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Durbin Law Offices, P.L.L.C.

Derek R. Durbin, Esq.
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derek@durbinlawoffices.com
**Also admitted in MA*

VIA VIEWPOINT

April 29, 2020

City of Portsmouth
Zoning Board of Adjustment
Attn: David Rheume, Chairman
1 Junkins Avenue
Portsmouth, NH 03801

**RE: Variance Application of James Gould
246 Thornton Street, Portsmouth (Tax Map 161, Lot 7)**

Dear Chairman Rheume,

Our Office represents James Gould, owner of property located at 246 Thornton Street, Portsmouth. Attached herewith, please find the following materials for submission to the Zoning Board of Adjustment for consideration at its next regularly scheduled meeting:

- 1) Landowner Letter of Authorization;
- 2) Narrative to Variance Application with Exhibits A-D;
- 3) 3-Sheet Plan Set;
- 4) Floor Plans and Elevations; and
- 5) Photographs of the Property (Lots 23 and 25).

Should you have any questions or concerns regarding the enclosed application materials, do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek R. Durbin', with a long horizontal line extending to the right.

Derek R. Durbin, Esq.

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

James Gould
246 Thornton Street
Portsmouth, NH 03801
Tax Map 161, Lot 7
(Owner/Applicant)

INTRODUCTORY STATEMENT

James Gould is the owner of Property located at 246 Thornton Street, identified on Portsmouth Tax Map 161 as Lot 7 (“Mr. Gould” or “Applicant”). The Property is located within the GRA Zoning District. The Property consists of two (2) involuntarily merged lots of record,¹ identified as Lots 23 and 25, as first shown on a “Plan of Lots of Land of the City of Portsmouth”, prepared by A.C. Hoyt, Surveyor, dated June 21, 1890. Exhibit A.

Lot 25 remains a vacant lot while Lot 23 is occupied by a duplex that Mr. Gould and his family reside in. Lot 25 is a 7,161 square foot lot with 60.61’ of continuous street frontage while Lot 23 is a 7,183 square foot lot with 61’ of continuous street frontage. Both lots fails to conform to the Zoning Ordinance’s minimum lot area (7,500 sf.) and continuous street frontage (100’) requirements for the GRA Zoning District. However, they are nonetheless similar or identical in dimension to most surrounding properties. Exhibit B.

Mr. Gould intends to exercise his statutory right pursuant to RSA 674:39-aa to un-merge Lots 23 and 25. Exhibit C. This will allow the Gould family to construct a two-story single-family home on Lot 25, which they would move into upon completion. The proposed home will contain three (3) bedrooms, one (1) full-size bathroom, two (2) half-baths and a two (2) vehicle garage, providing adequate space and amenities for their family. In order to proceed with their un-merger and development plans for the Property, the Goulds require several variances, as more specifically set forth below.

¹ This finding is based on title research performed through the Registry of Deeds and a review of the City’s assessing, inspections, planning and zoning records for the Property. No evidence could be found that the Owner or his predecessors in title ever voluntarily merged the lots.

SUMMARY OF ZONING RELIEF

The Applicants are requesting the following variances from Section 10.521 of the Ordinance (Table of Dimensional Requirements), as outlined by individual lot:

Lot 23

1. Continuous street frontage of 61' where 100' is required;
2. Left Yard Setback of 4.4' where 10' is required;
3. Lot Area of 7,183 sf. where 7,500 sf is minimum required; and
4. Lot Area per dwelling unit of 3,591.5 sf where 7,500 sf is minimum required.

Lot 25

1. Continuous Street Frontage of 60.61' where 100' is required;
2. Left Yard Setback of 6.3' where 10' is required;
3. Building Coverage of 25.9% where 25% is the maximum permitted;
4. Lot Area of 7,161 sf. where 7,500 sf is required; and
5. Lot Area per dwelling unit of 7161 where 7,500 is required.

VARIANCE CRITERIA

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

“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.” *Harborside Assoc v. Parade Residence Hotel*, 162 N.H. 508, 514 (2011).

In the present case, the Applicant has a statutory right to un-merge the two (2) involuntarily merged lots. The dimensions of the lots are not changing nor are the existing conditions associated with Lot 23, except that the Applicant is proposing to remove the hot tub, outdoor shower and fence situated 1.5' from the common boundary with Lot 25 to address potential future privacy concerns. This will bring Lot 23 into greater conformity with the Ordinance’s setback requirements once the Property is un-merged.

The relief being sought is primarily related to Lot 25 and the construction of the proposed new home. The Applicant is seeking variances for less than 1% of building coverage and 3.7' of left side yard setback relief.

The relief for building coverage is necessary to accommodate a two (2) vehicle garage on Lot 25. This will provide for ample off-street parking on Lot 25 and allow the Applicant and his family to store their two (2) primary vehicles inside during the winter months.

The variance for the left yard setback is driven by the bulkhead access to the basement. Because it is a "structure" by definition and *may* rise 18" above the ground, the 6.3' left side yard setback variance has been applied for out of an abundance of caution. The closest corner of the proposed home to the left property boundary is actually setback 10.3' and would otherwise be comply with the Zoning Ordinance.

The building coverage being proposed for Lot 25 is consistent with many of the surrounding properties. Exhibit D. Of the seven (7) properties on the same block (excluding Lot 23), four (4) currently exceed the 25% maximum building coverage requirement. The City Assessing records indicate that these four (4) properties range from approximately 28-33% building coverage. The Applicant has reduced features associated with their original house design for Lot 25 to minimize the amount of zoning relief needed without having to go with a less functional and/or attractive design.

The location of the home will provide for adequate separation from buildings on adjacent properties. Therefore, granting the variances will not negatively impact the light, air and space of abutting properties. Moreover, the addition of one (1) single-family home to the neighborhood will not create any undue demand on municipal services. Any impact costs associated with the construction of the new home and its occupancy by one (1) family will be offset by the permit fees and increase in tax revenue that will be recouped. For the foregoing reasons, granting the variances will not alter the essential character of the neighborhood or threaten 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).

There would be no gain to the public in denying the variance relief sought by the Applicant. The Applicant would still be able to un-merge the two (2) lots but would be required to re-design their house plans to eliminate the 0.9% building coverage request and potentially re-locate the bulkhead. This would result in the Applicant losing the ability to construct a home on Lot 23 that is designed around their present needs while providing no tangible benefit to abutting property owners or the general public. Specifically, the Applicant would be required to re-design the proposed home so that it has only a one (1) vehicle garage or no garage at all. The difference in building coverage between what they are proposing to build and what they could build without a variance is 64.45 square feet (+/-). Under the circumstances, 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.

There is ample evidence throughout Portsmouth and in the City's assessing records that proves that surrounding property values will either remain unchanged or will increase with the construction of a new home on Lot 25. The proposed home has a tasteful design that will fit in with the surrounding architecture. The request for building coverage relief (0.9% or 64.45 sf.) is so negligible in the present instance that it will have no impact upon surrounding properties beyond that which a conforming home would have.

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

The Property consists of two (2) involuntarily merged lots of record and is significantly larger than most surrounding properties, which are conditions that distinguish it from surrounding properties in the area. There are very few, if any, involuntarily merged lots of record left in the "Christian Shores" area of Portsmouth. The individual lots were created by recorded plan in 1890, long before Portsmouth adopted a Zoning Ordinance and a 7,500 square foot lot dimension requirement. If Lot 25 was a conforming lot, the Applicant would not need a building coverage variance for his proposed house design.

The Applicant's request for left yard setback relief is related to the proposed basement bulkhead which is classified as a "structure" under the broad definition given to this term under the Portsmouth Zoning Ordinance. The bulkhead itself is only 24 square feet in dimension and may not rise more than 18" above the ground, but because it is located within the setback, the Applicant has applied for relief for it now to avoid the possibility of having to come back before the Board. The house itself meets the 10' left yard setback.

For the above reasons, there is no fair and substantial relationship between the general purposes of the Ordinance provisions and their application to the Property. Moreover, the proposed uses of the un-merged lots are reasonable. Both lots will be used for residential purposes that conform to Section 10.440 of the Zoning Ordinance. The building on Lot 23 will continue to be occupied as a two-family dwelling. The new home on Lot 25 will be occupied as a single-family residence.

CONCLUSION

In conclusion, the Applicant has demonstrated that the five (5) criteria are met for granting each of the variances requested and respectfully requests an approval from the Board.

Dated: April 29, 2020

Respectfully Submitted,

James Gould

By and Through His Attorneys,

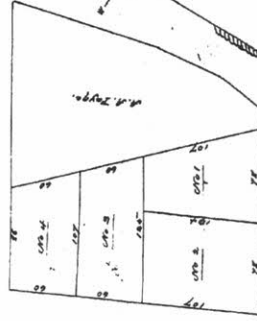
Durbin Law Offices PLLC

A handwritten signature in blue ink, appearing to read 'Derek R. Durbin', is written over a circular blue stamp. The signature extends to the right with a long, thin horizontal stroke.

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

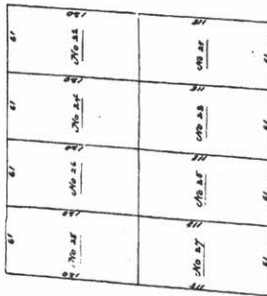
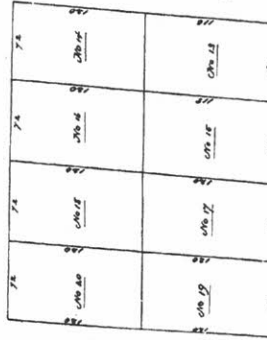
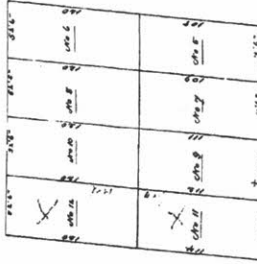
Sheet 1 of 2

00150



Plan of Lots or Land of
 Sec'd by THE CITY OF PORTSMOUTH.
 June 21-1890

Made by A.C. Hoyle, Surveyor,
 July 21 June 21-1890.

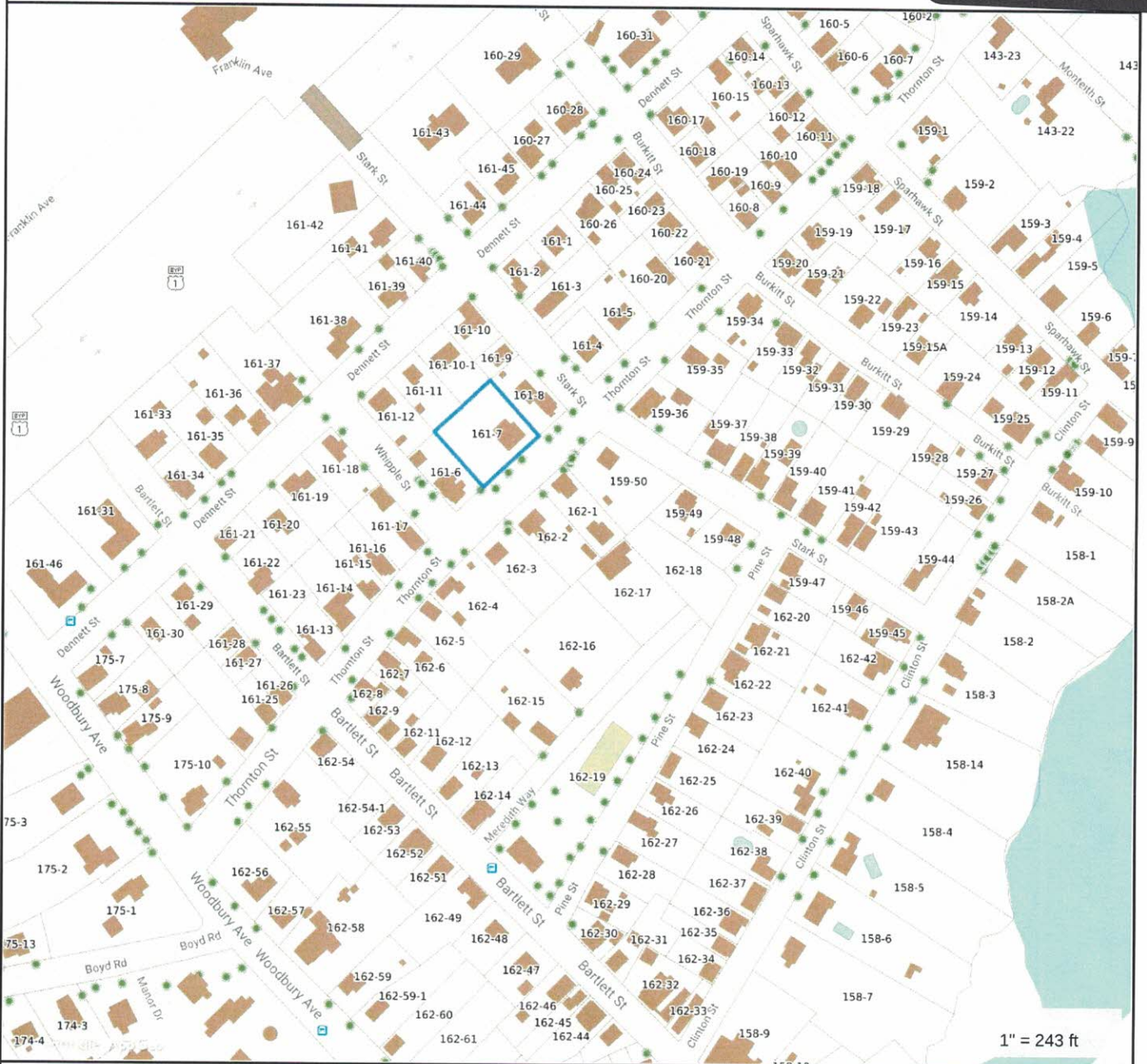


Thornton Street

Section 1

EXHIBIT**tabbles®**

A



Property Information

Property ID 0161-0007-0000
Location 246 THORNTON ST
Owner GOULD JAMES E



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 4/1/2019
Data updated 7/17/2019



TITLE LXIV PLANNING AND ZONING

CHAPTER 674 LOCAL LAND USE PLANNING AND REGULATORY POWERS

Regulation of Subdivision of Land

Section 674:39-aa

674:39-aa Restoration of Involuntarily Merged Lots. –

I. In this section:

(a) "Involuntary merger" and "involuntarily merged" mean lots merged by municipal action for zoning, assessing, or taxation purposes without the consent of the owner.

(b) "Owner" means the person or entity that holds legal title to the lots in question, even if such person or entity did not hold legal title at the time of the involuntary merger.

(c) "Voluntary merger" and "voluntarily merged" mean a merger under RSA 674:39-a, or any overt action or conduct that indicates an owner regarded said lots as merged such as, but not limited to, abandoning a lot line.

II. Lots or parcels that were involuntarily merged prior to September 18, 2010 by a city, town, county, village district, or any other municipality, shall at the request of the owner, be restored to their premerger status and all zoning and tax maps shall be updated to identify the premerger boundaries of said lots or parcels as recorded at the appropriate registry of deeds, provided:

(a) The request is submitted to the governing body prior to December 31, 2021.

(b) No owner in the chain of title voluntarily merged his or her lots. If any owner in the chain of title voluntarily merged his or her lots, then all subsequent owners shall be estopped from requesting restoration. The municipality shall have the burden of proof to show that any previous owner voluntarily merged his or her lots.

III. All decisions of the governing body may be appealed in accordance with the provisions of RSA 676.

IV. Any municipality may adopt local ordinances, including ordinances enacted prior to the effective date of this section, to restore previously merged properties that are less restrictive than the provisions in paragraph I and II.

V. The restoration of the lots to their premerger status shall not be deemed to cure any non-conformity with existing local land use ordinances.

VI. Municipalities shall post a notice informing residents that any involuntarily merged lots may be restored to premerger status upon the owner's request. Such notice shall be posted in a public place no later than January 1, 2012 and shall remain posted through December 31, 2016. Each municipality shall also publish the same or similar notice in its 2011 through 2015 annual reports.

Source. 2011, 206:4, eff. July 24, 2011. 2016, 327:2, eff. Aug. 23, 2016.



Property Information

Property ID 0160-0021-0000
Location 162 THORNTON ST
Owner PIERCE BARBARA F



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 4/1/2019
Data updated 7/17/2019

260 THORNTON ST

Location 260 THORNTON ST

Mblu 0161/ 0006/ 0000/ /

Acct# 34992

Owner BRIOLAT RANDALL A SR

PBN

Assessment \$622,600

Appraisal \$622,600

PID 34992

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$366,200	\$256,400	\$622,600
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$366,200	\$256,400	\$622,600

Owner of Record

Owner BRIOLAT RANDALL A SR
Co-Owner BRIOLAT LINDA
Address 260 THORNTON ST
PORTSMOUTH, NH 03801

Sale Price \$0
Certificate
Book & Page 2903/1239
Sale Date 12/20/1991
Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BRIOLAT RANDALL A SR	\$0		2903/1239		12/20/1991

Building Information

Building 1 : Section 1

Year Built: 1928
Living Area: 2,534
Replacement Cost: \$453,913
Building Percent Good: 79
Replacement Cost
Less Depreciation: \$358,600

Building Photo

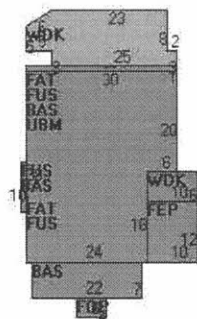
Building Attributes

Field	Description
Style	Conventional
Model	Residential
Grade:	B
Stories:	2
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	0
Total Rooms:	7
Bath Style:	Above Avg Qual
Kitchen Style:	Above Avg Qual
Kitchen Gr	
WB Fireplaces	1
Extra Openings	0
Metal Fireplaces	1
Extra Openings	0
Bsmt Garage	



(http://images.vgsi.com/photos2/PortsmouthNHPhotos/A00\01\00\42.JPG)

Building Layout



(http://images.vgsi.com/photos2/PortsmouthNHPhotos/Sketches/34992)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,196	1,196
FUS	Upper Story, Finished	1,072	1,072
FAT	Attic	1,062	266
FEP	Porch, Enclosed	120	0
FOP	Porch, Open	24	0
UBM	Basement, Unfinished	1,032	0
WDK	Deck, Wood	352	0
		4,858	2,534

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010

Land Line Valuation

Size (Acres) 0.17

Description SINGLE FAM MDL-01
Zone GRA
Neighborhood 131
Alt Land Appr No
Category

Frontage
Depth
Assessed Value \$256,400
Appraised Value \$256,400

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR4	GAR W/LFT AVE			484 S.F	\$6,000	1
SHD1	SHED FRAME			240 S.F.	\$1,600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$326,500	\$233,000	\$559,500
2017	\$326,500	\$233,000	\$559,500
2016	\$289,500	\$182,500	\$472,000

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$326,500	\$233,000	\$559,500
2017	\$326,500	\$233,000	\$559,500
2016	\$289,500	\$182,500	\$472,000

570 DENNETT ST

Location 570 DENNETT ST

Mblu 0161/ 0012/ 0000/ /

Acct# 34998

Owner BRANDT RYAN M

PBN

Assessment \$621,400

Appraisal \$621,400

PID 34998

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$365,000	\$256,400	\$621,400
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$365,000	\$256,400	\$621,400

Owner of Record

Owner	BRANDT RYAN M	Sale Price	\$585,000
Co-Owner	BRANDT JOANNA C	Certificate	
Address	570 DENNETT ST	Book & Page	5622/0865
	PORTSMOUTH, NH 03801	Sale Date	06/01/2015
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BRANDT RYAN M	\$585,000		5622/0865	00	06/01/2015
DUBOIS GARY E	\$0		5348/0212		08/22/2012
DOROW DIANE A	\$237,000		3455/2916	0	02/22/2000

Building Information

Building 1 : Section 1

Year Built: 1903
Living Area: 2,010
Replacement Cost: \$373,711
Building Percent Good: 79

Building Photo

Replacement Cost

Less Depreciation: \$295,200

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade:	B
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	8
Bath Style:	Avg Quality
Kitchen Style:	Above Avg Qual
Kitchen Gr	
WB Fireplaces	0
Extra Openings	0
Metal Fireplaces	0
Extra Openings	0
Bsmt Garage	

Building 1 : Section 2

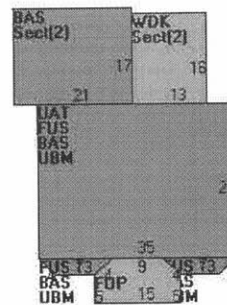
Year Built: 2011
Living Area: 357
Replacement Cost: \$72,553
Building Percent Good: 92
Replacement Cost
Less Depreciation: \$66,700

Building Attributes : Section 2 of 2	
Field	Description
Style	Conventional
Model	Residential

 Building Photo

(<http://images.vgsi.com/photos2/PortsmouthNHPhotos//00\02\31\73.jpg>)

Building Layout

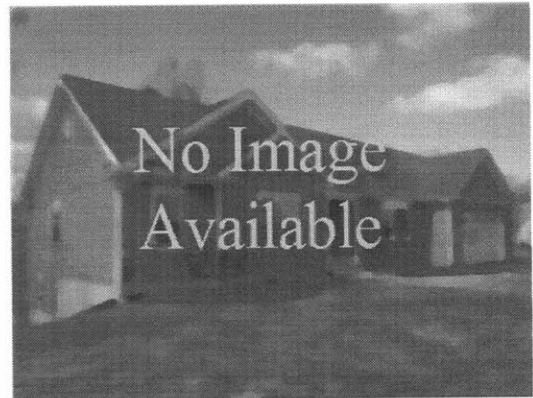


(<http://images.vgsi.com/photos2/PortsmouthNHPhotos//Sketches/34998>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,005	1,005
FUS	Upper Story, Finished	1,005	1,005
FOP	Porch, Open	111	0
UAT	Attic	945	0
UBM	Basement, Unfinished	1,005	0
		4,071	2,010

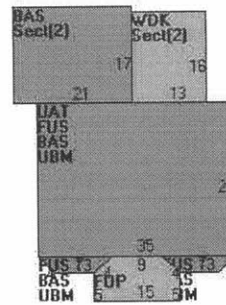
Building Photo

Grade:	B
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	8
Bath Style:	Avg Quality
Kitchen Style:	Above Avg Qual
Kitchen Gr	
WB Fireplaces	0
Extra Openings	0
Metal Fireplaces	0
Extra Openings	0
Bsmt Garage	



(<http://images.vgsi.com/photos2/PortsmouthNHPhotos/default.jpg>)

Building Layout



(<http://images.vgsi.com/photos2/PortsmouthNHPhotos/Sketches/34998>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	357	357
WDK	Deck, Wood	208	0
		565	357

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	SINGLE FAM MDL-01
Zone	GRA
Neighborhood	131
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.17
Frontage	
Depth	
Assessed Value	\$256,400
Appraised Value	\$256,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE	02	DETACHED	240 S.F.	\$2,200	1
SHD1	SHED FRAME			160 S.F.	\$900	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$327,600	\$233,000	\$560,600
2017	\$327,600	\$233,000	\$560,600
2016	\$292,700	\$182,500	\$475,200

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$327,600	\$233,000	\$560,600
2017	\$327,600	\$233,000	\$560,600
2016	\$292,700	\$182,500	\$475,200

530 DENNETT ST

Location 530 DENNETT ST

Mblu 0161/ 0010/ 0001/ /

Acct# 35030

Owner DAVIS JAMES W

PBN

Assessment \$633,500

Appraisal \$633,500

PID 35030

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$377,100	\$256,400	\$633,500
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$377,100	\$256,400	\$633,500

Owner of Record

Owner	DAVIS JAMES W	Sale Price	\$85,000
Co-Owner	DAVIS HEATHER L	Certificate	
Address	530 DENNETT ST	Book & Page	3570/1071
	PORTSMOUTH, NH 03801	Sale Date	02/27/2001
		Instrument	38

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DAVIS JAMES W	\$85,000		3570/1071	38	02/27/2001

Building Information

Building 1 : Section 1

Year Built: 2018
Living Area: 1,932
Replacement Cost: \$380,082
Building Percent Good: 99
Replacement Cost
Less Depreciation: \$376,300

Building Photo

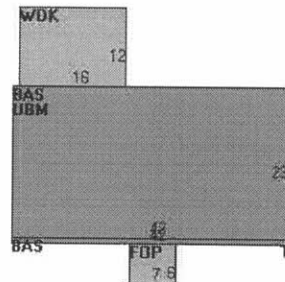
Building Attributes

Field	Description
Style	Colonial
Model	Residential
Grade:	B
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Ceram Clay Til
Heat Fuel	Gas
Heat Type:	Warm Air
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	1
Total Rooms:	7
Bath Style:	Above Avg Qual
Kitchen Style:	Above Avg Qual
Kitchen Gr	
WB Fireplaces	0
Extra Openings	0
Metal Fireplaces	0
Extra Openings	0
Bsmt Garage	0

 Building Photo

(<http://images.vgsi.com/photos2/PortsmouthNHPhotos//00002133/16.jpg>)

Building Layout



(<http://images.vgsi.com/photos2/PortsmouthNHPhotos//Sketches/35030>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	840	840
FUS	Upper Story, Finished	840	840
TQS	Three Quarter Story	336	252
FGR	Garage, Attached	336	0
FOP	Porch, Open	180	0
UBM	Basement, Unfinished	840	0
WDK	Deck, Wood	30	0
		3,402	1,932

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010

Land Line Valuation

Size (Acres) 0.17

Description SINGLE FAM MDL-01
Zone GRA
Neighborhood 131
Alt Land Appr No
Category

Frontage
Depth
Assessed Value \$256,400
Appraised Value \$256,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			120 S.F.	\$800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$147,400	\$233,100	\$380,500
2017	\$147,400	\$233,100	\$380,500
2016	\$126,000	\$182,500	\$308,500

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$147,400	\$233,100	\$380,500
2017	\$147,400	\$233,100	\$380,500
2016	\$126,000	\$182,500	\$308,500

24 STARK ST

Location 24 STARK ST

Mblu 0161/ 0009/ 0000/ /

Acct# 34995

Owner DOLAN TIMOTHY

PBN

Assessment \$463,600

Appraisal \$463,600

PID 34995

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$244,900	\$218,700	\$463,600
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$244,900	\$218,700	\$463,600

Owner of Record

Owner DOLAN TIMOTHY

Sale Price \$290,000

Co-Owner

Certificate

Address 18 HUBBARD RD

Book & Page 5331/0726

DOVER, NH 03820-4272

Sale Date 07/02/2012

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DOLAN TIMOTHY	\$290,000		5331/0726	00	07/02/2012
MERRIAM JEFFREY L	\$0		3229/2239		08/01/1997

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 1,430
Replacement Cost: \$275,174
Building Percent Good: 89
Replacement Cost
Less Depreciation: \$244,900

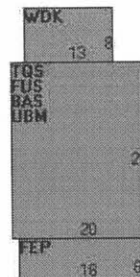
Building Photo

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade:	B-
Stories:	2.75
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Ceram Clay Til
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	5
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	
WB Fireplaces	0
Extra Openings	0
Metal Fireplaces	1
Extra Openings	0
Bsmt Garage	



(http://images.vgsi.com/photos2/PortsmouthNHPhotos//00\01\00\46.JPG)

Building Layout



(http://images.vgsi.com/photos2/PortsmouthNHPhotos//Sketches/34995)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	520	520
FUS	Upper Story, Finished	520	520
TQS	Three Quarter Story	520	390
FEP	Porch, Enclosed	108	0
UBM	Basement, Unfinished	520	0
WDK	Deck, Wood	104	0
		2,292	1,430

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	SINGLE FAM MDL-01

Land Line Valuation

Size (Acres)	0.06
Frontage	

Zone GRA
Neighborhood 131
Alt Land Appr No
Category

Depth
Assessed Value \$218,700
Appraised Value \$218,700

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$218,000	\$198,800	\$416,800
2017	\$218,000	\$198,800	\$416,800
2016	\$193,100	\$151,200	\$344,300

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$218,000	\$198,800	\$416,800
2017	\$218,000	\$198,800	\$416,800
2016	\$193,100	\$151,200	\$344,300



AMRIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
300 Griffin Road - Unit 3
Portsmouth, N.H. 03801-5114
Tel: (603) 728-8882
Fax: (603) 638-2315

NOTES:

- 1) PARCEL SHOWN IS AN UNIMPROVED PORTION OF LOT 25, AS LOT 7 AND WAS LOT 25 IN THE ORIGINAL SUBDIVISION.
- 2) OWNER OF RECORD:
JAMES E. COULD
246 THORNTON STREET
PORTSMOUTH, NH 03801
5180/501
R.G.D. PLAN #00150 (LOTS 23 & 25)
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 330150025E. EFFECTIVE DATE MAY 17, 2005.
- 4) LOT AREA:
LOT 23: 7,183 S.F.
LOT 25: 7,183 S.F.
0.1644 ACRES
- 5) PARCEL IS LOCATED IN GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 7,000 S.F.
MIN. LOT DEPTH: 100 FEET
MIN. LOT WIDTH: 70 FEET
FRONT SETBACK: 10 FEET
SIDE SETBACK: 10 FEET
REAR SETBACK: 20 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 25%
MINIMUM OPEN SPACE: 30%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED DEVELOPMENT FOR A VARIANCE APPLICATION.
- 8) PROPOSED DIMENSIONS:
LOT 23:
FRONT: 16.0 FEET
SIDE: 6.3 FEET
SIDE: 41.4 FEET
BUILDING COVERAGE: 25.5%
OPEN SPACE: 61.4%
LOT 25:
FRONT: 11.7 FEET
SIDE: 11.7 FEET
SIDE TO SHED: 8.2 FEET
SIDE TO BACK: 9.3 FEET
SIDE TO SHED: 10.7 FEET
SIDE TO REAR: 52.1 FEET
BUILDING COVERAGE: 33.0%
OPEN SPACE: 53.0%

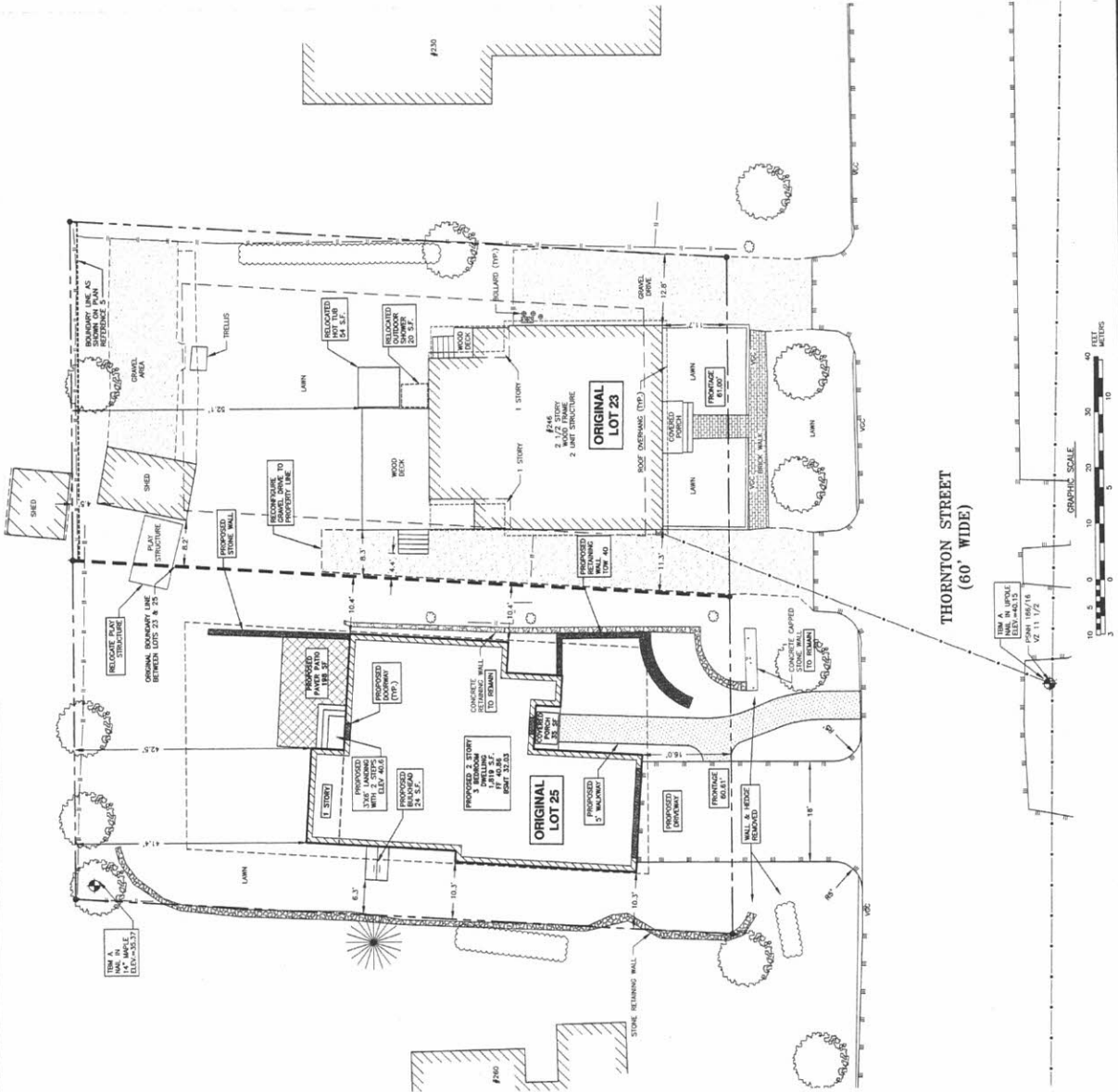
RESIDENTIAL CONSTRUCTION
VACANT LOT
TBD THORNTON STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/23/20



SCALE 1"=10'
VARIANCE APPLICATION
PLAN
C1
APRIL 2020

FB 336 PG 37 3147



IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)		LOT 25 IMPERVIOUS (S.F.)	LOT 23 IMPERVIOUS (S.F.)
MAIN STRUCTURE		1,819	1,448
DECK		35	34
SHED/BALKYD		0	379
PAVING & DRIVEWAY		24	168
PAVING & DRIVEWAY		112	0
CEMENT & LANDSCAPE		40	24
WALLS		183	0
WALKWAY		170	27
DRIVEWAY		298	0
GRAVEL		0	1,179
TOTAL		2,743	3,325
LOT SIZE		7,183	7,183
% LOT COVERAGE		38.0%	47.0%

APPROVED BY THE PORTSMOUTH ZONING BOARD

CHAIRMAN _____ DATE _____



1. THE CONTRACTOR SHALL NOTIFY BIG SHEET AT 1-800-BIG-SHEET (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO MAINTAIN MARKS. BIG SHEET TICKETS EXPIRE IN THIRTY DAYS.
2. UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY DAMAGE TO ANY OF THESE UTILITIES SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
3. CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE EROSION CONTROL PLAN. CONTRACTOR SHALL MAINTAIN EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2009).

RESIDENTIAL CONSTRUCTION
VACANT LOT
TBD THORNTON STREET
PORTSMOUTH, N.H.

REVISIONS		DATE
NO.	DESCRIPTION	
0	ISSUED FOR COMMENT	4/23/20

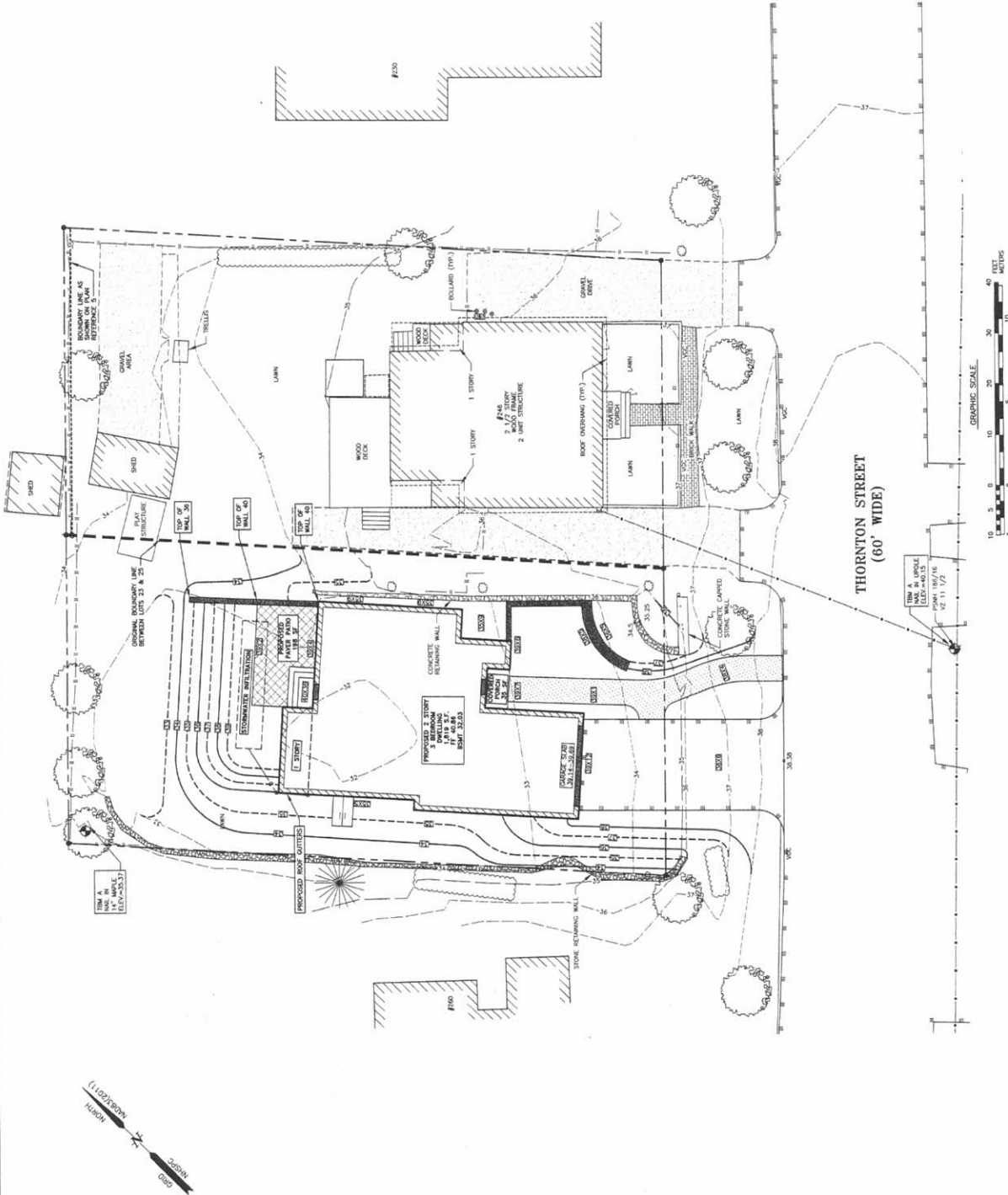


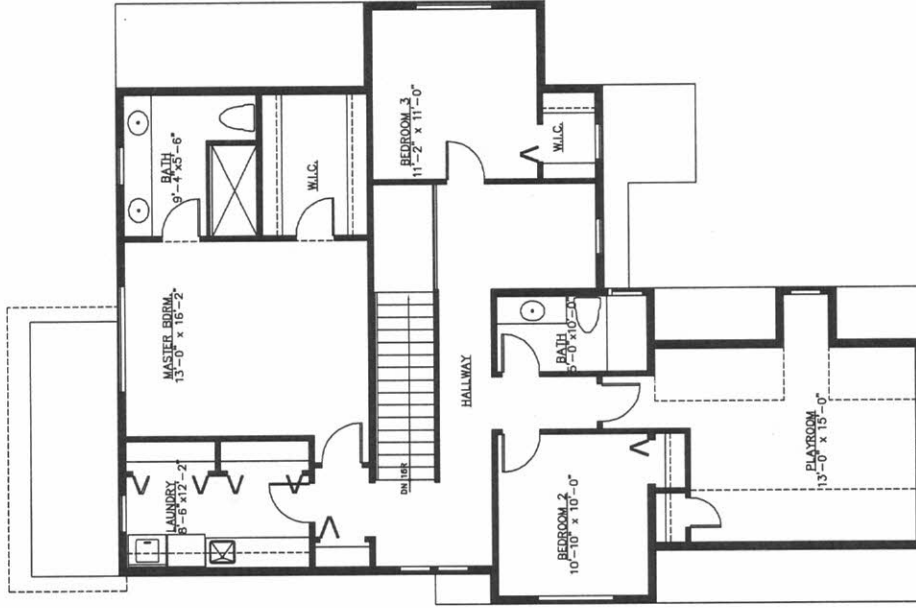
SCALE 1"=10'

**GRADING
PLAN**

C2

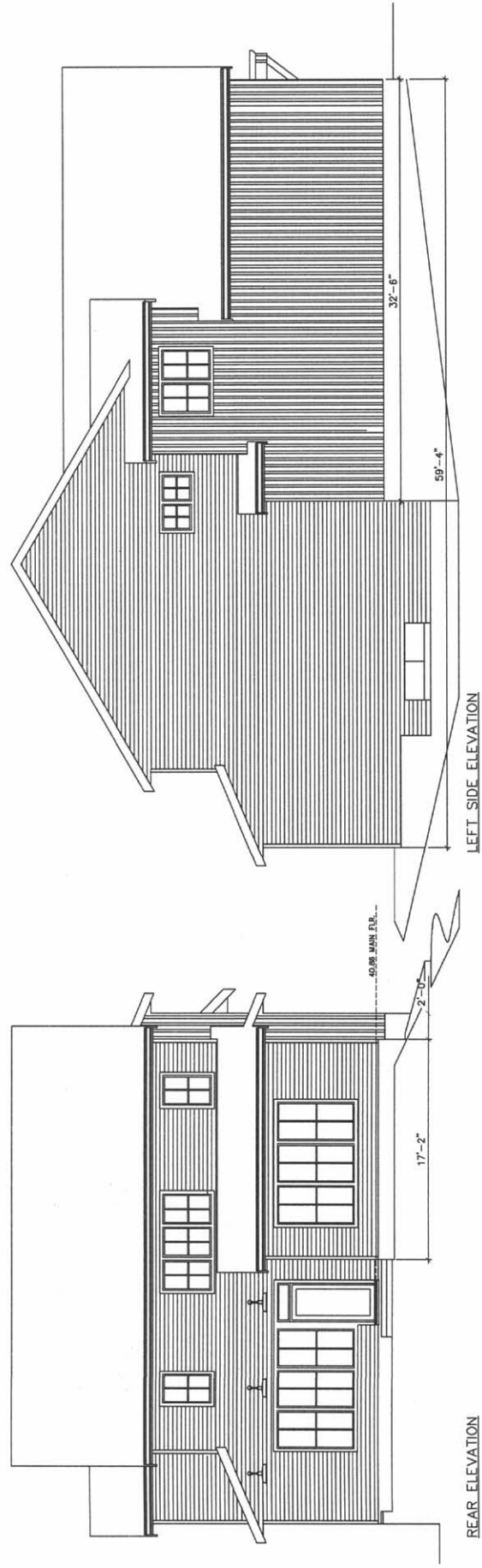
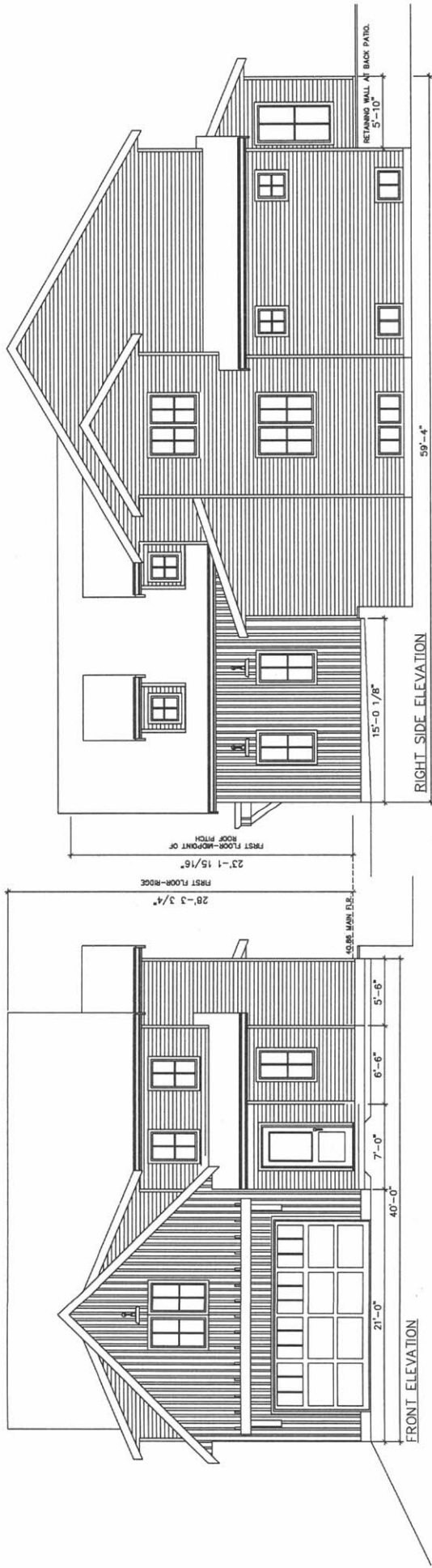
FB 336 PG 37





BOA SPRING 2020
 1/8" = 1'-0"

FLOOR PLANS
 246 THORNTON STREET, PORTSMOUTH, NEW HAMPSHIRE





Front of Lot 23 (House Lot) from Thornton Street



Right Front of Lot 23 (House Lot) from Thornton Street



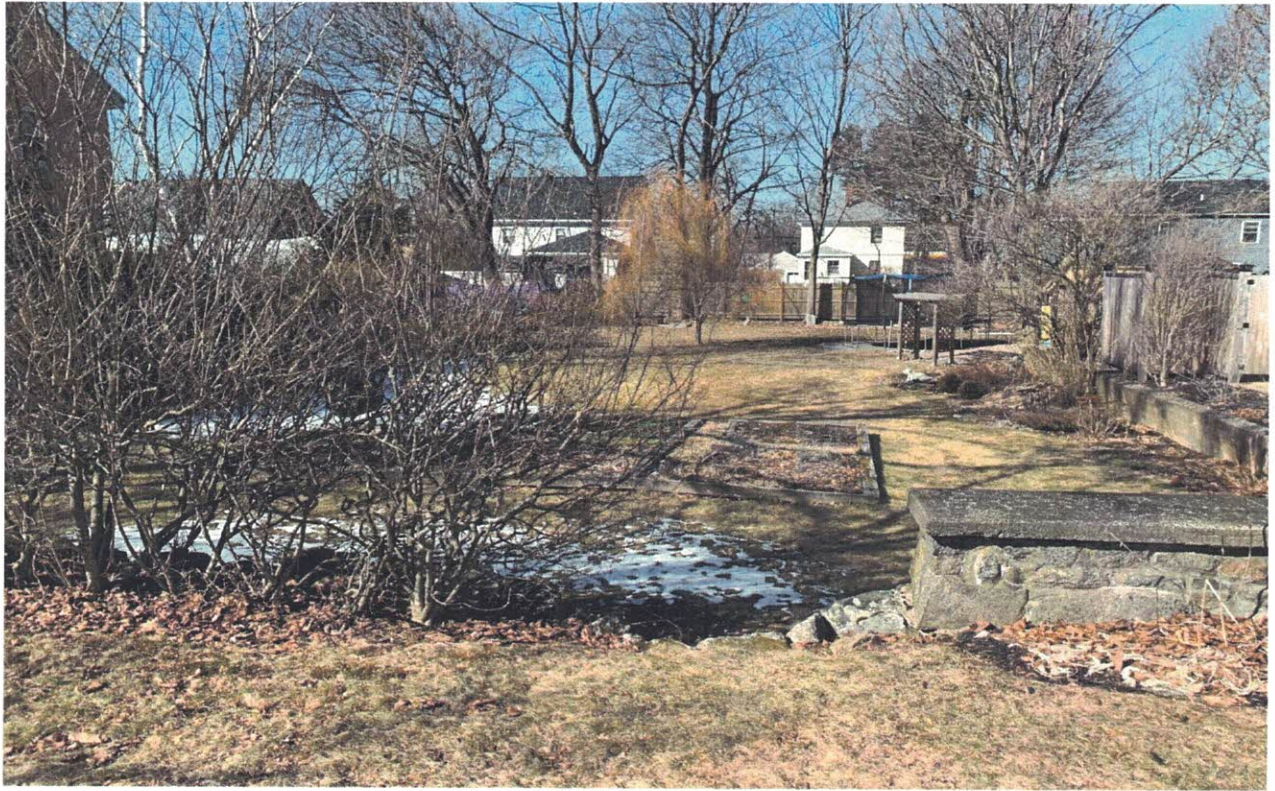
Left Side of Lot 23 (House Lot) with Partial View of Lot 25 (Vacant Lot)



Rear Yard View of Lot 23 (House Lot)



View of Lot 25 (Vacant Lot) from Thornton Street



View of Lot 25 (Vacant Lot) from Thornton Street



View of Lot 25 (Vacant Lot) from House on Lot 23



View of Lot 25 (Vacant Lot) from Rear Yard