

**CITY OF PORTSMOUTH
ZONING BOARD OF ADJUSTMENT
APPLICATION NARRATIVE**

Haven Properties LLC
(Owner/Applicant)
Tax Map 144, Lot 43
187 McDonough Street
Portsmouth, NH 03801

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JUL 31 2019

BY: _____

INTRODUCTORY STATEMENT

Haven Properties LLC (the "Applicant") is the owner of property located at 187 McDonough Street, Portsmouth, New Hampshire 03801, identified on Tax Map 144, as Lot 43 (the "Subject Property"). The Subject Property is in Portsmouth's General Residence C ("GRC") Zoning District. It is approximately 0.06 acres in size (1,868 square feet) and contains a single-family home that abuts railroad property to the rear.

The Applicant acquired the Subject Property in 2017. Prior to the Applicant acquiring the Subject Property, it was owned by one family for just under forty-eight (48) years. The existing home was originally built in 1856. It has fallen into significant disrepair. The home has structural issues and is in very poor condition overall. It has been unoccupied since the Applicant purchased it due to unsafe and inhabitable conditions. The existing home also has an outdated floor plan. Portions of the home encroach slightly into the abutting property to the left (west) and touch upon or cross slightly over the boundary to the rear (north), which land is owned by the railroad.

Restoring and modernizing the existing home and bringing into code compliance would be cost prohibitive. The existing boundary encroachments are also problematic, as the Applicant needs permission from the abutting landowners to legally maintain the building. As such, the Applicant is proposing to tear down the existing residence and construct a new modest-sized home that would be more centered on the Subject Property. The proposed home would have a modern floor plan consistent with what today's renters and home buyers desire. The Applicant would be creating off-street parking none exists.

The Applicant is presently under contract to purchase approximately 669 square feet of adjacent railroad land to the rear of the Subject Property, as depicted on the plans submitted with the variance application. The Applicant's purchase of the additional land hinges on receiving the necessary variances to construct the proposed home on the Subject Property. The Applicant has a current lot line adjustment application pending before the Planning Board that would increase the lot area of the property to 2,537 s.f. from the existing 1,868 s.f.

CHANGES TO PLANS FROM PRIOR APPLICATION (MAY 2019)

The Applicant previously submitted an Application for variance relief to the Board in May 2019 that was heard at the June meeting. This Application was ultimately denied. Since this time,

the Applicant has re-designed the home and revised his plans to address most if not all of the prominent concerns raised by certain Board members and abutters.

The following are a bulletin point list of the most significant changes that the Applicant has made to its building plans in response to concerns raised by the Board at its June hearing:

- The garage with elevated deck/balcony above previously proposed within 4 feet of the right (east) property boundary has been eliminated, thus allowing for a 12 feet setback. No right yard setback relief is needed with the current proposal.¹
- The elevated deck/balcony features facing the abutter to the right have been eliminated, thus addressing the Board's concerns about the closest abutter's light, air, space, and privacy with the previously proposed right yard setback encroachment;
- The "bump-out" to the left side of the previously proposed building has been eliminated, thus creating greater setback conformity than what was previously proposed. The Board felt that this feature was unnecessary, thus the Applicant revised his plans to eliminate it. The proposed building will have a 4 foot left yard setback where 0 feet exists² and 2 feet was previously proposed;
- Proposed building coverage has been reduced from 49% to 43%.

The most significant concern raised with the prior application pertained to the attached garage previously proposed. The plans submitted to the Board called for an attached garage with elevated deck above it to be constructed within 4 feet of the abutting property boundary to the right (east). As part of the Applicant's re-design, this feature has been eliminated.

SUMMARY OF VARIANCE RELIEF

The Applicant seeks the following variances from Section 10.521 (Table of Dimensional Requirements) of the Zoning Ordinance:

1. To allow lot area of 2,537 s.f. where 3,500 s.f is the minimum required;
2. To allow lot area per dwelling unit of 2,537 s.f. where 3,500 s.f. is the minimum required;
3. To allow continuous street frontage of 48' where 70' is the minimum required;
4. To allow building coverage of 43% (+/-) where 35% is the maximum required;
5. To allow a 4' (+/-) left yard setback where 10' is the minimum required; and
6. To allow a 9' (+/-) rear yard setback where 20' is the minimum required.³

¹ Prior to the Applicant purchasing the property, there was a porch with attached ramp encroaching into the right yard setback. The porch/ramp structure was located approximately 7.5 feet from the right (east) property boundary. The Applicant had this structure removed.

² The existing building encroaches into the abutting property by approximately 2 feet.

³ Section 10.516.20 of the Ordinance reads: *Notwithstanding any other provision of this Article, in any district where a rear yard or side yard is required, the minimum yard adjoining a railroad right of way shall be 15 feet.*

The Applicant has applied for rear setback relief under the general standards given the differing standards set forth in the Ordinance for properties abutting railroad right-of-ways. The general standard is more stringent than the 15' standard set forth in 10.516.20, thus in exercising an abundance of caution, the Applicant has applied under the more stringent standard of relief.

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VARIANCE CRITERIA

Granting the variances will not be contrary to the public interest and will observe the spirit of the Ordinance.

In the case of *Chester Rod & Gun Club, Inc. v. Town of Chester*, the Court observed that the requirements that a variance not be "contrary to the public interest" or "injure the public rights of others" are coextensive and are related to the requirement that the variance be consistent with the spirit of the ordinance. 152 N.H. 577 (2005). The Court noted that since the provisions of all ordinances represent a declaration of public interest, any variance will, in some measure, be contrary to the ordinance, but to be contrary to the public interest or injurious to public rights of others, "the variance must 'unduly, and in a marked degree' conflict with the ordinance such that it violates the ordinance's 'basic zoning objectives.'" Id. "Mere conflict with the terms of the zoning ordinance is insufficient to constitute a violation of the ordinance's basic zoning objectives." *Harborside Assoc v. Parade Residence Hotel*, 162 N.H. 508, 514 (2011). "There are two methods of ascertaining whether granting a variance would violate an ordinance's basic zoning objectives: (1) examining whether granting the variance would alter the essential character of the neighborhood or, in the alternative; and (2) examining whether granting the variance would threaten the public health, safety, or welfare." Id.

Consistent with most, if not all, of the properties in the section of McDonough Street between Dover and Cabot Streets, building coverage on the Subject Property exceeds the maximum amount allowed under Section 10.521 of the Zoning Ordinance. This is driven primarily by the small size of the lot. Because the lots in this area are very small, a significant percentage of them fall short of the minimum lot area requirements. This naturally leads to a situation where most of the properties also exceed the maximum allowable building coverages. In its existing condition, the Subject Property exceeds minimum lot coverage. If the relief requested is granted, the Subject Property will still contain similar or lesser lot coverage to that of many of the surrounding properties.

Of the eleven (11) other properties that have frontage on McDonough Street and are located between Cabot and Dover Streets, eight (8) have structures that encroach significantly into one or both side yard setbacks. Many of these properties also encroach into the rear yard setback. The Applicant has brought the left and rear yard setbacks into greater conformity with the Ordinance by eliminating the existing boundary encroachments. A fair argument can also be made that the Applicant has also improved the right yard setback over what has historically existed. Prior to the Applicant's purchase of the Subject Property, there was a porch/entryway with attached handicap ramp located 7.5 feet from the right (north) boundary on the Subject Property. The Applicant eliminated this structure. The new building proposed for the Subject Property would have a compliant right yard setback.

In addition to the above improvements, the Applicant has created off-street parking on the Subject Property where no legal spaces exist. With the boundary line adjustment proposed, the lot depth requirement of the Zoning Ordinance will be met with the additional land being added in the

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JUL 31 2019

rear, whereas it is presently non-compliant. Lot area and lot area per dwelling unit will also be brought into greater conformity with the Zoning Ordinance.

The abutter to the left (west) will be directly benefited by the proposed construction, as they will no longer have a home encroaching into the right (east) side of their property. The reduction in left and rear yard setback encroachments will also benefit the Applicant, who will now have enough space to maintain the proposed home without needing permission from the abutting property owner. In addition, the residents of the neighborhood and general public will be benefited by the creation of off-street parking where none presently exists. Overall, with the zoning trade-offs proposed, the Applicant is bringing the Subject Property into greater conformity with the provisions of the Zoning Ordinance and bettering the situation with this lot. The proposed building design will maintain the street-front character fabric of the neighborhood.

Granting the variances requested for the Subject Property will not alter the essential characteristics of the neighborhood or create any threat to the public health, safety or welfare. This is a densely settled area where most of the surrounding properties have greater or similar building coverages and setback encroachments to what is proposed on the Subject Property.

In the case of *Belanger v. Nashua*, the New Hampshire Supreme Court recognized that municipalities have an obligation to have their zoning ordinances reflect current characteristics of the neighborhood. 121 N.H. 389 (1981). In the present instance, the dimensional standards applicable to the GRC District do not reflect the characteristics of the neighborhood.

Substantial justice will be done by granting the variance relief.

Any loss to the individual that is not outweighed by a gain to the general public is an injustice. *New Hampshire Office of State Planning, The Board of Adjustment in New Hampshire, A Handbook for Local Officials* (1997); *Malachy Glen Assocs., Inc. v. Town of Chichester*, 155 N.H. 102 (2007).

If the variances were to be denied, the Applicant would be left with a home that is presently inhabitable and in need of a complete renovation which would include significant structural work. The existing home is relatively small and contains a dysfunctional, outdated floor plan that would not appeal to most families or couples looking to rent or purchase in the area. The home that the Applicant is proposing to construct on the Subject Property would contain a more functional and desirable layout which would appeal to many modern renters and potential home buyers. The loss(es) to the Applicant in denying the variances would not be outweighed by any corresponding gain to the public.

The values of surrounding properties will not be diminished by granting the variance relief.

Surrounding properties will not be negatively impacted by the construction of a new, modern single-family home on the Subject Property. To the contrary, the construction of new, tastefully designed home on the Subject Property is likely to increase the values of surrounding properties. It will have a direct benefit to the owners of 199 McDonough Street (Tax Map 144,

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Lot 42, who will no longer have another person's home encroaching into the right side of their property.

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

The Subject Property has special conditions that make it distinguishable from surrounding properties. Owing to these special conditions, there is no fair and substantial relationship between the general purposes of the Ordinance provision(s) and their application to the Property.

The Subject Property contains a small single-family home that is inhabitable in its current state, has a dysfunctional floor plan and structural issues with the foundation. The home encroaches into the neighboring property to the left (east) and touches upon or slightly crosses over the boundary in the rear (north), thus violating the left and rear yard setbacks. To gain permanent legal access rights to those portions of the existing building that encroach upon the property boundaries, the Applicant would need easements from the abutting property owners, which may or may not be achievable but would serve no long-term benefit to anyone. The Subject Property does not have any off-street parking and already exceeds the maximum allowable building coverage by 11%. In addition, the property to the rear (north) of the Subject Property is owned by the railroad and has tracks running through it; therefore, there are no residential structures immediately behind the proposed building. Taken together, these are special conditions that distinguish the Subject Property from surrounding properties.

Owing to its special conditions, there is no fair and substantial relationship between the general purposes of the GRC Zoning restrictions and their application to the Subject Property, as the Applicant could keep the home in its current location if the variance relief were denied. By adding land and constructing a new home in a different location on the Subject Property, the Applicant is improving conditions. The Applicant is eliminating the left and rear yard setback encroachments, eliminating the lot depth non-conformity, improving the lot area/lot area per dwelling unit non-conformity and providing off-street parking where none presently exists. The elimination of the left and rear boundary encroachments will allow the Applicant to maintain the proposed building without needing permission from abutting property owners. The Applicant will be able to create a modern, more attractive single-family home on the Subject Property without violating the spirit, intent and basic objectives of the Zoning Ordinance, which is intended to promote *medium* to *high* density in the GRC District.

The proposed use is reasonable.

The use of the Subject Property for a single-family home will be consistent with the spirit and intent of GRC Zoning, which promotes a mixture of single-family, two-family and multi-family uses. The Subject Property has always been used for single-family residential purposes. Accordingly, it can be objectively concluded that the proposed use is reasonable.

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PROPOSED CONDITION OF APPROVAL

In conjunction with the variances requested, the Applicant proposes the following condition of approval: *This approval is expressly conditioned upon the Applicant receiving lot line adjustment approval from the Planning Board in substantial compliance with the plans presented to and approved by the Zoning Board of Adjustment.*

CONCLUSION

In conclusion, the Applicant has demonstrated that the proposed plans meet the five (5) criteria for granting each of the variances requested. Accordingly, it respectfully requests that the Board approve its Variance Application.

Dated: July 31, 2019

Respectfully Submitted,

Haven Properties LLC
Jeffrey Demers, Member



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187 MC DONOUGH ST
PORTSMOUTH, NEW HAMPSHIRE
ROCKINGHAM COUNTY
TAX MAP 144, LOT 43

DRAWING INDEX
SITE PLAN &
ABBREVIATIONS

DATE JULY 30, 2019

PROJECT NUMBER

DRAWN BY JLD

SCALE As Shown

SHEET NUMBER

A-1.0

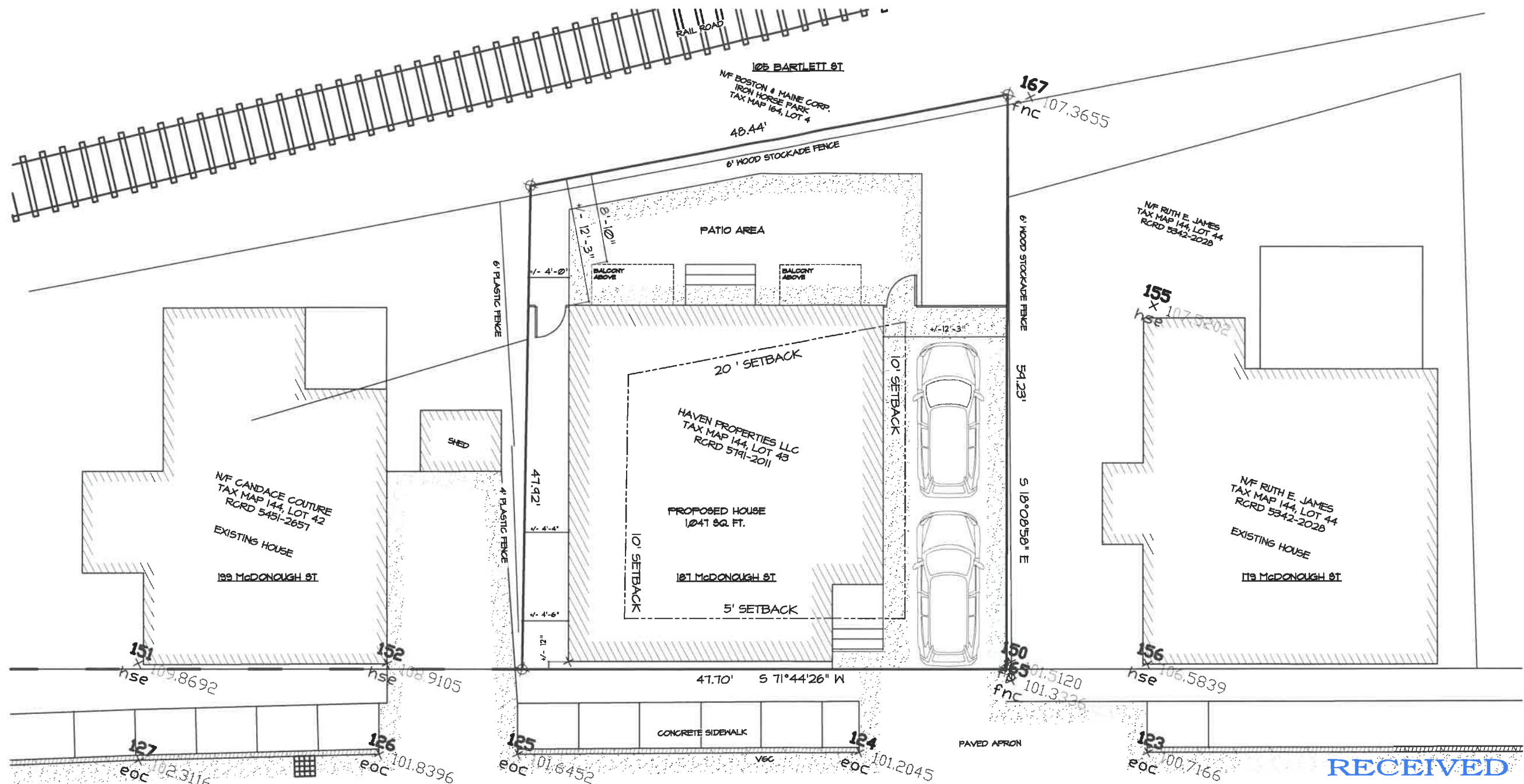
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BY: _____

DRAWING INDEX

- A-1.0 DRAWING INDEX, SITE PLAN &
ABBREVIATIONS
A-0.1 EXISTING SITE SURVEY
A-0.2 EXISTING & PROPOSED SITE PLAN
A-0.3 EXISTING CONDITIONS PHOTOS
A-0.4 EXISTING CONDITIONS PHOTOS
A-2.0 FOUNDATION PLAN
A-2.1 FIRST & SECOND FLOOR PLAN
A-2.2 THIRD FLOOR & ROOF PLAN
A-3.1 EXTERIOR ELEVATIONS



McDONOUGH STREET
50' PUBLIC RIGHT OF WAY

1 PROPOSED SITE PLAN 3/8" = 1'-0"

ABBREVIATION SCHEDULE

ADD	ADDITIONAL	MIN	MINIMUM	BL	ELEV	RU	ROOF TOP UNIT	IMP	INSULATED WALL PANEL	TOP	TOP OF PIER
ALT	ALTERNATE	NO	NONE	ELEV	ELEVATION	SCHED	SCHEDULE	JSTB	JOIST	TOS	TOP OF SLAB
ABL	ABOVE SEA LEVEL	MTL	METAL	EQ	EDGE OF DECK	SECT	SECTION	JH	JOIST HEIGHT	TOW	TOP OF WALL
ARCH	ARCHITECTURAL	NS	NEAR SIDE	BU	BENCH	SH	SHED	L	LONG	TYP	TYPICAL
BOT	BOTTOM	NTS	NOT TO SCALE	EXT	EXISTING	SP	STEPPED FOOTING	LLS	LONG LESS VERTICAL	UCH	UNLESS OTHERWISE NOTED
BRS	BEARINGS	OC	ON CENTER	EXT	EXTENSION	SPCS	SPACES	LLH	LONG LESS HORIZONTAL	VF	VERTICAL
BS	BOTH SIDES	OP	OUTSIDE FACE	EXT	EXTENSION	SPF	SPRUCE, PINE, FIR	LLV	LONG LESS VERTICAL	W	WITH
CJ	CONTROL JOINT	OPNG	OPENING	FD	FLOOR DRAIN	STD	STANDARD	LOC	LOCATION	W	WITH
COL	COLUMN	OPP	OPPOSITE	FDN	FOUNDATION	STL	STEEL	LAL	LAMINATED VENEER	W	WITH
COMP	COMPACTED	OVL	OVERLAY	FRMS	FRAMING	STR	STRUCTURE	LVL	LAMINATED VENEER	W	WITH
CONC	CONCRETE	PB	POINT BEARING	FS	FACE SIDE	STRCT	STRUCTURAL	MANF	MANUFACTURER	W	WITH
CON	CONNECTION	PAP	POUNDER DRIVEN FASTENERS	FTS	FOOTING	STRCT	STRUCTURAL	MAX	MECHANICAL	W	WITH
CONT	CONTINUOUS	FLP	PLYWOOD	GA	GALVANIZED	STRCT	STRUCTURAL	MECH	MECHANICAL	W	WITH
COORD	COORDINATE	FLP	PLYWOOD	GA	GALVANIZED	STRCT	STRUCTURAL	MECH	MECHANICAL	W	WITH
CTRD	CENTERED	FLP	PLYWOOD	GA	GALVANIZED	STRCT	STRUCTURAL	MECH	MECHANICAL	W	WITH
CRP	CREEP	FLP	PLYWOOD	GA	GALVANIZED	STRCT	STRUCTURAL	MECH	MECHANICAL	W	WITH
CRS	CREEP	FLP	PLYWOOD	GA	GALVANIZED	STRCT	STRUCTURAL	MECH	MECHANICAL	W	WITH
EA	EACH	FLP	PLYWOOD	GA	GALVANIZED	STRCT	STRUCTURAL	MECH	MECHANICAL	W	WITH
EF	EACH FACE	FLP	PLYWOOD	GA	GALVANIZED	STRCT	STRUCTURAL	MECH	MECHANICAL	W	WITH
EP	EXTERIOR FINISH	FLP	PLYWOOD	GA	GALVANIZED	STRCT	STRUCTURAL	MECH	MECHANICAL	W	WITH
EP	EXTERIOR FINISH	FLP	PLYWOOD	GA	GALVANIZED	STRCT	STRUCTURAL	MECH	MECHANICAL	W	WITH

LEGEND

MONUMENT TO BE SET

NOTES

1) OWNERS OF RECORD:
HAVEN PROPERTIES LLC
80 HAVEN ROAD
PORTSMOUTH, NH 03801
TAX MAP 144, LOT 43
RCRD: 5791-2011
PARCEL AREA: 1868 SF, 0.04 ACRES

IRON HORSE PROPERTIES LLC
105 BARTLETT ST
PORTSMOUTH, NH 03801
TAX MAP 164, LOT 4
RCRD: 5470-1686
PARCEL AREA: 4.07 ACRES

2) BASIS OF BEARING FROM PLAN REFERENCE #8.

3) PARCEL IS IN GENERAL RESIDENCE ZONE C (GRZ)
MINIMUM LOT AREA.....3500 SF
MINIMUM STREET FRONTAGE.....70 FT
MINIMUM LOT DEPTH.....30 FT
SETBACKS

FRONT.....5 FT
SIDE.....10 FT
REAR.....20 FT
MAXIMUM BUILDING HEIGHT.....35 FT
MAXIMUM BUILDING COVERAGE.....35%
MINIMUM OPEN SPACE.....20%

4) GIS DATA SHALL BE PROVIDED TO THE DEPARTMENT OF PUBLIC WORKS AS REQUIRED BY THE CITY. EXISTING BUILDING HAS GAS, SEWER, & WATER SERVICE FROM MAINS IN McDONOUGH ST.

5) THE FINAL PLAT AND ALL EASEMENT DEEDS SHALL BE RECORDED CONCURRENTLY AT THE REGISTRY OF DEEDS BY THE CITY OR AS DEEMED APPROPRIATE BY THE PLANNING BOARD.

6) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0254E, PANEL 254 OF 682, DATED MAY 17, 2005.

REFERENCE PLANS

1) "PLAN OF A TRACT OF LAND IN THE TOWN OF PORTSMOUTH BELONGING TO A.H. & S.H." BY JOSEPH WIGGIN. DATED AUGUST 13, 1866. RCRD 00561.

2) "STATION MAP-LANDS BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 2466+20 TO STATION 3014+0" BY OFFICE OF VALUATION ENGINEER, BOSTON, MASS. DATED JUNE 30, 1914. NOT RECORDED.

3) "RIGHT-OF-WAY AND TRACK MAP BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 2466+20 TO 3014+0" BY OFFICE OF THE VALUATION ENGINEER, BOSTON, MASS. DATED JUNE 30, 1914. NOT RECORDED.

4) "LAND IN PORTSMOUTH, NH. BOSTON AND MAINE RAILROAD TO PORTSMOUTH FACTORY BUILDING ASSOCIATION" BY E.H. CHAPMAN REAL ESTATE ENGINEER. DATED OCTOBER 1923. RCRD 00356.

5) "PLAN OF CABOT STREET PORTSMOUTH, NH. McDONOUGH ST. TO B.M.R.R." BY JOHN W. DURGIN, CIVIL ENGINEER. DATED APRIL 1928.

6) "LOT 45 SALEM ST. PORTSMOUTH, NH." BY JOHN W. DURGIN, CIVIL ENGINEER. DATED JANUARY 1939. RCRD 0889.

7) "PLAN OF LOT NO. 179 McDONOUGH ST. PORTSMOUTH, NH." BY JOHN W. DURGIN, CIVIL ENGINEER. DATED AUGUST 1963.

8) "CONDOMINIUM SITE PLAN GASLIGHT CONDOMINIUM MAP U44 - LOT 26 FOR STEVE KELM & ERIC BESSENER" BY AMBIT ENGINEERING, INC. DATED JULY 31, 2000. RCRD D-28245.

9) "PLAN OF LAND ATTEMPTING TO QUIET TITLE" BY AMES-MSC ARCHITECTS & ENGINEERS. DATED APRIL 26, 2006. NOT RECORDED.

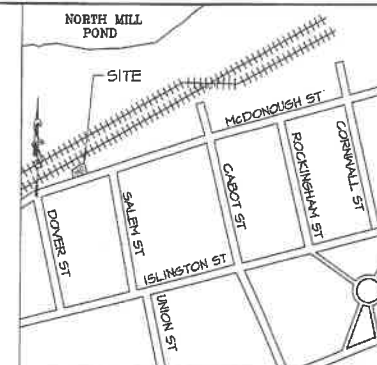
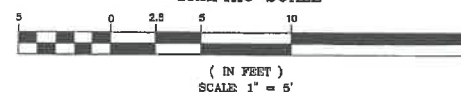
LOT AREAS

	EXISTING AREA	AREA CHANGED	PROPOSED AREA
187 McDONOUGH	1868 S.F.	669 S.F.	2,537 S.F.

LOT REQUIREMENTS

	BUILDING COVERAGE S.F.	OPEN SPACE S.F.	STREET FRONTAGE FEET
187 McDONOUGH ST	EXISTING 261 46.4%	291 47.2%	47.10'
	PROPOSED 261 34.2%	1550 61.9%	47.10'

GRAPHIC SCALE



LOCUS PLAN N.T.S.

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON

DATE

ABUTTERS LIST

TAX MAP 144, LOT 28
178 McDONOUGH ST
HAVEN PROPERTIES LLC

TAX MAP 144, LOT 29
200 McDONOUGH ST
200 McDONOUGH ST REALTY TRUST

TAX MAP 144, LOT 42
199 McDONOUGH ST
CANDACE COUTURE

TAX MAP 144, LOT 44
179 McDONOUGH ST
ALLEN L. & BETTY J. SCHMID

TAX MAP 164, LOT 4
105 BARTLETT ST
IRON HORSE PROPERTIES LLC

A) I ALEX ROSS, HEREBY CERTIFY:
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 AR & MW DURING MAY OF 2013. THE ERROR OF CLOSURE IS BETTER THAN 1/15,000. SURVEY PER NHLSA STANDARDS; CATEGORY 1, CONDITION 1.

Alex Ross 1/23/14
R. ALEX ROSS DATE

A COPY OF THIS PLAN HAS BEEN SUBMITTED TO THE PORTSMOUTH PLANNING BOARD FOR INFORMATION PURPOSES ONLY. PER RSA 678:18 IV.

ISS.	DATE	FOR APPROVAL
CHECKED	A.R.	DESCRIPTION OF ISSUE
DRAWN	DDD	
CHECKED	A.R.	

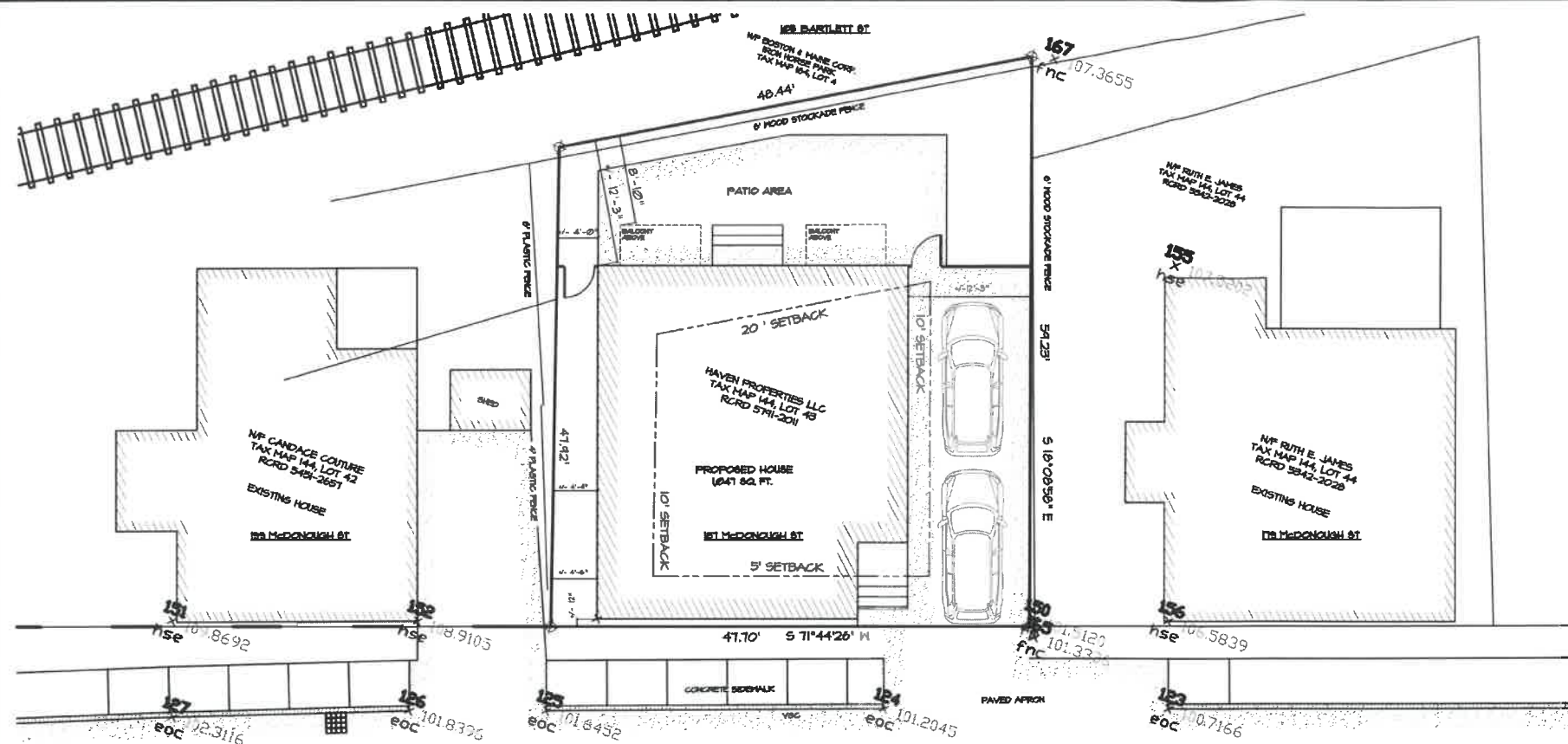
ROSS ENGINEERING
Civil/Structural Engineering
& Surveying
909 Irvington St
Portsmouth, NH 03801
(603) 433-7569

CLIENT
JEFF DEMERS
80 HAVEN ROAD
PORTSMOUTH, NH 03801

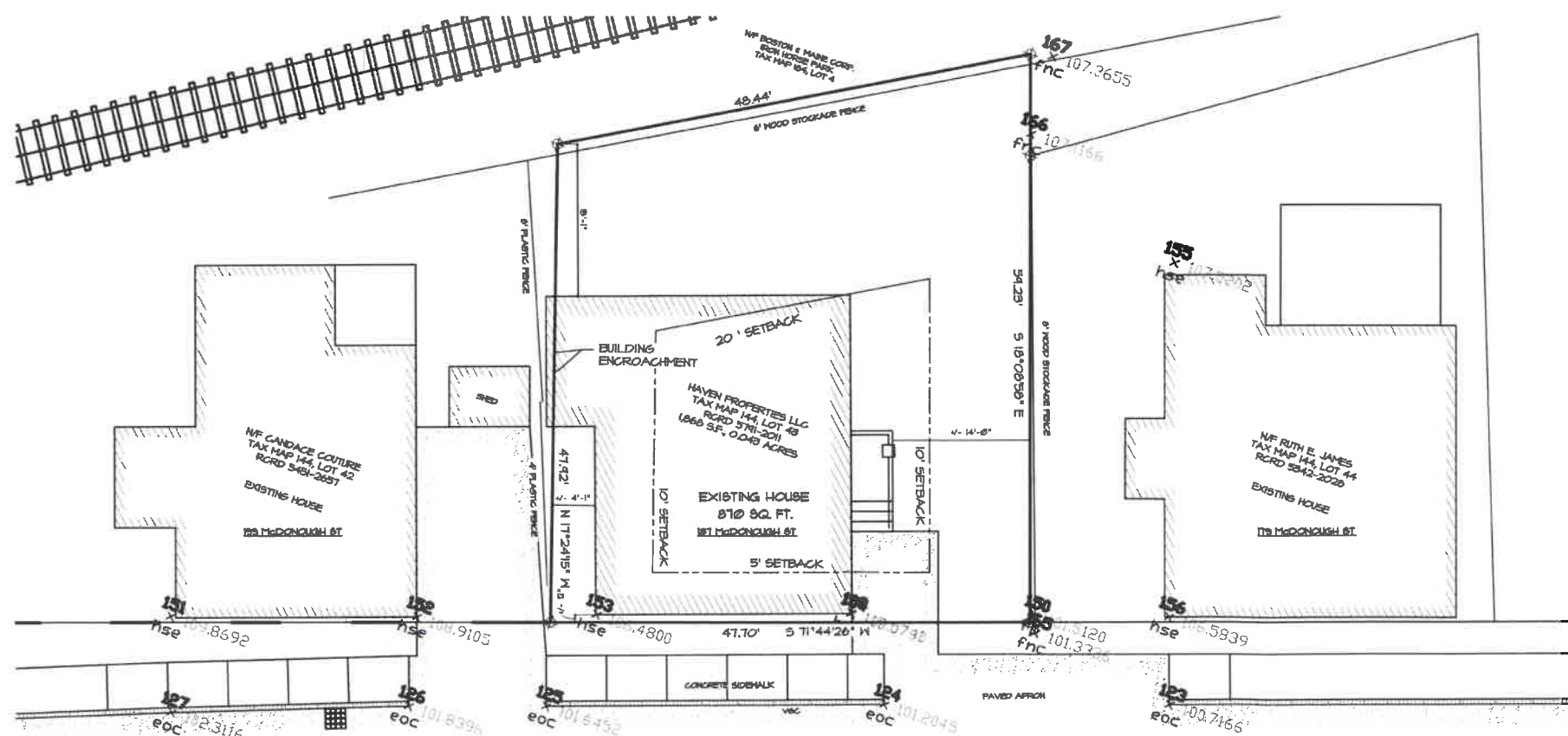
TITLE LOT LINE ADJUSTMENT

for
HAVEN PROPERTIES LLC &
IRON HORSE PROPERTIES LLC
187 McDONOUGH ST & 105 BARTLETT ST
Tax Map 144, Lot 43 & TAX MAP 164, LOT 4
Portsmouth, NH 03801

J.O. NUMBER	DWG. NO.	ISSUE
16-149	1 OF 1	1



2 PROPOSED SITE PLAN
1/8" = 1'-0"



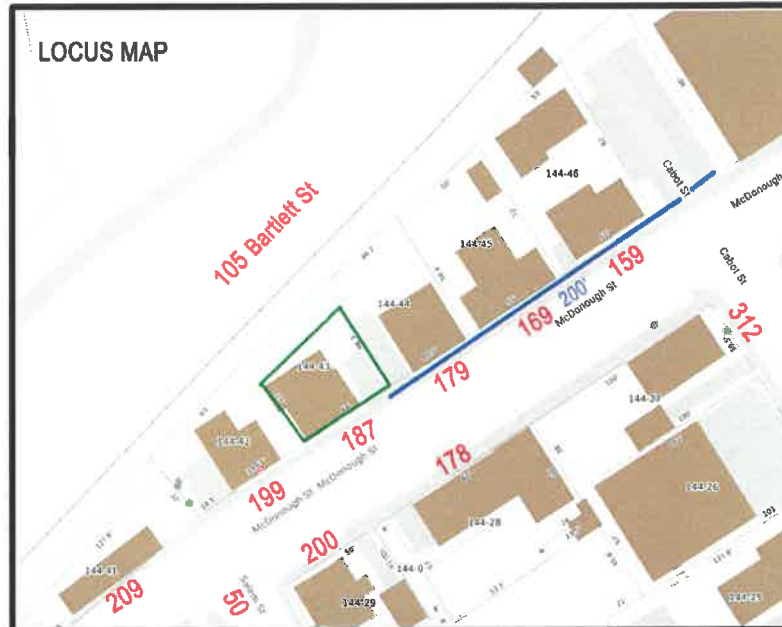
1 EXISTING SITE PLAN
1/8" = 1'-0"

SITE NOTES:

PARCEL IS IN GENERAL RESIDENCE ZONE C (GRC)

SITE INFORMATION	MINIMUM	EXISTING	PROPOSED
LOT AREA	3500 SF	1868 SF	2531 SF
STREET FRONTAGE	10 FT	48 FT	48 FT
LOT DEPTH	50 FT	46 FT	53 FT
SETBACKS			
FRONT	1 FT	1 FT	1 FT
RIGHT SIDE	10 FT	+/- 14 FT	+/- 12 FT
LEFT SIDE	10 FT	0 FT	+/- 4 FT
REAR	20 FT	+/- 15 FT	+/- 9 FT
OPEN SPACE	20%	+/- 47%	+/- 20%
OFF STREET PARKING	2 SPACES	0 SPACES	2 SPACES
BUILDING HEIGHT	35 FT	32 FT	34 FT
BUILDING COVERAGE	35%	38%	43%
		46%	

LOCUS MAP



JEFF DEMERS
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163 COURT STREET
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C: 1.603.502.8074

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187 MC DONOUGH ST
PORTSMOUTH, NEW HAMPSHIRE
ROCKINGHAM COUNTY
TAX MAP 144, LOT 43
JUL 31 2019

EXISTING & PROPOSED SITE PLAN

DATE JULY 30, 2019
PROJECT NUMBER
DRAWN BY JD
SCALE As Shown

SHEET NUMBER

A-0.2

BY: _____



187 McDONOUGH SOUTHEAST



187 McDONOUGH NORTHEAST



187 McDONOUGH SOUTHEAST



187 McDONOUGH NORTHWEST



187 McDONOUGH NORTHEAST

EXISTING CONDITIONS PHOTOS

187 McDONOUGH ST.
PORTSMOUTH NH
TAX MAP 144, LOT 43

RECEIVED

JUL 31 2019

BY: _____



JEFF DEMERS DESIGN
PORTSMOUTH, NEW HAMPSHIRE
T: (603) 501-0381 | C: (603) 502-8074
WWW.JEFFDEMERSDESIGN.COM

A-0.3



179 & 169 McDONOUGH EAST



169 McDONOUGH NORTHEAST



50 SHAW RD



178 McDONOUGH WEST



JEFF DEMERS
DESIGN
163 COURT STREET
PORTSMOUTH
NEW HAMPSHIRE 03801
W: 1.603.501.0381
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187 MC DONOUGH ST
PORTSMOUTH, NEW HAMPSHIRE
ROCKINGHAM COUNTY
TAX MAP 144, LOT 43

PROPOSED BASEMENT FLOOR PLAN

DATE JULY 30, 2019

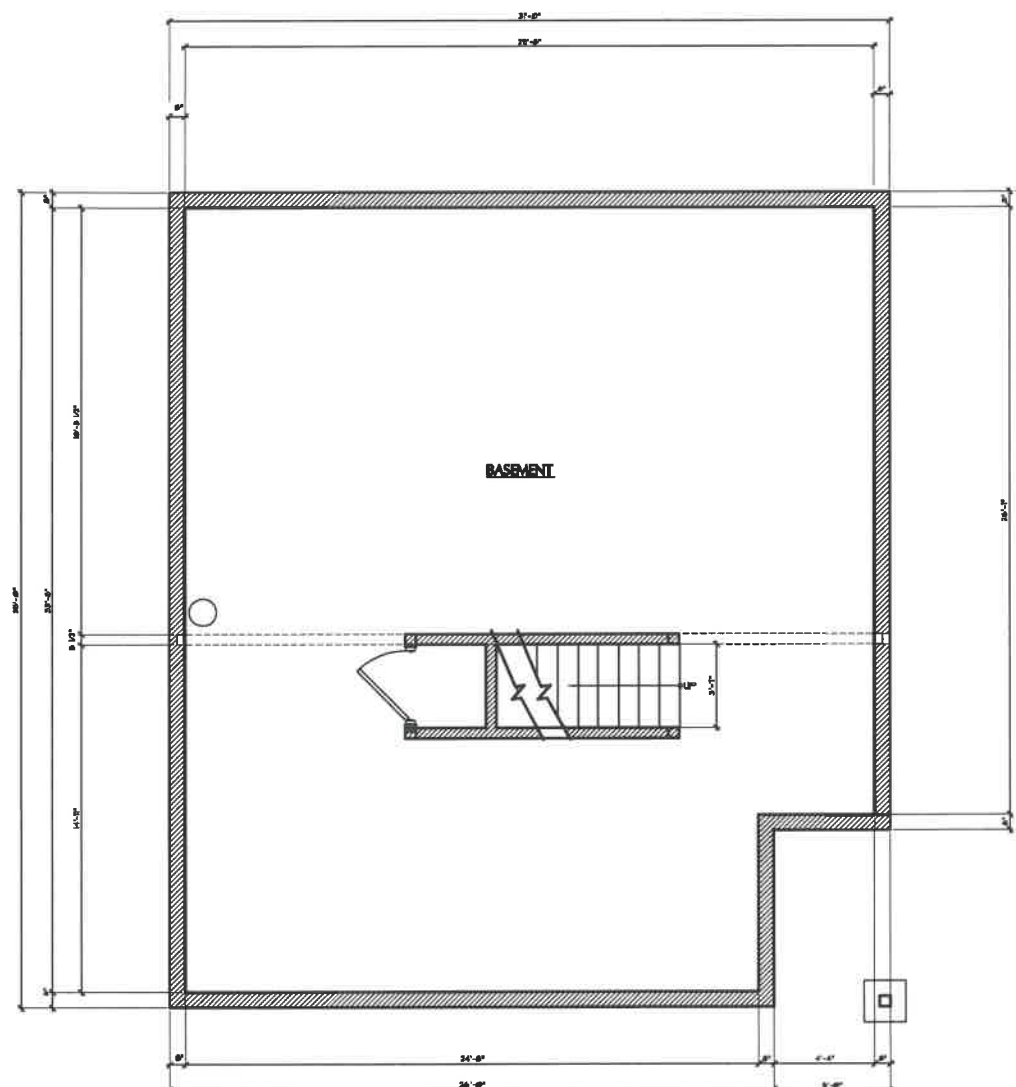
PROJECT NUMBER

DRAWN BY JLD

SCALE As Shown

SHEET NUMBER

A-2.0



1 FOUNDATION PLAN
1/4" = 1'-0"

RECEIVED

JUL 31 2019

BY: _____

0 4 8 16 32
SCALE 1/4"=1'-0"



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JEFF DEMERS
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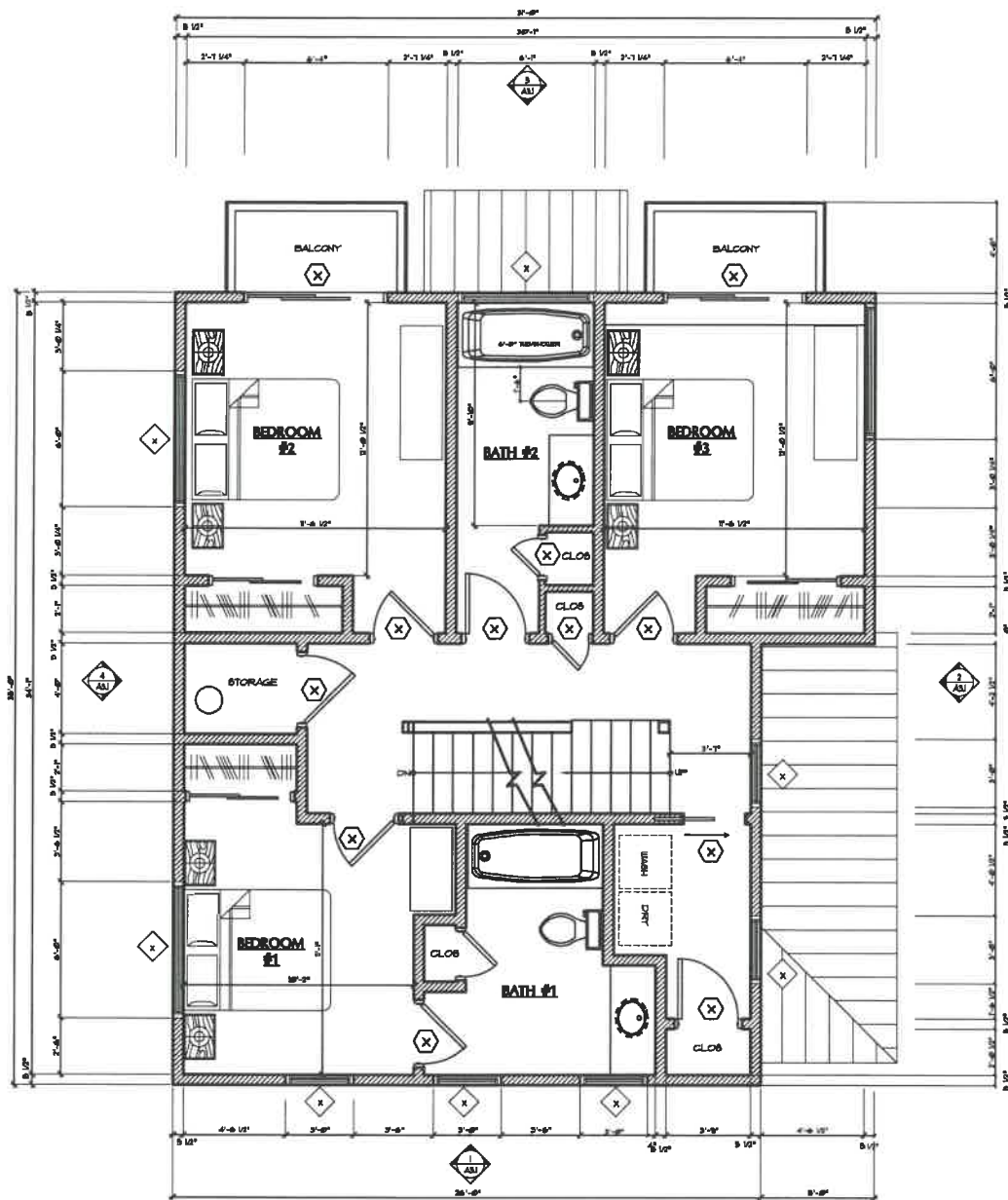
187 MC DONOUGH ST
PORTSMOUTH, NEW HAMPSHIRE
ROCKINGHAM COUNTY
TAX MAP 144, LOT 43

PROPOSED
1ST & 2ND
FLOOR
PLAN

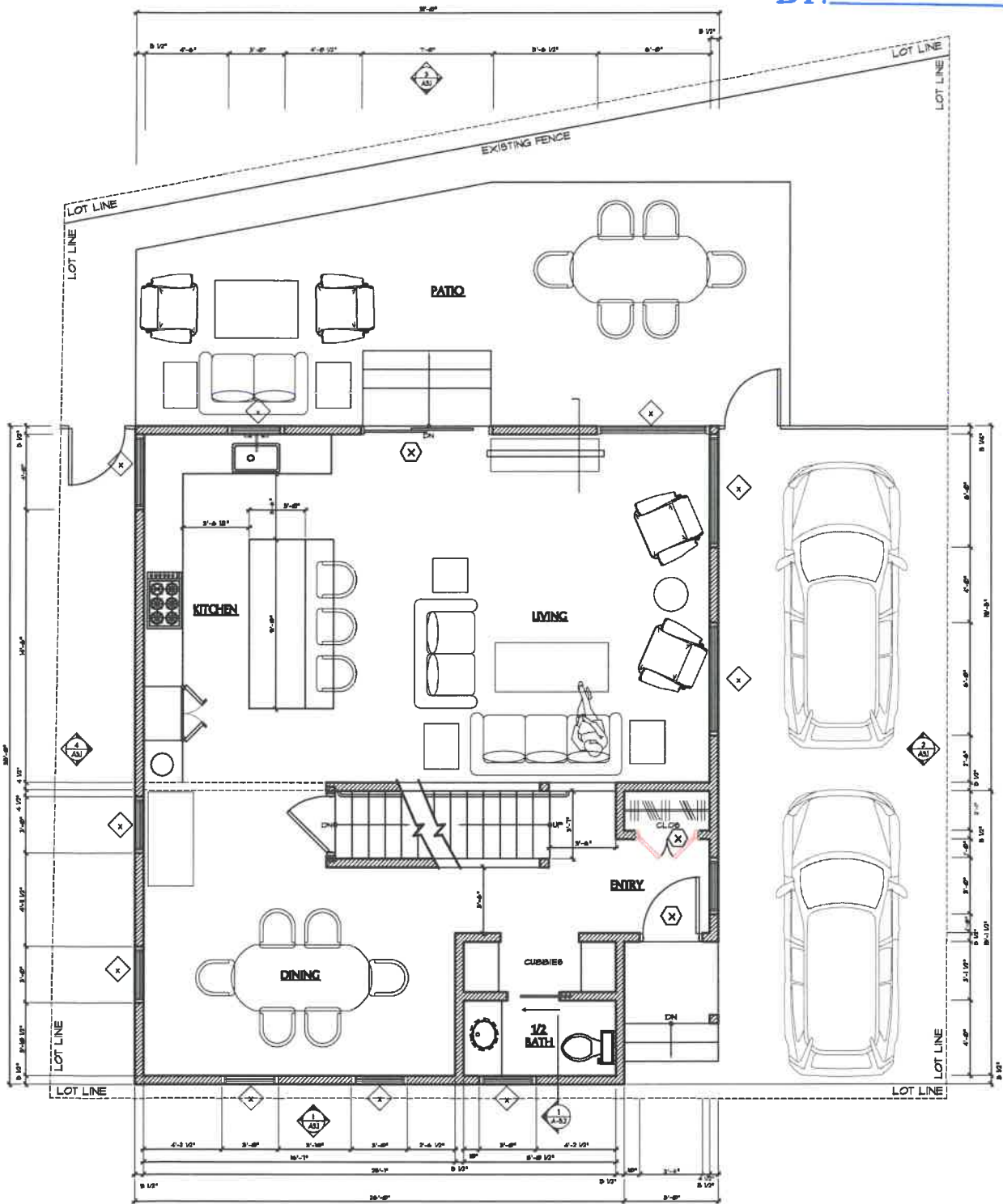
DATE JULY 30, 2019
PROJECT NUMBER
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SHEET NUMBER

A-21

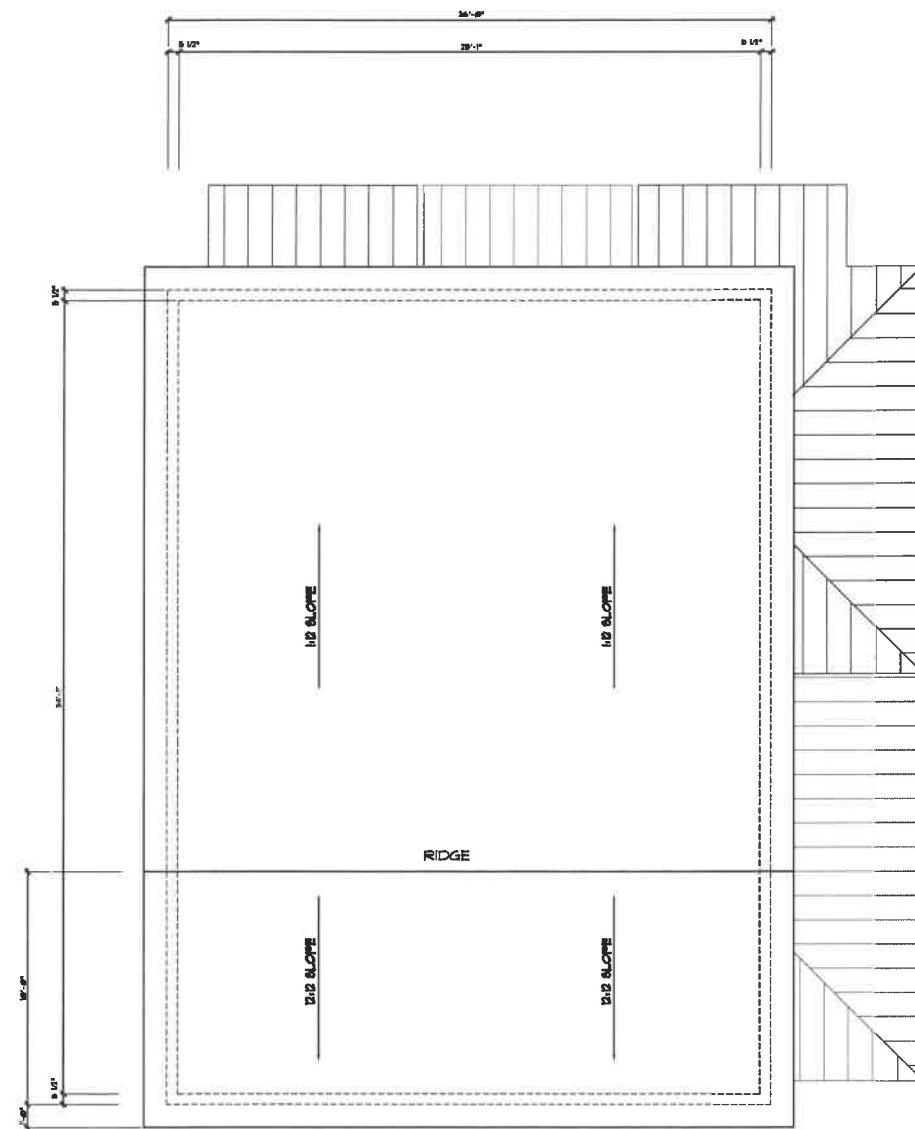


2 SECOND FLOOR PLAN
1/4" = 1'-0"

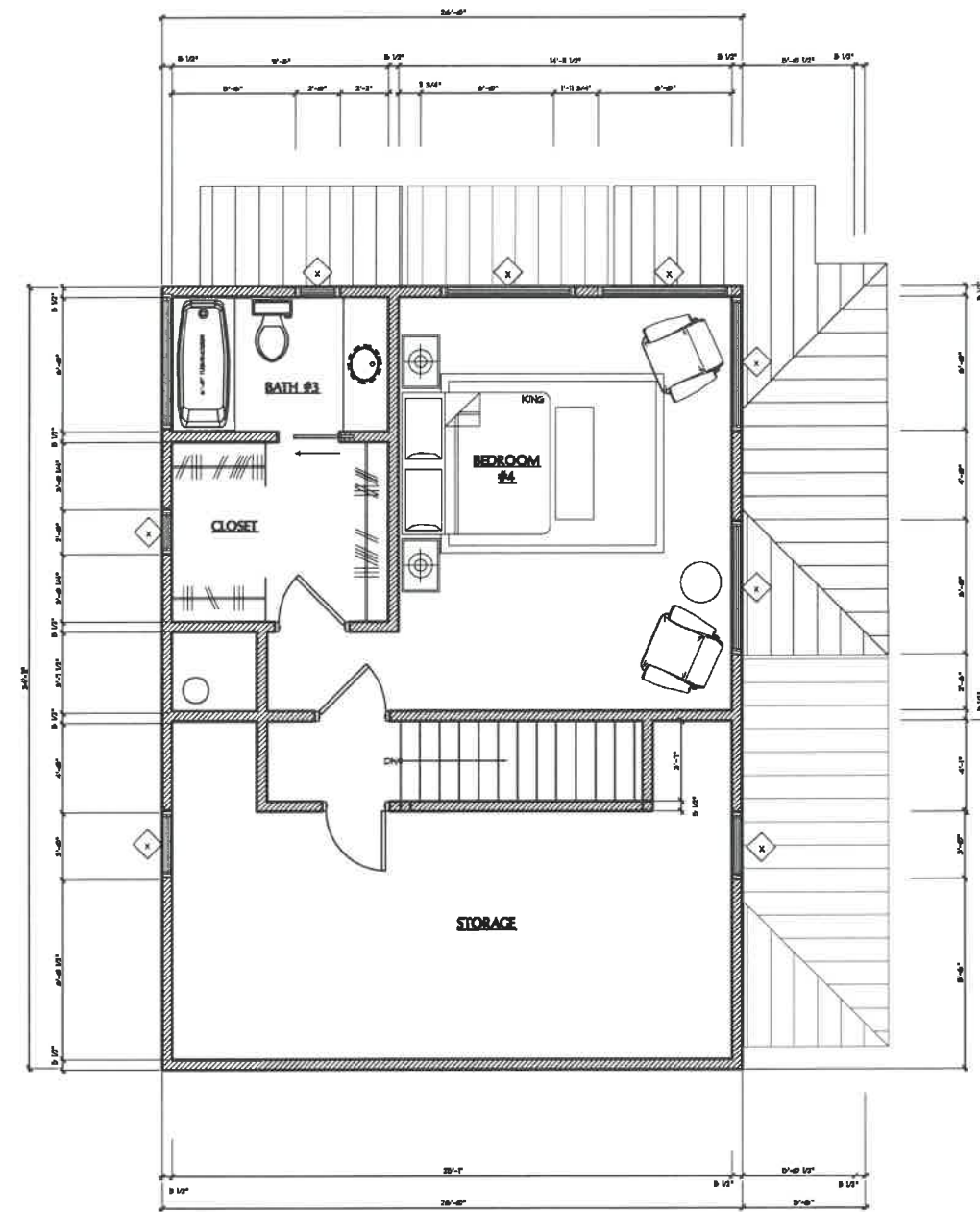


1 FIRST FLOOR PLAN
1/4" = 1'-0"

0 4 8 16 32
SCALE 1/4"=1'-0"



2 ROOF PLAN
1/4" = 1'-0"

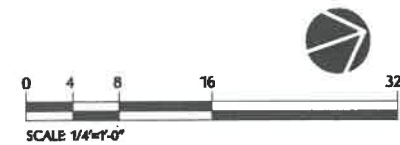


1 THIRD FLOOR PLAN
1/4" = 1'-0"

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187 MC DONOUGH ST
PORTSMOUTH, NEW HAMPSHIRE
ROCKINGHAM COUNTY
TAX MAP 144, LOT 43

PROPOSED
3RD FLOOR &
ROOF
PLAN

DATE JULY 30, 2019
PROJECT NUMBER
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187 MC DONOUGH ST
PORTSMOUTH, NEW HAMPSHIRE
ROCKINGHAM COUNTY
TAX MAP 144, LOT 43

PROPOSED
EXTERIOR
ELEVATIONS

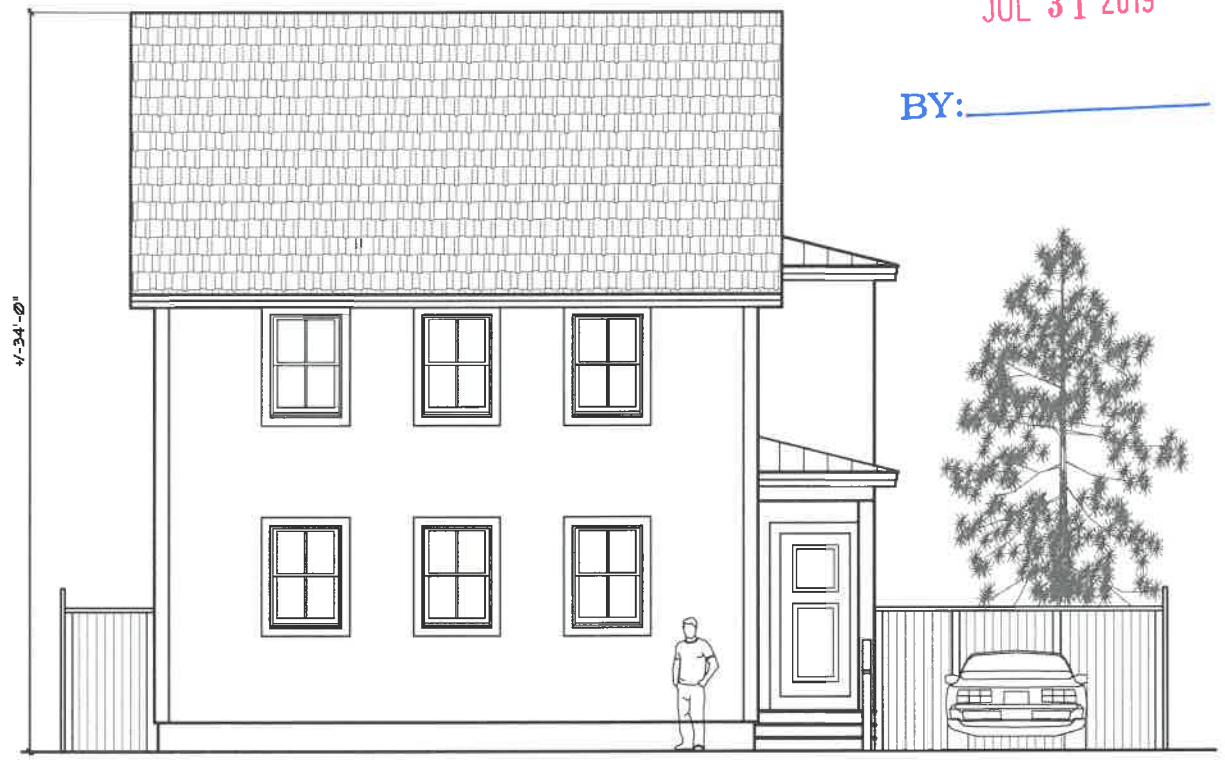
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A-3.1



2 NORTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"