

**APPLICATION OF SAKUNTALA LLC**  
**235 MARCY STREET, PORTSMOUTH**  
**Map 103, Lot 12**

**APPLICANT'S NARRATIVE**

I. **THE PROPERTY:**

The applicant, Sakuntala LLC, owns the property located at 235 Marcy Steet, which consists of a single-family dwelling on an irregularly shaped, non-conforming lot. The property is in the GRB zone and the Historic District. The property is non-conforming as to lot area, lot area per dwelling, frontage, and front and left side yard setbacks. Properties on either side of it have structures that are actually on the lot lines.

The applicant acquired the property last fall and intends to make significant and needed upgrades. The applicant plans to replace the existing asphalt shingles clapboard, replace the roofing, restore and reinstall windows, repair and replace trim and casings, install wood corner boards, and install gutters. As part of the proposed upgrades, the applicant seeks to add additional living space, as the dwelling is relatively modest.

According to city tax records, the main dwelling dates back to 1896. A subsequent small  $\pm 193$  square foot addition was added to the rear of the building. Its provenance is unknown. This addition is bare studs on the interior, has no heat or insulation, and no interior finish. It has no proper foundation, and the wood framed floor sits on the dirt, propped up by a few bricks here and there. There does not appear to be any frost protection whatsoever. The addition appears to have been built on-grade. Needless to say, the addition is substandard as living space.

The applicant proposes to remove this addition and add an approximately  $\pm 395$  square foot, two story attached garage addition as shown in the submitted plans. Because of the narrowness of the lot, the proposed garage bay will be oriented to the rear of the lot. This, and the approximately three foot drop in grade from right to left on the property, requires the installation of a retaining wall. At its closest point, the retaining wall will be three feet from the left lot line. The new addition will be  $\pm 7.1$  feet from the left lot line, which is more compliant than the existing addition to be removed, which is  $\pm 5.1$  feet from the left lot line.

In order to proceed, the applicant needs relief from section 10.321 of the ordinance to permit the extension or enlargement of a lawful nonconforming structure which such extension or enlargement does not conform to the left side yard setback of ten feet (10.521). The existing main dwelling structure, which will not be modified or enlarged, is non-compliant as to lot area, lot area per dwelling, frontage and front and side yard setbacks, as shown on the submitted plans. While the applicant does not believe variances are necessary to "lock in" these existing non-conformities, they are called out on the plans out of an abundance of caution, and, to the extent it is deemed necessary, we are requesting relief from these dimensional requirements as well.

## II. CRITERIA:

The applicants believe the within Application meets the criteria necessary for the Board to grant the requested variance.

**Granting the requested variances 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 characteristics of the neighborhood or threaten the health, safety and welfare of the public.

The essentially residential characteristics of the neighborhood would not be altered in any fashion by this project. The existing structure and lot are already non-compliant with the left side yard setback and the new addition will be more compliant than the one it is replacing. The neighborhood is notable for setback encroachments, and the directly abutting properties on either side of this one have zero foot setbacks.

Were the variances to be granted, there would be no change in the essential characteristics of the neighborhood, nor would public health, safety or welfare be threatened in any way. The project requires review and approval from the Historic District Commission, further assuring the public interest will be adequately protected.

**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.

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 existing main house already encroaches closer to the left side lot line than the proposed addition, and the proposed addition is more compliant than the existing addition to be removed. The nearest affected neighbor has a garage with a zero foot setback to the applicant’s left side yard. The existing addition is such that it has limited utility as living space. Denying the variances would be unjust to the applicant.

**The values of surrounding properties will not be diminished by granting the variance.** The proposal will result in substantial upgrades to and investment in the existing dwelling. This will increase the value of the applicant’s property and those around it. The proposed new addition will be more compliant with the left side yard

setback than the one it will replace. The values of surrounding properties will not be negatively affected in any way.

**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 is a narrow, irregularly shaped lot and is non-conforming as to lot area, lot area per dwelling, frontage, and front and left side yard setbacks. Properties on either side of it have structures that are actually sited on the lot lines. The existing addition to be removed is of substandard construction and limited utility.

**The use is a reasonable use.** The proposal is a residential use in a residential zone.

**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 side yard setback requirement is to assure adequate light, air and access to and between structures. The existing main dwelling and addition to be replaced already encroach into the required setback to a greater extent than what is here proposed, and have for a long period of time without any negative impacts whatsoever. There is no way for the applicant to comply with the lot area, lot area per dwelling, frontage and front yard setback requirements, should that be deemed necessary.

Accordingly, the relief requested here would not in any way frustrate the purpose of the ordinance and there is no fair and substantial relationship between the purpose of the lot area requirements and their application to this property.

### **III. Conclusion.**

For the foregoing reasons, the applicants respectfully request the Board grant the variances as requested and advertised.

Respectfully submitted,

Dated: April 29, 2024

*John K. Bosen*

John K. Bosen, 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 08/24/2023  
Data updated 3/9/2022

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

1" = 44.12551389069621 ft

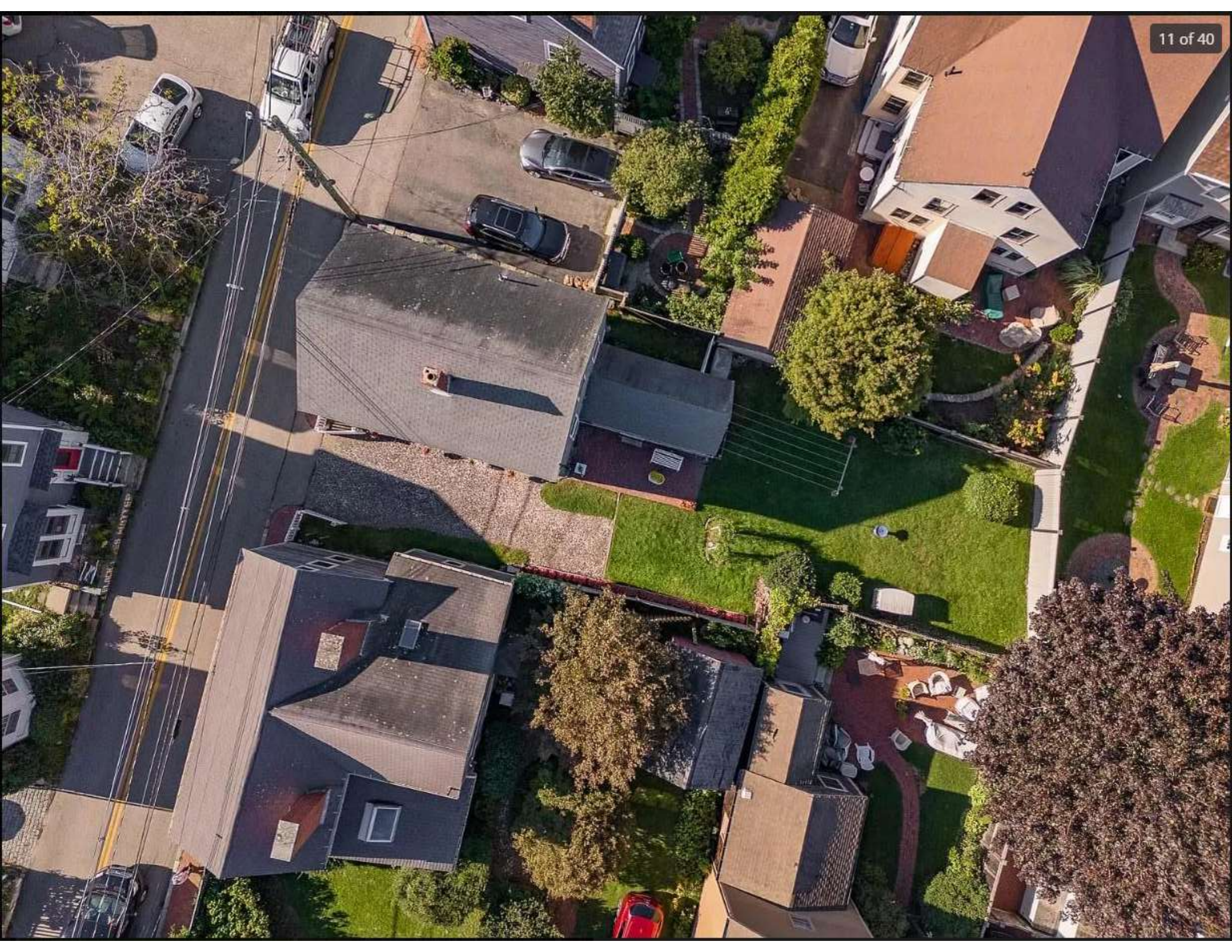




235 MARCY STREET





















REVISIONS:

NANDA RESIDENCE  
 235 MARCY STREET  
 PORTSMOUTH, NEW HAMPSHIRE

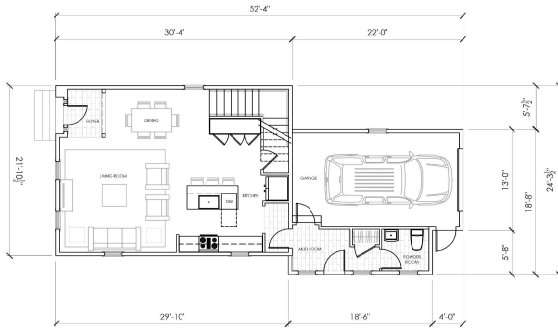


CJ ARCHITECTS  
 233 VAUGHAN STREET SUITE 101  
 PORTSMOUTH, NH 03801  
 (603) 411-2808  
 www.cjarchitects.net

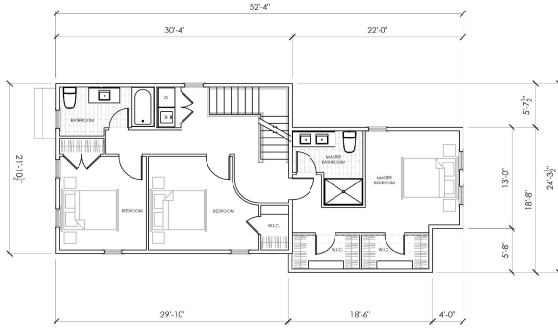
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 APPROVED BY: C.J.G.  
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 © COPYRIGHT CJ ARCHITECTS LLC

A1

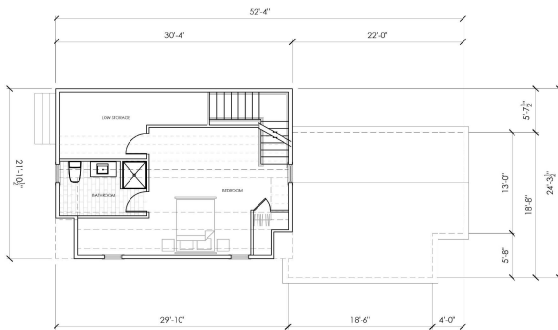
NOT FOR CONSTRUCTION



FIRST FLOOR PLAN  
 1/8" = 1'-0"



SECOND FLOOR PLAN  
 1/8" = 1'-0"



THIRD FLOOR PLAN  
 1/8" = 1'-0"



FRONT ELEVATION  
 1/8" = 1'-0"

MIDPOINT OF SLOPING ROOF  
 31'-0" EXISTING TO REMAIN  
 EXISTING AGP



RIGHT ELEVATION  
 1/8" = 1'-0"



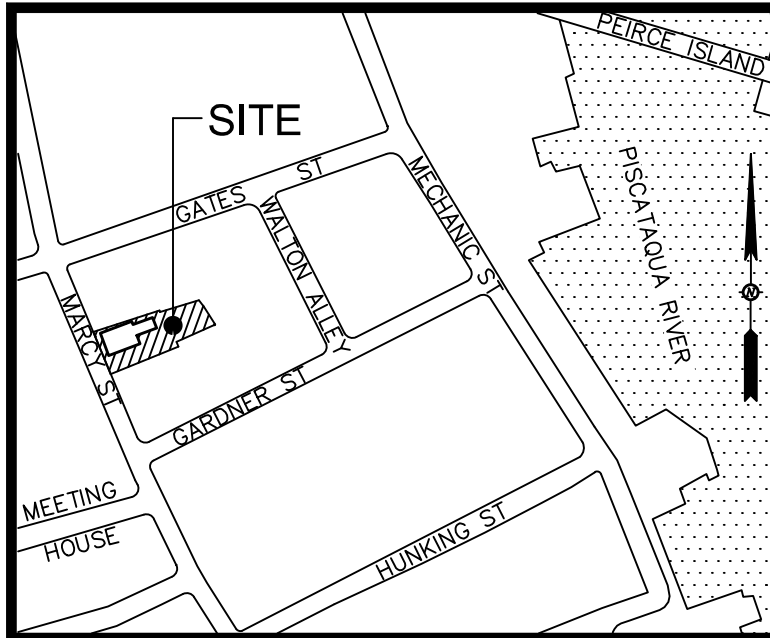
BACK ELEVATION  
 1/8" = 1'-0"

MIDPOINT OF SLOPING ROOF  
 31'-0" EXISTING TO REMAIN  
 EXISTING AGP



LEFT ELEVATION  
 1/8" = 1'-0"





# LOCUS (N.T.S.)

## LEGEND:

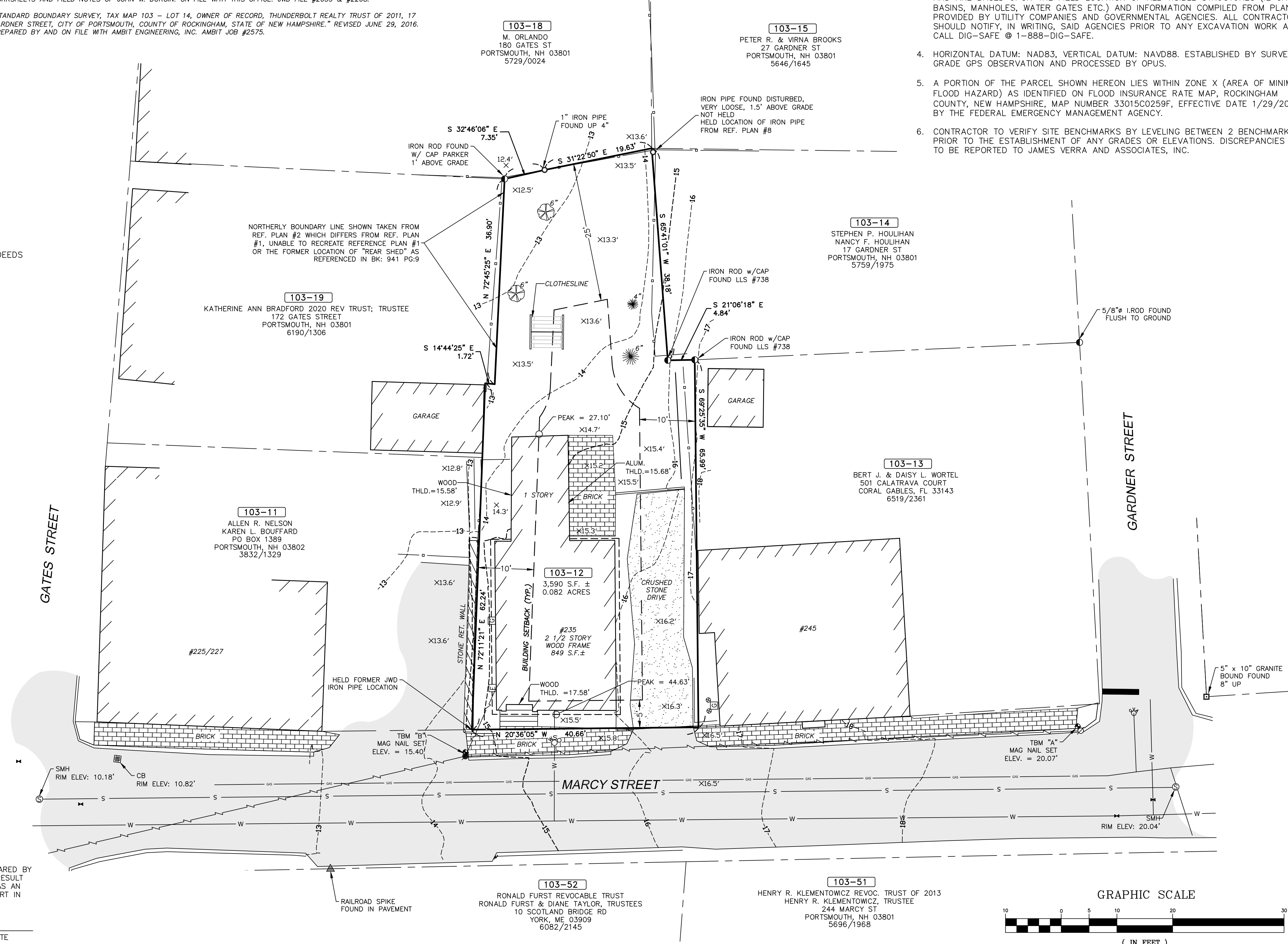
- .....STONE BOUND (AS NOTED)
- .....IRON PIPE (AS NOTED)
- .....STOCKADE FENCE
- ▒ .....BRICK
- ▒ .....CONCRETE
- ▒ .....CRUSHED STONE
- .....UTILITY POLE
- .....UTILITY POLE W/TRANSFORMER
- .....GUY
- OHV— .....OVERHEAD WIRES
- .....UTILITY POLE WITH ARM & LIGHT
- Ⓜ .....ELECTRIC METER
- RCRD .....ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 101-03 .....TAX SHEET / LOT NO.
- EOP .....EDGE OF PAVEMENT
- ▒ .....CATCH BASIN
- Ⓢ .....SEWER MANHOLE
- Ⓢ .....WATER SHUT OFF VALVE
- Ⓢ .....HYDRANT
- Ⓢ .....DECIDUOUS SHRUB
- Ⓢ .....CONIFEROUS SHRUB
- Ⓢ .....GAS METER
- Ⓢ .....BOLLARD POST

## REFERENCE PLANS:

1. "SKETCH OF LOT 170-172 GATES ST. PORTSMOUTH, N.H." DATED FEBRUARY 3, 1938 AND PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. ON FILE WITH THIS OFFICE, JWD FILE #2059.
2. "PLAN OF LOT PORTSMOUTH, NH FOR THEODORE JR. & AUDREY M. DOWNS." DATED OCTOBER 1975 AND PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. ON FILE WITH THIS OFFICE, JWD FILE #2268 PLAN #3287.
3. "PLAN OF LOT NO. 180 GATES STREET PORTSMOUTH, NH FOR CHARLES L. & JANE D. KAUFMANN." DATED SEPTEMBER 1970 AND PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. ON FILE WITH THIS OFFICE FILE, JWD #2059 PLAN #3165.
4. "PLAN OF LOT ~ NO. 245 MARCY ST. ~ FOR CHARLES L. AND JANE D. KAUFMANN." DATED SEPTEMBER 1970 AND PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. ON FILE WITH THIS OFFICE FILE, JWD #2268 PLAN #3166.
5. "LOT LINE REVISION #135 AND #143 MARCY ST PORTSMOUTH, NH." DATED MAY 1977 AND PREPARED JOHN W. DURGIN CIVIL ENGINEERS. ONE FILE WITH THIS OFFICE FILE, JWD # 2936 PLAN # 3342
6. STAKE OUT WORKSHEET FOR WHITE, 180 GATES STREET PORTSMOUTH NH. PREPARED BY PARKER SURVEY ASSOCIATES. PARKER JOB #7103. ON FILE WITH MILLENNIUM ENGINEERING INC.
7. WORKSHEETS AND FIELD NOTES OF JOHN W. DURGIN. ON FILE WITH THIS OFFICE. JWD FILE #2059 & #2268.
8. "STANDARD BOUNDARY SURVEY, TAX MAP 103 - LOT 14, OWNER OF RECORD, THUNDERBOLT REALTY TRUST OF 2011, 17 GARDNER STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE." REVISED JUNE 29, 2016. PREPARED BY AND ON FILE WITH AMBIT ENGINEERING, INC. AMBIT JOB #2575.

## NOTES:

1. OWNER OF RECORD.....SAKUNTALA LLC  
ADDRESS.....4 ANDREW WAY, MADBURY, NH 03823  
DEED REFERENCE.....6511/2347  
TAX SHEET / LOT.....103/12
2. ZONED: .....GENERAL RESIDENCE B DISTRICT (GRB)  
  
MINIMUM LOT AREA ..5000 S.F. FRONT YARD SETBACK .....5'  
FRONTAGE .....80' SIDE YARD SETBACK .....10'  
BUILDING COVERAGE.. 30% REAR YARD SETBACK .....25'  
MINIMUM OPEN SPACE...25%
3. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
4. HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88. ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND PROCESSED BY OPUS.
5. A PORTION OF THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0259F, EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.

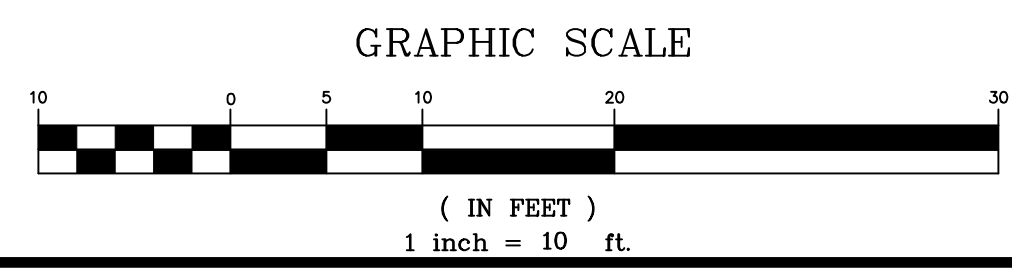


**PRELIMINARY  
SUBJECT TO CHANGE**

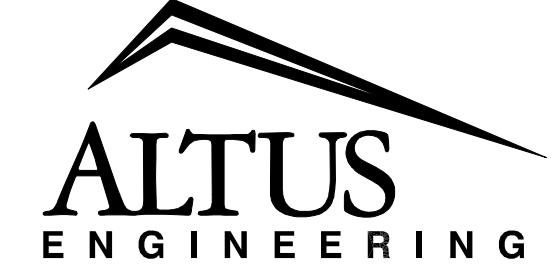
## SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_



SURVEYOR:  
  
**JVA**  
 JAMES VERRA & ASSOCIATES, INC.  
 101 SHATTUCK WAY, SUITE 8,  
 NEWINGTON, N.H., 03801-7876  
 603-436-3557  
 JOB NO: 247-2001

  
**ALTUS**  
 ENGINEERING  
 133 Court Street Portsmouth, NH 03801  
 (603) 433-2335 www.altus-eng.com

ISSUED FOR:  
**ENGINEERING REVIEW**

ISSUE DATE:  
**2/8/2024**

REVISIONS	NO.	DESCRIPTION	BY	DATE
	1			

DRAWN BY: \_\_\_\_\_ REL/TAW  
 APPROVED BY: \_\_\_\_\_ RMF  
 DRAWING FILE: 24-2001.DWG

SCALE:  
 22" x 34" - 1" = 10'  
 11" x 17" - 1" = 20'

APPLICANT:  
 SAKUNTALA LLC  
 4 ANDREW WAY  
 MADBURY, NH 03823

OWNER:  
 SAKUNTALA LLC  
 4 ANDREW WAY  
 MADBURY, NH 03823

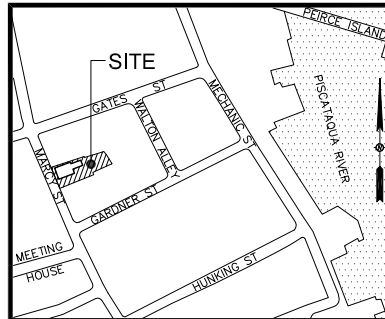
PROJECT:  
**235 MARCY STREET  
 TAX MAP 103, LOT 12  
 PORTSMOUTH, NH**

TITLE:  
**EXISTING CONDITIONS  
 PLAN**

SHEET NUMBER:  
**S-1**

ALTUS JOB# 5515





**REFERENCE PLAN**

"EXISTING CONDITIONS PLAN, TAX MAP 103, LOT 12, 235 MARCY STREET, PORTSMOUTH, NH", BY JAMES VERRA AND ASSOCIATES, INC., DATED FEBRUARY 8, 2024.

**ZONING SUMMARY**

ZONE: GRB (GENERAL RESIDENCE B) – EXISTING RESIDENCE TO BE RENOVATED & PROPOSED GARAGE ADDITION  
 EXISTING LOT AREA: 0.248 AC ± (3,590 S.F. ±)

**DIMENSIONAL REQUIREMENTS**

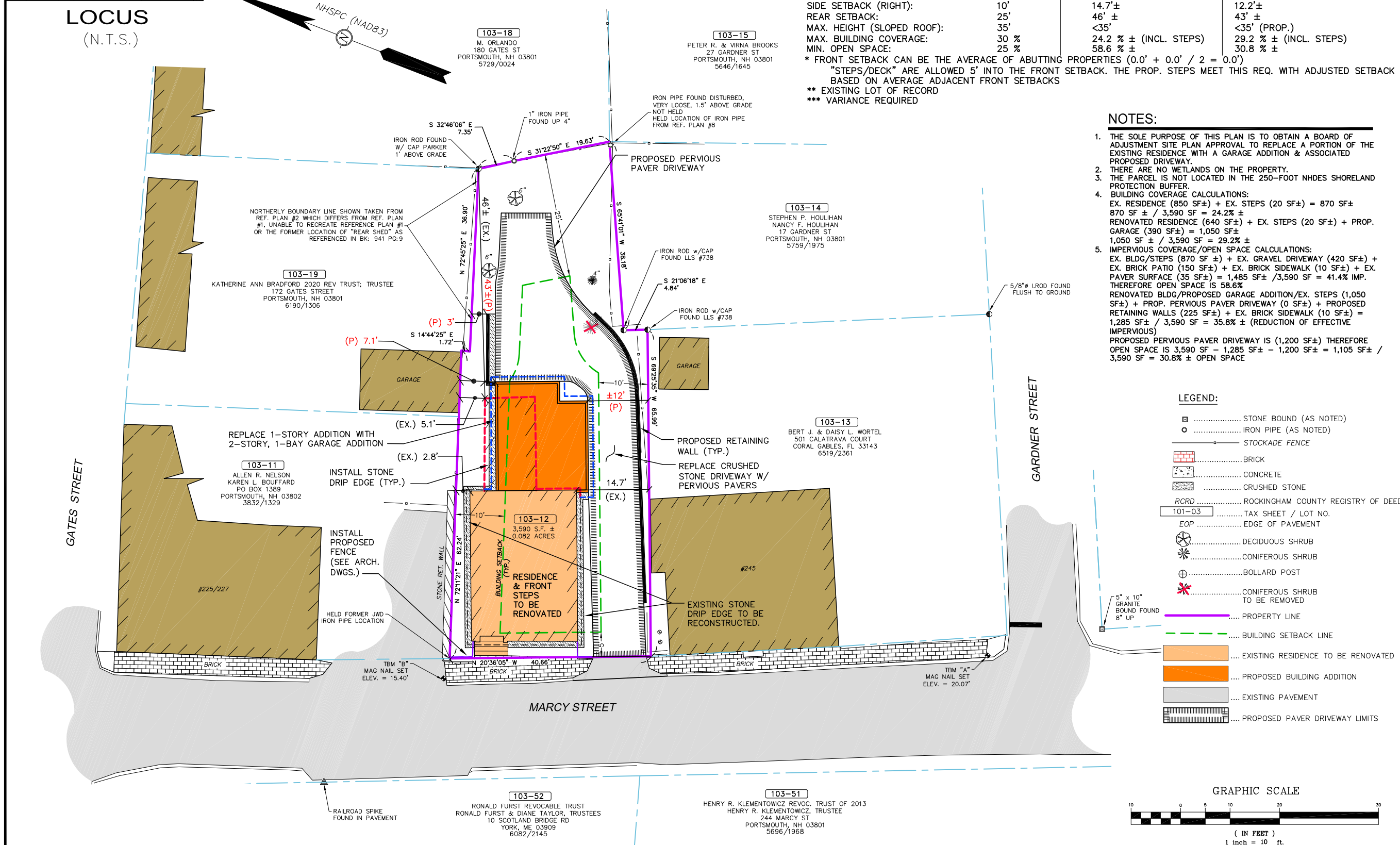
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	5,000 S.F.	3,590 S.F. ±	3,590 S.F. ± ** ***
MIN. LOT AREA PER DWELLING UNIT:	5,000 S.F.	3,590 S.F. ±	3,590 S.F. ± ** ***
DWELLING UNITS:	—	1	1
MIN. STREET FRONTAGE:	80'	40.66'	40.66' ** ***
MIN. LOT DEPTH:	60'	100' ± (AVERAGE)	100' ± (AVERAGE)
FRONT SETBACK: *	5' (0.0')*	0.2' ± (EX. STEPS)	0.2' ± (EX. STEPS) ***
SIDE SETBACK (LEFT):	10'	2.8' ±	2.8' ± ***
SIDE SETBACK (RIGHT):	10'	14.7' ±	12.2' ±
REAR SETBACK:	25'	46' ±	43' ±
MAX. HEIGHT (SLOPED ROOF):	35'	<35'	<35' (PROP.)
MAX. BUILDING COVERAGE:	30 %	24.2 % ± (INCL. STEPS)	29.2 % ± (INCL. STEPS)
MIN. OPEN SPACE:	25 %	58.6 % ±	30.8 % ±

\* FRONT SETBACK CAN BE THE AVERAGE OF ABUTTING PROPERTIES (0.0' + 0.0' / 2 = 0.0')  
 \*\* "STEPS/DECK" ARE ALLOWED 5' INTO THE FRONT SETBACK. THE PROP. STEPS MEET THIS REQ. WITH ADJUSTED SETBACK BASED ON AVERAGE ADJACENT FRONT SETBACKS  
 \*\*\* EXISTING LOT OF RECORD  
 \*\*\* VARIANCE REQUIRED

**NOTES:**

- THE SOLE PURPOSE OF THIS PLAN IS TO OBTAIN A BOARD OF ADJUSTMENT SITE PLAN APPROVAL TO REPLACE A PORTION OF THE EXISTING RESIDENCE WITH A GARAGE ADDITION & ASSOCIATED PROPOSED DRIVEWAY.
- THERE ARE NO WETLANDS ON THE PROPERTY.
- THE PARCEL IS NOT LOCATED IN THE 250-FOOT NHDES SHORELAND PROTECTION BUFFER.
- BUILDING COVERAGE CALCULATIONS:  
 EX. RESIDENCE (850 SF±) + EX. STEPS (20 SF±) = 870 SF±  
 870 SF ± / 3,590 SF = 24.2% ±  
 RENOVATED RESIDENCE (640 SF±) + EX. STEPS (20 SF±) + PROP. GARAGE (390 SF±) = 1,050 SF±  
 1,050 SF ± / 3,590 SF = 29.2% ±
- IMPERVIOUS COVERAGE/OPEN SPACE CALCULATIONS:  
 EX. BLDG/STEPS (870 SF ±) + EX. GRAVEL DRIVEWAY (420 SF±) + EX. BRICK PATIO (150 SF±) + EX. BRICK SIDEWALK (10 SF±) + EX. PAVER SURFACE (35 SF±) = 1,485 SF± / 3,590 SF = 41.4% IMP. THEREFORE OPEN SPACE IS 58.6%  
 RENOVATED BLDG/PROPOSED GARAGE ADDITION/EX. STEPS (1,050 SF±) + PROP. PERVIOUS PAVER DRIVEWAY (0 SF±) + PROPOSED RETAINING WALLS (225 SF±) + EX. BRICK SIDEWALK (10 SF±) = 1,285 SF± / 3,590 SF = 35.8% ± (REDUCTION OF EFFECTIVE IMPERVIOUS)  
 PROPOSED PERVIOUS PAVER DRIVEWAY IS (1,200 SF±) THEREFORE OPEN SPACE IS 3,590 SF - 1,285 SF± - 1,200 SF± = 1,105 SF± / 3,590 SF = 30.8% ± OPEN SPACE

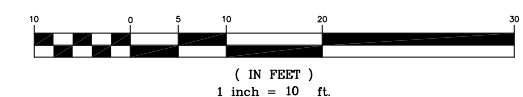
**LOCUS**  
(N.T.S.)



**LEGEND:**

- ..... STONE BOUND (AS NOTED)
- ..... IRON PIPE (AS NOTED)
- ..... STOCKADE FENCE
- ▒ ..... BRICK
- ▒ ..... CONCRETE
- ▒ ..... CRUSHED STONE
- RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 101-03 ..... TAX SHEET / LOT NO.
- EOP ..... EDGE OF PAVEMENT
- ..... DECIDUOUS SHRUB
- \* ..... CONIFEROUS SHRUB
- ⊕ ..... BOLLARD POST
- \* ..... CONIFEROUS SHRUB TO BE REMOVED
- ..... PROPERTY LINE
- ..... BUILDING SETBACK LINE
- ▒ ..... EXISTING RESIDENCE TO BE RENOVATED
- ▒ ..... PROPOSED BUILDING ADDITION
- ▒ ..... EXISTING PAVEMENT
- ▒ ..... PROPOSED PAVER DRIVEWAY LIMITS

**GRAPHIC SCALE**



ENGINEER:  
  
 133 Court Street Portsmouth, NH 03801  
 (603) 433-2335 www.altus-eng.com

ISSUED FOR: **APPROVAL**  
 ISSUE DATE: **APRIL 29, 2024**

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	04/29/24

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 APPROVED BY: **EDW**  
 DRAWING FILE: **5518.DWG**

SCALE:  
 22" x 34" - 1" = 10'  
 11" x 17" - 1" = 20'

APPLICANT:  
**SAKUNTALA LLC**  
 4 ANDREW WAY  
 MADBURY, NH 03823

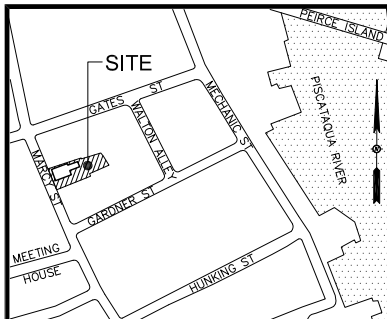
OWNER:  
**SAKUNTALA LLC**  
 4 ANDREW WAY  
 MADBURY, NH 03823  
 RCRD DEED BK 6511, PG 2347

PROJECT:  
**235 MARCY STREET**  
**TAX MAP 103, LOT 12**  
**PORTSMOUTH, NH**

TITLE:  
**BOARD OF ADJUSTMENT**  
**SITE PLAN**

SHEET NUMBER:  
**C - 1**

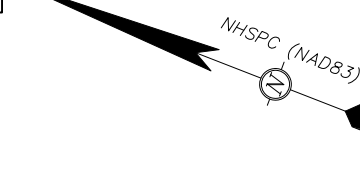
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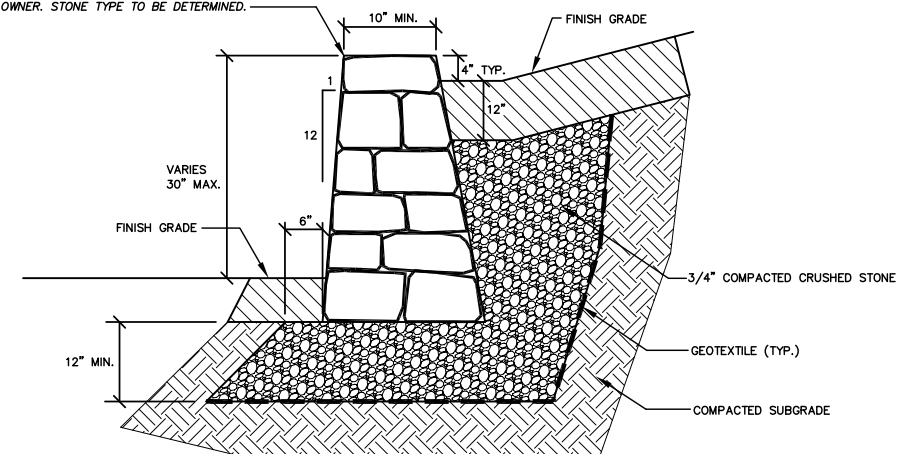
**REFERENCE PLAN**

"EXISTING CONDITIONS PLAN, TAX MAP 103, LOT 12, 235 MARCY STREET, PORTSMOUTH, NH", BY JAMES VERRA AND ASSOCIATES, INC., DATED FEBRUARY 8, 2024.

**LOCUS**  
(N.T.S.)



STONE RETAINING WALL, DRY LAID LOOK, MORTAR TAPPED, 1/12 BATTER ON FRONT AND BACK OF WALL. CONTRACTOR TO CONSTRUCT 6' LONG SAMPLE PANEL OF WALL FOR REVIEW AND APPROVAL BY OWNER. STONE TYPE TO BE DETERMINED.



**RETAINING WALL DETAIL**

NOT TO SCALE

ENGINEER:  
  
 133 Court Street Portsmouth, NH 03801  
 (603) 433-2335 www.altus-eng.com

ISSUED FOR: **APPROVAL**  
 ISSUE DATE: **MAY 13, 2024**

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	04/29/24
1	ADD RET. WALL DETAIL	EDW	05/13/24

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 APPROVED BY: \_\_\_\_\_ EDW  
 DRAWING FILE: 5518.DWG

SCALE:  
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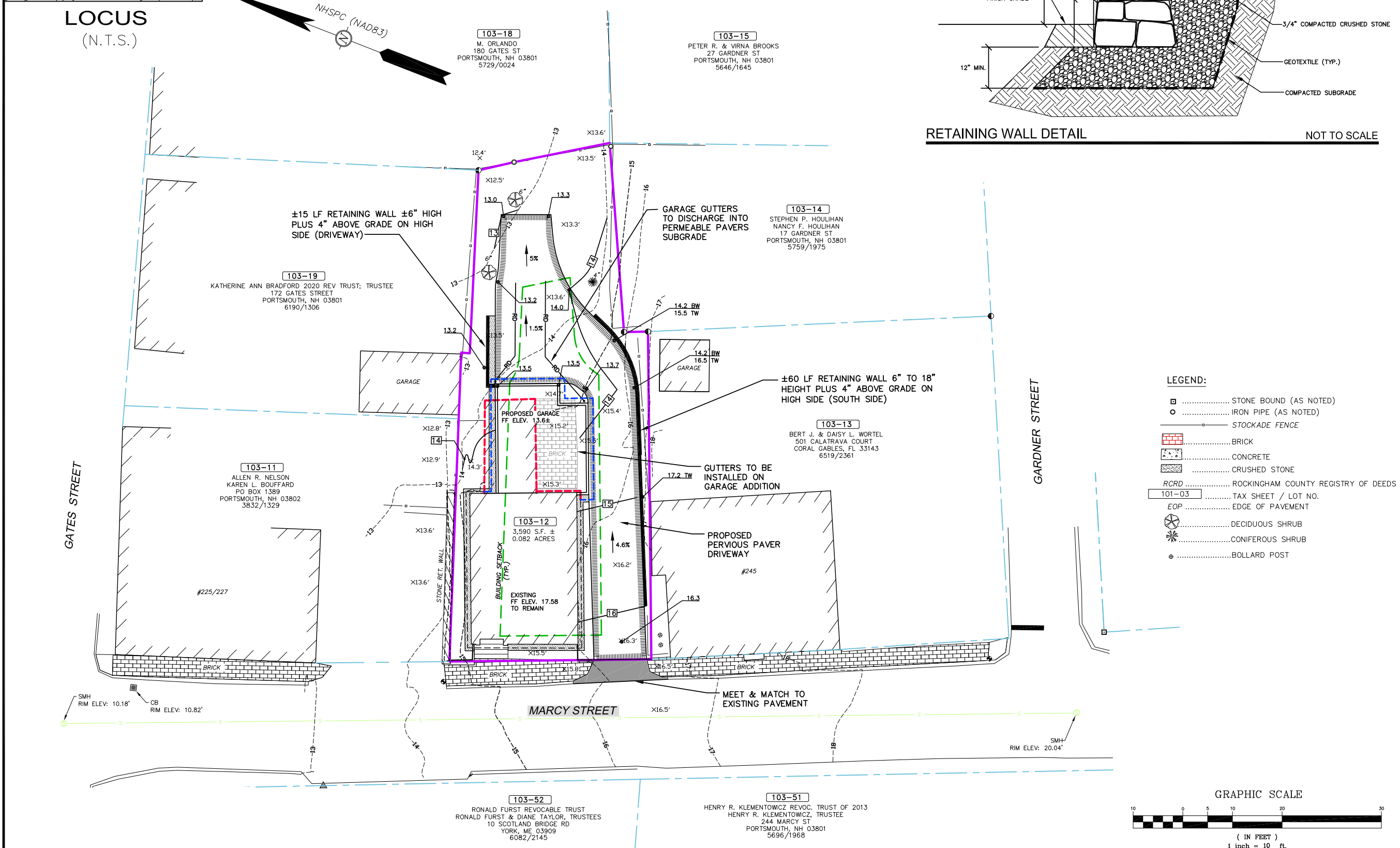
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 SAKUNTALA LLC  
 4 ANDREW WAY  
 MADBURY, NH 03823

OWNER:  
 SAKUNTALA LLC  
 4 ANDREW WAY  
 MADBURY, NH 03823  
 RCRD DEED BK 6511, PG 2347

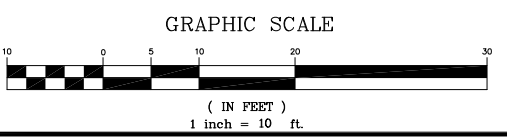
PROJECT:  
 235 MARCY STREET  
 TAX MAP 103, LOT 12  
 PORTSMOUTH, NH

TITLE:  
**PRELIMINARY BOARD OF ADJUSTMENT SITE PLAN**

SHEET NUMBER:  
**C - 1**



- LEGEND:**
- ..... STONE BOUND (AS NOTED)
  - ..... IRON PIPE (AS NOTED)
  - ..... STOCKADE FENCE
  - [Brick Pattern] ..... BRICK
  - [Concrete Pattern] ..... CONCRETE
  - [Crushed Stone Pattern] ..... CRUSHED STONE
  - RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - 101-03 ..... TAX SHEET / LOT NO.
  - EOP ..... EDGE OF PAVEMENT
  - [Deciduous Shrub Symbol] ..... DECIDUOUS SHRUB
  - [Coniferous Shrub Symbol] ..... CONIFEROUS SHRUB
  - ⊙ ..... BOLLARD POST



ALTUS JOB# 5518