

**379 New Castle Ave.
Map 207 Lot 4**

To permit the following:

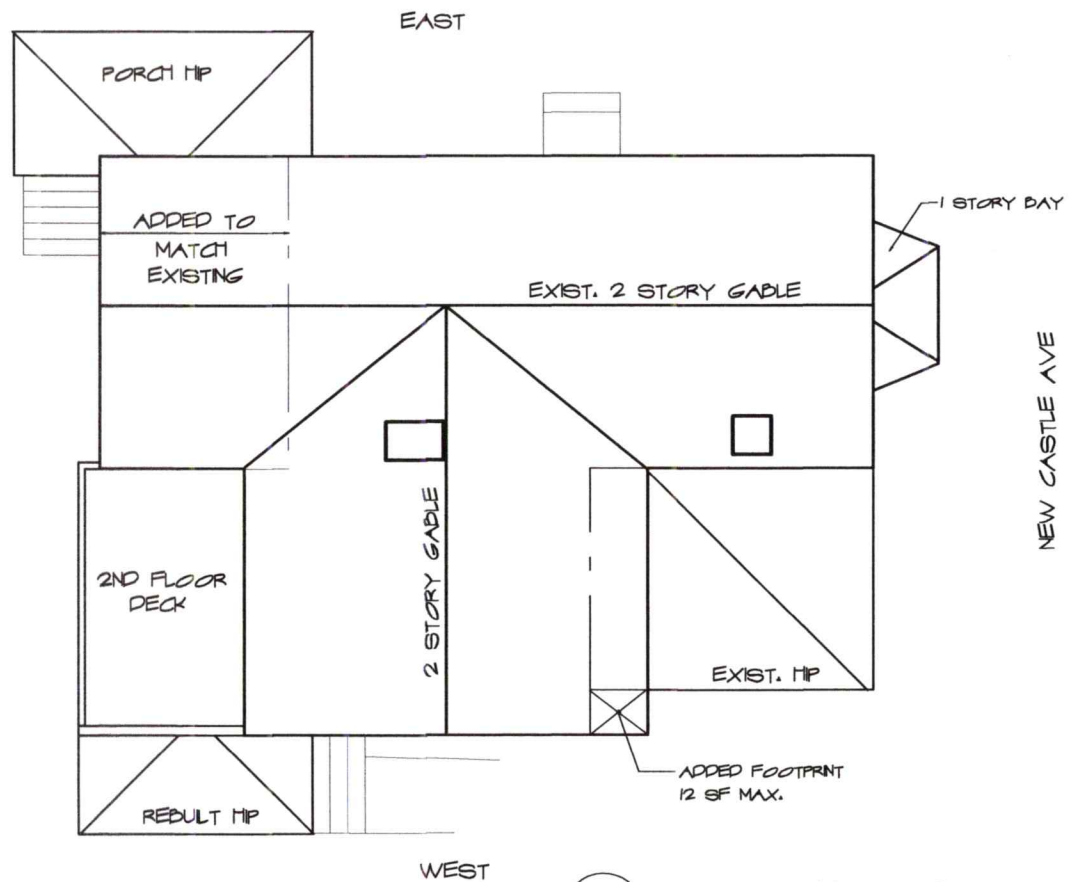
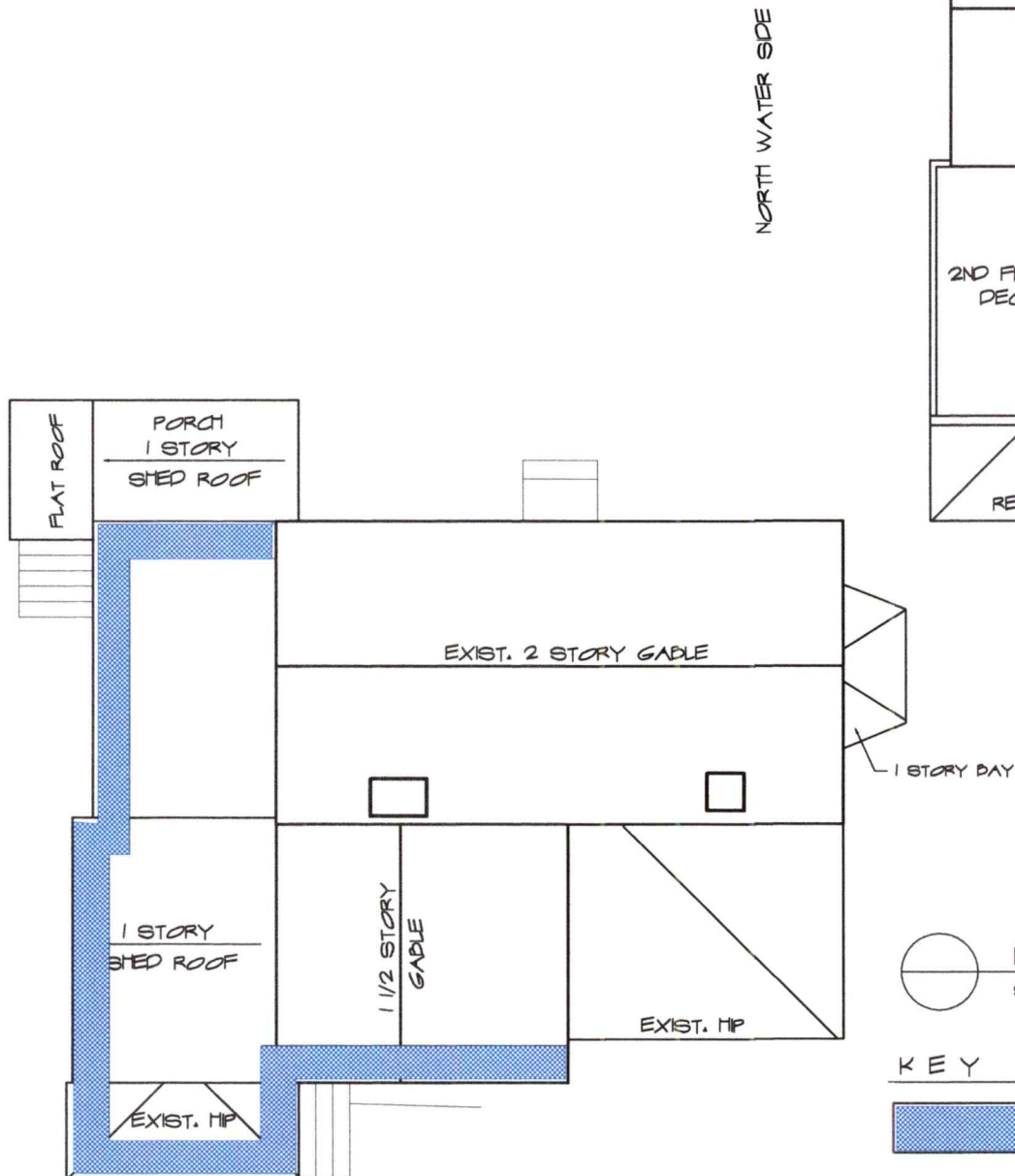
1. Right Side Setback of 6' where 10' is required
2. Building Coverage of 21.6% where 20% is allowed.
3. Expansion of a Non-Conforming Structure

The undersigned agrees that the following circumstances exist.....

1. The East Porch will be rebuilt to match the footprint of the Existing Porch.
both Existing & Proposed Porch have a 6' Right Side Setback.
2. The Existing Building Coverage is 21.5%, adding 12sf increases that to 21.6%.
3. Property is Non-Conforming as to 6' Right Side Setback and Building coverage over 20%

Criteria for the Variance:

1. The Variances are not contrary to the public interest in that it will not affect adjacent properties.
The Exist. Residence is in poor condition and Proposed Changes will improve both the appearance
and the livability of the Residence.
2. The Variances are consistent with the spirit of the ordinance in that it will allow these
modest changes, without impacting the immediate abutters.
3. Substantial justice will be done, as this work will allow the owner to improve the the Property without
adversely affecting adjacent properties.
4. These Variances will not diminish the value of surrounding properties, and have the support of the neighbors.
5. The special condition of this property is the location and existing building coverage of the structures.



PROPOSED ROOF PLAN
SCALE : 1" = 10'-0"

EXISTING ROOF PLAN
SCALE : 1" = 10'-0"

KEY



STRUCTURES TO BE REMOVED
& FOUNDATIONS TO BE
REPAIRED OR REPLACED

379 NEW CASTLE AVE.

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

AW

ANNE WHITNEY ARCHITECT

Project:
#1910

Date:
3/31/20



EXIST ENTRY ELEVATION



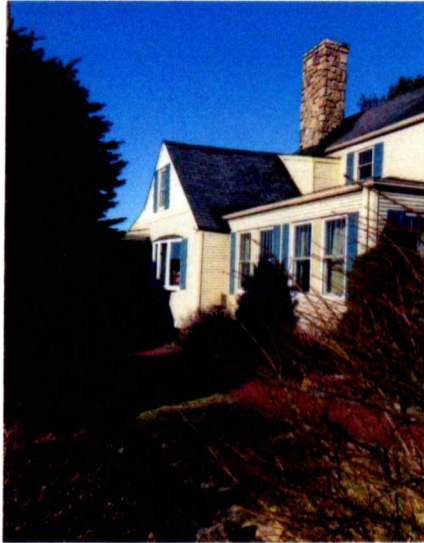
VIEW FROM EAST SDE YARD



EXIST FRONT DOOR

○ EAST, RIGHT SDE ELEVATION
SCALE : 3/16" = 1'-0"

SCHEMATIC DESIGN RENOVATIONS, PETERS RESIDENCE 379 NEW CASTLE AVE.	9 Sheshe Street Portsmouth NH 03801 603-427-2892	Project: #1910	Date: 3/4/20
	ANNE WHITNEY ARCHITECT	Revisions:	2 OF 4
	PORTSMOUTH, NH		



VIEW FROM LEFT SIDE YARD

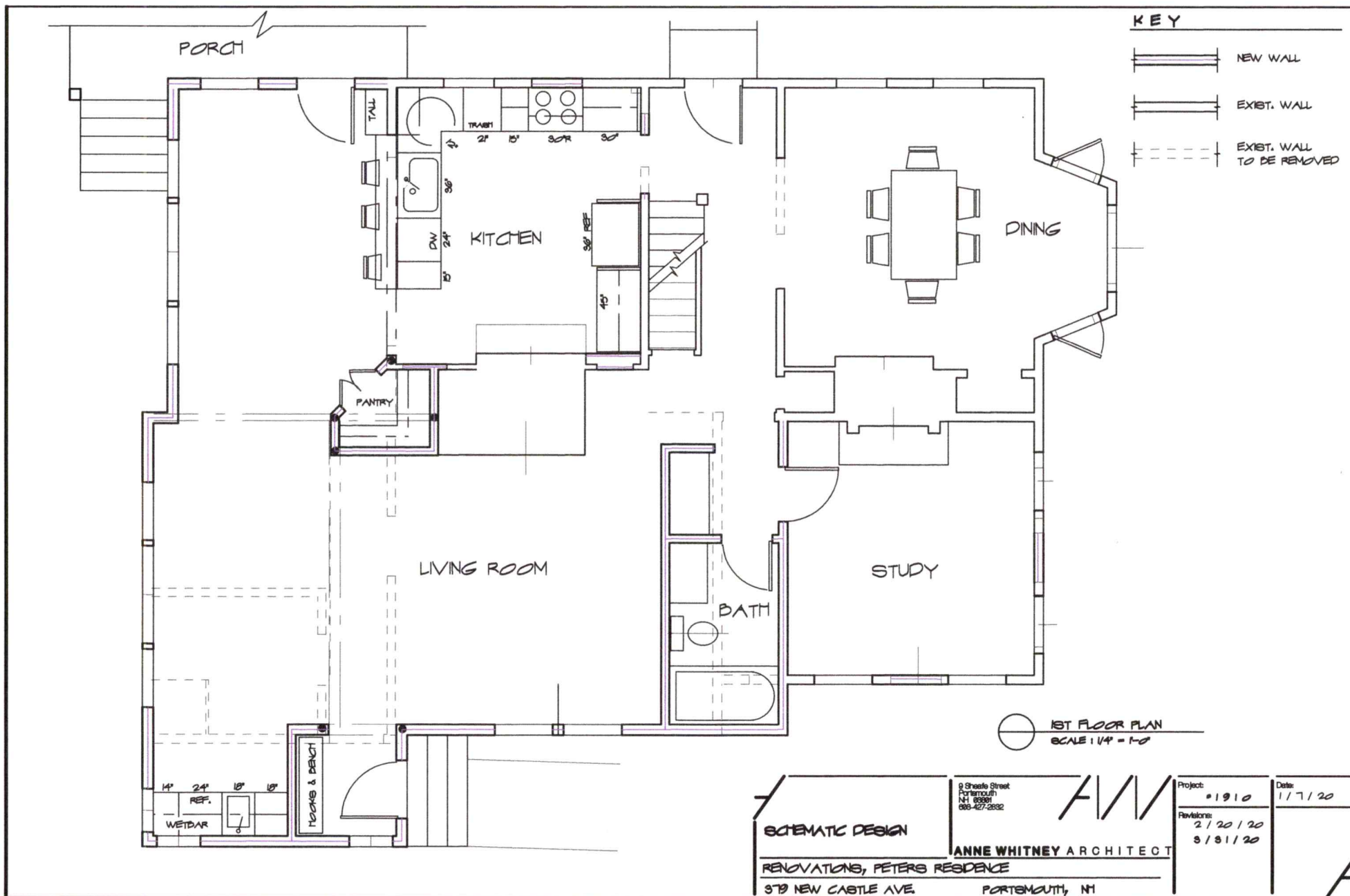


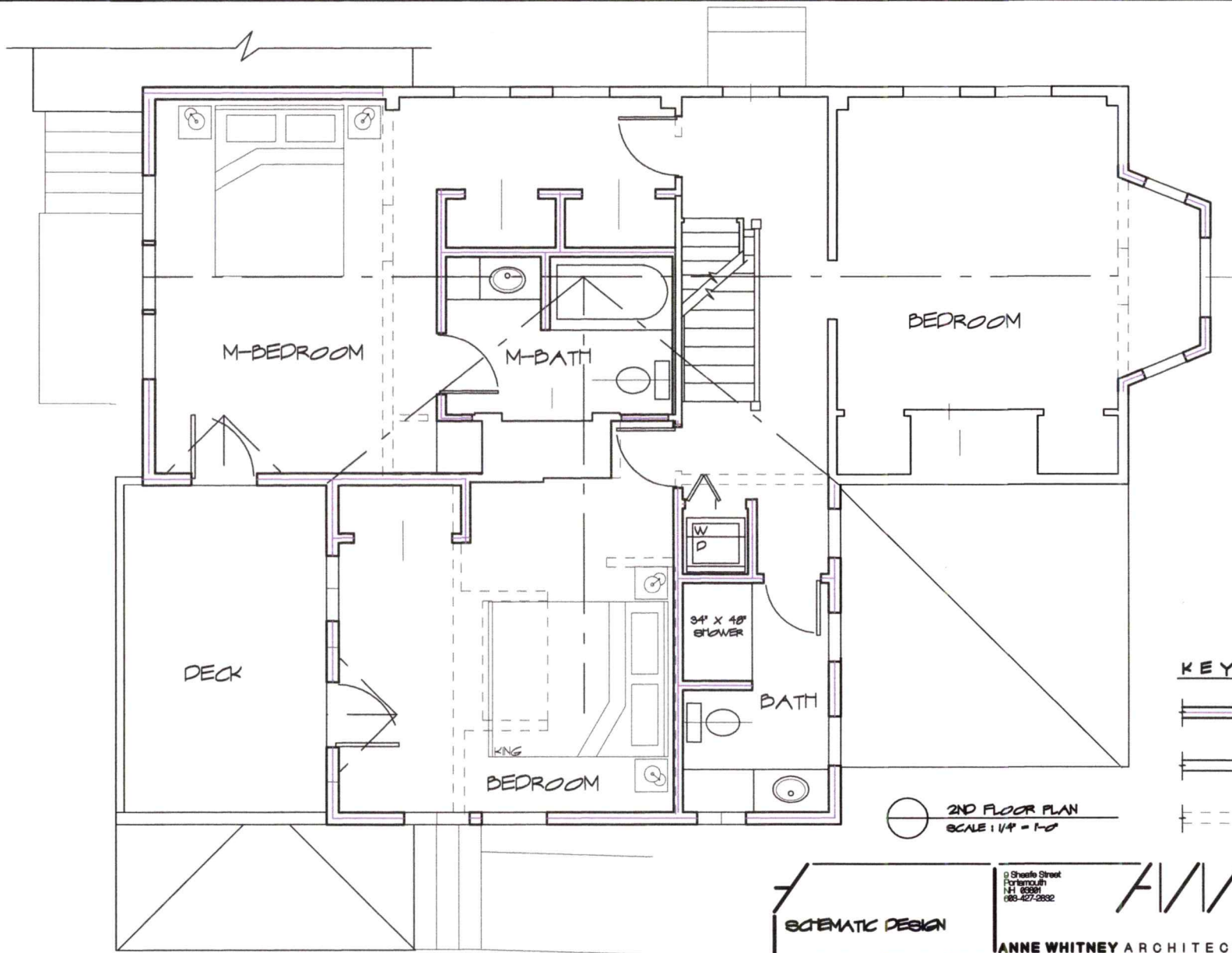
EXISTING LEFT SIDE ELEVATIONS



WEST, LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

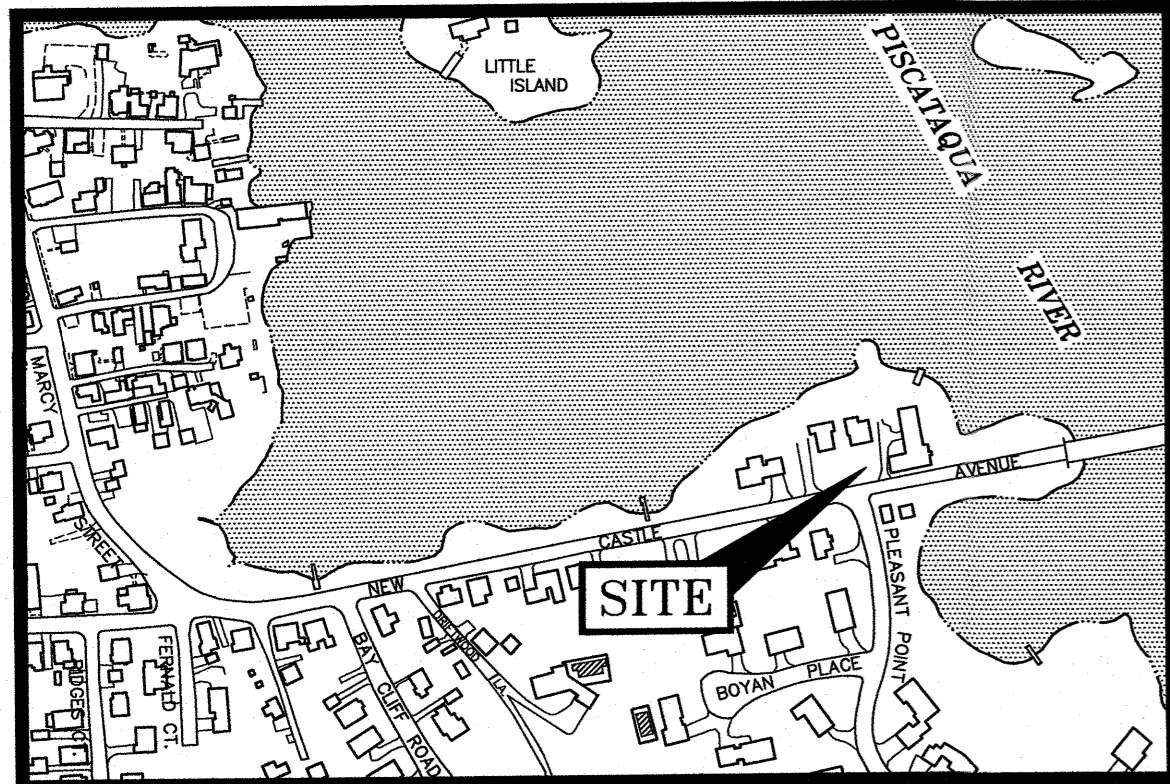
<p>SCHEMATIC DESIGN</p> <p>RENOVATIONS, PETERS RESIDENCE</p> <p>379 NEW CASTLE AVE.</p>	<p>9 Shafte Street Portsmouth NH 03801 603-427-2832</p> <p>ANNE WHITNEY ARCHITECT</p> <p>PORTSMOUTH, NH</p>	<p>Project: #1910</p> <p>Revisions:</p>	<p>Date: 3/4/20</p> <p>3 OF 4</p>
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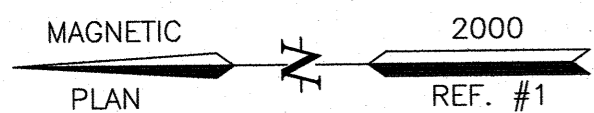
KEY	
	NEW WALL
	EXIST. WALL
	EXIST. WALL TO BE REMOVED

SCHEMATIC DESIGN RENOVATIONS, PETERS RESIDENCE 379 NEW CASTLE AVE.	10 Sheffield Street Portsmouth NH 03801 603-427-2832	ANNE WHITNEY ARCHITECT	Project: 1910 Date: 1/7/20
	Revisions: 2/20/20 3/31/20		
	PORTSMOUTH, NH		



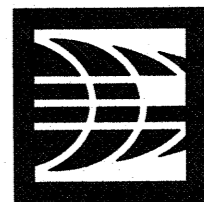
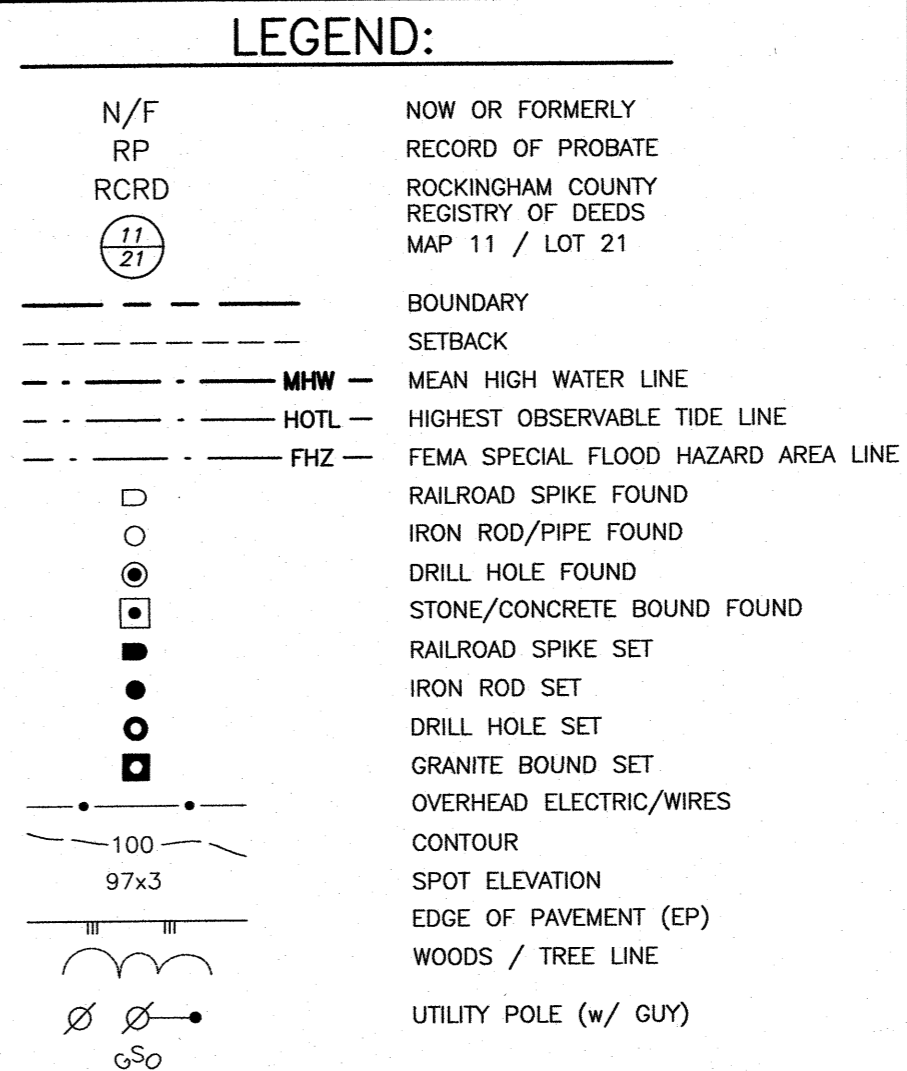
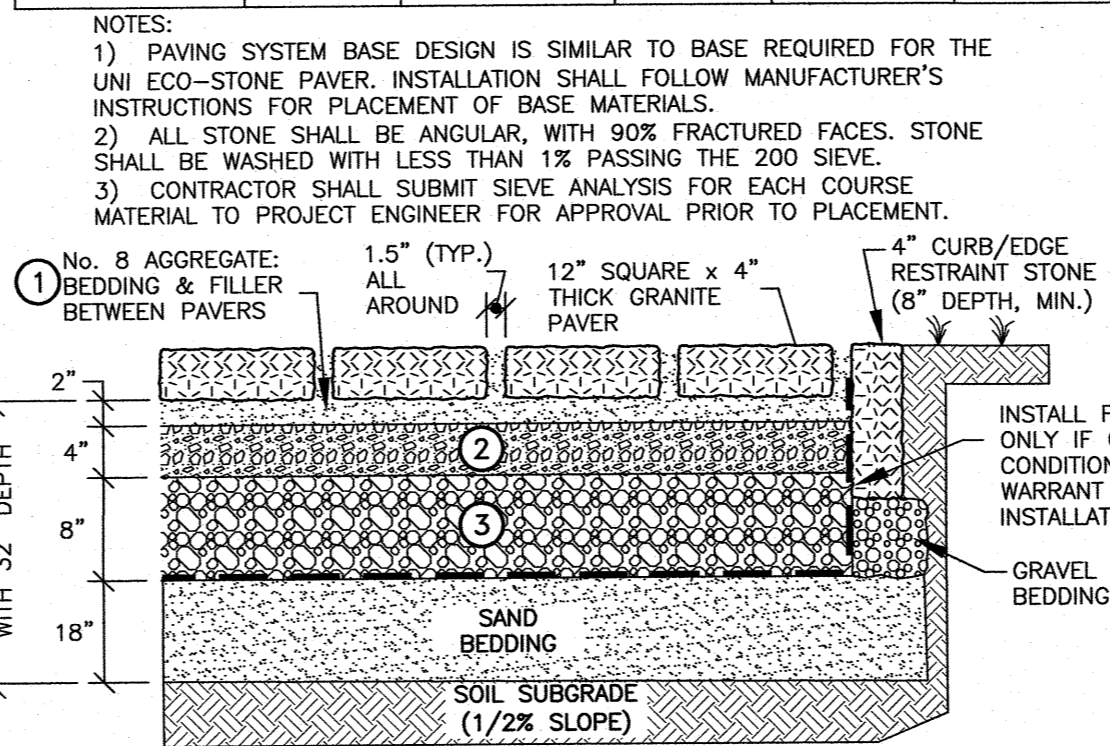
LOCATION MAP

SCALE 1"=300'



IMPERVIOUS SURFACE AREAS (AREA TO PROPERTY LINE)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	1,347	1,360
GARAGE	409	409
PORCH	106	106
BRICK WALKWAYS & EDGING	337	304
PAVED DRIVE	815	815
CONCRETE	14	14
STEPS/STAIRS	23	23
TOTAL	3,014	2,994
LOT SIZE	8,744	8,744
% LOT COVERAGE	34.5%	34.2%

ASTM D 448 GRADATION TABLE					
①		②		③	
ASTM No. 8 BEDDING & JOINT FILLER		ASTM No. 57 STONE OPEN GRADED BASE		ASTM No. 2 STONE SUBBASE	
SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)
1/2" (12.5mm)	100	1.5" (37.5mm)	100	3" (75mm)	100
3/8" (9.5mm)	85-100	1" (25mm)	95-100	2.5" (63mm)	90-100
No. 4 (4.75mm)	10-30	1/2" (12.5mm)	25-60	2" (50mm)	35-70
No. 8 (2.36mm)	0-10	No. 4 (4.75mm)	0-10	1.5" (37.5mm)	0-15
No. 16 (1.16mm)	0-5	No. 8 (2.36mm)	0-5	3/4" (19mm)	0-5



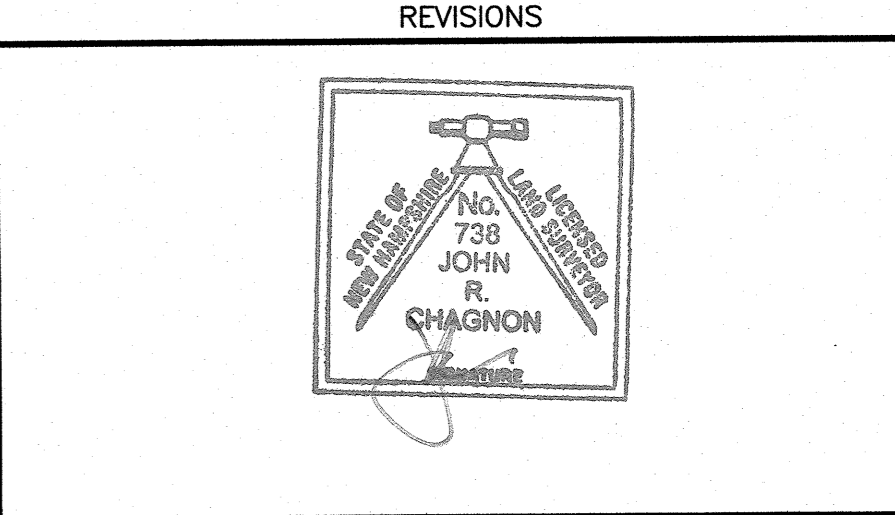
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 207 AS LOT 4.
- 2) OWNERS OF RECORD:
TODD PETERS & JAN PETERS
379 NEW CASTLE AVENUE
PORTSMOUTH, NH 03801
6033/1457
- 3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0278E. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREA:
8,744± S.F. (TO MEAN HIGH WATER)
0.2007± ACRES (TO MEAN HIGH WATER)
- 5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE B (SRB) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 15,000 S.F.
FRONTAGE: 100 FEET
DEPTH: 100 FEET
SIDE SETBACKS: 30 FEET
REAR SETBACKS: 30 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 20%
MINIMUM OPEN SPACE: 40%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED VARIANCES FOR CONSTRUCTION ON ASSESSOR'S MAP 207 LOT 4 IN THE CITY OF PORTSMOUTH.
- 8) VERTICAL DATUM MEAN SEA LEVEL NGVD1929. BASIS OF VERTICAL DATUM IS RM4 ON HISTORIC FIRM.
- 9) MEAN HIGH WATER LINE AS SHOWN IS AT ELEVATION 4.59 PER NOAA STATION 8419870 SEAVEY ISLAND, PORTSMOUTH HARBOR.
- 10) PARCEL IS SUBJECT TO AND BENEFITS FROM A PASSAGEWAY IN COMMON WITH THE OWNERS OF ASSESSOR'S MAP 207 LOT 5. SAID PASSAGEWAY IS 28 FEET WIDE IN TOTAL, 12 FEET WIDE ON SUBJECT PARCEL, 16 FEET WIDE ON MAP 207 LOT 5.
- 11) THE ENTIRE PARCEL IS WITHIN THE 250 FOOT NHDES PROTECTED SHORELAND.

**PROPOSED RENOVATIONS
PETERS RESIDENCE
379 NEW CASTLE AVENUE
PORTSMOUTH, N.H.**

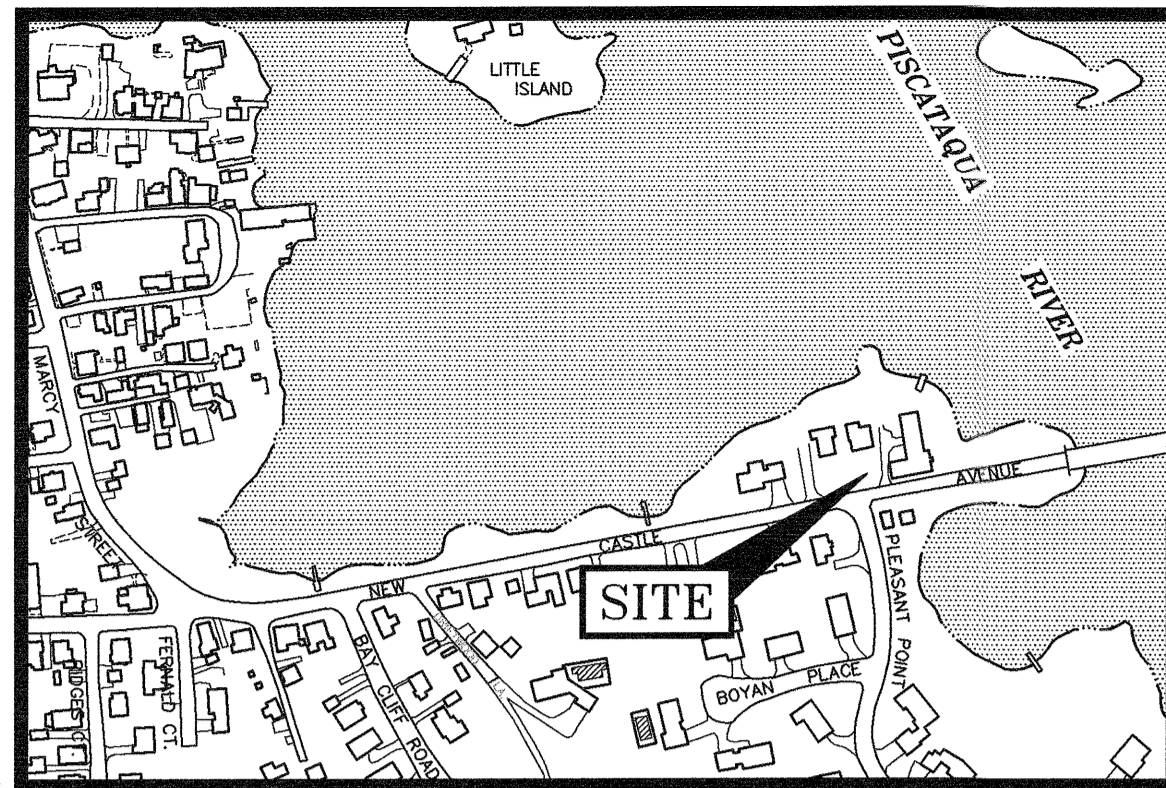
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/18/20



SCALE 1"=10' MARCH 2020

VARIANCE PLAN

C1



LOCATION MAP

SCALE 1"=300'

PLAN REFERENCES:

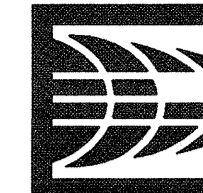
- 1) STANDARD BOUNDARY SURVEY, MAP 207 - LOT 4 (FORMERLY MAP R7 - LOT 4) FOR JERRY KERNEA, 379 NEW CASTLE AVENUE, PORTSMOUTH, NH, COUNTY OF ROCKINGHAM. PREPARED BY AMBIT ENGINEERING, INC. DATED JUNE 2000. NOT RECORDED.
- 2) LOT LINE RELOCATION / BOUNDARY LINE AGREEMENT PLAN, TAX MAP 207 - LOTS 2 & 3, DONALD & PATRICIA LANE AND THE ESTATE OF JAMES & VALERIE WICKS, 333 & 363 NEW CASTLE AVENUE, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED NOVEMBER 2012, FINAL REVISION DATE DECEMBER 19, 2012. R.C.R.D. PLAN D-37556.
- 3) PROPERTY STAKEOUT SKETCH, OWNER: KENNETH J. & ALIDA E. ROTHWELL, PROPERTY LOCATION: 393 NEW CASTLE AVENUE, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED AUGUST 9, 2010. NOT RECORDED.
- 4) SEE ABOVE PLANS FOR ADDITIONAL PLAN REFERENCES.

WETLAND NOTES:

- 1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 9/27/2019 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2017).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD BY AMBIT ENGINEERING, INC.

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
11	REGISTRY OF DEEDS
21	MAP 11 / LOT 21
---	BOUNDARY
---	SETBACK
---	MEAN HIGH WATER LINE
---	HOTL - HIGHEST OBSERVABLE TIDE LINE
---	FHZ - FEMA SPECIAL FLOOD HAZARD AREA LINE
○	RAILROAD SPIKE FOUND
○	IRON ROD/PIPE FOUND
○	DRILL HOLE FOUND
○	STONE/CONCRETE BOUND FOUND
○	RAILROAD SPIKE SET
○	IRON ROD SET
○	DRILL HOLE SET
○	GRANITE BOUND SET
○	OVERHEAD ELECTRIC/WIRES
○	CONTOUR
○	SPOT ELEVATION
○	EDGE OF PAVEMENT (EP)
○	WOODS / TREE LINE
○	UTILITY POLE (w/ GUY)
○	GAS SHUT OFF
○	WATER SHUT OFF/CURB STOP
○	GATE VALVE
○	METER (GAS, WATER, ELECTRIC)
○	ELEVATION
○	EDGE OF PAVEMENT
○	FINISHED FLOOR
○	INVERT
○	TEMPORARY BENCHMARK
○	TYPICAL
○	VERTICAL/SLOPED GRANITE CURB
○	LANDSCAPED AREA



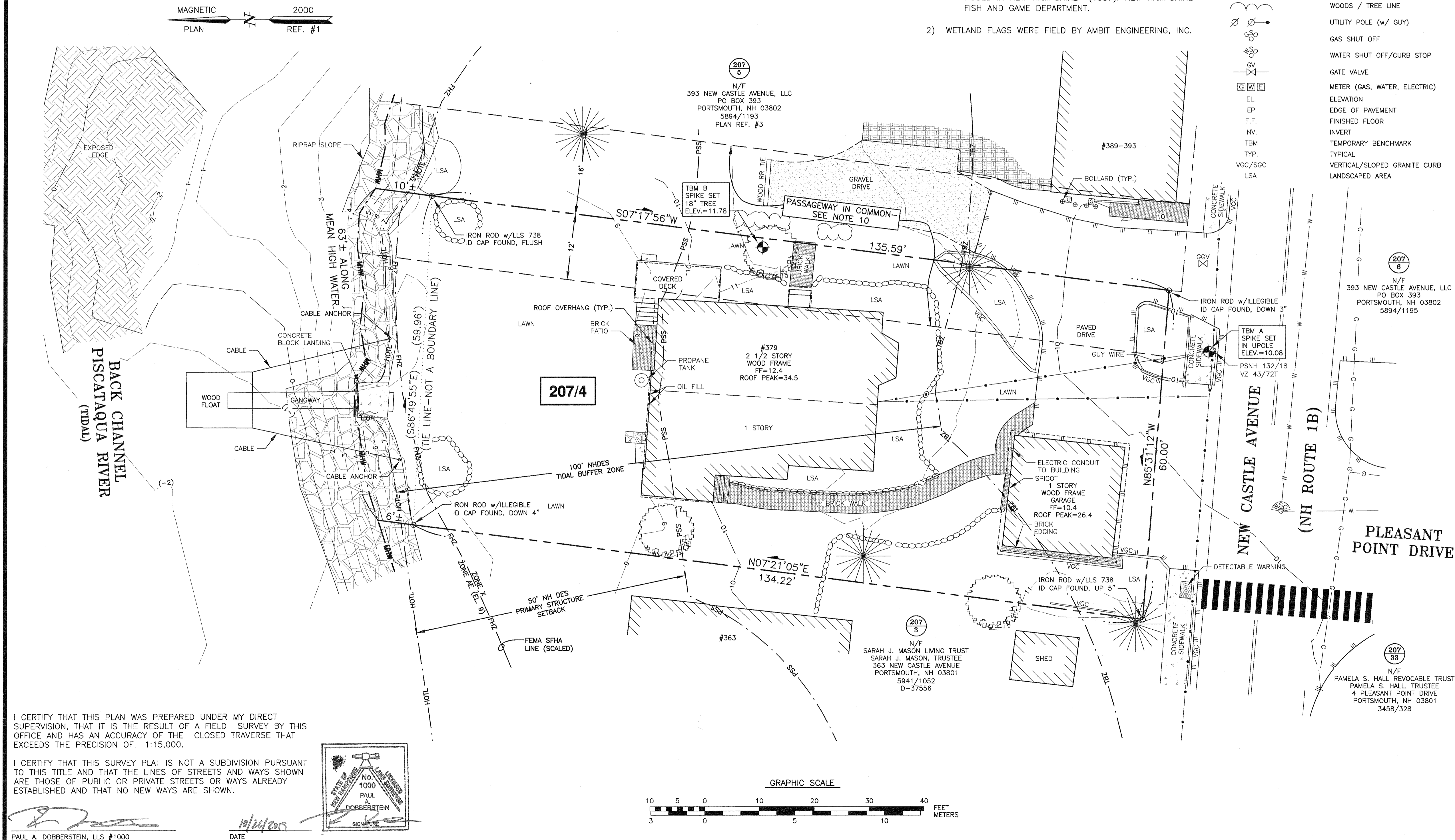
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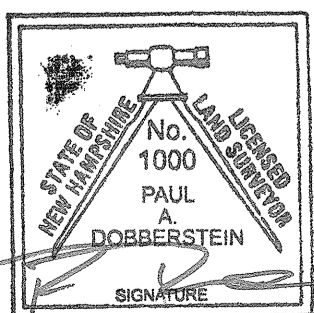


I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION 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.

PAUL A. DOBERSTEIN, LLS #1000

DATE



STANDARD BOUNDARY & TOPOGRAPHIC SURVEY TAX MAP 207 - LOT 4

OWNERS:

TODD PETERS &
JAN PETERS

379 NEW CASTLE AVENUE
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE 1"=10'

OCTOBER 2019