

BY: VIEWPOINT & HAND DELIVERY

June 1, 2022

City of Portsmouth
c/o Peter Stith
Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH 03801

**RE: Variance Application of English & Hopkins, LLC
57 Sherburne Avenue, Tax Map 111, Lot 22-1**

Dear Peter,

Our Office represents English & Hopkins, LLC. Enclosed herewith, please find the following materials for submission to the Zoning Board of Adjustment for consideration at its next regularly scheduled meeting relative to the property at 57 Sherburne Avenue:

- 1) Landowner Letter of Authorization;
- 2) Narrative to Variance Application with Exhibits A & B;
- 3) Site Plan;
- 4) Floor Plans and Elevations;
- 5) GIS Map; and
- 6) Photographs of the Property.

One (1) copy of the application submission is being hand-delivered to the Planning Department contemporaneously with the electronic filing through Viewpoint. Should you have any questions or concerns regarding the enclosed application materials, do not hesitate to contact me at your convenience.

Sincerely,



Derek R. Durbin, Esq.

LANDOWNER LETTER OF AUTHORIZATION

English & Hopkins LLC, record owner of property located at **57 Sherburne Avenue, Portsmouth, NH**, identified on Portsmouth **Tax Map 113**, as **Lot 22-1** (the "Property"), hereby authorizes **Durbin Law Offices PLLC** and **Altus Engineering** and their agents and representatives, to file any building, zoning, planning or other municipal permit applications with the City of Portsmouth for said Property and to appear before its land use boards. This Letter of Authorization shall be valid until expressly revoked in writing.



**Timothy Keaveney, Member
Duly Authorized**

May 26, 2022

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

English & Hopkins LLC
(Owner/Applicant)
Tax Map 113, Lot 22-1
57 Sherburne Avenue
Portsmouth, NH 03801

INTRODUCTORY STATEMENT

English & Hopkins, LLC (“Applicant”) is the owner of the property located at 57 Sherburne Avenue (“Lot 22-1”). The Property is in Portsmouth’s General Residence A (“GRA”) Zoning District. It is approximately 0.07 acres in size (2,943 square feet).

2019 Variance Approvals

On June 18, 2019, the ZBA granted multiple variances to John Marden to allow for the creation of Lot 22-1. Exhibit A. Lot 22-1 was part of the adjacent house lot owned by Mr. Marden at 60 Elwyn Avenue. Following the ZBA’s approval, Mr. Marden received subdivision approval from the Planning Board on September 19, 2019. Exhibit B.

As can be seen in the plans that were approved by the ZBA and Planning Board in 2019, Mr. Marden’s sole intent for subdividing the property at 60 Elwyn Avenue was to allow for the construction of a modest single-family on what is now Lot 22-1. This was also made clear in the application submissions and presentations before the boards. The proposed home for Lot 22-1 was to have a footprint of 917+/- square foot. Based on this footprint, building coverage was calculated and shown on the plans that were approved as 31.2%. A building coverage variance for Lot 22-1 was never applied for or legally advertised with John Marden’s application to the ZBA yet the plans were approved. It is believed that the coverage variance was not applied for at the time because Mr. Marden had yet to finalize his house design plans based on the fact that no stairs or other accessory features to the home were shown on the 2019 plans.

Current Proposal

The Applicant is seeking to construct a single-family home on the same footprint that was shown on the plans submitted to and approved by the ZBA and Planning Board in 2019. In addition, the Applicant would like to place a 48 square foot shed in the right rear side of the Property. This shed was not shown on the 2019 subdivision plans but is desired by the current Applicant due to the modest size of the home and the relative lack of storage that would exist for outdoor tools and the like.

To make way for the proposed home and shed, and in reliance on the approvals that were granted in 2019, the Applicant has removed the hot tub structure that previously encroached into

the 10' left yard setback. The existing shed which encroaches into the left yard setback will also be removed.

Summary of Zoning Relief

In order to construct the proposed home, the Applicant needs a building coverage variance of 33.7+/- where 25% is required and a rear yard setback of 16' where 20' is required. Out of an abundance of caution, the Applicant is also requesting a front yard setback variance of 5.8' where 15' is required by Section 10.520 of the Ordinance. However, it is the Applicant's position that the required front yard setback is 1.6' and that no variance is required based on Article 10.516.10, which states as follows:

"If existing **principal buildings** on the same side of the same **street**, in the same zoning district, and within 200 feet of a **lot** are located closer to the **street** than the minimum required **front yard** specified in this Article, the required **front yard** for the **principal building** on such **lot** shall be the average of the existing alignments of all such **principal buildings**, rounded to the nearest foot. For the purpose of this provision, **buildings** on the subject **lot** shall not be included in the average of existing alignments."

It is important to note that the deviation in building coverage shown on the current plans (33.7%) versus what was shown on the approved plans in 2019 (31.2%) is the result of the front stairway, rear stairway and landing, AC condensing unit pads and garden shed being added. The footprint of the proposed home itself has not changed. Likewise, the 4' rear yard setback variance pertains to the back entryway (stairway and deck) to the house. Because the building envelope on Lot 22-1 is so tight, there is no realistic way to place a reasonably sized single-family home on it without needing a front or rear yard setback variance.

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 "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."

The goal of GRA Zoning is "to provide areas for **single-family, two family and multifamily dwellings**, with appropriate **accessory uses**, at moderate to high densities." Lot 22-1 is consistent in size with the other properties between Elwyn and Sherburne Avenues that immediately surround it, except for Lot 113-21 which has a duplex on it. A majority of the surrounding properties have single-family homes on them. Of the 11 other properties on this block, 5 exceed 33.7% in building coverage (Lots 113-21, 113-20, 113-18, 113-24 and 113-16) based on the City's assessing cards. An additional 3 properties exceed the 25% building coverage requirement. Only 3 properties comply. Therefore, the prevailing building density in this block of the neighborhood is not reflective of the zoning, as a majority of the properties are non-

conforming. Building coverage on Lot 22-1 will be consistent with the essential character of the neighborhood which consists of relatively small, densely developed lots with narrow, tall homes.

In addition, many of the structures on the Elwyn/Sherburne block, whether it be the homes or outbuildings such as garages, decks or sheds, encroach into one or more required setbacks. In the present instance, the rear yard setback encroachment is very minor at 4' particularly when you consider the fact that it is associated with a stairway and deck that will serve as the rear entry to the proposed home. While it is a "structure" in name, it does not have the same impact that a building would have within the setback, as it will not in any way impinge on the nearest abutter's light, air and space. It should be noted that the directly abutting property to the rear is owned by Timothy and Amy Keaveney, who are the two members of English and Hopkins, LLC, the owner of Lot 22-1. The property at 60 Elwyn Avenue serves as their primary residence. They have lived in this neighborhood for the past 10 years.

Granting the variances will neither alter the essential character of the neighborhood nor create any undue demand on municipal services or threat to the public, health, safety or welfare.

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).

Denying the variances sought would lead to unduly harsh result. It was understood in 2019 when the subdivision of 60 Elwyn Avenue was approved that the intent was for a single-family home with a footprint of 917 square feet to be built upon Lot 22-1. Following recording of the subdivision plan, Lot 22-1 was sold as a "buildable" lot and taxed as such by the City. The current tax assessment is on a land value of \$379,900.

If the variances were denied, it would be extremely difficult if not impossible for the Applicant to build a reasonably sized home on Lot 22-1. Regardless, it is without question that the Applicant would suffer a financial loss that is not outweighed by any tangible gain to the public given the high cost of purchasing land in Portsmouth and the anticipated return, if any, on its investment. The equitable balancing test for determining whether substantial justice is done weighs in favor of the Applicant.

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

The construction of a tastefully designed, modest-sized single-family home on Lot 22-1 will not negatively impact the surrounding properties. To the contrary, precedence in Portsmouth strongly suggests that the values of the surrounding properties are likely to increase.

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

Lot 22-1 is a non-conforming lot of record that was approved by the City of Portsmouth in 2019 with the understanding that a single-family home would be built upon it with a footprint of 917 square feet. Only one lot in the neighborhood is smaller in dimension. Given the relatively small size of Lot 22-1 in comparison with surrounding properties and its limited building envelope, it would be extremely difficult if not impossible to construct a reasonably sized home with modern amenities and a shed for storage of outdoor tools. As a result of these special conditions of the property, there is no fair and substantial relationship between the general purposes of the building coverage and rear yard setback requirements and their application to Lot 22-1.

The proposed use is reasonable.

Single-family homes are permitted by right within the GRA Zoning District. As such, the proposed use of Lot 22-1 is reasonable.

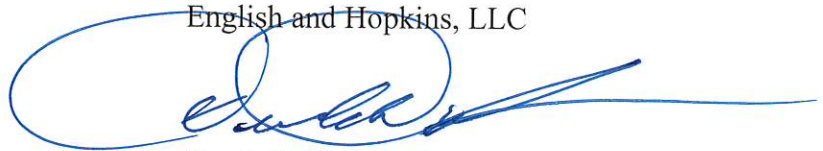
CONCLUSION

In conclusion, the Applicant has demonstrated that it has met the five (5) criteria for granting the variances requested. Accordingly, it respectfully requests that the Board approve its requests.

Respectfully Submitted,

Dated: June 1, 2022

English and Hopkins, LLC



By: Derek R. Durbin, Esq.
DURBIN LAW OFFICES PLLC
144 Washington Street
Portsmouth, NH 03801
(603)-287-4764
derek@durbinlawoffices.com



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

PL



(603) 610-7216

PLANNING DEPARTMENT

June 21, 2019

Andrew J. Marden
60 Elwyn Avenue
Portsmouth, New Hampshire 03801

Re: Property at 60 Elwyn Avenue, Permit #LU 19-113
Assessor Plan 113, Lot 22

Dear Applicant:

The Board of Adjustment at its regular meeting on June 18, 2019 completed its consideration of your application described as follows:

Application:

8) Case 6-8

Petitioners: Andrew J. Marden
Property: 60 Elwyn Avenue
Assessor Plan: Map 113, Lot 22
District: General Residence A
Description: Subdivide one lot into two lots.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including variances from Section 10.521 to allow the following:
a) 3,457± s.f. lot area and lot area per dwelling unit where 7,500 s.f. is the minimum required;
b) 2,943± s.f. lot area and lot area per dwelling unit where 7,500 is the minimum required;
c) 50'± of continuous street frontage where 100' is required;
d) lot depths of 58'± and 68'± where 70' is the minimum required; and
e) 30%± building coverage where 25% is the maximum allowed.

Action:

The Board voted to **grant** the petition as presented and advertised.

Review Criteria:

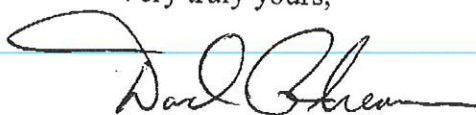
The petition was granted for the following reasons:

- Granting the variances will not be contrary to the public interest and the spirit of the ordinance will be observed. There are similar lots in the area so that the essential character of the neighborhood will not be altered.
- Substantial justice will be done and the value of surrounding properties will not be diminished. The loss to the applicant by requiring strict compliance with the ordinance in an area of nonconforming properties would not be balanced by any gain to the general public. The proposed would not result in any noticeable increase in the amount of density in the neighborhood.
- Literal enforcement of the ordinance would result in unnecessary hardship due to special conditions of the property which include its frontage on two parallel streets. The existing dwelling is located close to and facing Elwyn Avenue thus the empty portion of the lot adjacent to Sherburne Avenue is naturally situated to create a buildable lot, similar to subdivisions of nearby properties. Due to the special conditions, there is no fair and substantial relationship between the general purposes of the ordinance and their specific application to this property.

As provided for in NH RSA Chapter 677, the Board's decision may be appealed 30 days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process. Construction drawings or sketches must be reviewed and approved by the Building Inspector prior to the issuance of a building permit. Approvals by other land use boards may also be required prior to the issuance of a building permit.

The minutes and tape recording of the meeting may be reviewed in the Planning Department.

Very truly yours,



David Rheame, Chairman
Board of Adjustment

mek

c: Robert Marsilia, Chief Building Inspector
Roseann Maurice-Lentz, City Assessor
Derek R. Durbin, Esq.



CITY OF PORTSMOUTH

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



PLANNING BOARD

September 24, 2019

Andrew Marden
60 Elwyn Avenue
Portsmouth, NH 03801

RE: Preliminary and final subdivision approval for property located at 60 Elwyn Avenue

Dear Mr. Marden:

The Planning Board, at its regularly scheduled meeting of Thursday, September 19, 2019, considered your application for preliminary and final subdivision approval to subdivide one lot into two (2) lots as follows: Lot 22 as shown on Assessor Map 113 decreasing in area from 6,400 s.f. to 3,457 s.f. with 50' of continuous street frontage on Elwyn Avenue; and proposed lot 22-1 as shown on Assessor Map 113 with 2,943 s.f. in area and 50' of continuous street frontage on Sherburne Avenue. Said property is shown on Assessor Map 113 Lot 22 and lies within the General Residence A (GRA) District. As a result of said consideration, the Board voted to grant Preliminary and Final Subdivision Approval with the following stipulations:

- 1) Lot numbers as determined by the Assessor shall be added to the final plat.
- 2) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.
- 3) GIS data shall be provided to the Department of Public Works in the form as required by the City.
- 4) The final plat shall be reviewed for pre-approval by the Rockingham County Registry of Deeds and subsequently recorded by the City or as deemed appropriate by the Planning Department.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

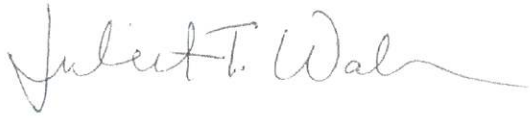
All stipulations of subdivision approval, including recording of the plat as required by the Planning Department, shall be completed within six (6) months of the date of approval, unless an extension is granted by the Planning Director or the Planning Board in accordance with Section III.D of the Subdivision Rules and Regulations. If all stipulations have not been completed within the required time period, the Planning Board's approval shall be deemed null and void.

This subdivision approval is not final until the Planning Director has certified that the

applicant has complied with the conditions of approval imposed by the Planning Board.

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

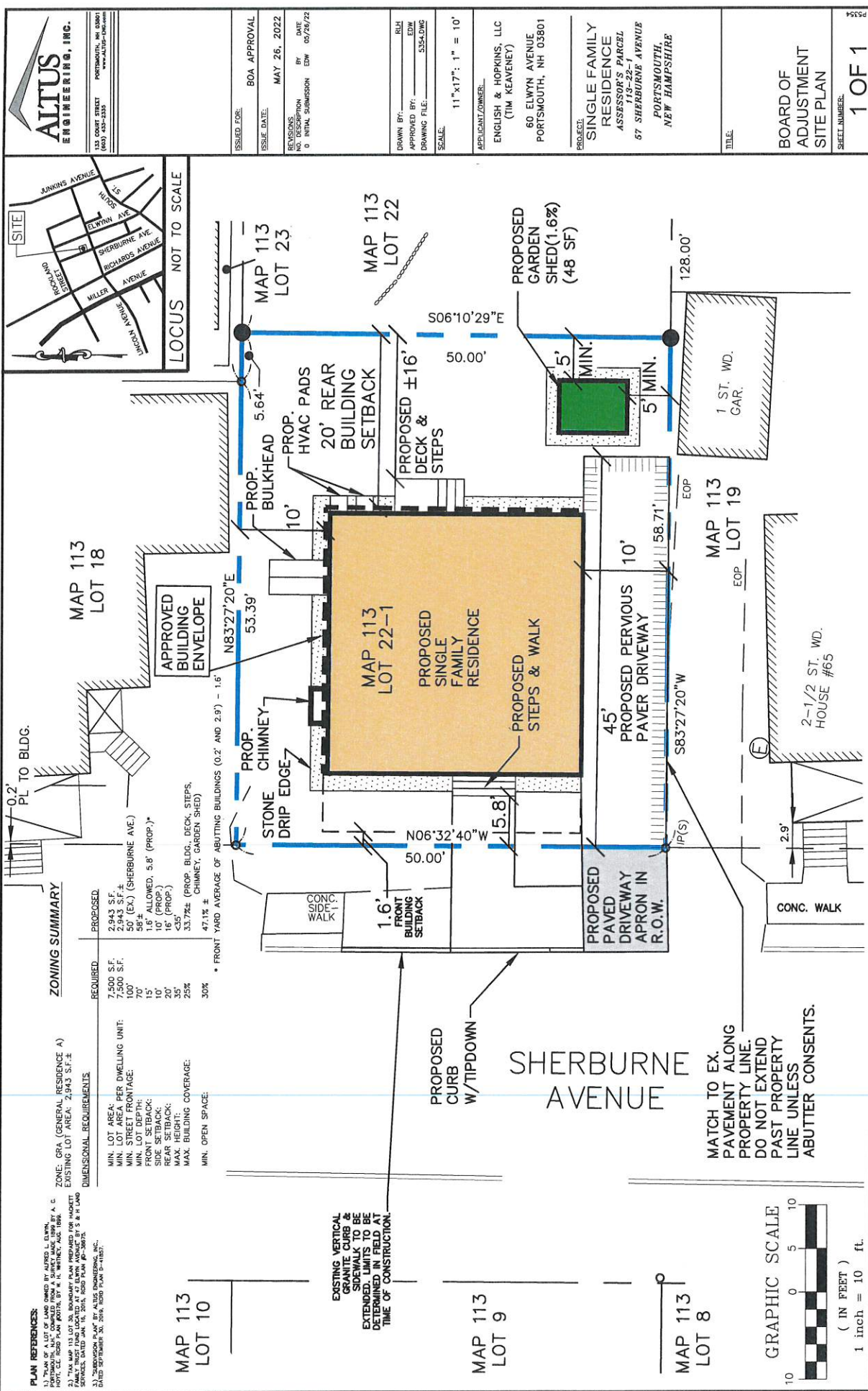
Very truly yours,

A handwritten signature in cursive script, appearing to read "Juliet T. Walsh". The signature is written in dark ink and is positioned above the typed name of the signatory.

for Elizabeth Moreau, Vice Chair of the Planning Board

cc: Rosann Maurice-Lentz, City Assessor

Eric Weinrieb, PE, Altus Engineering, Inc.



GENERAL NOTES:

BUILDER SHALL CONSULT AND FOLLOW THE BUILDING CODE AND OTHER REGULATIONS IN EFFECT FOR THE BUILDING SITE FOR ALL CONSTRUCTION DETAILS NOT SHOWN ON THESE DRAWINGS. REQUIREMENTS DESCRIBED HERE ARE SPECIFIC TO THIS DESIGN AND/OR PROVIDED AS REFERENCE. ADDITIONAL BUILDING CODE OR LOCAL REQUIREMENTS MAY APPLY.

CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS. CONTRACTOR TO HAVE WORKMANSHIP AND LIABILITY INSURANCE AND CONSTRUCTION SUPERVISOR'S LICENSE AND IS RESPONSIBLE FOR CODE COMPLIANCE AND WORKMANSHIP OF ALL WORK PERFORMED, INCLUDING THAT OF SUBCONTRACTORS.

CONTRACTOR TO REMOVE AND PROPERLY DISPOSE OF ALL CONSTRUCTION AND DEMOLITION DEBRIS IN WORKMANLIKE FASHION.

CONTRACTOR TO CHECK AND VERIFY ROUGH OPENING SIZES FOR WINDOWS AND DOORS WITH MANUFACTURER'S REPRESENTATIVES.

CONTRACTOR'S BIDS TO INCLUDE SPECIFIC INFORMATION REGARDING WOODWORK, FLOORING, FINISHED DOOR STYLES AND FINISHES, AND FINISHES FOR TILE WORK, CABINETRY, COUNTERTOPS, LIGHTING, AND APPLIANCES INCLUDED WITH PROPOSED WORK.

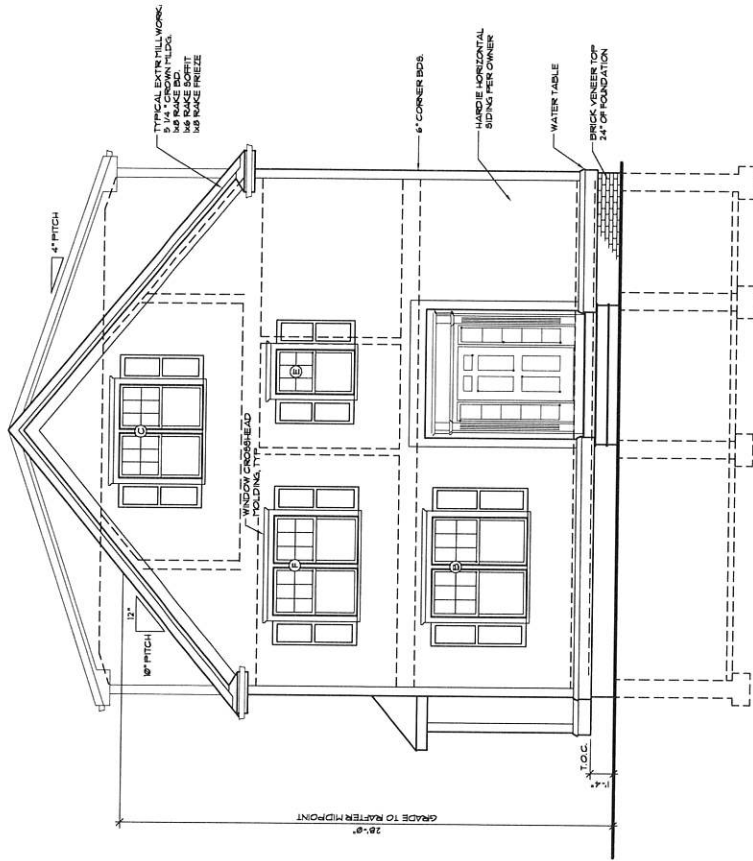
WINDOW SCHEDULE

ANDERSEN CATALOG	UNIT SIZE W x H	ROUGH OPENING W x H	NOTES
A TW2452	2'-5 1/2" x 5'-4 1/2"	2'-6 1/2" x 5'-4 1/2"	SINGLE DOUBLE HUNG
B TW2652-2	5'-3 1/2" x 5'-4 1/2"	5'-3 1/2" x 5'-4 1/2"	DOUBLE-WIDE DOUBLE HUNG
C TW2446-2	4'-1 1/2" x 4'-9 1/2"	4'-1 1/2" x 4'-9 1/2"	DOUBLE-WIDE DOUBLE HUNG
D TW2646	2'-1 1/2" x 4'-9 1/2"	2'-6 1/2" x 4'-9 1/2"	SINGLE DOUBLE HUNG
E TW2442	2'-5 1/2" x 4'-4 1/2"	2'-6 1/2" x 4'-4 1/2"	SINGLE DOUBLE HUNG
F TW2646-2	5'-3 1/2" x 5'-3 1/2"	5'-3 1/2" x 5'-3 1/2"	DOUBLE-WIDE DOUBLE HUNG
G FWH3168	3'-0 1/2" x 6'-1 1/2"	3'-1 1/2" x 6'-8"	HINGED PATIO DOOR
H C245	4'-0" x 4'-4 1/2"	4'-0" x 4'-5 1/2"	CASEMENT WINDOW
I TW2042	2'-1 1/2" x 4'-4 1/2"	2'-2 1/2" x 4'-4 1/2"	SINGLE DOUBLE HUNG
J AW31	2'-1 1/2" x 2'-4 1/2"	3'-0 1/2" x 2'-4 1/2"	AWNING WINDOW
K			
L			
M			
N			
O			
P			
Q			
R			

VERIFY THAT WINDOW MEETS BEDROOM EGRESS REQUIREMENT OF MIN. 24W" x 20H" CLEAR OPENING.

.. TEMPERED GLASS REQUIRED OVER BATH TUB

... VERIFY MIN. 2'-0" WIDE FOR REQUIRED EGRESS



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NEW CONSTRUCTION
57 SHERBURNE AVE.
PORTSMOUTH, NH

C
COVER

COVER PAGE
SCALE: VARIES

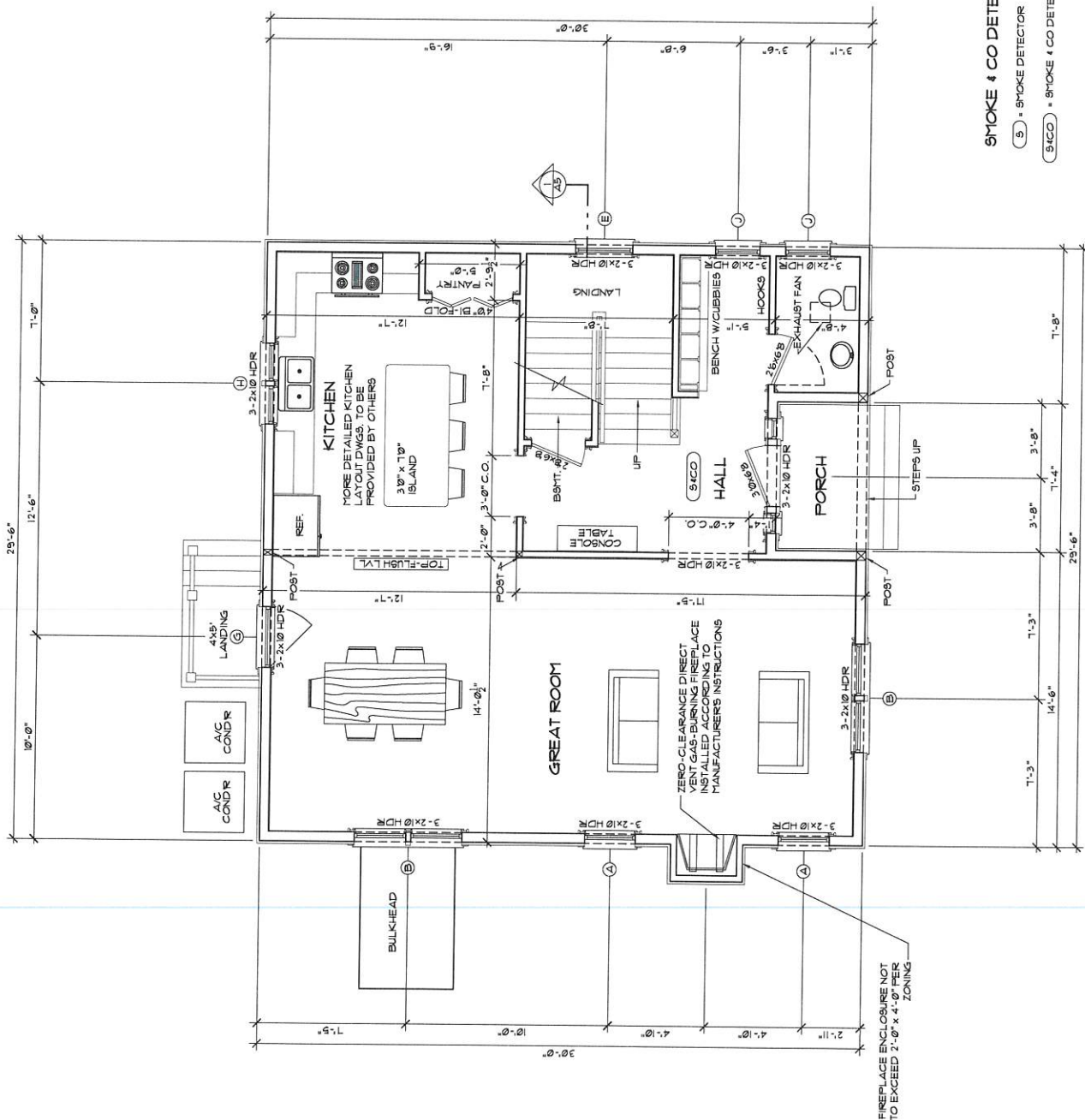
DATE: 11-03-2021 SCHEMATIC DESIGN
REV.: 05-26-2022 DESIGN DEVELOPMENT
REV.: NOT FOR CONSTRUCTION

57 SHERBURNE, PORTSMOUTH, NH.dwg

PROJECT DESIGN:
SCOTT LEWIS
365 GROVE STREET
WEST ROXBURY, MA 02132
(617) 293-6311

CLIENT:
TIM KEAVENEY
ENGLISH AND HOPKINS, LLC
60 ELWYN AVENUE
PORTSMOUTH, NH 03801
(603) 951-8882

DRAWING LIST:
C COVER SHEET
A1 FIRST FLOOR PLAN
A2 SECOND FLOOR PLAN
A3 ATTIC FLOOR PLAN
A4 BASEMENT FLOOR PLAN
A5 BUILDING SECTION 1 - STAIRS
A6 FRONT ELEVATION
A7 RIGHT SIDE ELEVATION
A8 REAR ELEVATION
A9 LEFT SIDE ELEVATION
F1 FIRST FLOOR FRAMING
F2 SECOND FLOOR FRAMING
F3 ATTIC FLOOR FRAMING
F4 ROOF FRAMING



SMOKE & CO DETECTORS:

5 - SMOKE DETECTOR

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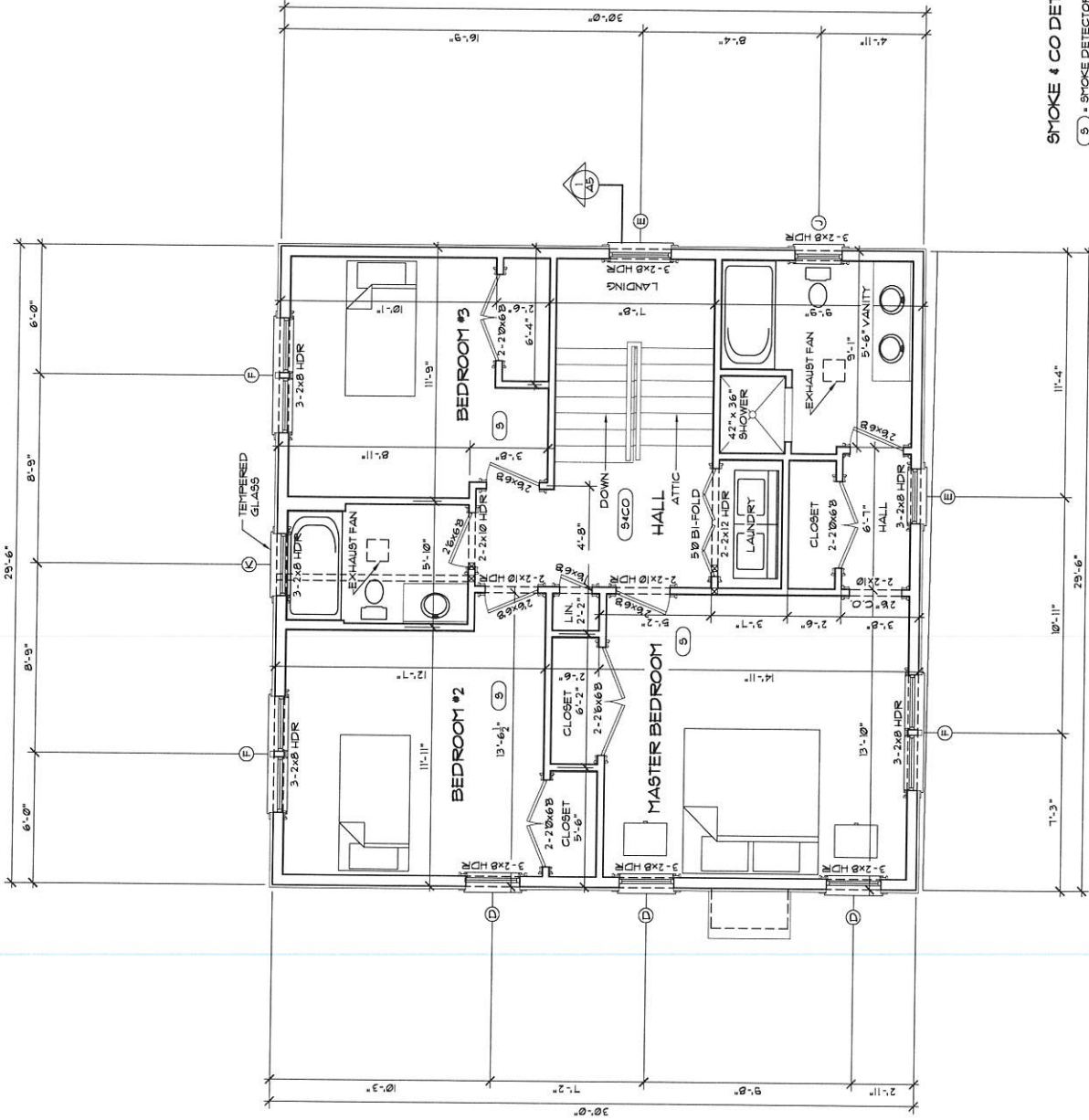
57 SHERBURNE AVENUE PORTSMOUTH, NH

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365 GROVE STREET
WEST ROXBURY, MA 02466
DATE: 05-26-2022
57SHERBURNE,PORTSMOUTH,NH.dwg

A2
SHEET

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(S/CO) = SMOKE & CO DETECTOR



57 SHERBURNE AVENUE PORTSMOUTH, NH

ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"

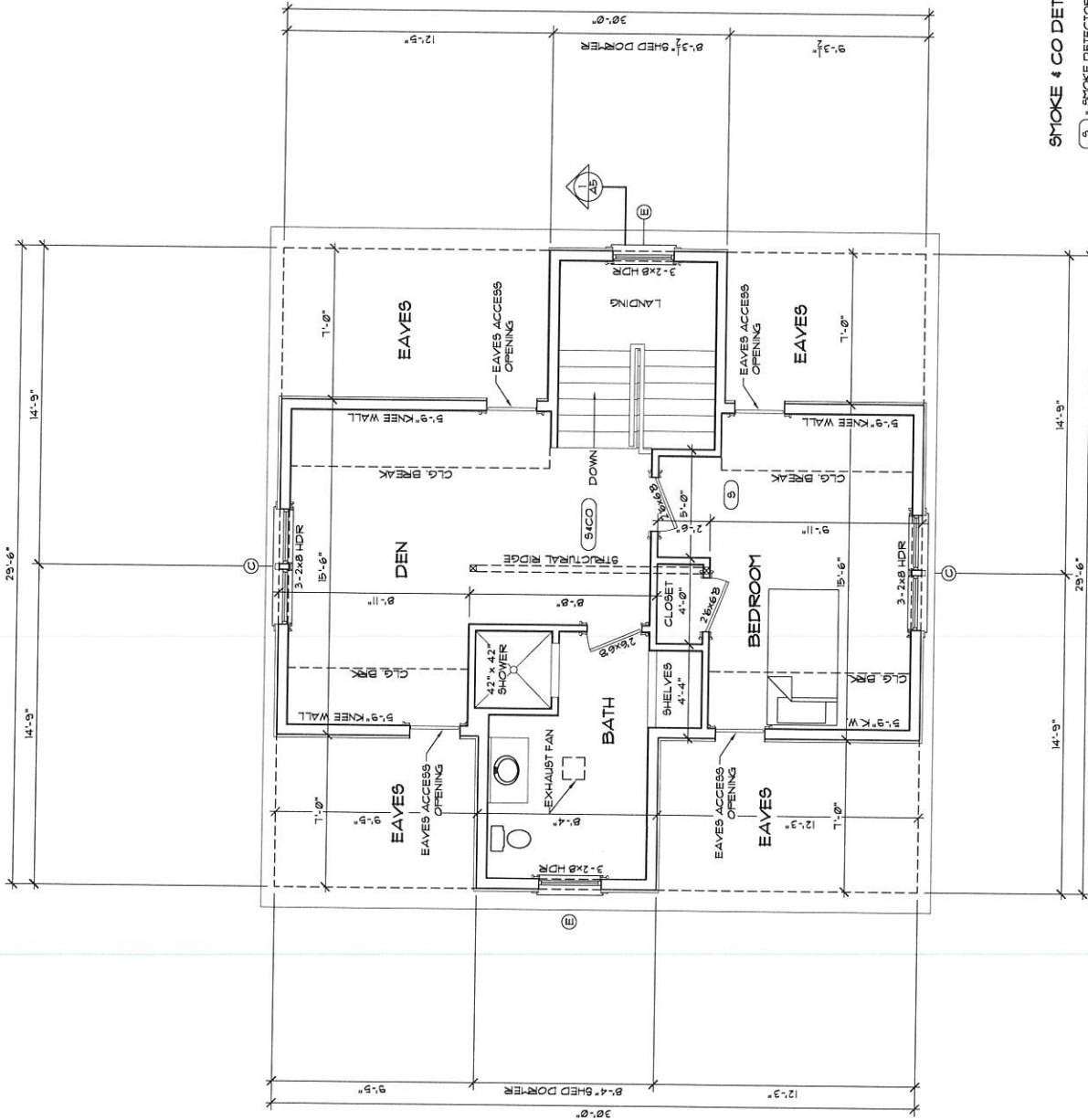
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DATE: 05-26-2022

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(SICO) = SMOKE & CO DETECTOR



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SHEET

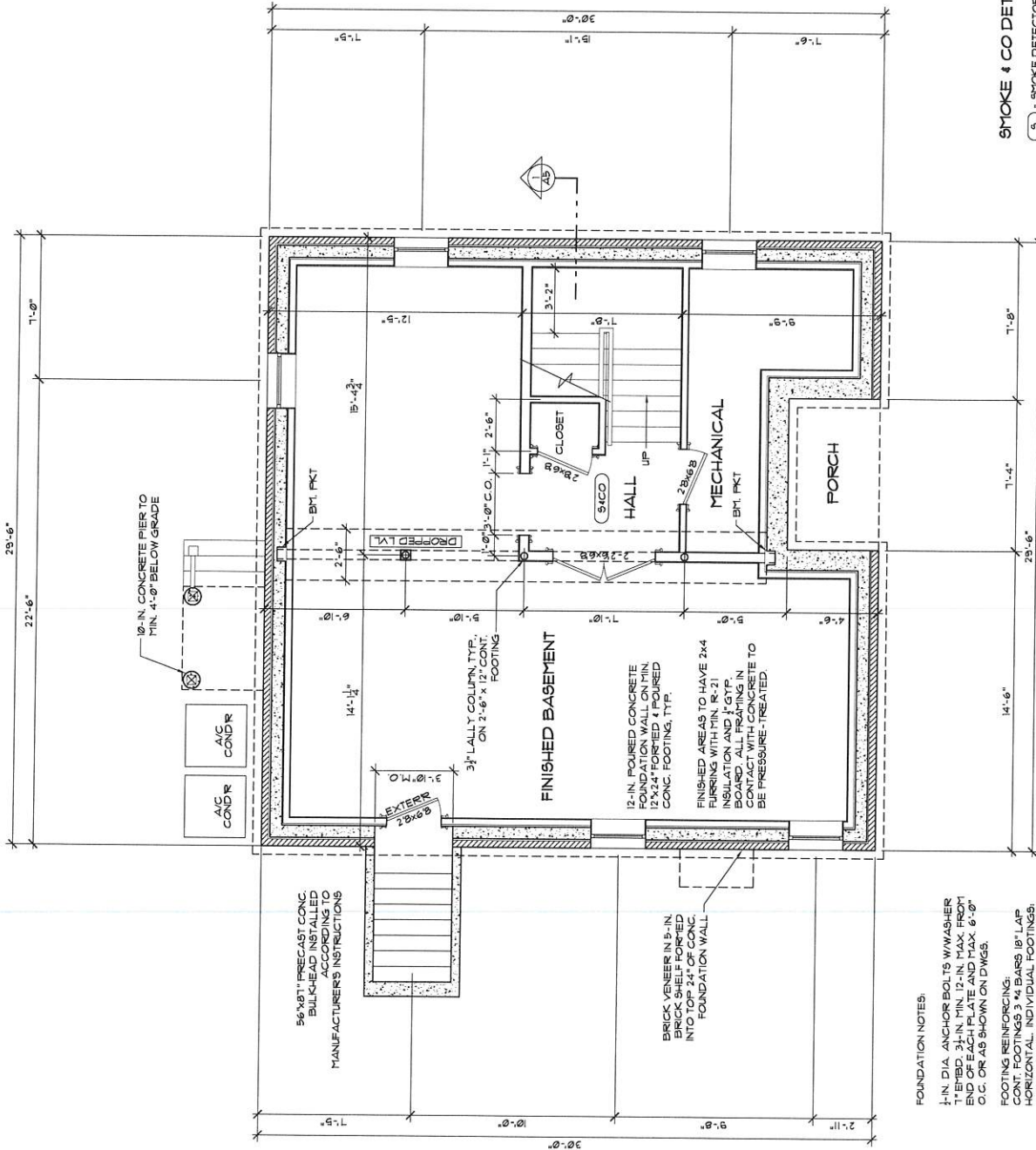
57 SHERBURNE AVENUE PORTSMOUTH, NH

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365 GROVE STREET
WEST ROXBURY, MA 02466
DATE: 05-26-2022
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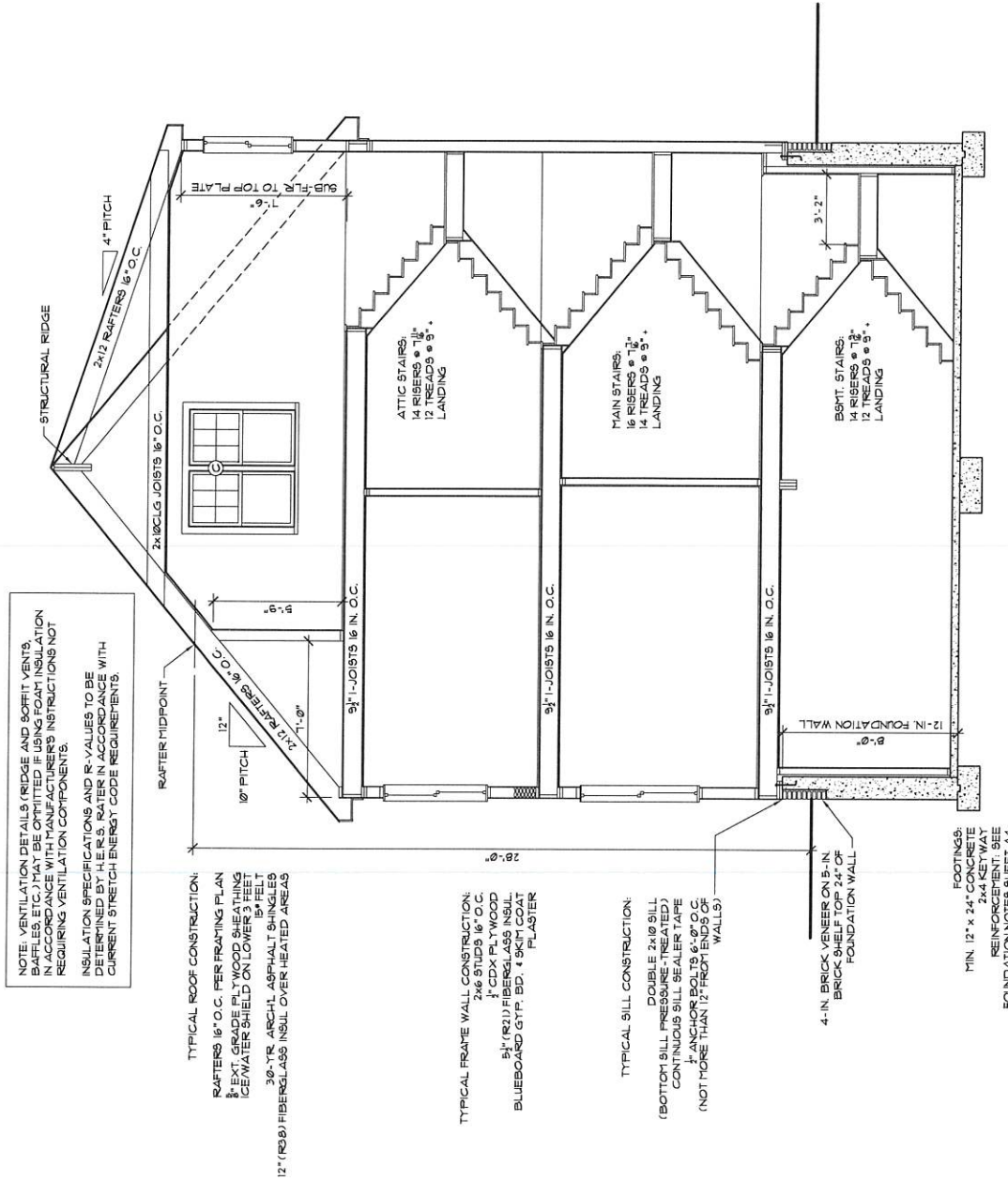
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(S) = SMOKE DETECTOR
(SICO) = SMOKE & CO DETECTOR



FOUNDATION NOTES:

- 1/2-IN. DIA. ANCHOR BOLTS W/ WASHER 1" EMBED. 3/4-IN. MIN. 12-IN. MAX. FROM END OF EACH PLATE AND MAX. 6'-0" O.C. OR AS SHOWN ON DWGS.
- FOOTING REINFORCING: CONT. FOOTINGS 3 #4 BARS 18" LAP HORIZONTAL, INDIVIDUAL FOOTINGS, 4 #4 BARS WITH 3" COVER EACH WAY OR AS SHOWN ON DRAWINGS.
- MIN. WALL REINFORCING: HORIZONTAL: 2 #4 BARS TOP AND MID HGT. OF WALL W/ 18" N. LAP AND 18" CORNER BARS.



1 BLDG. SECTION 1 - STAIRS
A5

57 SHERBURNE AVENUE
PORTSMOUTH, NH

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

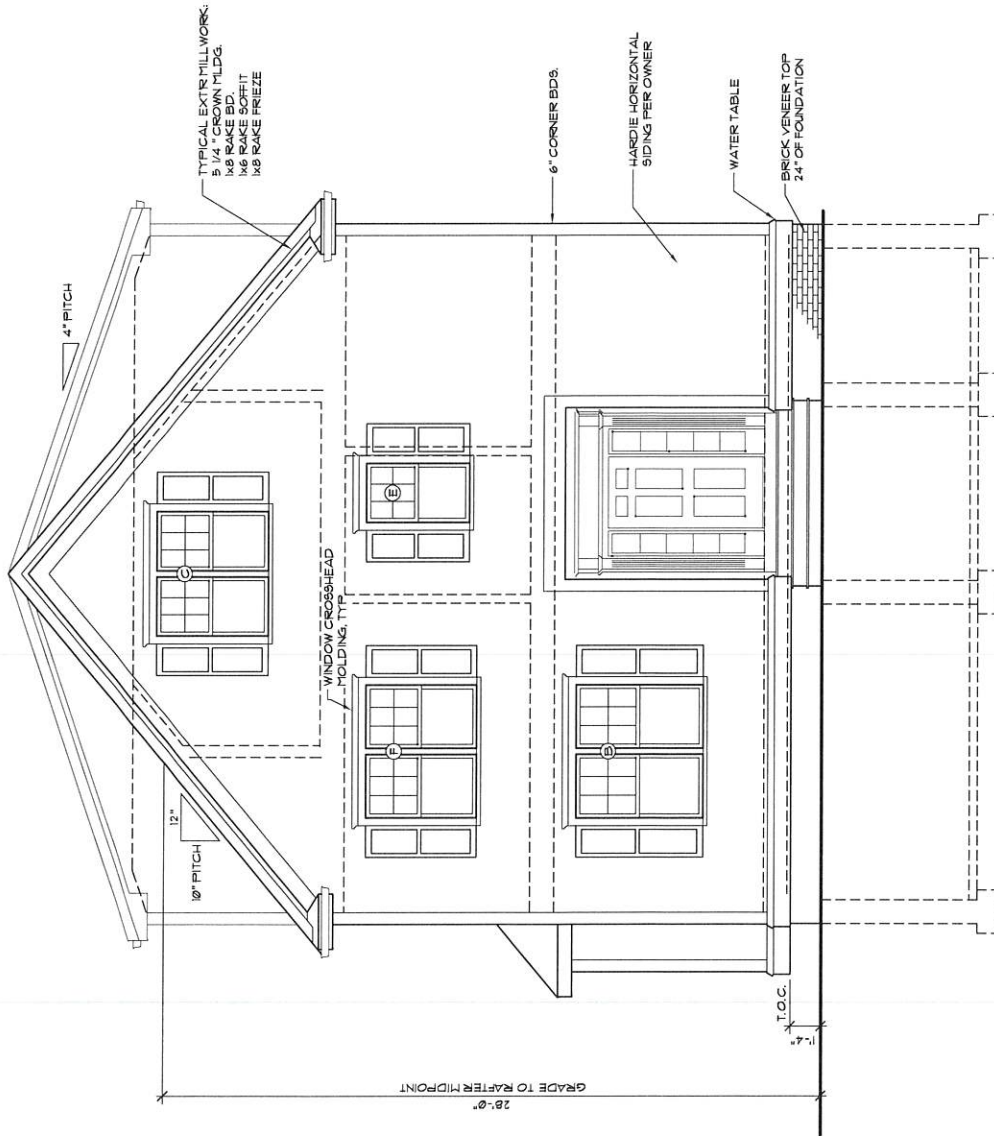
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365 GROVE STREET
WEST ROXBURY, MA 02466

DATE: 05-26-2022

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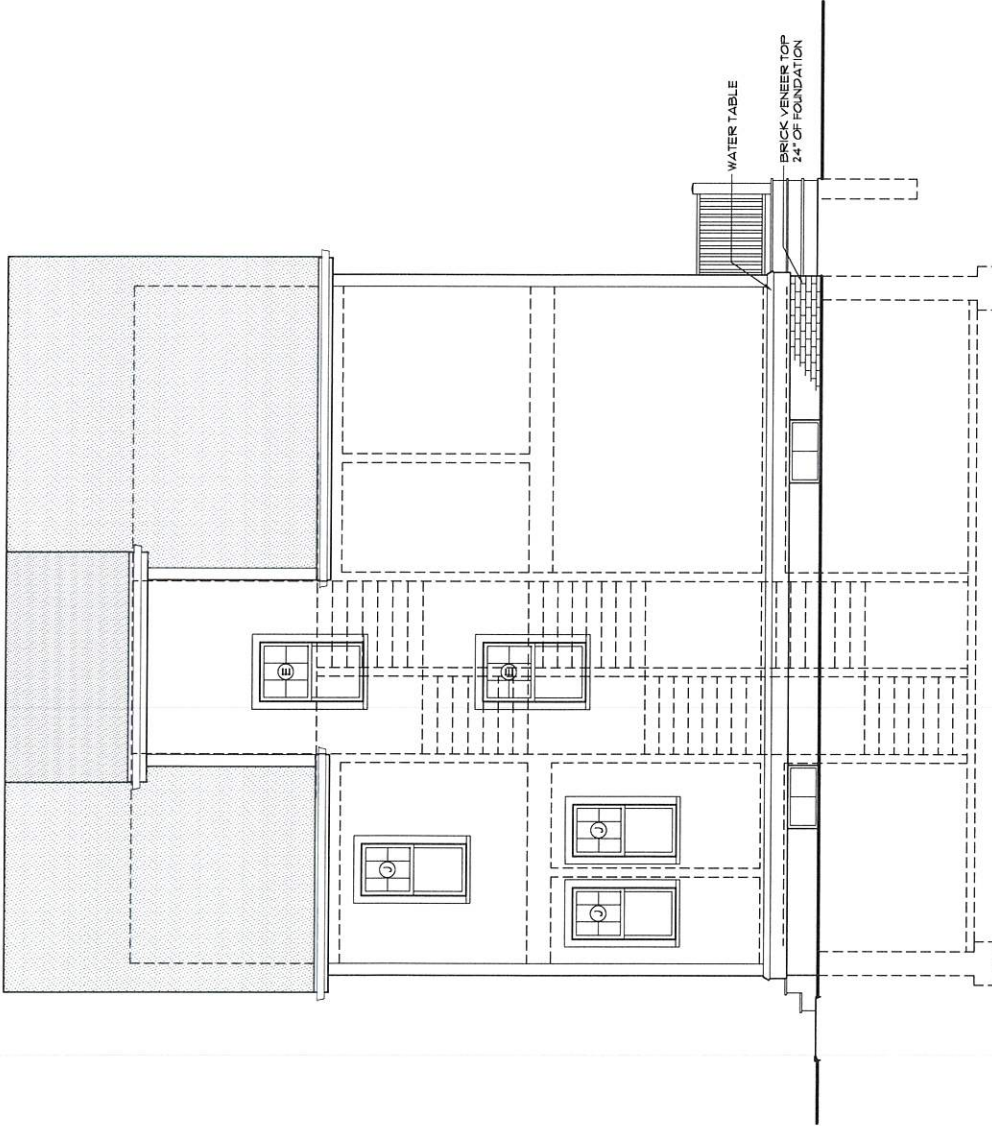
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57 SHERBURNE AVENUE
PORTSMOUTH, NH

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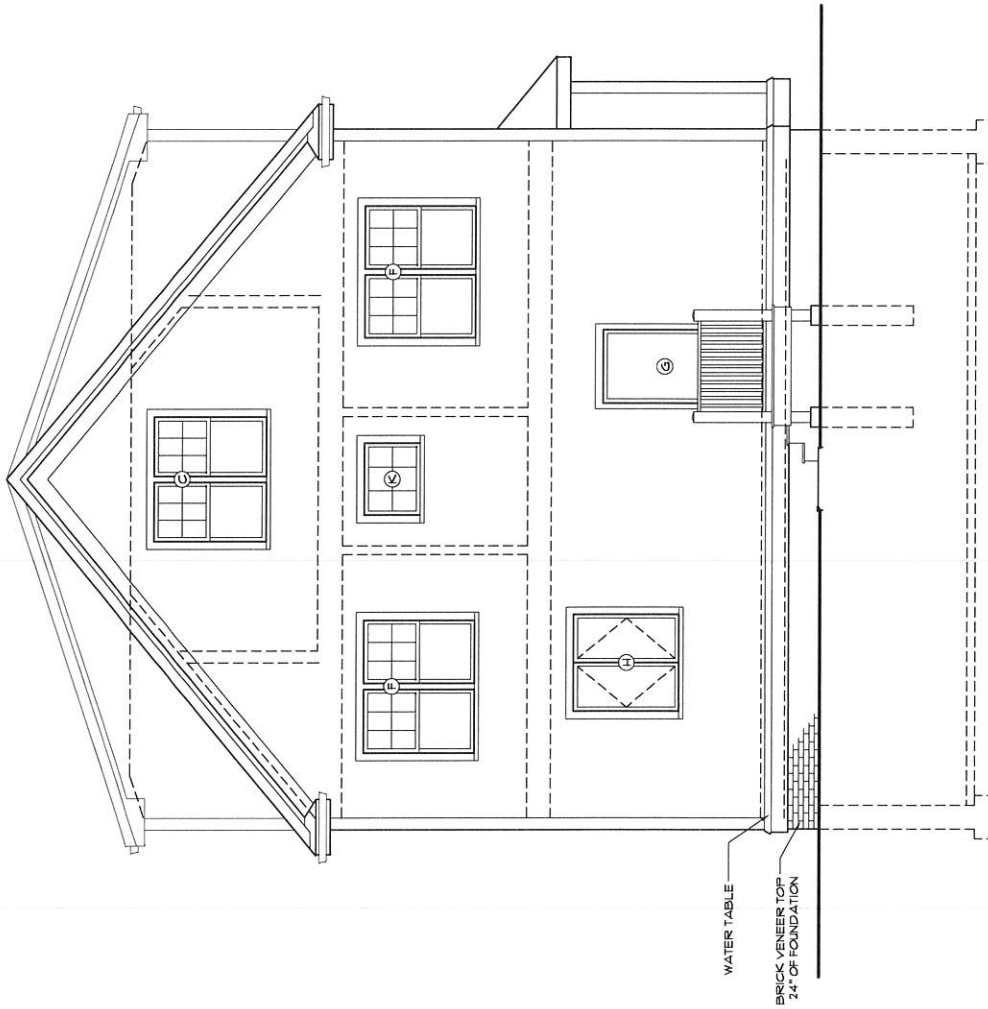


57 SHERBURNE AVENUE
PORTSMOUTH, NH

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REAR ELEVATION
SCALE: 1/4" = 1'-0"
SCOTT LEWIS
365 GROVE STREET
WEST ROXBURY, MA 02466
DATE: 05-26-2022
57SHERBURNE.PORTSMOUTH.NH.L.dwg

A8
SHEET



57 SHERBURNE AVENUE
PORTSMOUTH, NH

RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

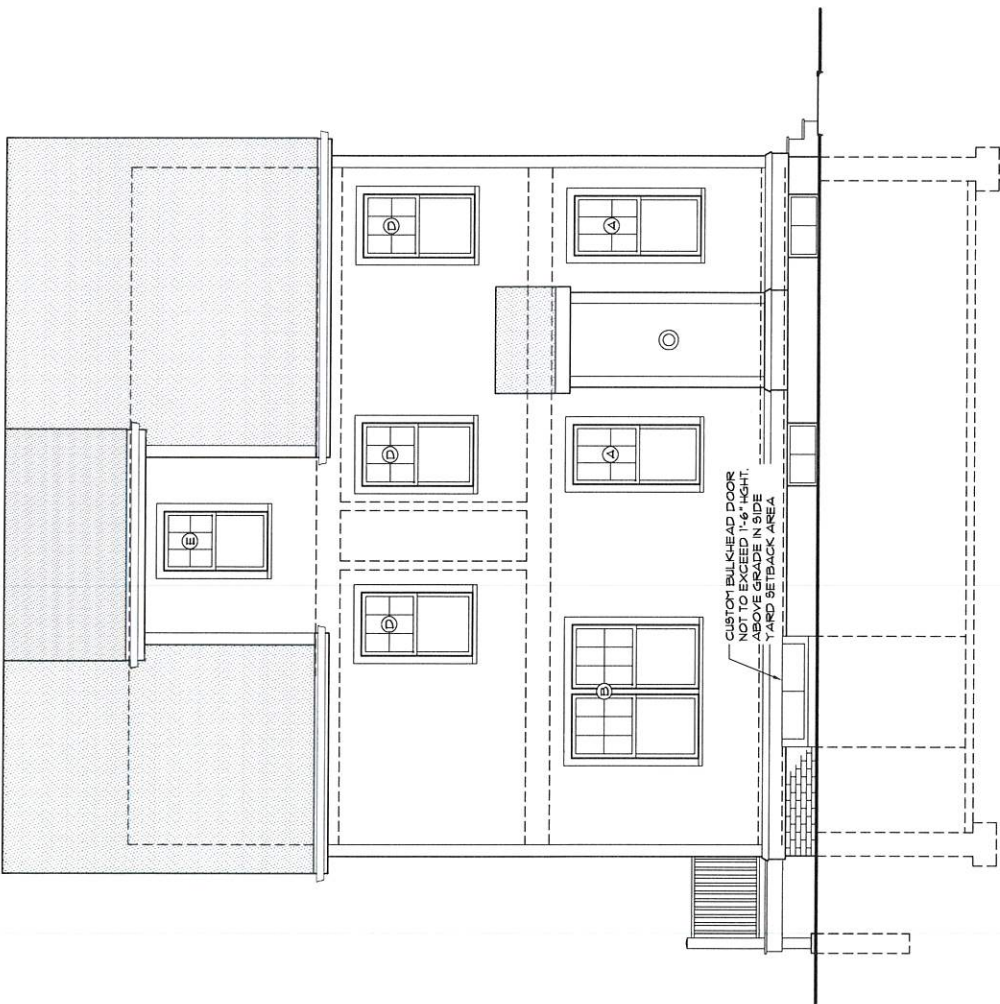
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DATE: 05-26-2022

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A9
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57 SHERBURNE AVENUE PORTSMOUTH, NH

FIRST FLOOR FRAMING
SCALE: 1/4" = 1'-0"

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WEST ROXBURY, MA 02466

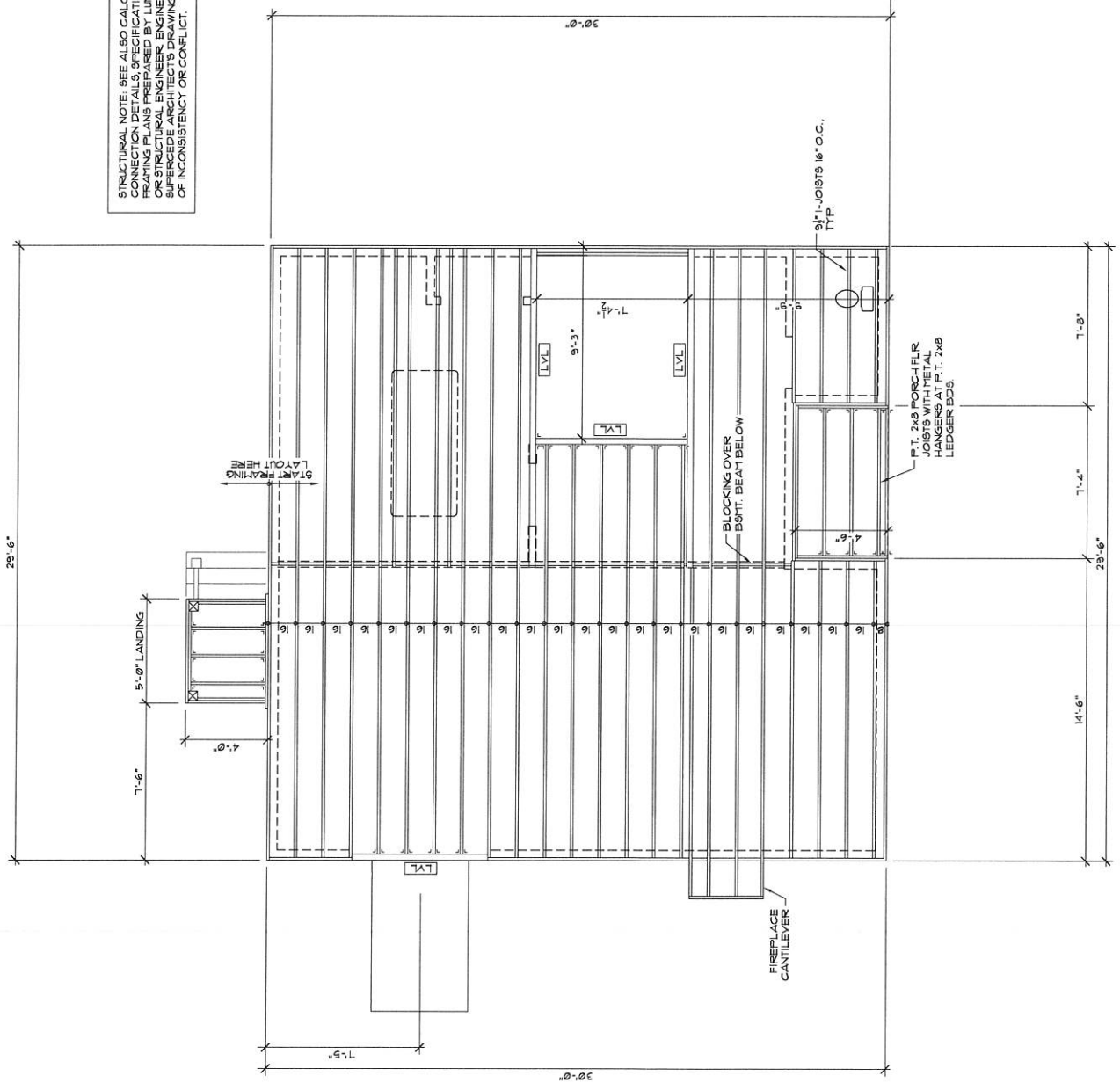
DATE: 05-26-2022

57SHERBURNE.FIRSTFLOOR.FRAMING.dwg



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57 SHERBURNE AVENUE
PORTSMOUTH, NH

SECOND FLOOR FRAMING

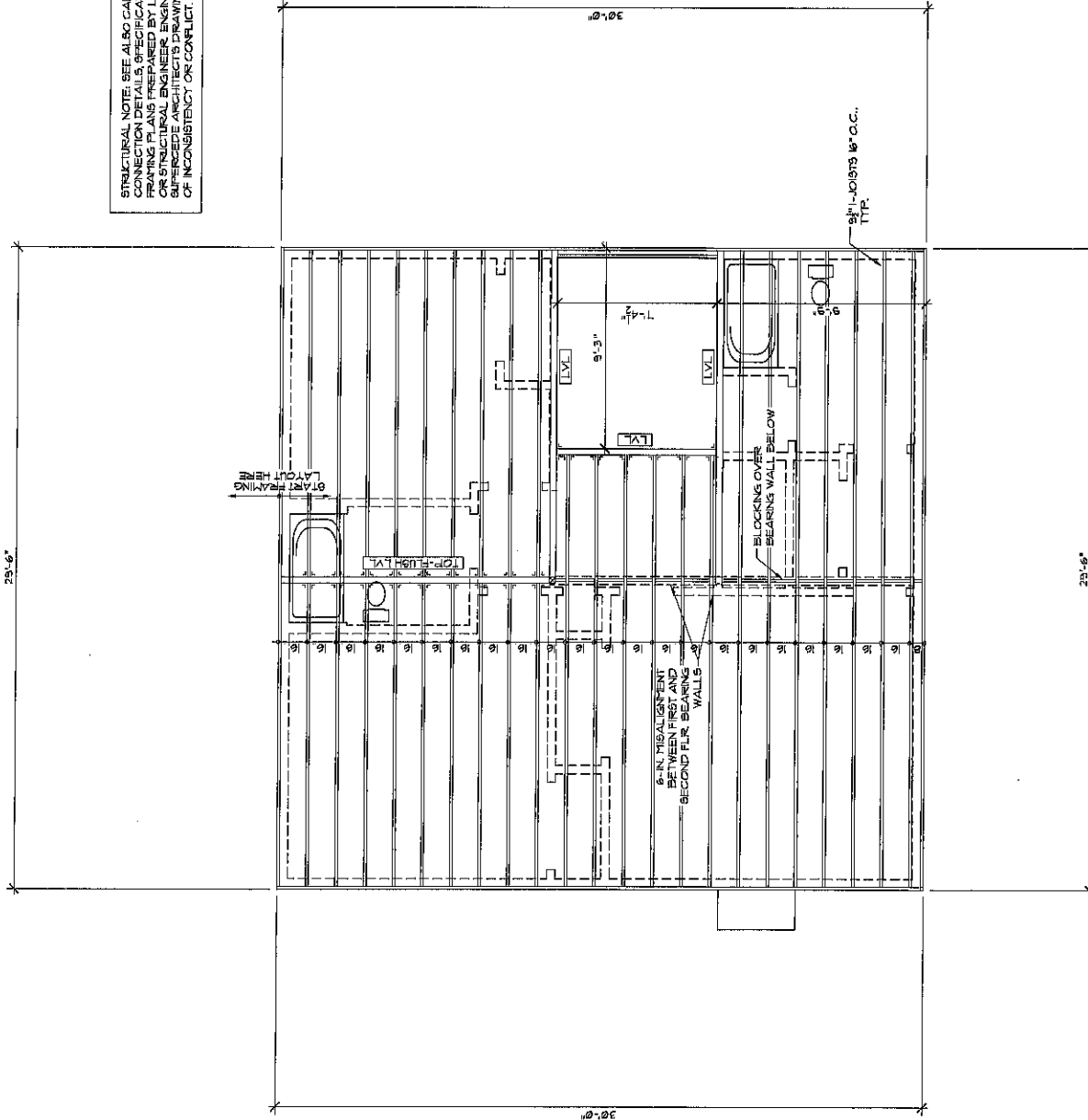
SCOTT LEWIS
368 GROVE STREET
WEST ROXBURY, MA 02466

DATE: 05-26-2022

B:\SHERBURNE\PORTSMOUTH\NH\1.dwg

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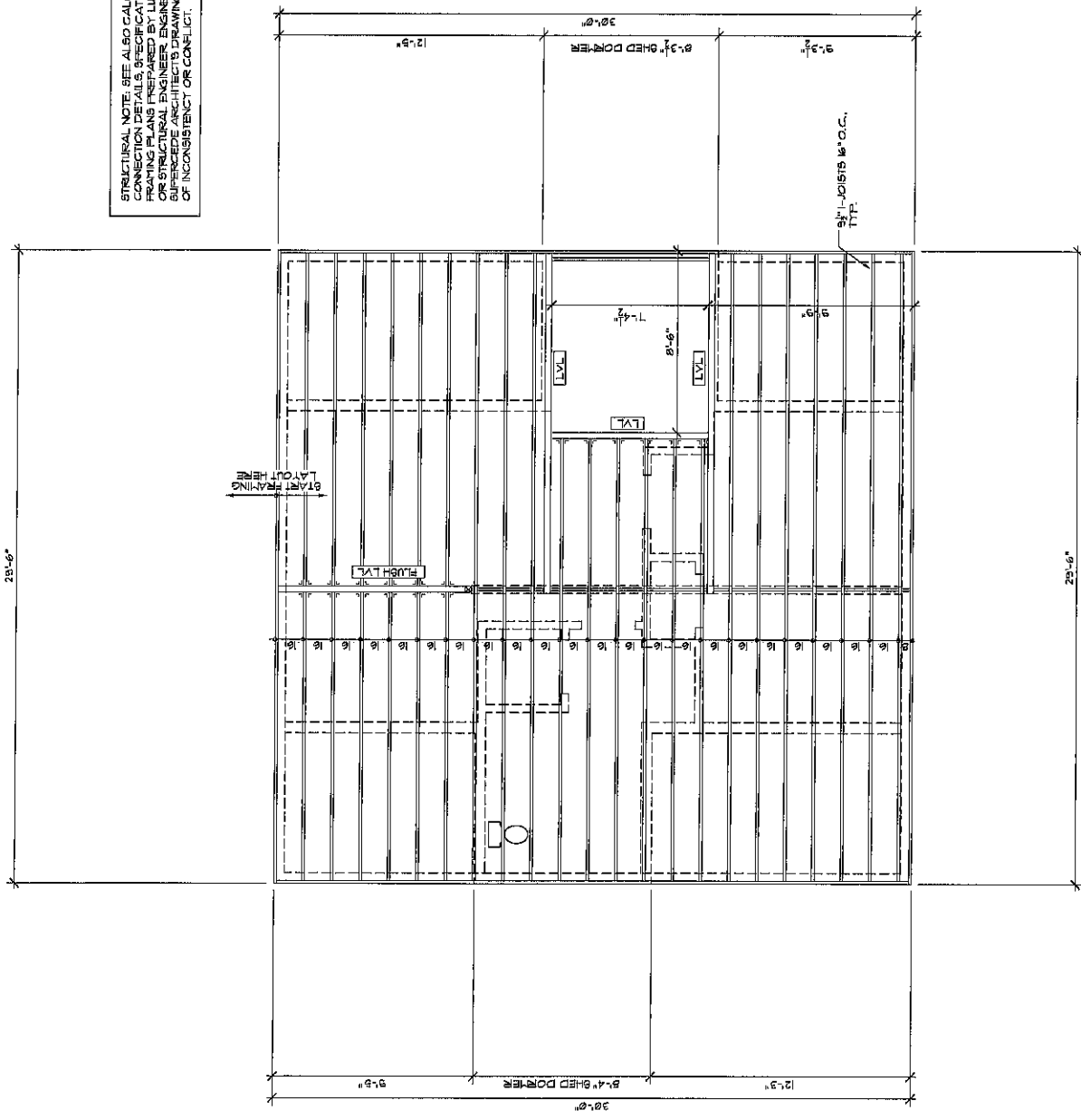
57 SHERBURNE AVENUE
PORTSMOUTH, NH

ATTIC FLOOR FRAMING
SCALE: 1/4" = 1'-0"
SCOTT LEWIS
365 GROVE STREET
WEST ROXBURY, MA 02466
DATE: 05-26-2022
B79HERBURNE.FPORTSMOUTH.NH.dwg

F3
SHEET

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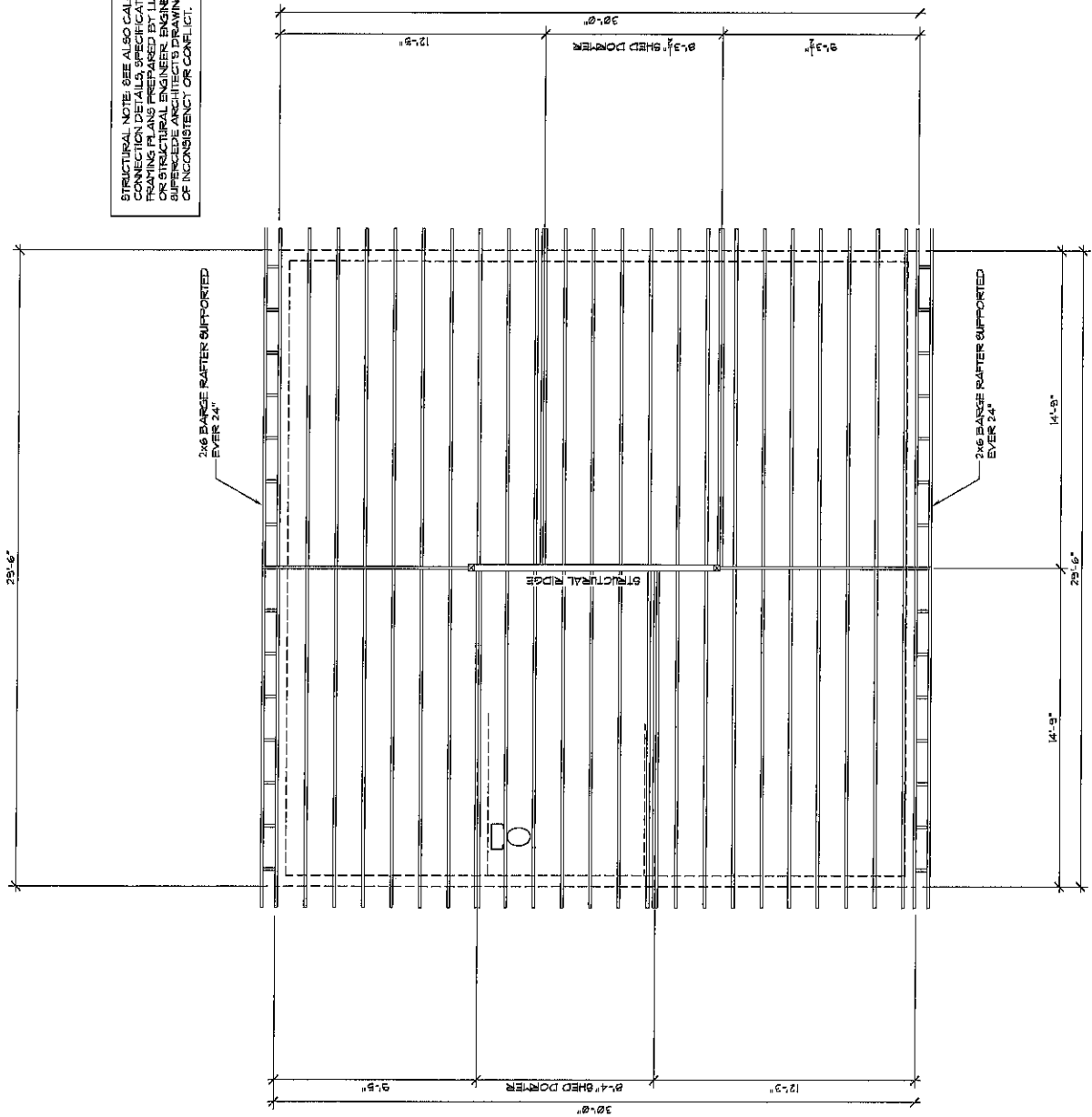


57 SHERBURNE AVENUE
PORTSMOUTH, NH

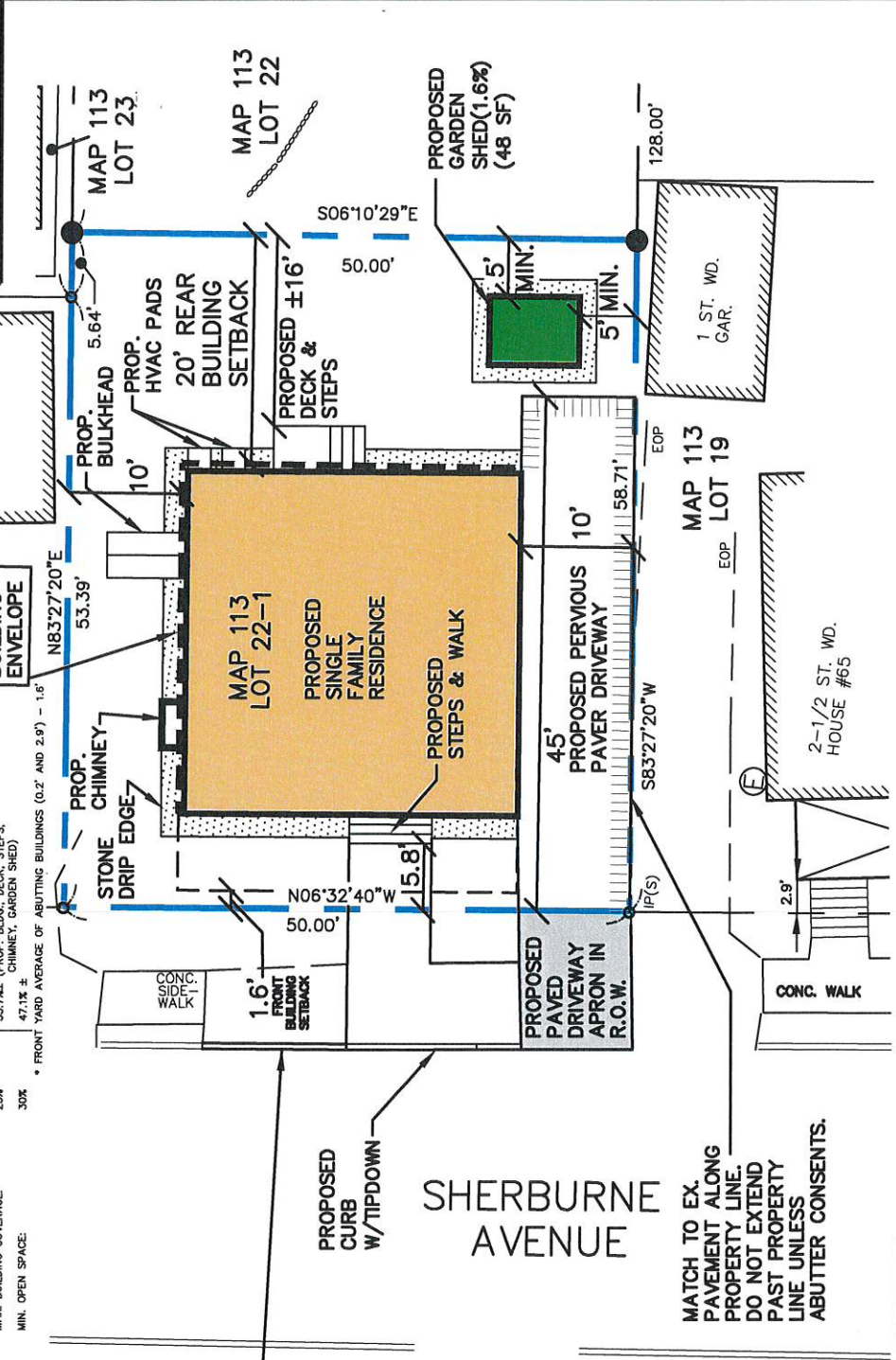
ROOF FRAMING
SCALE: 1/4" = 1'-0"
SCOTT LEWIS
365 GROVE STREET
WEST ROXBURY, MA 02466
DATE: 05-26-2022
57SHERBURNE.FORTSMOUTH.NH.dwg

F4
SHEET

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ZONING SUMMARY	
REQUIRED	PROPOSED
MIN. LOT AREA:	2,943 S.F.
MIN. LOT FRONTAGE:	2,943 S.F. ±
MIN. STREET FRONTAGE:	50' (EX) (SH)
MIN. SIDE SETBACK:	1.6' ALLOWED
MIN. FRONT SETBACK:	10' (PROP)
MIN. SIDE SETBACK:	16' (PROP)
MIN. REAR SETBACK:	35' (PROP)
MIN. MAX. BUILDING COVERAGE:	53.7% (PROPOSED)
MIN. OPEN SPACE:	47.1% ±

PLAN REFERENCE:

1. PLAN OF A LOT OF LAND OWNED BY ALFRED L. ELY, JR., PORTSMOUTH, N.H., COMPLETED BY A SURVEY MADE 1889 BY A. C. HOYT, C.E. MAP 30, BOUNTY, BY E. N. WETHE, AUG. 1889.
2. TAX MAP 113 LOT 30, SOUTHWEST PLAIN PREPARED FOR HACKETT FAMILY TRUST PLAN LOCATED AT 47 ELYTH AVENUE BY S & H LAND SERVICES, DATED JAN. 15, 2010, ROAD PLAN #0-3887A.
3. "SUBDIVISION" PLAN BY ALTUS ENGINEERING, INC., DATED SEPTEMBER 30, 2010, ROAD PLAN #0-11857.

MAP 113
LOT 10

MAP 113
LOT 9

MAP 113
LOT 8





**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 3/9/2022
Data updated 3/9/2022

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



View of Lot 22-1 From Sherburne Avenue (West)



South View of Lot 22-1



North View of Lot 22-1



View of Lot 22-1 From Sherburne Ave (West)
Prior to Removal of Fence and Hot Tub Structure