

HOEFLE, PHOENIX, GORMLEY & ROBERTS, P.A.

ATTORNEYS AT LAW

127 Parrott Avenue, P.O. Box 4480 | Portsmouth, NH, 03802-4480
Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com

November 28, 2018

HAND DELIVERED

Peter Stith, Planner
Mary Koepenick, Administrative Clerk
Portsmouth Zoning Board of Adjustment
City Hall
1 Junkins Avenue
Portsmouth, NH 03801

Re: Zoning Relief
Jennifer & Dylan Thomas, Applicant
The Estate of Frederick McCaffery, Rebecca McCaffery, Executrix, Owner
279 Wibird Street, Portsmouth, NH
Tax Map 233/Lot 35, General Residence A Zone

Dear Mr. Stith, Ms. Koepenick & Zoning Board Members:

On behalf of Jennifer & Dylan Thomas, Applicants, enclosed please find the following in support of requested zoning relief:

- Building Permit Application-submitted online 11/28/18.
- 11/28/18 Variance Application. (original and 11 copies)
- 11/28/18 Board of Adjustment Application checklist.
- 11/28/18 Memorandum and exhibits in support of zoning relief. (original and eleven (11) copies).

Also enclosed is our check for the filing fee in the amount of \$150.00 the filing fee.

DANIEL C. HOEFLE
dhoefle@hpgrlaw.com

R. TIMOTHY PHOENIX
tphoenix@hpgrlaw.com

LAWRENCE B. GORMLEY
lgormley@hpgrlaw.com

STEPHEN H. ROBERTS
sroberts@hpgrlaw.com

R. PETER TAYLOR
ptaylor@hpgrlaw.com

JOHN AHLGREN
jahlgren@hpgrlaw.com

KIMBERLY J.H. MEMMESHEIMER
kmemmesheimer@hpgrlaw.com

MATTHEW G. STACHOWSKA
mstachowska@hpgrlaw.com

KEVIN M. BAUM
kbaum@hpgrlaw.com

MONICA F. KIESER
mkieser@hpgrlaw.com

SAMUEL HARKINSON
sharkinson@hpgrlaw.com

OF COUNSEL:
SAMUEL R. REID

We look forward to presenting this application to the Zoning Board of Adjustment at its December, 2018 meeting.

Very truly yours,



R. Timothy Phoenix

RTP:msw
Enclosures

cc: Jennifer & Dylan Thomas

CITY OF PORTSMOUTH

Zoning Board of Adjustment Application

<i>Department Use Only</i>	Date _____
Assessor Plan # _____	Lot # _____ Fee _____
Zone _____	Lot area _____ By _____

Fill in below by printing in ink or typing / Complete all Blanks or indicate "N/A" if not applicable

Applicant Jennifer & Dylan Thomas Owner of Record Estate of Frederick McCaffery, Rebecca McCaffery, Executrix
 Applicant Street Address 24 Worcester Sq.#3 Owner Street Address 279 Wibird Street
 Applicant City / State / Zip Boston, MA 02118 Owner City / State / Zip Portsmouth, NH 03801
 Applicant phone (c/o 603) 436-0666 Owner phone (c/o 603) 828-1068
 Applicant e-mail c/o tphoenix@hpgrlaw.com
 Location (street address) of proposed work: 279 Wibird Street
 Existing use: Single Family residence

Undersigned hereby requests:

Article and Section


- | | |
|---|---|
| <input type="checkbox"/> Appeal from an Administrative Decision
See Article 2, Section 10.234.30 | |
| <input type="checkbox"/> Special Exception
See Article 2, Section 10.232.20 | |
| <input checked="" type="checkbox"/> Variance
See Article 2, Section 10.233.20 | Article 3, Section 10.321; Article 5, Section 10.520, Table 10.521 Sideline Setback |
| <input type="checkbox"/> Other _____
See Article 2, Section 10.233.20 | |

To permit the following:

Construction of 16' by 11' rear addition containing a porch, mudroom and half bath, and 24' x 26.5' two car garage, each with floor space above for an office and master bedroom.

The undersigned alleges that the required conditions exist for granting of this request according to the terms of the Zoning Ordinance as demonstrated in the attached submittals.

Only complete applications will be accepted by the deadline date. A complete application shall consist of: a completely filled out application with original signatures, the application fee, and 12 packets of required plans and any supporting documents or photos. Incomplete applications will not be accepted. Applications received after the deadline will be scheduled for the following month. The owner or his/her representative is required to attend the Public Hearing for the above appeal.

Signature of Owner  Date 11/27/18
 Please PRINT name here REBECCA MCCAFFERY

Applicant's Responsibilities

1. All applications for Variances and Special Exceptions must be submitted to the Planning Department prior to the published deadline. In the case of Appeals from an Administrative Decision, the appeal shall be filed no later than 30 days from the date of the action which is being appealed.
2. A Building Permit application must also be filed for the project for which zoning relief is being sought. The Building Permit application can be submitted with the Board of Adjustment application or filed prior. The Planning Department may waive this requirement when the application is for a substandard lot for subdivision purposes and no other zoning relief is required.
3. An applicant shall be one of the following: a) the owner of record of the property, or b) the holder of a valid purchase and sales agreement for the purchase of the subject property, or c) the holder of a valid option for the purchase of the subject property.
4. All applications shall include a written statement explaining how the request complies with the requirements of the Zoning Ordinance as provided in Article 2 (see Section 10.234.30 for Administrative Appeals, Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions).
5. It is the obligation of the applicant to submit adequate plans and exhibits in accordance with the terms of the Zoning Ordinance for all applications for Administrative Appeals, Variances, Special Exceptions, and Equitable Waivers.
6. For applications requesting dimensional relief, the minimum requirements for adequate plans shall include the following:

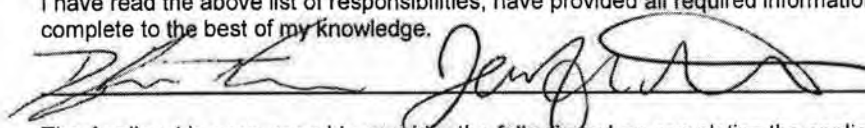
<ul style="list-style-type: none"> <input type="checkbox"/> Site Plan(s) showing existing and proposed conditions including: <ul style="list-style-type: none"> - Front, side and rear setback / yard dimensions (this is the distance from a structure to the lot line) - Lot dimensions - Abutting street(s) and street names - Driveways / accessways - Dimensions (size and height) of structures - Dimensions and location of parking spaces 	<ul style="list-style-type: none"> <input type="checkbox"/> Scale of all drawings and plans (the scale is the ratio of the drawing's size relative to the actual size) <input type="checkbox"/> Labeled photo(s) of existing conditions <input type="checkbox"/> Building plans and elevations of any <i>proposed</i> structures or additions <input type="checkbox"/> Interior floor plans for any renovations or expansion to existing structures
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7. For applications requesting relief from land use requirements, the minimum requirements for adequate plans shall include the following:

<ul style="list-style-type: none"> <input type="checkbox"/> Site Plan showing dimensions and location of parking spaces including the scale (the scale is the ratio of the drawing's size relative to the actual size) <input type="checkbox"/> Interior floor plans and/or exterior site plans showing the location of the proposed use(s) <input type="checkbox"/> Labeled photo(s) of existing conditions

8. Plans should be 8 ½" x 11" in size, 11" x 17" plans may be used only if the plan would otherwise be unreadable.
9. The Planning Department is authorized by the Board of Adjustment to refuse applications which do not meet these minimum requirements. The Planning Department may also require additional information and/or exhibits as needed to illustrate the scope of the project. Public Hearings shall not be scheduled, advertised or held until such time as the minimum requirements for adequate plans have been submitted. The Board may postpone any application requiring more information prior to any action being taken.
10. The applicant shall submit one (1) original and eleven (11) copies of the application and any plans, exhibits, and supporting documents.
11. The applicant shall provide electronic files in Portable Document Format (PDF) of all submittals. An applicant may request a waiver from this requirement. The request should be made in writing to the Planning Director one week prior to the submission deadline and should explain why the applicant is unable to provide electronic files.

I have read the above list of responsibilities, have provided all required information, and such information is current, accurate, and complete to the best of my knowledge.



November 28, 2018

(Applicant's Signature, date)

The Applicant is encouraged to consider the following when completing the application:

- Provide neat and clear plans
- Use of color or highlights is encouraged in order to identify pertinent areas on plans
- Applicants are encouraged to review the application with a member of the Planning Department staff prior to submittal
- All applicants are encouraged to discuss the project with impacted neighbors

Board of Adjustment Application Check-List

Please complete and submit one (1) copy with your completed application.

Property Address 279 Wibird Street
Completed By R. Timothy Phoenix

APPLICATION TYPE:

- Variance or Special Exception for Dimensional Requirements
- Variance or Special Exception for Use Requirements
- Other _____

FOR APPLICATIONS REQUESTING **DIMENSIONAL RELIEF**, THE FOLLOWING SUBMISSIONS MUST BE INCLUDED:

- Site Plan(s) showing existing and proposed conditions including:
 - Front, side and rear setback / yard dimensions (this is the distance from a structure to the lot line)
 - Lot dimensions
 - Abutting street(s) and street names
 - Driveways / accessways
 - Dimensions (size and height) of structures
 - Dimensions and location of parking spaces
 - Scale of all drawings and plans (the scale is the ratio of the drawing's size relative to the actual size)
- Labeled photo(s) of existing conditions
- Building plans and elevations of any proposed structures or additions
- Interior floor plans for any renovations or expansion to existing structures

FOR APPLICATIONS REQUESTING **LAND USE RELIEF**, THE FOLLOWING SUBMISSIONS MUST BE INCLUDED:

- Site Plan(s) showing:
 - Location of the proposed use(s) on the property
 - Site plan showing location and dimensions of parking spaces
- Interior floor plans showing the location and layout of the proposed use
- Labeled photo(s) of existing conditions

ALL APPLICATIONS

- Complete application checklist **(1 original)**
 - Complete and signed Building Permit application **(1 original)**
 - filed previously
 - included with this packet
 - Complete and signed Board of Adjustment Application Form **(1 original, 11 copies)**
 - Property Owner signatures (on front and back of Board of Adjustment application form)
 - Written statement explaining how the request complies with the requirements of the Zoning Ordinance as provided in Article 2 (see Section 10.234.30 for Administrative Appeals, Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions) **(12 copies)**
 - Required plans / exhibits are 8 ½" x 11" or 11" x 17" in size **(12 copies)**
 - Additional information as requested by the Planning Department staff
-
- Electronic file in Portable Document Format (PDF)
 - Sent by e-mail
 - Provided on CD-ROM
 - Provided on flash drive

MEMORANDUM

TO: Portsmouth Zoning Board of Adjustment (“ZBA”)
FROM: R. Timothy Phoenix, Esquire
DATE: November 28, 2018
Re: Jennifer & Dylan Thomas, Applicants
The Estate of Frederick McCaffery, Rebecca McCaffery, Executrix, Owner
279 Wibird Street
Tax Map 133/Lot 35
Zoning District General Residence A (“GRA”)

Dear Chairman Rheaume and Zoning Board Members:

On behalf of the Applicants, Jennifer & Dylan Thomas (“Thomas”), we are pleased to submit this memorandum and attached exhibits in support of Zoning Relief to allow a conforming addition (mudroom, half bath) and nonconforming garage with master bedroom over, to the existing residence at 279 Wibird Street, to be considered by the ZBA at its December, 2018 meeting.

I. Exhibits

1. Plan Set-Existing Conditions-by Technical Illustrations.
 - Site Plan
 - Left & Right Elevation & Front & Rear Elevation
 - Floor Plan
2. Plan Set-Proposed Conditions-by Technical Illustrations.
 - Site Plan
 - Left Side & Front Elevation
 - Right Side & Rear Elevation
 - Floor Plan
3. Photographs.
 - Satellite view
 - Front view
4. Tax Assessor’s Card.
5. Tax Map 133.

II. Property/Project

Thomas will own an approximately 7,406 square foot lot upon which is a single-family residence. To the left the house is a driveway close to the abutting property line. No garage or mudroom presently exist. Thomas intends to utilize the existing driveway to add a rear zoning compliant porch and mudroom and a +/- 24’ x 26’ garage with a master bedroom over. In order

coordinate interior layout and the turning radius for cars entering and exiting the garage, its offset places the garage within the right side setback.

The surrounding area is entirely residential. As the Tax Map demonstrates, there appear to be numerous homes in the area which do not meet front, rear and/or side setbacks.

The proposed project will improve the aesthetics of the existing home, and help to remove parked automobiles from the street and/or open driveway. The additions will improve a modest decades old home by adding needed living space and a master bedroom while maintaining outdoor yard space. Thomas' proposal is reasonable, with the existing home retaining a density consistent with other properties in the surrounding area.

III. Relief Required

<u>Variance Section</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
PZO§10.321, Expansion of a nonconforming structure	Nonconforming right side setback	6.5' (bulkhead) 7.4' (house)	5.3' (garage)
PZO§10.520, Table PZO§10.521, right side setback	10'	6.5' (bulkhead) 7.4' (house)	5.3'

IV. Variance Requirements

- 1. The variances will not be contrary to the public interest.**
- 2. The spirit of the ordinance is observed.**

The first step in the ZBA's analysis is to determine whether granting the variances is not contrary to the public interest and is consistent with the spirit and intent of the ordinance, considered together pursuant to *Malachy Glen Associates, Inc. v. Town of Chichester*, 155 N.H. 102 (2007) and its progeny. Upon examination, it must be determined whether granting a variance "would unduly and to a marked degree conflict with the ordinance such that it violates the

ordinance's basic zoning objectives." *Id.* "Mere conflict with the zoning ordinance is not enough." *Id.*

The intent of the GRA Zone is to "provide areas for single-family, two family and multifamily dwellings, with appropriate accessory uses, at moderate to high densities (ranging from approximately 5 to 12 dwelling units per acre), together with appropriate accessory uses and limited services." PZO §10.410 (emphasis added). The proposal meets the intent of the GRA Zone. It permits the improvement of an existing single-family residence with a density consistent with that of the surrounding area. The Property, like many in the neighborhood, is nonconforming with respect to the right side setback, and, while the addition will extend slightly beyond the existing building line it is only 2.1 feet. Given these factors, granting the requested variances will not conflict with the basic zoning objectives of the PZO.

In considering whether variances "in a marked degree conflict with the ordinance such that they violate the ordinance's basic zoning objectives," *Malachy Glen, supra*, also held:

One way to ascertain whether granting the variance would violate basic zoning objectives is to determine whether it would alter the essential character of the locality... . Another approach to [determine] whether granting the variance violates basic zoning objectives is to examine whether granting the variance would threaten the public health, safety or welfare. (emphasis added)

There will be no threat to the public health, safety or welfare by granting the requested variances, which will merely permit additional livable space within an existing home and covered parking. They will allow Thomas to improve a relatively small, aging residence. The requested dimensional relief is limited. The end result is an improved building with density and setbacks consistent with the surrounding area. Clearly, the requested variances neither alter the essential character of the locality nor threaten the public health safety or welfare. Accordingly, none of the requested variances are contrary to the public interest and all observe the spirit of the ordinance.

3. Granting the variance will not diminish surrounding property values.

The proposal will renovate the exiting older structure while maintaining consistency with the surrounding area. If anything, the addition will improve the value of the Property, and thus, likely the values of the surrounding properties. Given the overall improvements to the building and limited scope of the requests, the variances will not diminish surrounding property values.

4. Denial of the variances results in an unnecessary hardship.

- a. Special conditions distinguish the property from others in the area.

The Property, at 7,406 +/- s.f. nearly meets the 7,500 s.f. requirement. It is nevertheless small and located in a densely developed area. The existing building is already non-conforming with respect to the right side setback. The location of the house and needed turning radius for the garage dictates the location of the addition. In light of these conditions and restrictions, special conditions exist.

- b. No fair and substantial relationship exists between the general public purposes of the ordinance and its specific application in this instance.

All of Thomas' requested relief relates to reductions to required right side setback. The purpose of setback is to prevent overcrowding, improve sightlines for pedestrians and motorists, stormwater treatment and ensure adequate light and air circulation. None of these purposes are impaired by granting the requested variances. The building exists and is already non-conforming with the right side setback requirement. Moreover, the neighborhood overall is similarly densely developed with multiple nearby parcels non-conforming for setbacks. *See Walker v. City of Manchester*, 107 N.H. 382, 386 (1966) (Hardship may be found where similar nonconforming uses exist within the neighborhood and the proposed use will have no adverse effect on the neighborhood). *See also Belanger v. City of Nashua*, 121 N.H. 389 (1981) (Variance proper where ordinance no longer reflects the current character of neighborhood). Accordingly, there is no fair and substantial relationship between the purposes of the ordinance and its application in this instance.

- c. The proposed use is reasonable.

If the use is permitted, it is deemed reasonable. *Vigeant v. Hudson*, 151 N.H. 747 (2005). Residential use is permitted in the GRA Zone. Thomas proposes simply to improve the long existing nonconforming residence on the Property by the construction of the addition, which will allow for a more livable home while retaining modest outdoor space.

5. Substantial justice will be done by granting the variance.

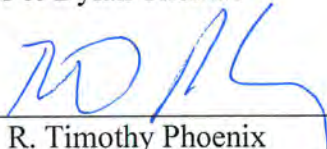
If “there is no benefit to the public that would outweigh the hardship to the applicant” this factor is satisfied. *Harborside Associates, L.P. v. Parade Residence Hotel, L.L.C.*, 162 N.H. 508 (2011). That is, “any loss to the [applicant] that is not outweighed by a gain to the general public is an injustice.” *Malachy Glen, supra* at 109. The requested variances allow for a more livable residence. Thus, Thomas will be greatly harmed by denial of any of the variances while there will be no gain to the general public by denial. Without question, substantial justice will be done by granting each variance while a substantial injustice will be done by denying any of them.

VI. Conclusion

For all of the reasons stated, Thomas respectfully requests that the Portsmouth Zoning Board of Adjustment grant the requested variances.

Respectfully submitted,

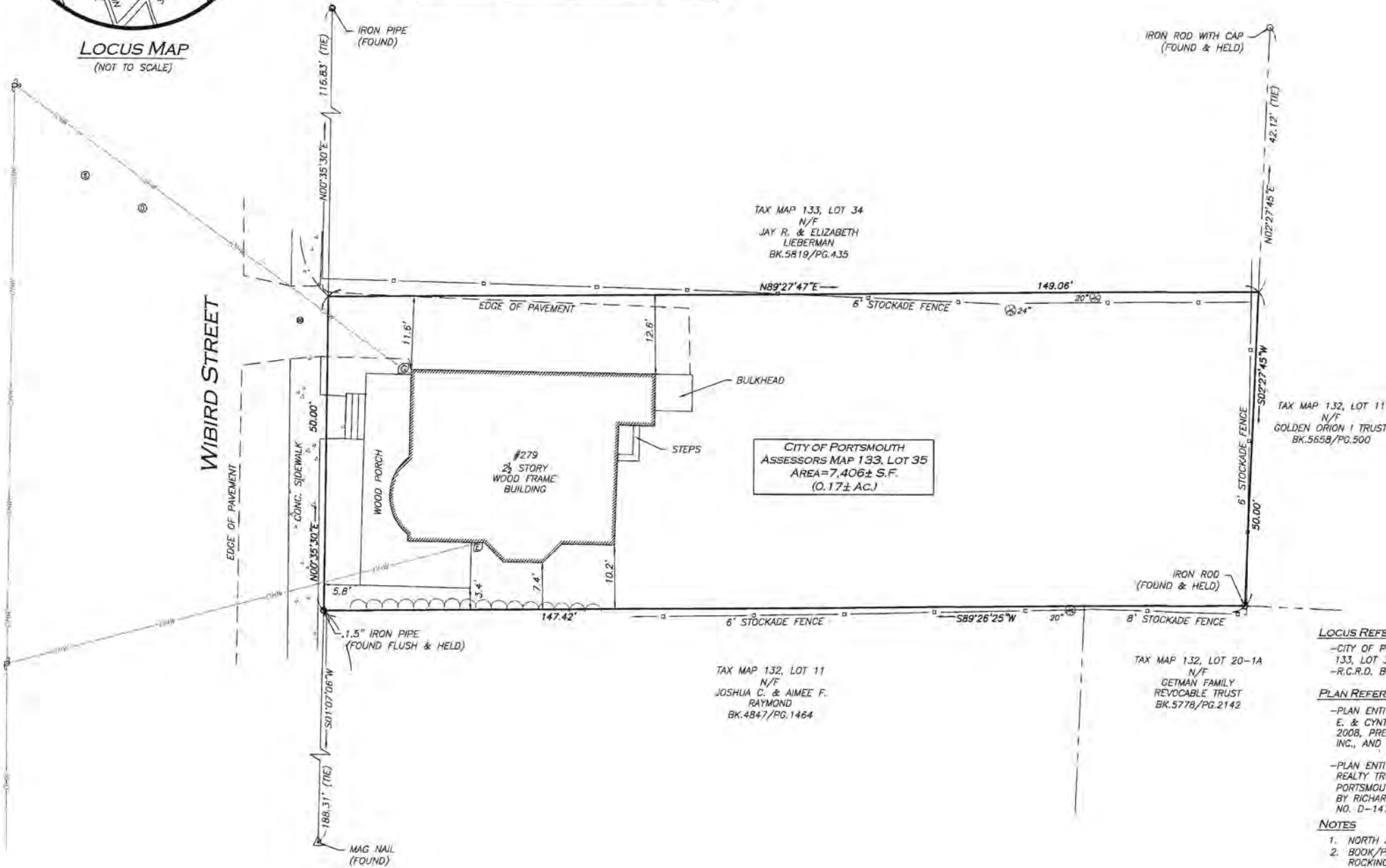
Jennifer & Dylan Thomas


By: R. Timothy Phoenix
Hoefle, Phoenix, Gormley & Roberts, P.A.
127 Parrott Avenue
Portsmouth, NH 03801
(603) 436-0666



LOCUS MAP
(NOT TO SCALE)

ZONING TABLE - GENERAL RESIDENCE A (GRA) DISTRICT		
ITEM	REQUIRED	EXISTING
LOT AREA (MIN)	7,500	7,406
LOT FRONTAGE (MIN)	100	50'
LOT DEPTH (MIN)	70'	146'
FRONT YARD SETBACK (MIN)	15'	5.8'
SIDE YARD SETBACK (MIN)	10'	3.4'
REAR YARD SETBACK (MIN)	20'	9.5'
OPEN SPACE (MIN)	30%	29%
BUILDING COVERAGE (MAX)	25%	14%
BUILDING HEIGHT (MAX)	35'	2 1/2 STORIES



LEGEND	
IRON PIPE (IP)	○
IRON ROD (IR)	◦
FK NAIL	△
DRAIN MANHOLE (DMH)	⊙
SEWER MANHOLE (SMH)	⊕
TREE	⊗
CLEANOUT	⊙
GAS METER	⊙
UTILITY POLE	⊙
UTILITY POLE W/LIGHT	⊙
ELECTRIC METER	⊙
CONCRETE	▬
BUILDING	▬
PROPERTY LINE	▬
ABUTTERS LINE	▬
TREE LINE	▬
EDGE OF PAVEMENT	▬
STOCKADE FENCE	▬
OVERHEAD WIRES	▬
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

- LOCUS REFERENCES**
- CITY OF PORTSMOUTH ASSESSORS MAP 133, LOT 35
 - R.C.R.D. BOOK 2857, PAGE 1941
- PLAN REFERENCES**
- PLAN ENTITLED, "TAX MAP 132, LOT 21 PROPERTY OF STEPHEN E. & CYNTHIA W. MALONEY", SCALE 1"=20', DATED MAY 20, 2008, PREPARED BY MSC CIVIL ENGINEERS & LAND SURVEYORS, INC., AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-35507
 - PLAN ENTITLED, "SUBDIVISION PLAN OF LAND FOR GANTRY REALTY TRUST 889 SOUTH STREET COUNTY OF ROCKINGHAM PORTSMOUTH, N.H.", SCALE 1"=20', DATED 2/3/86, PREPARED BY RICHARD MILLETTE, AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-14769
- NOTES**
1. NORTH ARROW IS BASED ON R.C.R.D. PLAN NO. D-35507
 2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BRENTWOOD, NH
 3. THE SUBJECT PREMISES IS LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON FEMA FLOOD MAP COMMUNITY PANEL 33015C 00259E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.



THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON NOVEMBER 7, 2018.

ALLEN & MAJOR ASSOCIATES, INC.

JAMES P. SMITH NH LLS #908 11/09/18 DATE



REV	DATE	DESCRIPTION

APPLICANT/OWNER:
JENNIFER STEBBINS THOMAS
24 WORCESTER SQ #3
BOSTON, MA 02118

PROJECT:
279 WIBIRD STREET
PORTSMOUTH, NH

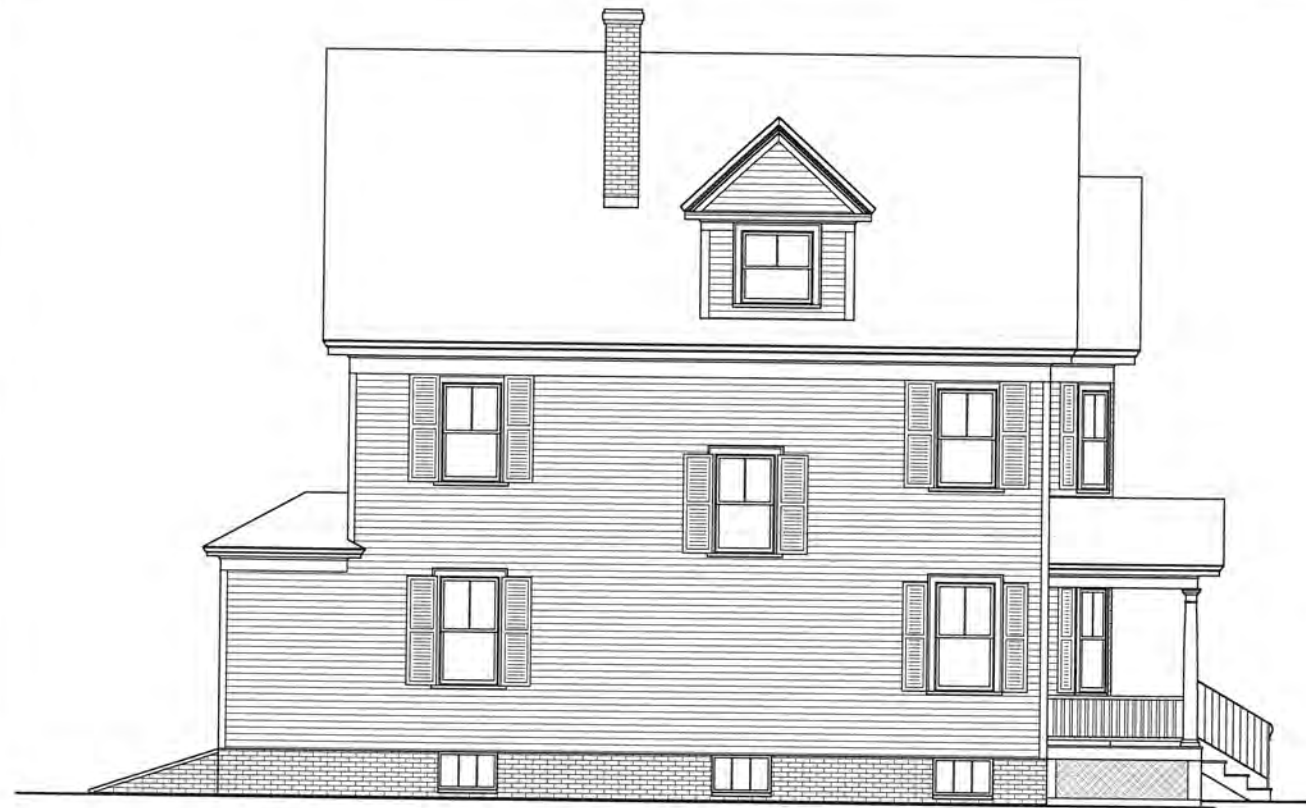
PROJECT NO. 2579-01 DATE: 11/08/18
SCALE: 1" = 10' DWG. NAME: S-2579-01-CPP
DRAFTED BY: AJR CHECKED BY: JPS

ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: PLAN OF LAND	SHEET No. 1
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LEFT SIDE ELEVATION
1/4" = 1'-0"



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



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

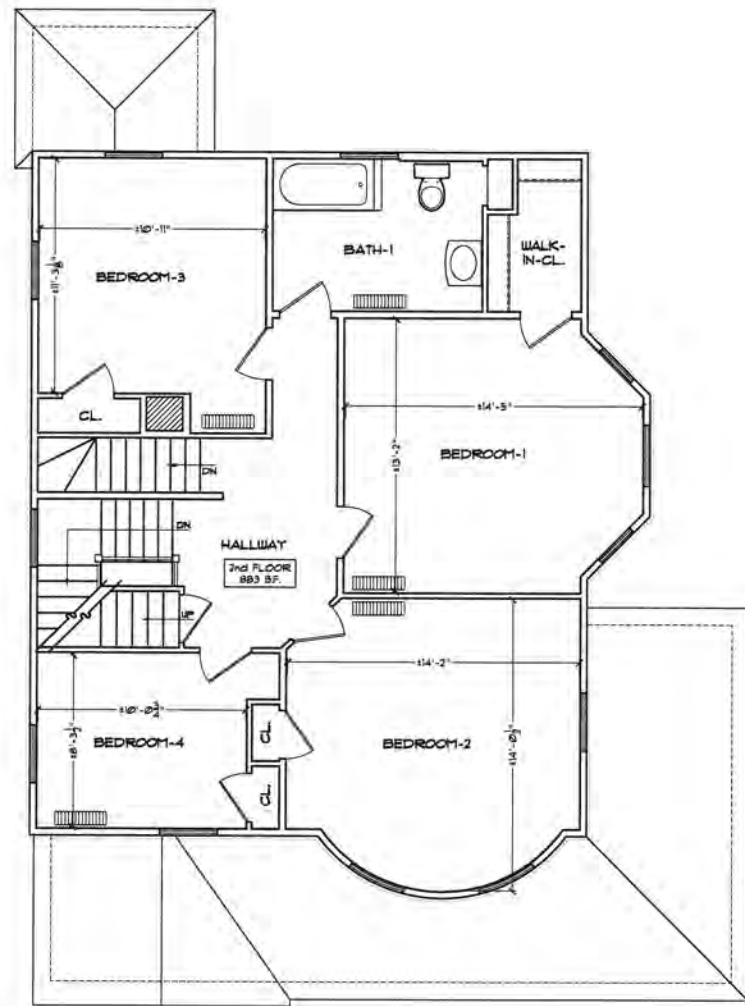


REAR ELEVATION
1/4" = 1'-0"

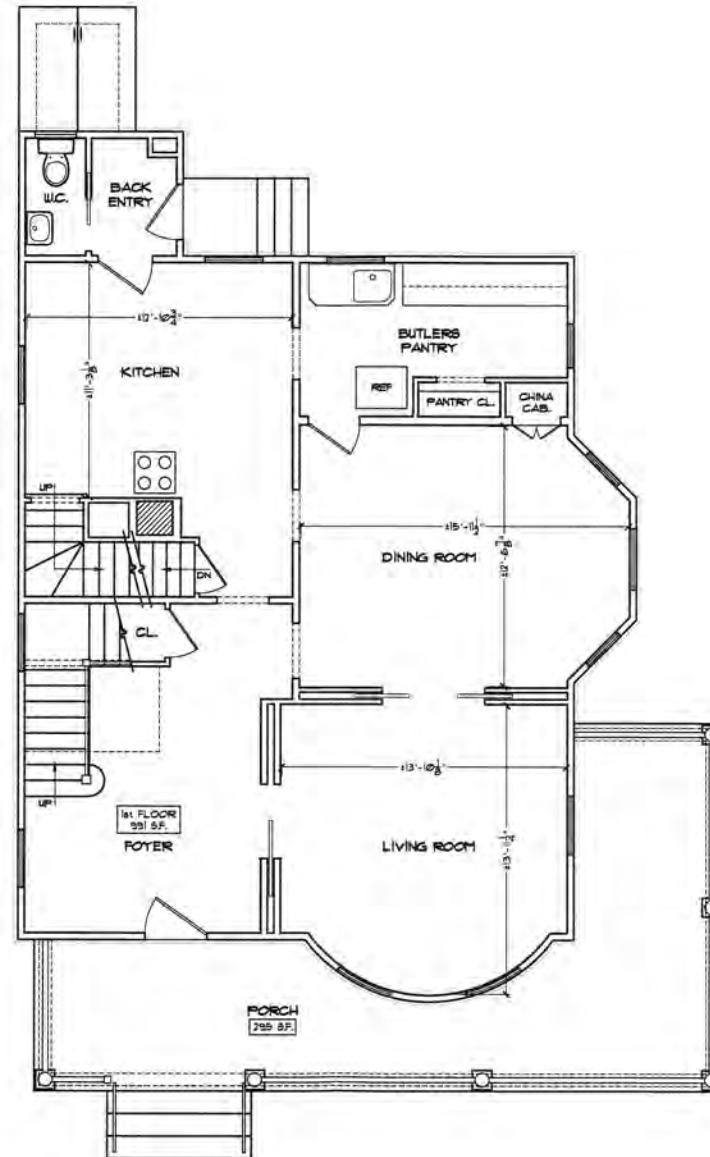
DEMO KEY:
----- INDICATES AREAS
TO BE REMOVED

EXISTING CONDITIONS

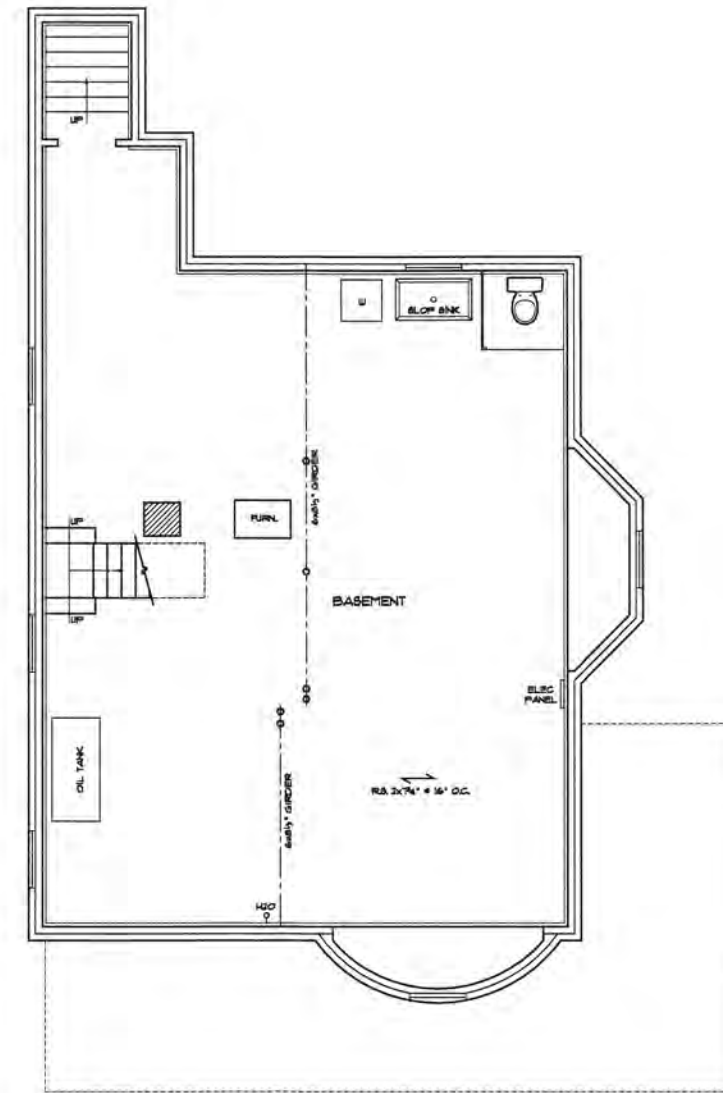
PROJECT:		279 Wild St., Portsmouth, NH 03801	
E-mail: tech-112@comcast.net		Phone: 603-964-1000	DATE: 10-31-18
Technical Illustrations		Fax: 603-964-1000	REVISED:
ARCHITECTURAL DRAFTING SERVICE		DRAWN BY: AB-1	
241 Washington Road		Rye, NH 03870	



SECOND FLOOR PLAN
 1/4" = 1'-0"
 FINISHED = 883 SF.



FIRST FLOOR PLAN
 1/4" = 1'-0"
 FINISHED = 991 SF.



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

C:\IT-INC\2018\Len_Sherkin\80

EXISTING CONDITIONS

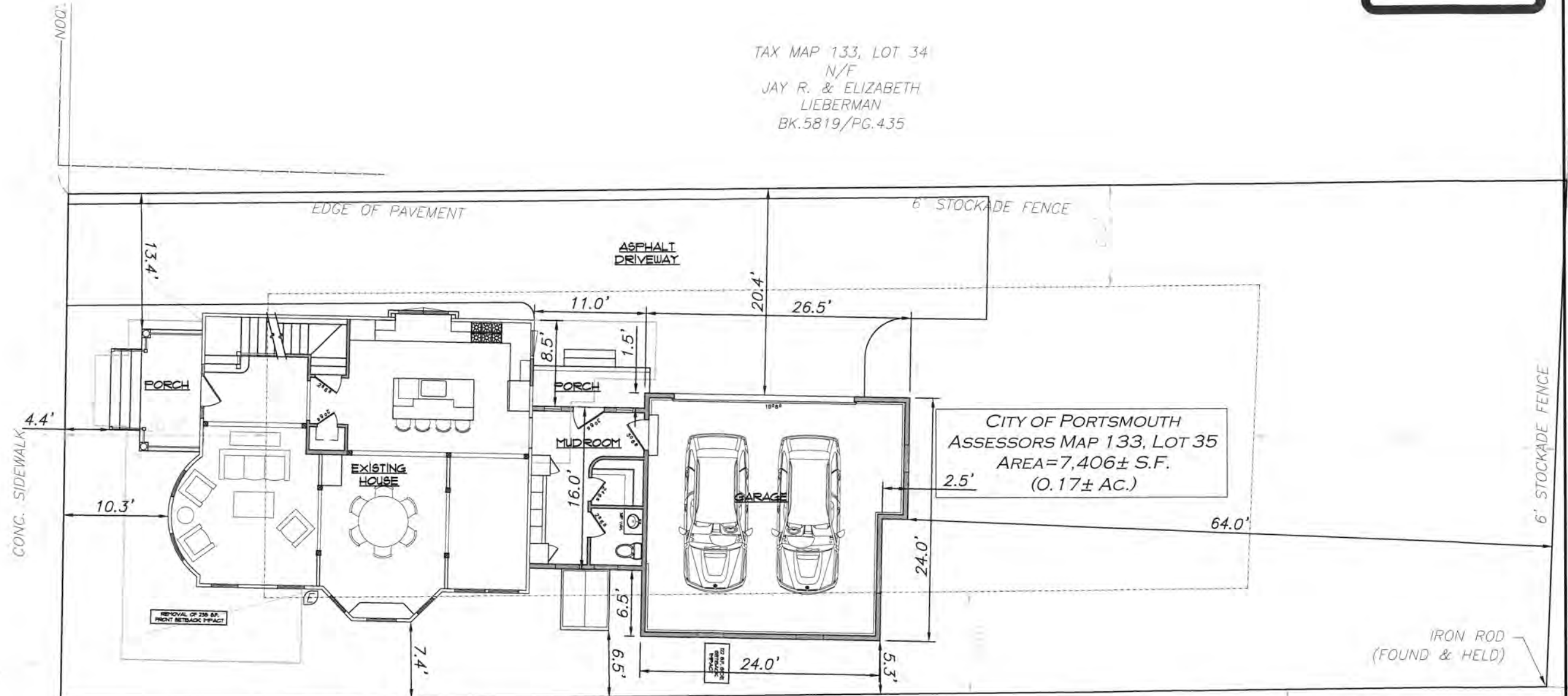
279 Wilbird St., Portsmouth, NH 03801		DATE: 10-31-18
E-mail: tech-112@concast.net	Phone: 603-564-3000 Fax: 603-564-2000	OWNER:
Technical Illustrations ARCHITECTURAL DRAFTING SERVICE 1241 Washington Road Rye, NH 03870		DRAWN BY: AB-2

DEMO KEY:
 - - - - - INDICATES AREAS
 TO BE REMOVED

TAX MAP 133, LOT 34
 N/F
 JAY R. & ELIZABETH
 LIEBERMAN
 BK.5819/PG.435

WIBIRD STREET

EDGE OF PAVEMENT



CONC. SIDEWALK
 4.4'

10.3'

PORCH

REMOVAL OF 200 SQ. FT. FRONT SETBACK IMPACT

EXISTING HOUSE

MUDROOM

16.0'

8.5'

PORCH

ASPHALT DRIVEWAY

11.0'

1.5'

20.4'

26.5'

6.5'

5.3'

24.0'

24.0'

64.0'

24.0'

24.0'

6' STOCKADE FENCE

6' STOCKADE FENCE

6' STOCKADE FENCE

6' STOCKADE FENCE

IRON ROD (FOUND & HELD)

CITY OF PORTSMOUTH
 ASSESSORS MAP 133, LOT 35
 AREA=7,406± S.F.
 (0.17± AC.)

1.5" IRON PIPE
 (FOUND FLUSH & HELD)

S01°07'06"W

BUILDING COVERAGE
 ALLOWABLE • 1,851 SF. (25%)
 PROPOSED • 1,850 SF. (24.98%)

OPEN SPACE
 ALLOWABLE • 4,444 SF. (60%)
 PROPOSED • 3,026 SF. (42%)

ARCHITECTURAL SITE PLAN
 5'-1'-0"

TAX MAP 132, LOT 11
 N/F
 JOSHUA C. & AIMEE F.
 RAYMOND
 BK.4847/PG.1464

8' STOCKADE FENCE

TAX MAP 132, LOT 20-1A
 N/F
 GETMAN FAMILY
 REVOCABLE TRUST
 BK.5778/PG.2142

FF23.01

Thomas Residence
 279 Wibird St., Portsmouth, NH 03801

E-mail: tech-ill@concast.net Phone: 603-964-1300
 Fax: 603-964-2090

Technical Illustrations

ARCHITECTURAL DRAFTING SERVICE

247 Washington Road Rye NH 03870

11-25-18



LEFT SIDE ELEVATION
1/4" = 1'-0"



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

- GENERAL NOTES:**
1. THESE CONSTRUCTION DOCUMENTS ARE BUILT TO FOLLOW THE 2009 IRC BUILDING CODE AS ADMINISTERED BY THE TOWN OF NORTH HAMPTON, NH.
 2. ALL DIMENSIONS ARE FRAMING DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO EXCAVATION.
 3. DO NOT SCALE DRAWING. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT		Thomas Residence	
279 W. Bird St., Portsmouth, NH 03801			
E-mail: tech-112@comcast.net	Phone: 603-964-1300	DATE	11-25-18
	Fax: 603-964-2000	REVISED	
Technical Illustrations			
ARCHITECTURAL DRAFTING SERVICE			
1241 Washington Road		Rye, NH 03870	



RIGHT SIDE ELEVATION
 $\frac{1}{4}'' = 1'-0''$

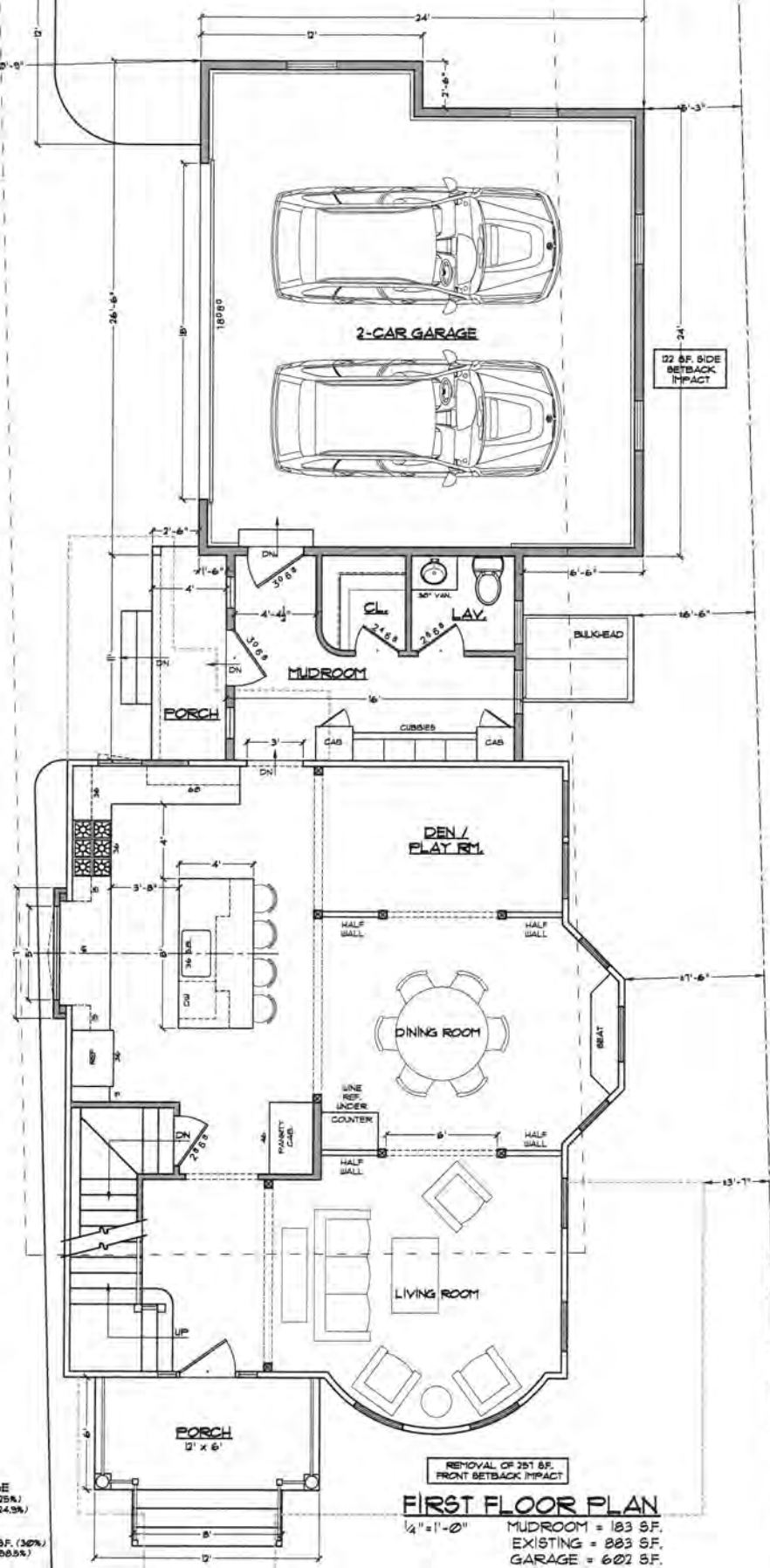


REAR ELEVATION
 $\frac{1}{4}'' = 1'-0''$

- GENERAL NOTES:**
1. THESE CONSTRUCTION DOCUMENTS ARE BUILT TO FOLLOW THE 2009 IRC BUILDING CODE AS ADMINISTERED BY THE TOWN OF NORTH HAMPTON, NH.
 2. ALL DIMENSIONS ARE FRAMING DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO EXCAVATION.
 3. DO NOT SCALE DRAWING. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT: Thomas Residence		DATE: 11-25-18	
279 Wbird St., Portsmouth, NH 03801		DRAWN BY: [blank]	
E-mail: tech-ill@comcast.net	Phone: 603-964-3600	CHECKED BY: [blank]	
	Fax: 603-964-2000	SCALE: [blank]	
Technical Illustrations		DRAWING NO. 2	
ARCHITECTURAL DRAFTING SERVICE		Rye NH 03076	
247 Washington Road			

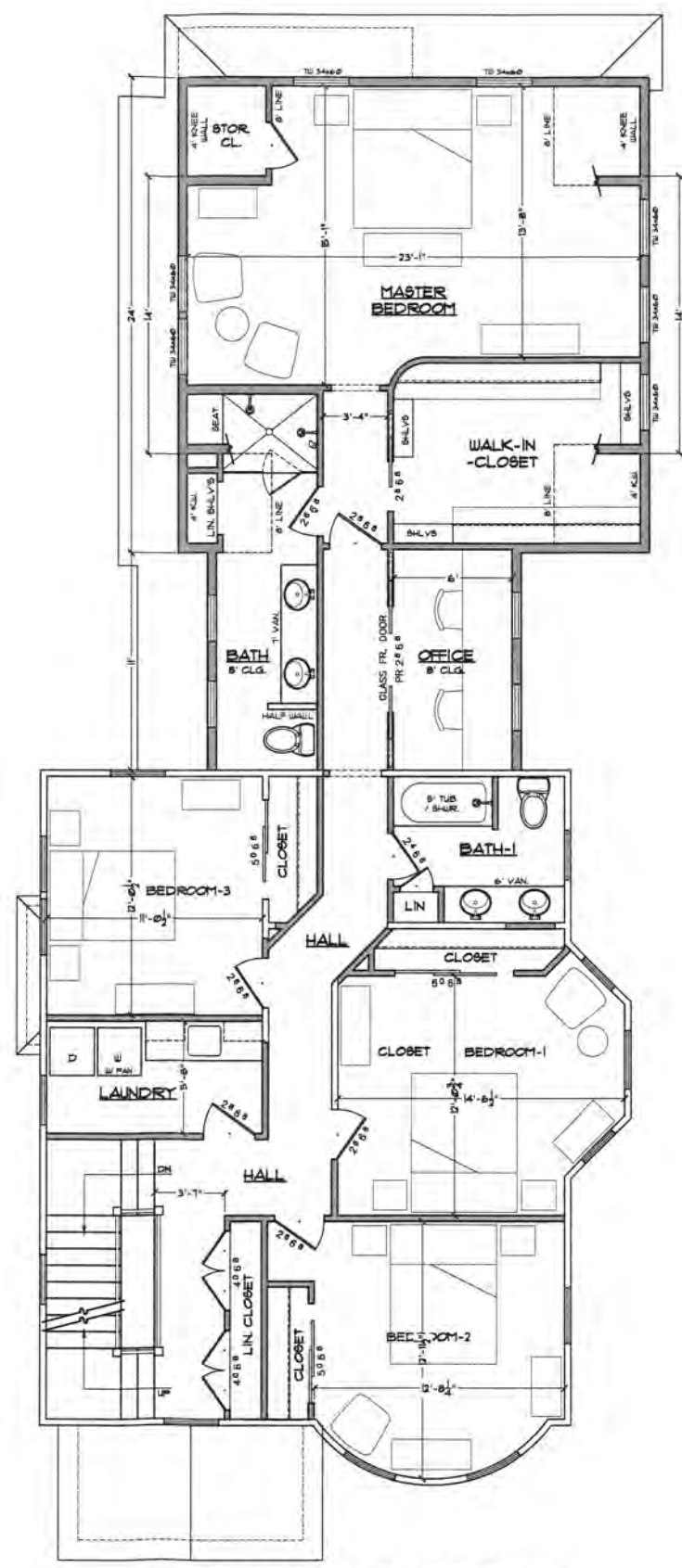
ASPHALT DRIVEWAY



FIRST FLOOR PLAN

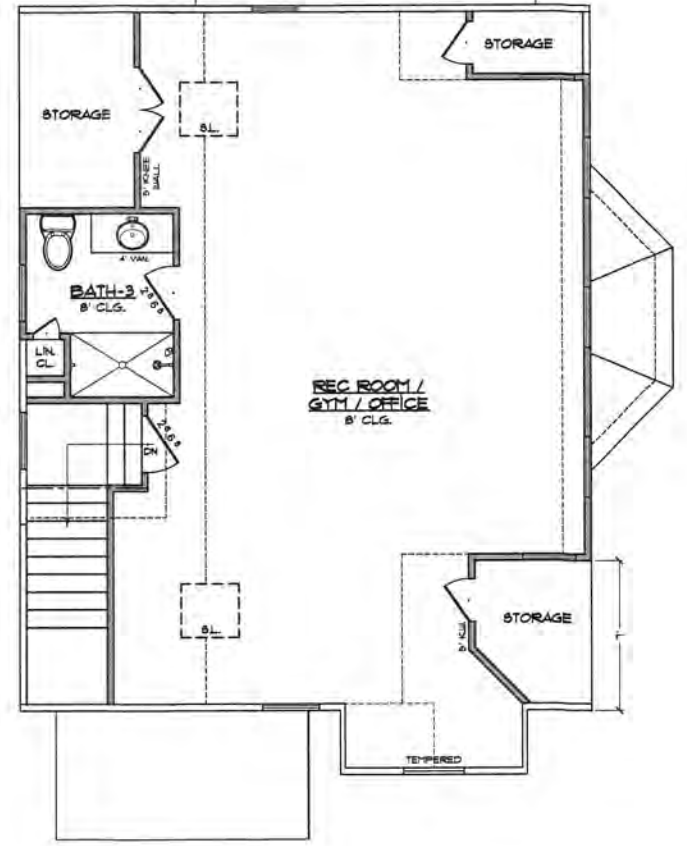
REMOVAL OF 251 SF. FRONT SETBACK IMPACT
 1/4"=1'-0"
 MUDROOM = 183 SF.
 EXISTING = 883 SF.
 GARAGE = 602 SF.
 PORCH = 72 SF.
 SIDE PORCH 45 SF.
 TOTAL HEATED = 3,450 SF.

BUILDING COVERAGE
 ALLOWABLE = 1867 SF. (75%)
 PROPOSED = 1646 SF. (74.5%)
 OPEN SPACE
 MIN. ALLOWABLE = 2222 SF. (30%)
 PROPOSED = 4335 SF. (188.5%)



SECOND FLOOR PLAN

1/4"=1'-0"
 NEW = 751 SF.
 (EXISTING = 883 SF.)
 TOTAL = 1,634 SF.



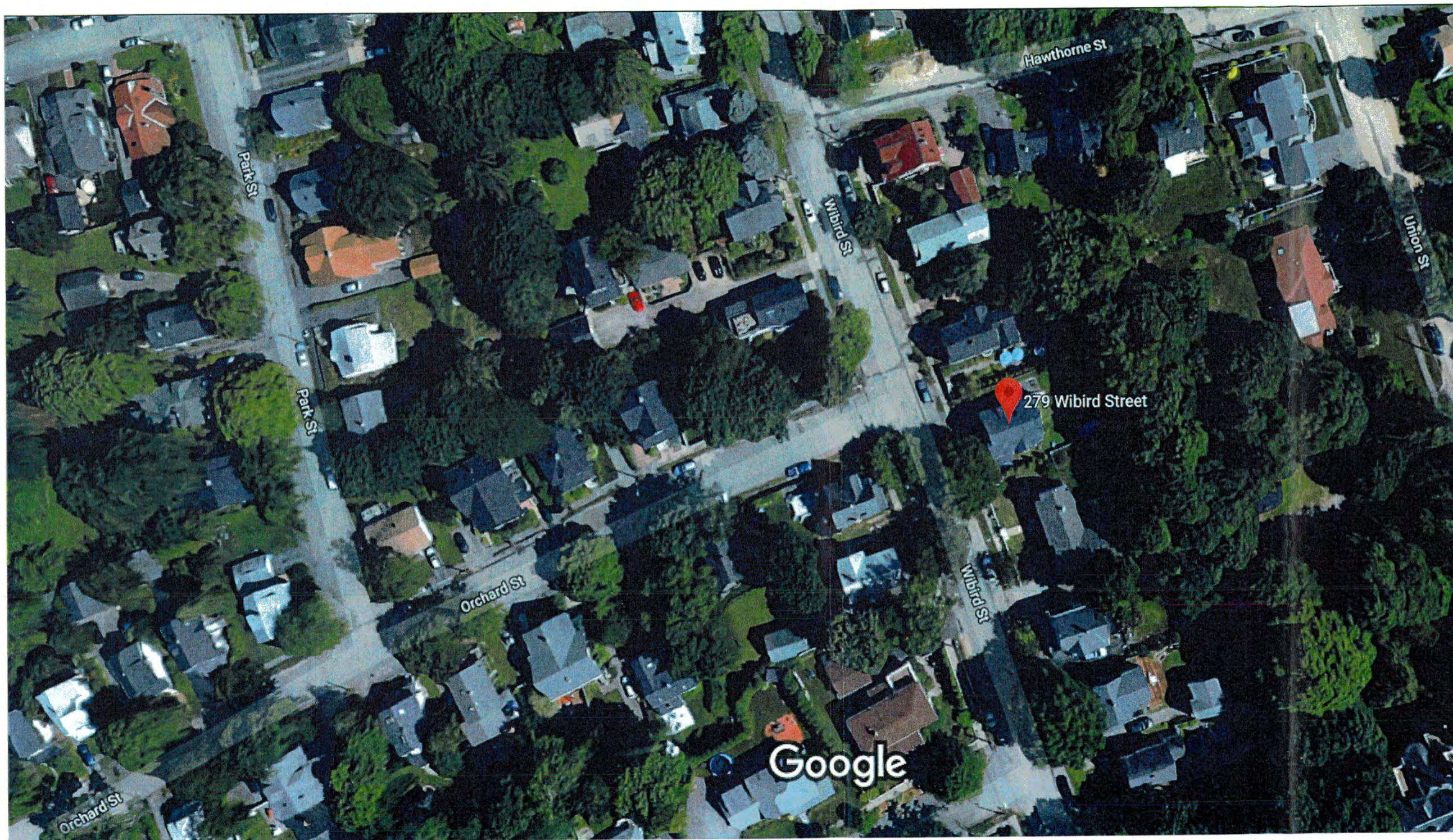
THIRD FLOOR PLAN

1/4"=1'-0"
 RENO. = 250 SF.
 (EXIST. 500 SF.)
 TOTAL = 750 SF.

- GENERAL NOTES:**
1. THESE CONSTRUCTION DOCUMENTS ARE BUILT TO FOLLOW THE 2009 IRC BUILDING CODE AS ADMINISTERED BY THE TOWN OF PORTSMOUTH, NH.
 2. ALL DIMENSIONS ARE FRAMING DIMENSIONS, CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO EXCAVATION.
 3. DO NOT SCALE DRAWING. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PROJ. Thomas Residence 279 Wild St., Portsmouth, NH 03801		DATE 11-25-18
E-mail: tech-113@comcast.net Phone: 603-364-1300 Fax: 603-364-1300	3	
Technical Illustrations ARCHITECTURAL DRAFTING SERVICE 1241 Washington Road Rye NH 03810		

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279 WIBIRD ST



Location 279 WIBIRD ST

Mblu 0133/ 0035/ 0000/ /

Acct# 33929

Owner MCCAFFERY CONSTANCE

PBN

Assessment \$580,600

Appraisal \$580,600

PID 33929

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$237,700	\$342,900	\$580,600

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$237,700	\$342,900	\$580,600

Owner of Record

Owner MCCAFFERY CONSTANCE
Co-Owner MCCAFFERY FREDERICK
Address 279 WIBIRD ST
 PORTSMOUTH, NH 03801

Sale Price \$0
Certificate
Book & Page 2857/1941
Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
MCCAFFERY CONSTANCE	\$0		2857/1941	

Building Information

Building 1 : Section 1

Year Built: 1906
Living Area: 2,168
Replacement Cost: \$392,265
Building Percent Good: 60
Replacement Cost Less Depreciation: \$235,400

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	Inlaid Sht Gds
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	1
Total Rooms:	10
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	B
WB Fireplaces	0
Extra Openings	0
Metal Fireplaces	0
Extra Openings	0

Building Photo



(<http://images.vgsi.com/photos2/PortsmouthNHPhotos//\00\01\8>)

Building Layout



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

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	990	990	
FUS	Upper Story, Finished	942	942	
FAT	Attic	942	236	
FOP	Porch, Open	277	0	
UBM	Basement, Unfinished	990	0	
		4,141	2,168	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description SINGLE FAM MDL-01
Zone GRA
Neighborhood 103B
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.17
Frontage
Depth
Assessed Value \$342,900
Appraised Value \$342,900

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			192 S.F.	\$2,300	1

Valuation History

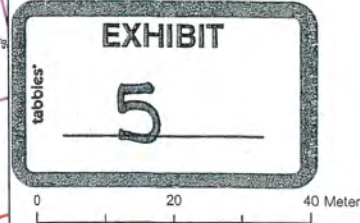
Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$237,700	\$342,900	\$580,600
2016	\$210,300	\$274,100	\$484,400
2015	\$227,600	\$274,100	\$501,700

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$237,700	\$342,900	\$580,600
2016	\$210,300	\$274,100	\$484,400
2015	\$227,600	\$274,100	\$501,700

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- Partial Legend**
 See the cover sheet for the complete legend.
- 7-5A Lot or lot-unit number
 - 2.56 ac Parcel area in acres (ac) or square feet (sf)
 - Address number
 - 233-137 Parcel number from a neighboring map
 - 66' Parcel line dimension
 - SIAS AVE Street name
 - Parcel/Parcel boundary
 - Parcel/ROW boundary
 - Water boundary
 - Structure (1994 data)
 - Parcel covered by this map
 - Parcel from a neighboring map (see other map for current status)



This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.



Portsmouth, New Hampshire
 2017
Tax Map 133