-0
Depth:	20-0
Approx. Height:	14-0
Exterior Wall:	2x4
Foundation:	Footing and Foundation Wall
Roof Framing:	Truss
Roof Pitch:	5-12 Main
Ceiling Height:	1st Floor: 8-0

Order This Plan

Common Garage Plan Questions

Can I modify a garage plan?

Some of the designers are willing to make changes to their plans for an additional charge. For those designers that do not make changes to their plans, we have a third party designer that will.

[Learn more about plan modification](#)

Do these plans include everything I need to obtain a building permit?

These plans include almost everything you need to obtain a building permit. Your general contractor will be able to assist you with the additional material that needs to be gathered and submitted for permits. If you are serving as your own general contractor we suggest you contact the Building Department in the city or county in which you wish to build. They will be able to provide you with a list of what they require in addition to the architectural drawings (blueprints).

See All FAQs

This garage plan is proposed to be ordered if conditional use permit is received.

Permeability Simplified <https://www.techo-bloc.com/permeable-pavement>

1. Permeable Paver

Designed with larger joint space to allow storm water to percolate through.

2. Small Aggregate (2.5-10 mm)

Filters out contaminants and debris from the rainwater.

3. Medium Aggregate (5-28 mm)

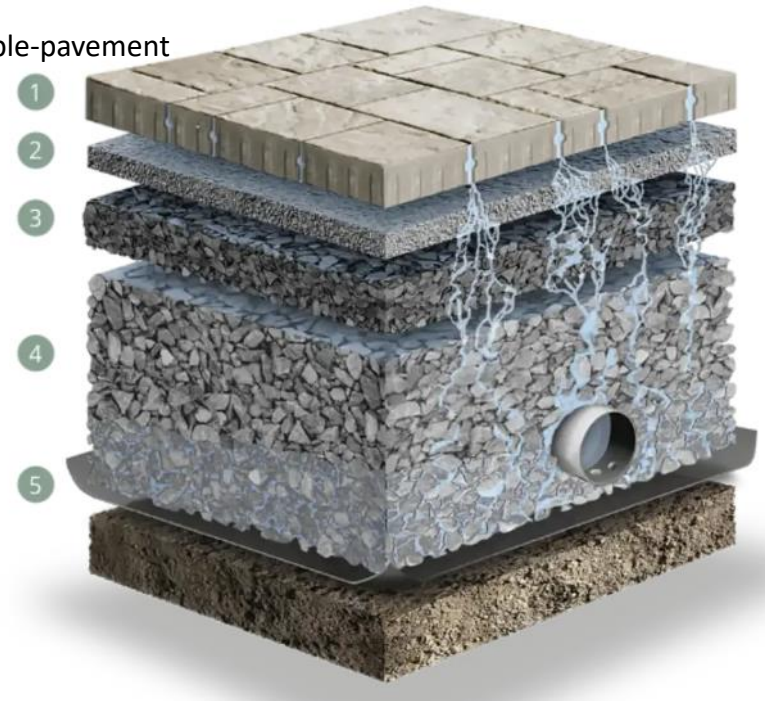
Transition layer that further filters out pollutants.

4. Large Aggregate (40-80 mm)

Reservoir layer for rainwater harvesting and the evacuation of excess water through a drain pipe.

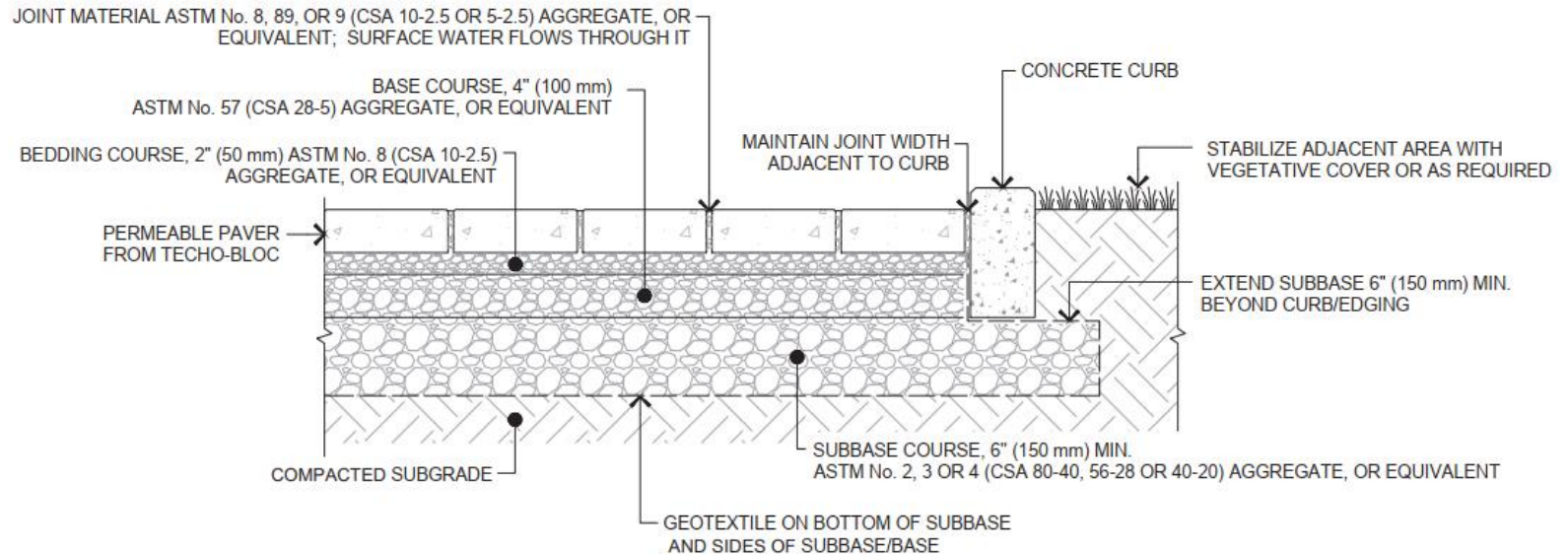
5. Geotextile

Filter fabric that separates large aggregate from the soil underneath.



INSTALLATION GUIDE

PERMEABLE PAVER - FULL INFILTRATION TO SOIL SUBGRADE



Permeable Paver Maintenance Plan

Permeable Pavement will be inspected following storms for the following:

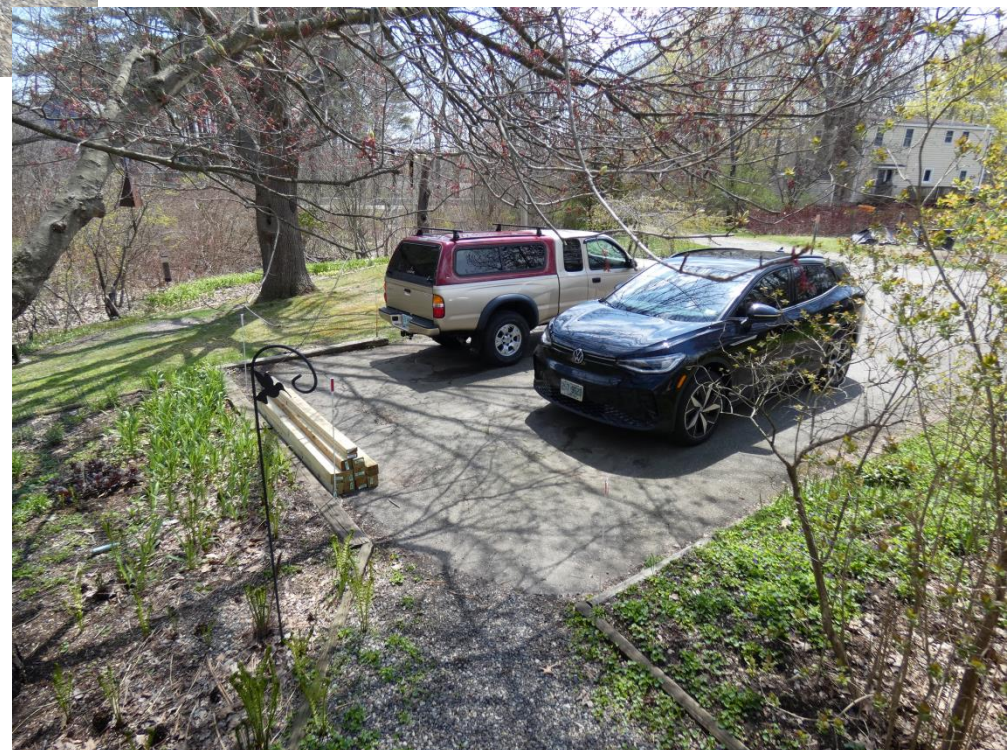
- Surface Clogging
- Depression
- Rutting
- Faulting
- Damaged pavers
- Edge restraint damage
- Excessive joint width
- Joint filler loss
- Horizontal creep
- Additional minor distresses

Routine maintenance will include quarterly sweeping or vacuuming to maintain drainage capability and replacement of small aggregate between pavers as needed. Professional installers will be called in if any greater damage occurs.



View looking north ↑

View looking south ↓



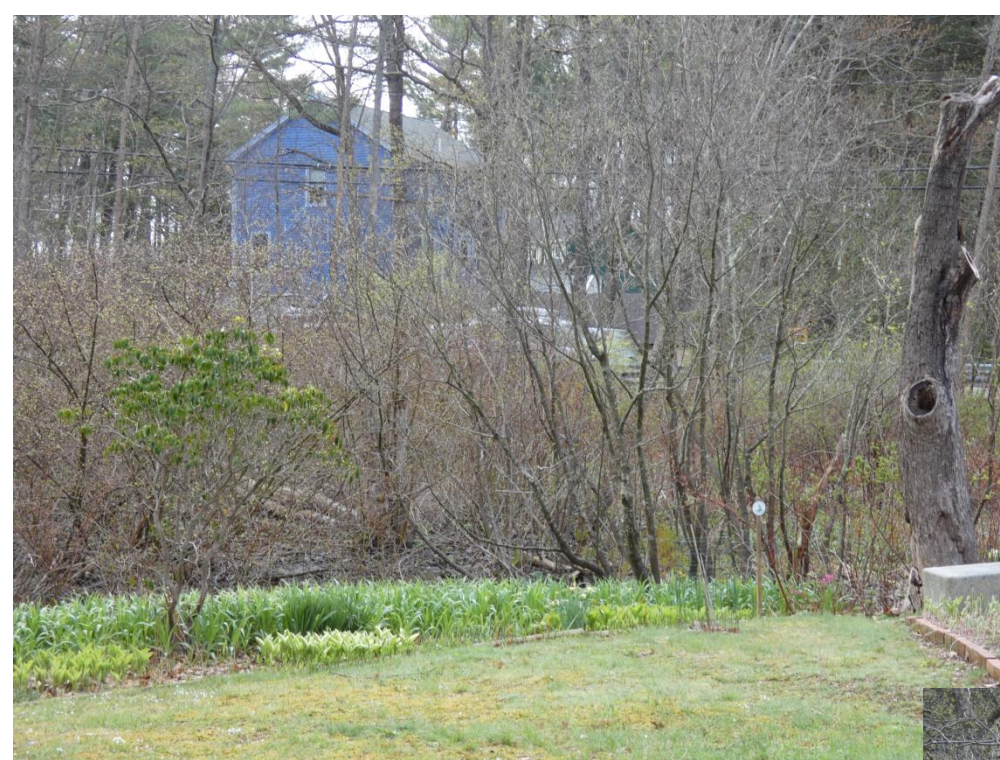


View looking west & over paved area for garage placement



View looking east toward wetland & garage placement on current pavement





View east toward wetland, planting bed & native plants ↑

View northeast toward wetland, native plants ↓





CITY OF PORTSMOUTH

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

CONSERVATION COMMISSION

June 27, 2023

Tanner Family Revocable Trust
Mark and Allison J. Tanner, Trustees
380 Greenleaf Avenue
Portsmouth, NH 03801

RE: Wetland Conditional Use Permit for property located at 380 Greenleaf Avenue (LU-23-62)

Dear Mr. and Ms. Tanner:

The Conservation Commission, at its regularly scheduled meeting of **Wednesday, June 14, 2023**, considered your application for the construction of a new 20 x 20' one-story garage on a residential property with various additions of native buffer plantings and areas of storm water improvement to mitigate any impervious impacts from the garage. This property consists of a large wetland system and is also completely within the 100' wetland buffer. The applicant is proposing to remove 885 square feet of impervious asphalt and place the garage on a portion of the area where impervious asphalt currently exists. The applicant is proposing a 2' drip edge of crushed stone around the perimeter of the garage and 484 square feet of pervious pavers leading up to the garage where asphalt currently exists. Additional planting beds are proposed in areas of existing asphalt. Said property is shown on Assessor Map 243, Lot 63 and lies within the Single Residence B (SRB) District. As a result of said consideration, the Commission voted to **recommend** approval of the Wetland Conditional Use Permit with the following stipulations.

1. The applicant shall provide detailed specifications for the proposed pervious pavers including a cross section plan and information about how they will be installed within the driveway area.
2. The applicant shall provide a maintenance plan for the proposed pervious pavers.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, July 20, 2023**. One (1) hard copy of any revised plans and/or exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning Department and uploaded to the online permit system no later than Wednesday, June 28, 2023.

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

Very truly yours,

Barbara McMillen

Barbara McMillan, Vice-Chair
Conservation Commission

cc: