

GENERAL INFORMATION

OWNER/APPLICANT

RANDI & JEFF COLLINS
77 MEREDITH WAY
PORTSMOUTH, NH 03801
RCRD BK.#6274 PG.#1666

RESOURCE LIST

PLANNING/ZONING DEPARTMENT
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
(603)–610–7216
JULIET WALKER, PLANNING DIRECTOR

ATTORNEY

CHRISTOPHER P. MULLIGAN, ESQUIRE
BOSEN & ASSOCIATES
266 MIDDLE STREET
PORTSMOUTH, NH 03801
(603)–427–5500

LU-22-61

ZONING RELIEF PLANS
TWO LOT SUBDIVISION

RANDI & JEFF COLLINS

77 MEREDITH WAY
PORTSMOUTH, NH 03801

JUNE 1, 2022

INDEX OF SHEETS

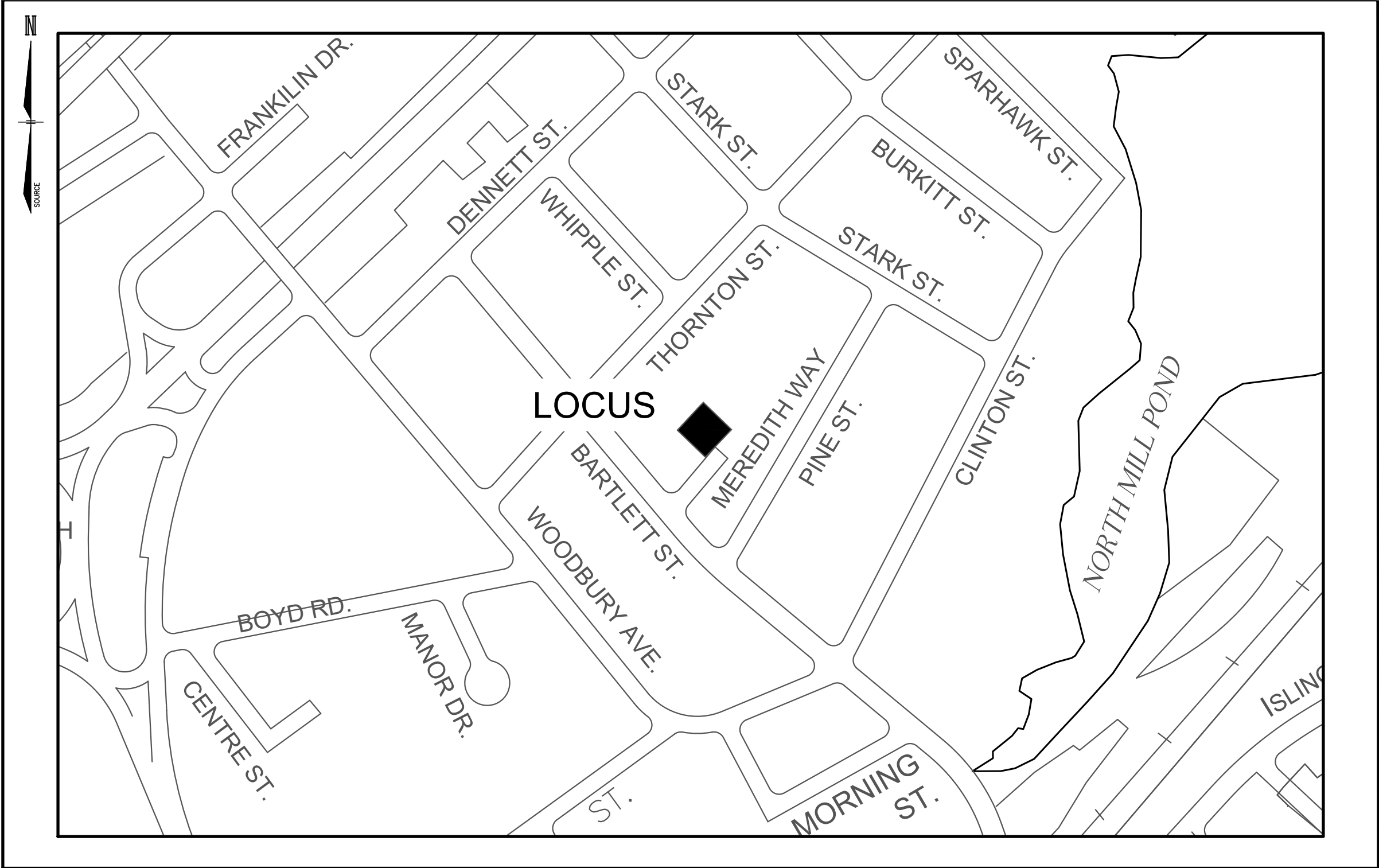
SHEET	SHEET TITLE
S-0	COVER SHEET
S-1	EXISTING CONDITIONS
S-2	PROPOSED CONDITIONS

VARIANCES REQUESTED

RELIEF IS REQUESTED FROM THE FOLLOWING SECTIONS OF THE CITY OF PORTSMOUTH ZONING ORDINANCE:

ARTICLE 5 SECTION 10.521 – MINIMUM CONTINUOUS LOT FRONTAGE:
TO ALLOW THE CONTINUOUS STREET FRONTAGE TO BE 73.99' FOR PROPOSED LOT A & 31.61' FOR PROPOSED LOT B, WHERE 100' IS REQUIRED AND 31.7' EXISTS.

VICINITY PLAN



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 COMMERCE WAY, SUITE 102
PORTSMOUTH, NH 03801
Phone (603) 431–2222
Fax (603) 431–0910
www.tfmoran.com

TAX MAP 162 LOT 16

**ZONING RELIEF PLANS
COVER SHEET
77 MEREDITH WAY
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM**
OWNED BY
RANDI & JEFF COLLINS

JUNE1, 2022

Seacoast Division



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431–2222
Fax (603) 431–0910
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FILE#	47442-00	DR	CK	FB	CADFILE	S-0
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Jun 01, 2022 - 2:09pm
F:\MSC Projects\47442 - 77 Meredith Way - Portsmouth\47442-00 - Collins - 77 Meredith Way\Carlson Survey\Drawings\47442-00 Survey.dwg

MAP 162 LOT 2
N/F
JEFFREY P. BARTOLINI
& ABIGAIL R. ROEMER
55 PINE STREET
PORTSMOUTH, NH 03801
RCRD BK.#6274 PG.1684

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN JUNE 2021. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSES FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.













LICENSED LAND SURVEYOR

2022-06-01

DATE

LEGEND:

MAP 137 LOT 11		ASSESSORS MAP AND LOT NUMBER
BK. PG.		BOOK / PAGE
CU		COPPER
EL.		ELEVATION
EM		ELECTRIC METER
EP		EDGE OF PAVEMENT
N/F		NOW OR FORMERLY
RCDR		ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.		SQUARE FEET
W/		WITH
		GUY WIRE
		UTILITY POLE
		DECIDUOUS TREE
		WATER SHUT OFF
		OVERHEAD WIRE
		STOCKADE FENCE
		BOUNDARY LINE
		SETBACK LINE
		SEWER LINE
		WATER LINE

CONCRETE
PAVEMENT
GRAVEL

MAP 162 LOT 15
N/F
D J. & JENNIFER M. CHAPNICK
97 MEREDITH WAY
PORTSMOUTH, NH 03801
RCRD BK.#5267 PG.413

MAP 162 LOT 16
22,463 S.F.
(0.5157 ACRES)

PEAK
EL=61.2'

#77
1 1/2-STORY
DWELLING

THRESHOLD
EL.=42.3'

TRIPLE 12" MAPLE

5

MAP 162 LOT 17
N/F
JEFFREY P. BARTOLINI
& ABIGAIL R. ROEMER
55 PINE STREET
PORTSMOUTH, NH 038
RCRD BK.#6274 PG.16

NOTES:

- THE PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
- THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 162 AS LOT 16.
- THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259F, MAP REVISED JANUARY 29, 2021.
- | <u>MINIMUM LOT DIMENSIONS:</u> | <u>REQUIRED:</u> | <u>EXISTING:</u> |
|--------------------------------------|------------------|------------------|
| LOT AREA: | 7,500 S.F. | 22,463 S.F. |
| LOT AREA PER DWELLING UNIT: | 7,500 S.F. | 22,463 S.F. |
| CONTINUOUS STREET FRONTAGE: | 100' | 31.7' |
| DEPTH | 70' | 151.6' |
| <u>MINIMUM YARD DIMENSIONS:</u> | | |
| FRONT | 15' | 26.4' |
| SIDE | 10' | 11.5'/4.9' |
| REAR | 20' | 86.8' |
| <u>MAXIMUM STRUCTURE DIMENSIONS:</u> | | |
| STRUCTURE HEIGHT: | | <35' |
| SLOPED ROOF: | 35' | |
| FLAT ROOF: | 30' | |
| ROOF APPURTENANCE HEIGHT: | 8' | |
| BUILDING COVERAGE: | 25% | 3.5% |
| MINIMUM OPEN SPACE: | 30% | 85.3% |
- OWNER OF RECORD:
MAP 162 LOT 16:
RANDI & JEFF COLLINS
77 MEREDITH WAY
PORTSMOUTH, NH 03801
RCRD BK.#6274 PG.#1666
- PARCEL AREA:
MAP 162 LOT 16:
22,463 S.F.
(0.5157 ACRES)
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE FEATURES OF MAP 162 LOT 16.
- FIELD SURVEY COMPLETED BY TCE JUNE 2021 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- THE EXISTING USE OF THIS PARCEL IS SINGLE-FAMILY RESIDENTIAL.

PLAN REFERENCES:

1. "PLAN OF ELM PLACE, SITUATED IN PORTSMOUTH, N.H." DATED 1856. RCRD PLAN #008.
2. "LOT LINE REVISION, PINE STREET, PORTSMOUTH, NEW HAMPSHIRE, FOR JOYCE M. MAYO & CITY OF PORTSMOUTH" PREPARED BY DURGIN, VERRA AND ASSOCIATES, INC., DATED 6/9/93 WITH REVISION 1 DATED 10/4/93. RCRD PLAN #D-22643.

TAX MAP 162 LOT 16
EXISTING CONDITIONS PLAN
TWO LOT SUBDIVISION
77 MEREDITH WAY
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
 OWNED BY
RANDI & JEFF COLLINS

SCALE: 1" = 10' (22x34)
1" = 20' (11x17)

JUNE 1, 2022

Seacoast Division



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
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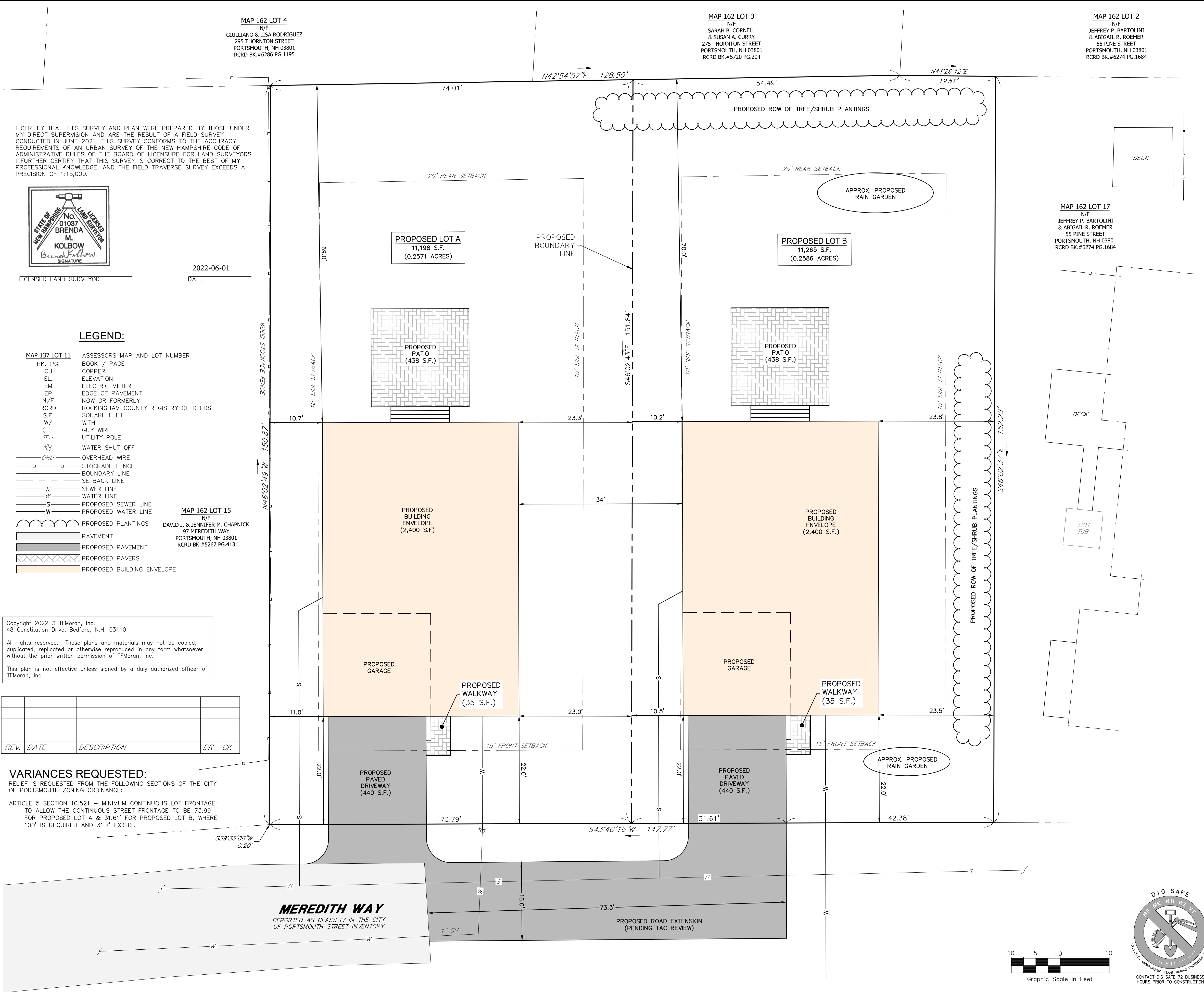
This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



Graphic Scale in Feet

<i>REV.</i>	<i>DATE</i>	<i>DESCRIPTION</i>	<i>DR</i>	<i>CR</i>

Jun 01, 2022 - 2:10pm
F:\MSC Projects\47442 - 77 Meredith Way - Portsmouth\47442-00_Collins - 77 Meredith Way\Carlson Survey\Drawings\47442-00 Survey.dwg



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|-------------------------------|------------|--|
| LOT AREA: | 7,500 S.F. | LOT A/LOT B
11,198 S.F./11,265 S.F. |
| LOT AREA PER DWELLING UNIT: | 7,500 S.F. | 11,198 S.F./11,265 S.F. |
| CONTINUOUS STREET FRONTAGE: | 100' | 73.99'/31.61' |
| DEPTH | 70' | 151.4'/152.1' |
| MINIMUM YARD DIMENSIONS: | | |
| FRONT | 15' | 22.0'/22.0' |
| SIDE | 10' | 10.7'/10.2' |
| REAR | 20' | 69.0'/70.0' |
| MAXIMUM STRUCTURE DIMENSIONS: | | |
| STRUCTURE HEIGHT: | | <35' / <35' |
| SLOPED ROOF: | 35' | |
| FLAT ROOF: | 30' | |
| ROOF APPURTENANCE HEIGHT: | 8' | |
| BUILDING COVERAGE: | 25% | 21.4%/21.3% |
| MINIMUM OPEN SPACE: | 30% | 70.4%/70.6% |
- OWNER OF RECORD:
MAP 162 LOT 16:
RANDI & JEFF COLLINS
77 MEREDITH WAY
PORTSMOUTH, NH 03801
RCRD BK.#6274 PG.#1666
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- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES AND PROPOSED SITE FEATURES OF MAP 162 LOT 16 TO ACCOMPANY A VARIANCE APPLICATION TO THE CITY OF PORTSMOUTH ZONING BOARD OF ADJUSTMENT.
- FIELD SURVEY COMPLETED BY TCE JUNE 2021 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS.
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- THE PROPOSED USE OF THESE PARCELS ARE SINGLE-FAMILY RESIDENTIAL.

PLAN REFERENCES:

- "PLAN OF ELM PLACE, SITUATED IN PORTSMOUTH, N.H." DATED 1856. RCRD PLAN #008.
- "LOT LINE REVISION, PINE STREET, PORTSMOUTH, NEW HAMPSHIRE, FOR JOYCE M. MAYO & CITY OF PORTSMOUTH" PREPARED BY DURGIN, VERRA AND ASSOCIATES, INC., DATED 6/9/93 WITH REVISION 1 DATED 10/4/93. RCRD PLAN #0-22843.

TAX MAP 162 LOT 16
**PROPOSED CONDITIONS PLAN
TWO LOT SUBDIVISION**
77 MEREDITH WAY
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
RANDI & JEFF COLLINS

SCALE: 1" = 10' (22x34)
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