

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
(11/27)	MAP 11 / LOT 21
---	BOUNDARY
---	SETBACK
---	RAILROAD SPIKE FOUND
---	IRON ROD/PIPE FOUND
---	EDGE OF PAVEMENT (EP)
---	WOOD PRIVACY FENCE
---	SEWER LINE
---	OVERHEAD ELECTRIC WIRES
---	UTILITY POLE (w/ GUY)
---	HYDRANT
---	ELECTRIC METER
---	TYPICAL
---	CATCH BASIN
---	SEWER MANHOLE
---	CORRUGATED PLASTIC PIPE
---	ELEVATION
---	FINISHED FLOOR
---	INVERT
---	TEMPORARY BENCHMARK

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	1,147	1,147
GARAGE	0	280
GRAVEL DRIVE	532	442
SHED	53	53
GRAVEL(IN R-Q-W)	186	0
DECK	116	16
COVERED PORCH	0	220
CRUSHED STONE OUTDOOR SPACE	727	641
PATIOS	305	234
WALKWAY	58	14
RETAINING WALL	54	54
STEPS	61	57
LANDING	8	9
STONE FIRE PIT	10	10
LP TANK	3	0
TOTAL	3,259.9 S.F.	3,176.7 S.F.
LOT SIZE	8,640.4 S.F.	8,640.4 S.F.
% LOT COVERAGE	37.7%	36.8%

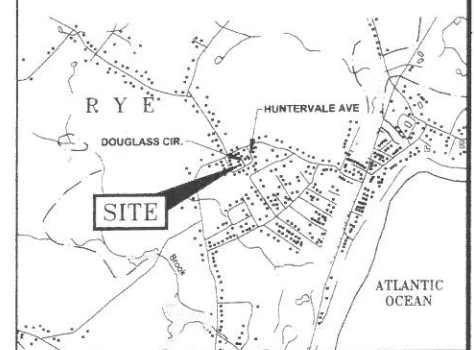
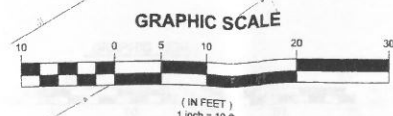
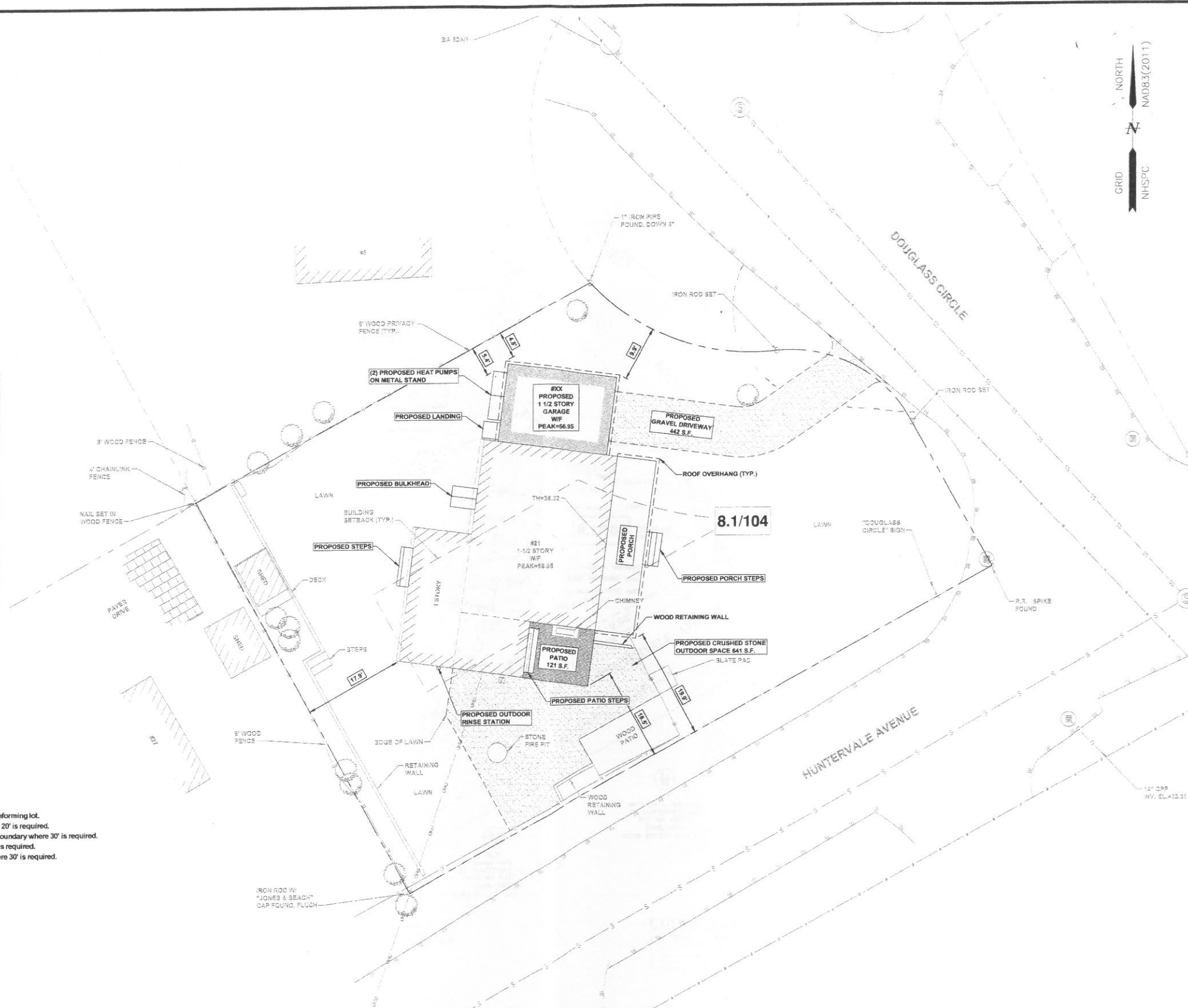
BUILDING COVERAGE

STRUCTURE	EXISTING (S.F.)	PROPOSED (S.F.)
MAIN STRUCTURE	1,146.9	1,146.9
GARAGE	0.0	280.0
DECK	99.3	0
COVERED PORCH	0	219.9
TOTAL	1,246.2 S.F.	1,646.8 S.F.
LOT SIZE	8,640.4 S.F.	8,640.4 S.F.
% COVERAGE	14.4%	19.1%

VARIANCE APPLICATION:

1. A variance from §190-6.3.A for expansion of a nonconforming structure on a nonconforming lot.
2. A variance from §190-2.4.C(2) for addition 17.9' / 17.5' from the side boundary where 20' is required.
3. A variance from §190-2.4.C(3) for a patio 16.5', a porch 19.9' from Huntervale front boundary where 30' is required.
4. A variance from §190-2.4.C(1) for garage 5.4' / 4.8' from the rear boundary where 30' is required.
5. A variance from §190-2.4.C(3) for a garage 9.9' from the Douglas front boundary where 30' is required.
6. A variance from §190-5.0.C for parking within the front boundary.

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



- NOTES:**
- 1) PARCEL IS SHOWN ON THE TOWN OF RYE ASSESSOR'S MAP 8.1 AS LOT 104.
 - 2) OWNER OF RECORD: PAUL G. PENMAN & EMILY H. STIRES, 49 PUTNAM STREET UNIT 1, SOMERVILLE, MA 02143, 6426/1883, RCRD #91277 (LOT 32)
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0432F, EFFECTIVE DATE JANUARY 29, 2021.
 - 4) EXISTING LOT AREA: 8,640 S.F., 0.1984 ACRES
 - 5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE ZONING DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 44,000 S.F.
FRONTAGE: 150 FEET
SETBACKS:
FRONT: 30 FEET
SIDE: 20 FEET
REAR: 30 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM LOT COVERAGE: 36%
MAXIMUM BUILDING COVERAGE: 39%
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED VARIANCES ON ASSESSOR'S MAP 8.1 LOT 104 IN THE TOWN OF RYE.
 - 8) VERTICAL DATUM IS NAVD83. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - 9) PARCEL IS SUBJECT TO RESTRICTIONS AND COVENANTS AS DESCRIBED IN RCRD 1226096.
- PLAN REFERENCES:**
- 1) PLAN OF RYECREST RYE, N.H. OWNER D.E. HUNTER, SCALE: 1" = 50', DATED: MAY 1949, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD #01277

0	2024.08.16	ISSUED FOR COMMENT	CBA	JRC
REV.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
SITE PLAN				
		HALEY WARD		
ENGINEERING - ENVIRONMENTAL - SURVEYING		200 Griffin Rd. Unit 14 Portsmouth, NH 03801 603.430.7282		
PROJECT				
STIRES/ PENMAN RESIDENCE 21 HUNTERVALE AVENUE RYE, NH				
TITLE				
VARIANCE PLAN				
DATE		SCALE		
AUGUST 2024		1" = 10'		
DRAWN BY	DESIGNED BY	CHECKED BY		
CBA	JRC	JRC		
PROJECT NO. 5010191.3543				
DRAWING NO. 0				
SHEET C2				0