

**CONTENTS, BOA APPLICATION FOR PROPOSED REMODEL AND ADDITION AT #64
HAVEN RD., PORTSMOUTH, NH.**

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***4-Plan Set, including Existing and Proposed Site Plans, with Dimensional Table
and Proposed Floor Plans and Elevations.**

**PROPOSED REMODEL AND ADDITION AT #64 HAVEN RD.,
PORTSMOUTH, NH.**

NARRATIVE

This 1 ¾, Cape style house is in the middle of a well established 1940's neighborhood. An addition has been done to the main structure, likely in the 60's or 70's, over the Garage. The surrounding neighborhood houses are consistently non conforming for the required front yard setback, and this house has a non confirming left side structure (Enclosed Porch) within the left side setback.

It is proposed to preserve the main Cape core of the house, but demolish the Garage and later addition, including the Enclosed Porch. The new addition to replace this to replace this would give greater space to the setback, but allow more volume at 2nd Floor level.

The left side setback would be increased from 3' to 7', with a slight reduction in the actual house area within the setback.

There is a slight increase in lot coverage, but remains below that allowed (20%) at 15%.

ADDRESSING THE (5) "CRITERIA" AND "HARDSHIP", #64 HAVEN RD., PORTSMOUTH, NH.

1: PUBLIC INTEREST.

The existing left side Enclosed Porch is non-conforming to required setbacks. The proposal decreases this set-back non-conformity. The existing appearance will be improved by the new, more stylistically conforming addition. This incorporation into the "look" of the main structure will enhance the essential character of the neighborhood. Through the necessity of meeting code compliance, the buildings will become more-safe, and energy efficient. There does not appear to be any Public Interest contrary to this proposal.

2: SPIRIT OF THE ORDINANCE.

The proposal continues some of the original building's historic non-conforming use, but reduces the level of non-conformity. The re-developed structure will be more in keeping with the intent of the Zoning Ordinance.

3: SUBSTANTIAL JUSTICE.

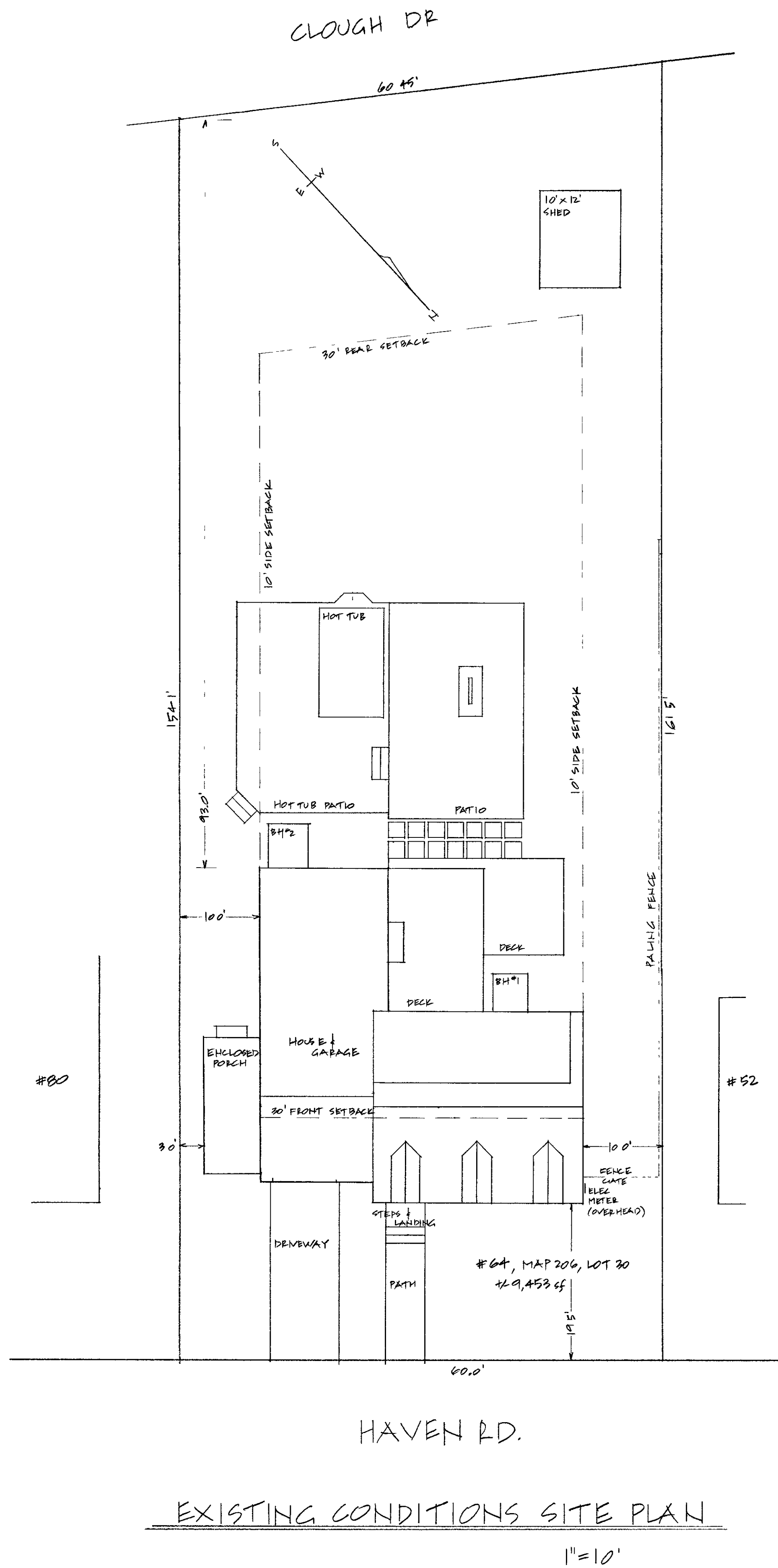
The proposed use does not cause any harm to the general public or other individuals and accommodates substantive and costly renovation and improvements to the property.

4: VALUE OF SURROUNDING PROPERTIES WILL NOT BE DIMINISHED.

The increased investment and preservation of this property will enhance and elevate the value of the properties surrounding it.

5: LITERAL ENFORCEMENT WOULD RESULT IN "UNNECESSARY HARDSHIP".

The property is unique given its period of development and its historic use in its current form. This use predates the implementation of the current zoning ordinance. The proposed use, while continuing some non-conformities, more aligns with the intent of the ordinance. The period nature of this property, and the existing structure, make it a special case to accommodate moderate development in line, and enhancing, existing use.



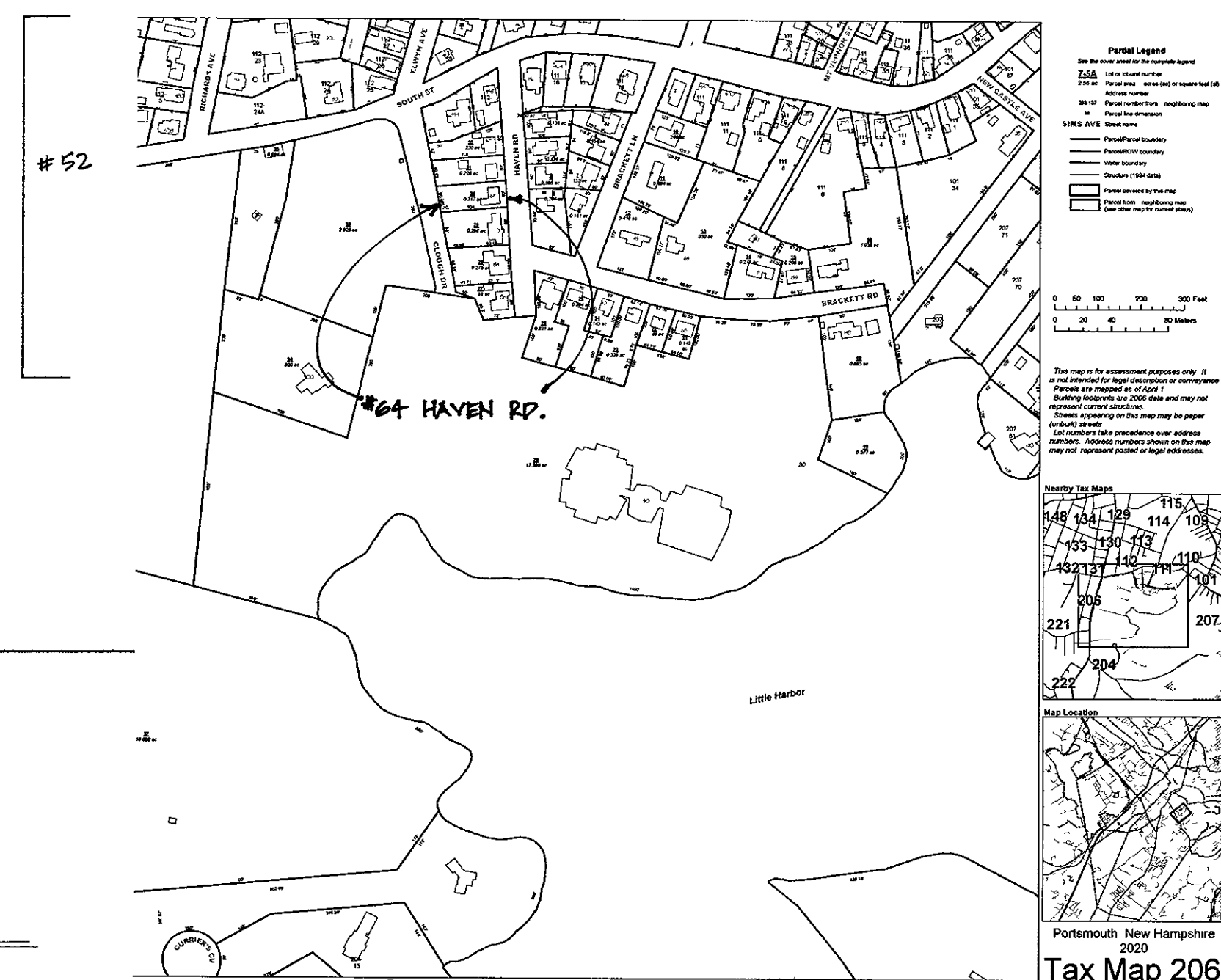
EXISTING CONDITIONS SITE PLAN
1"=10'

DIMENSIONAL TABLE (SRB)

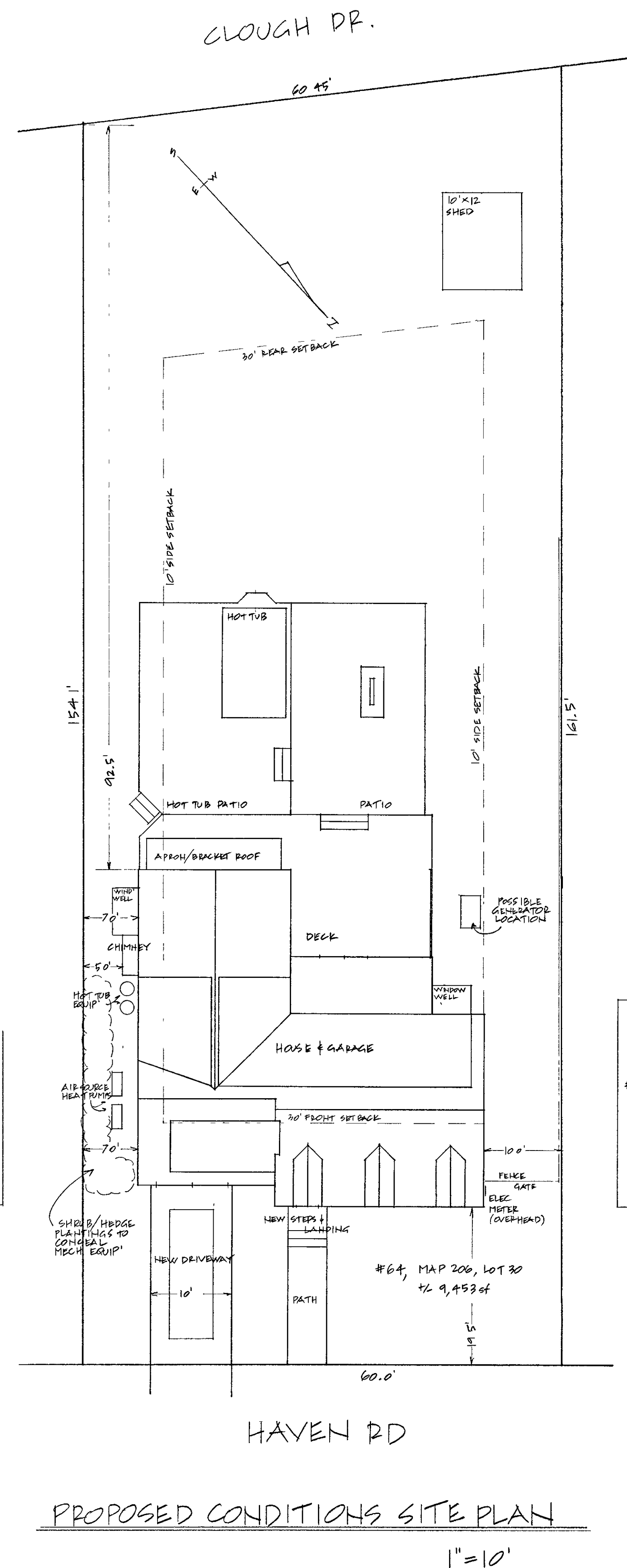
ITEM	EXISTING	PROPOSED	CHANGE
Lot Area (Req. 15,000sf)	9,453sf	9,453sf	0sf
Height (35' max.)	25' 9"	25' 9"	0'
Front Yard (Req. 10')	19.5'	19.5'	0'
Left Yard (Req. 10')	3.0'	7'	+4'
Left Yard (Req. 10') to chimney	-	5'	-
Right Yard (Req. 10')	10'	10'	0'
Rear Yard (Req. 30')	93.0'	92.5'	-0.5'
Area within Left Yard Setback	119sf	118.5sf	-0.5sf
Garden Shed	120sf	120sf	0sf
House & Garage Area (20% max.)	1,208sf	1,458sf	+222sf
House & Garage % Area	14%	15%	+1%
Enclosed Porch Area	119sf	0sf	-119sf
Deck (less than 18" high)	348sf	418sf	+70sf
Bulkhead #1	21sf	0sf	-21sf
Bulkhead #2	23sf	0sf	-23sf
Hot Tub Patio (less than 18")	494sf	494sf	0sf
Patio	544sf	531sf	-13sf
Front Steps & Landing	23sf	23sf	0sf
Front Path	63sf	63sf	0sf
Driveway	198sf	220sf	+22sf
TOTAL IMPERVIOUS AREA	3,161sf	3,327sf	+222sf
TOTAL IMPERVIOUS AREA %	33.4%	35.2%	+2%
OPEN SPACE %	66.6%	64.8%	-2%

OWNER OF RECORD:
ANTHONY JAY CLARK
64 HAVEN RD.,
PORTSMOUTH, NH
MAP 206, LOT 30

PLAN TAKEN FROM TAX MAP, DEED DESCRIPTION AND FIELD MEASUREMENTS



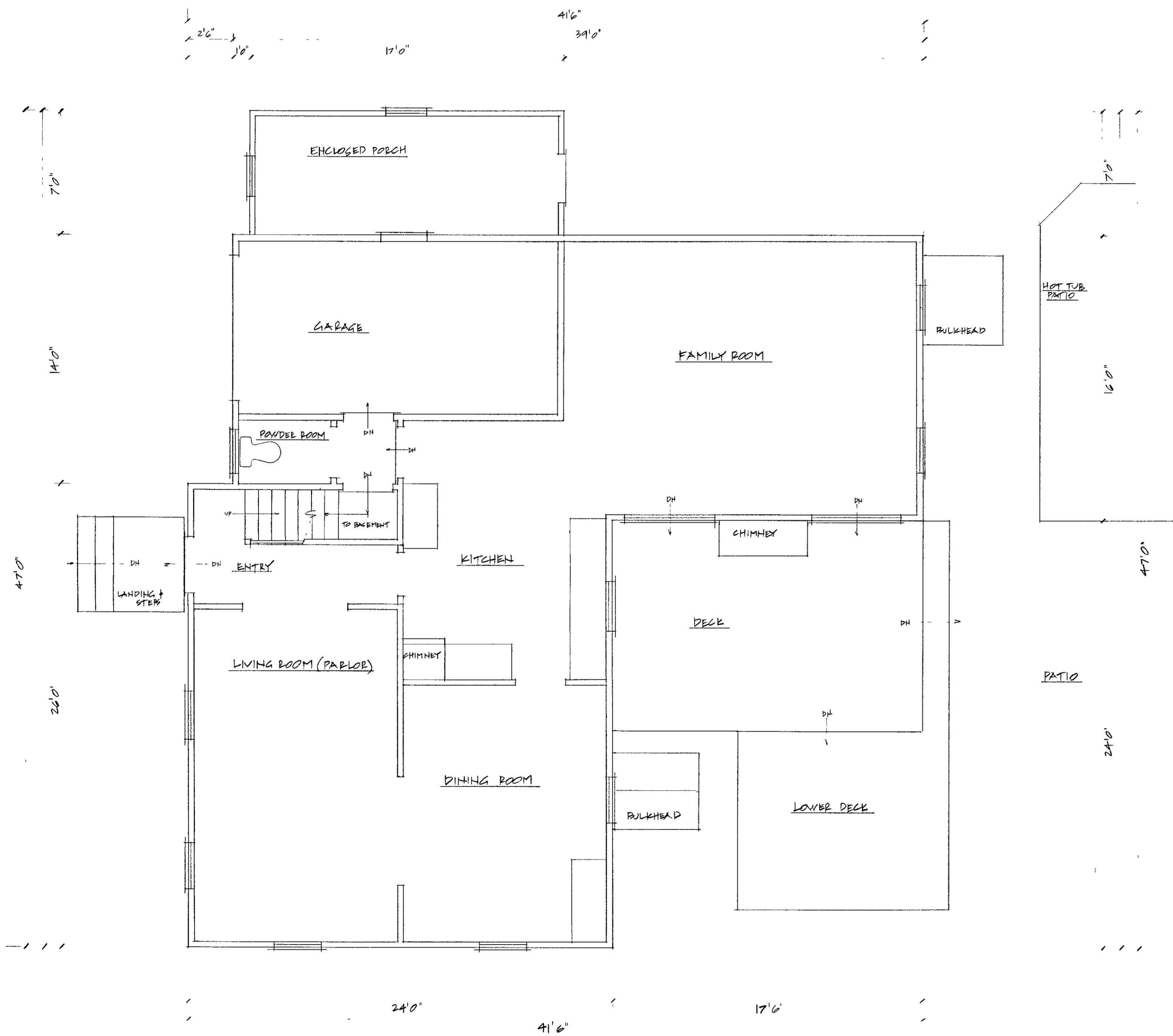
Tax Map 206



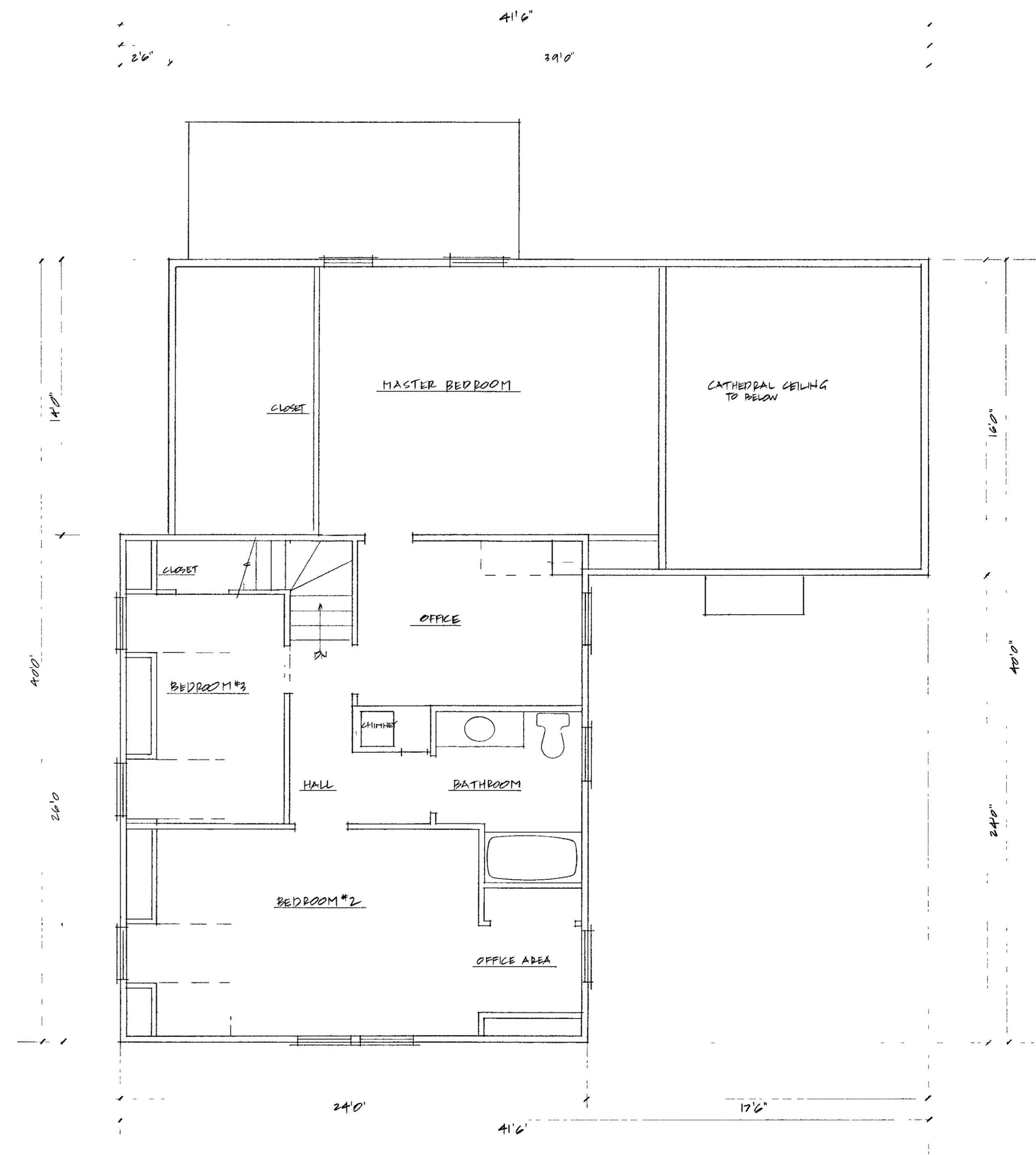
PROPOSED CONDITIONS SITE PLAN
1"=10'

REMODEL & ADDITION
at 64 HAVEN RD.,
PORTSMOUTH, NH

TITLE: SITE PLANS, EXISTING & PROPOSED
SCALE: 1"=10'
DATE: 4-26-2022
REVISIONS:



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

TITLE: EXISTING FLOOR PLANS
 SCALE: 1/4" = 1'-0"
 DATE: 4-26-2022
 REVISIONS

REMODEL & ADDITION
 at 64 HAVEN Rd,
 PORTSMOUTH, NH



FRONT LEFT VIEW



FRONT VIEW



FRONT RIGHT VIEW



REAR VIEW (FROM RIGHT SIDE)

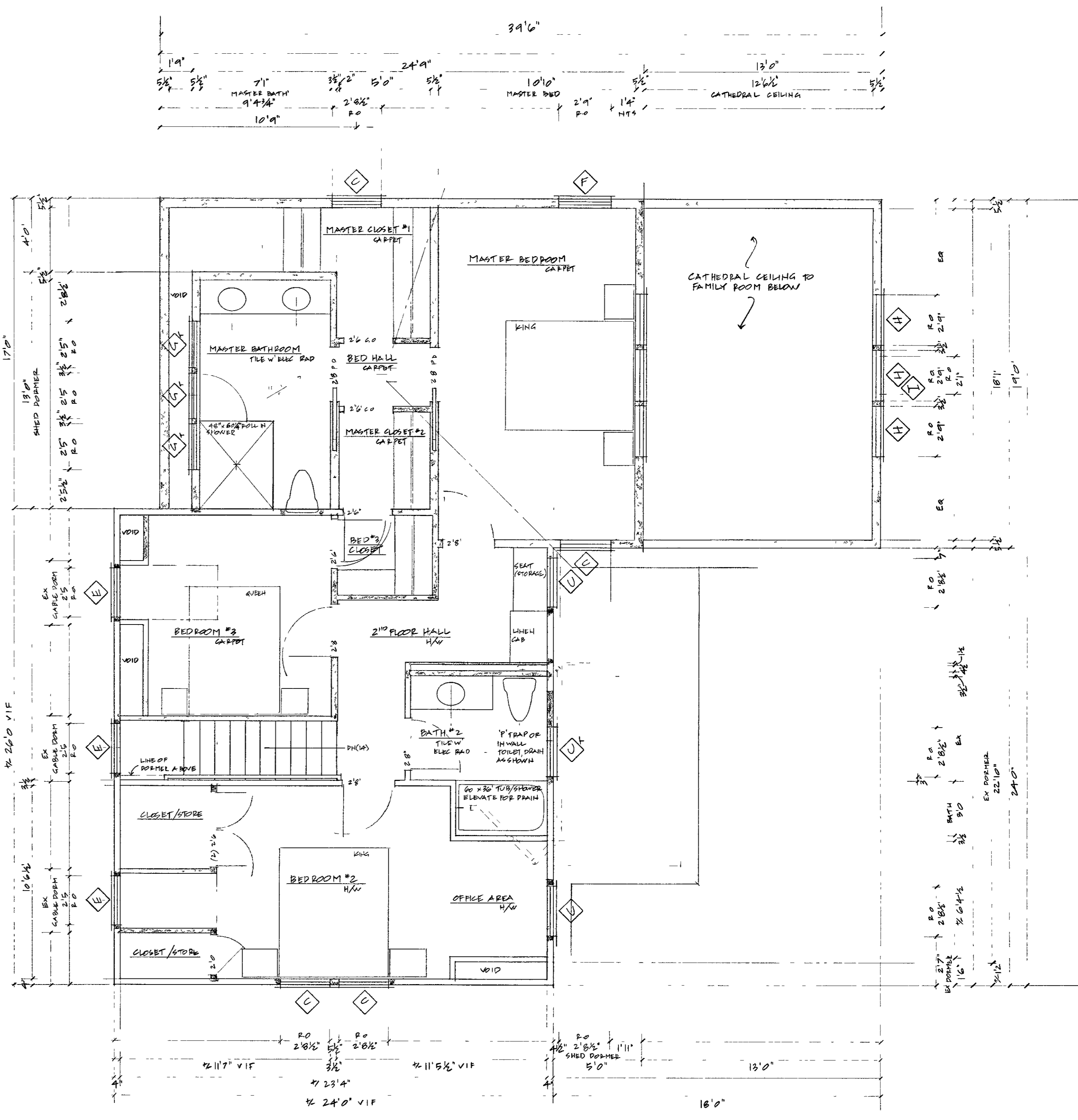
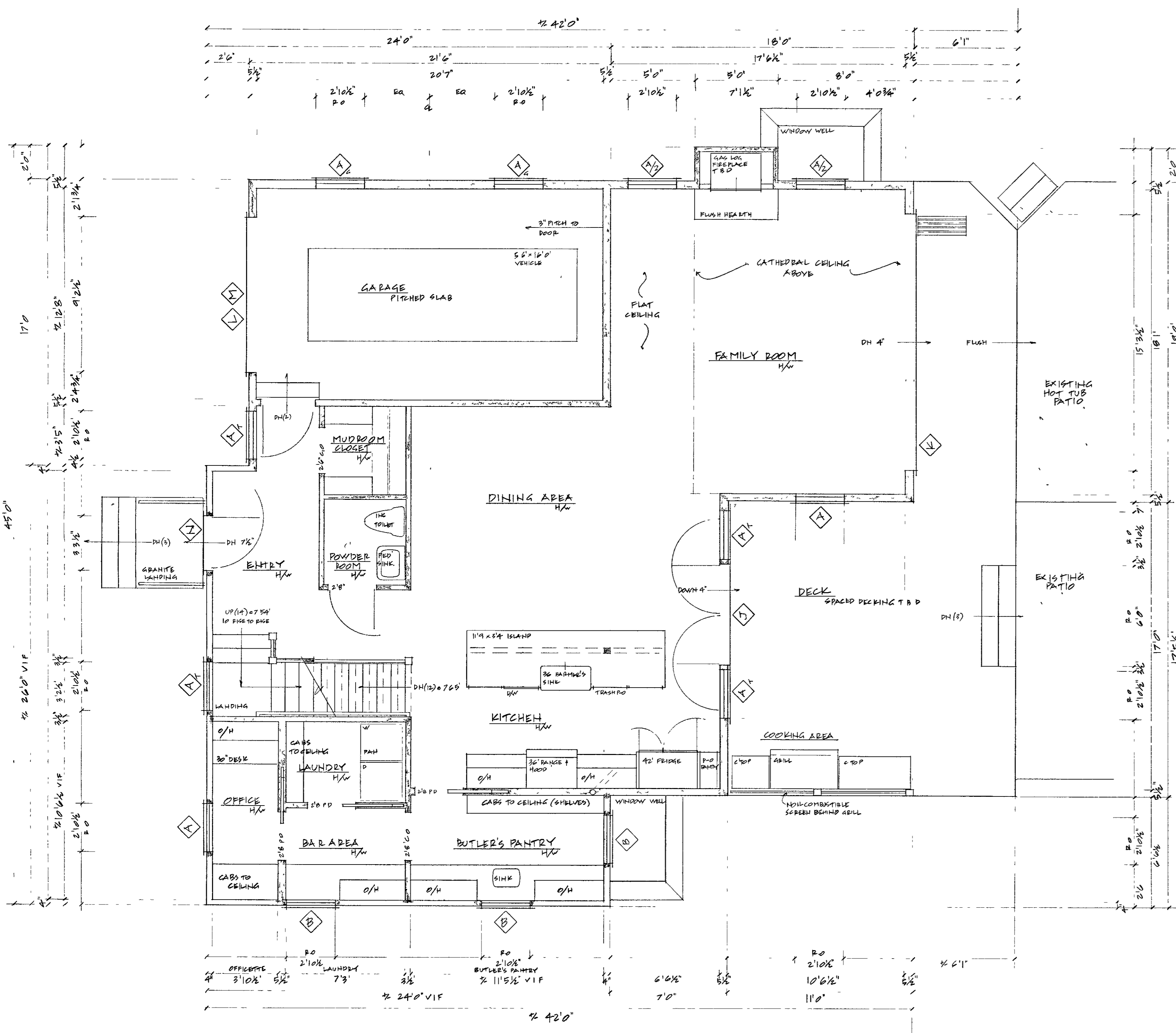


REAR VIEW

Brendan McNamara
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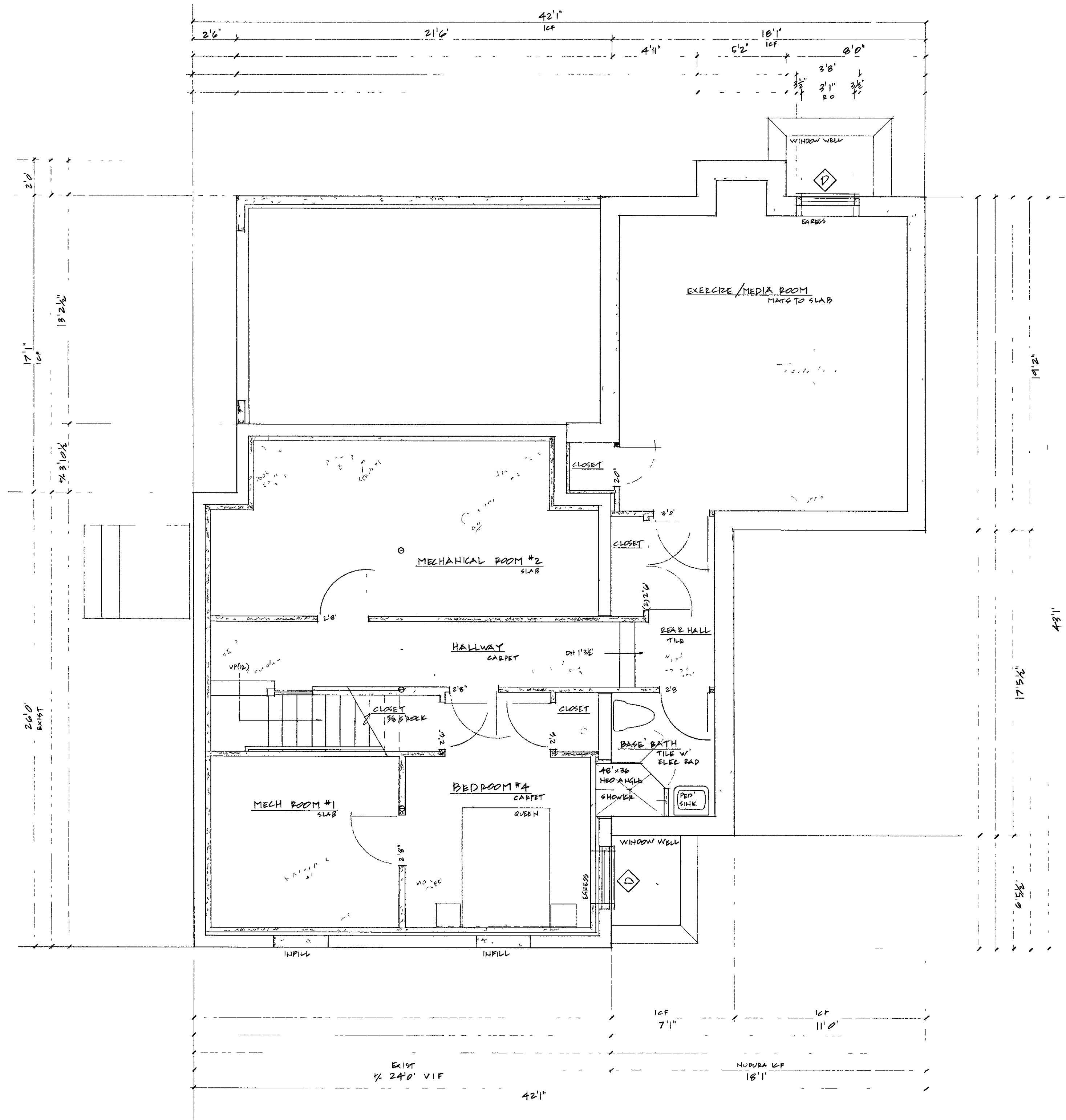
REMODEL & ADDITION
 # 64 HAVEN RD,
 PORTSMOUTH, NH

TITLE EXISTING VIEWS
 SCALE -
 DATE 4/26/2022
 REVISIONS



TITLE: PROPOSED 1ST & 2ND FLOOR PLANS
 SCALE: 1/4" = 1' 0"
 DATE: 4-26-2022
 REVISIONS:

REMODEL & ADDITION
 at 64 HAVEN Rd.,
 PORTSMOUTH, NH.



PROPOSED BASEMENT FLOOR PLAN

REMODEL & ADDITION
 at 64 HAVEN Rd.,
 PORTSMOUTH, NH.

TITLE: PROPOSED BASEMENT & FOUNDATION FLOOR PLANS

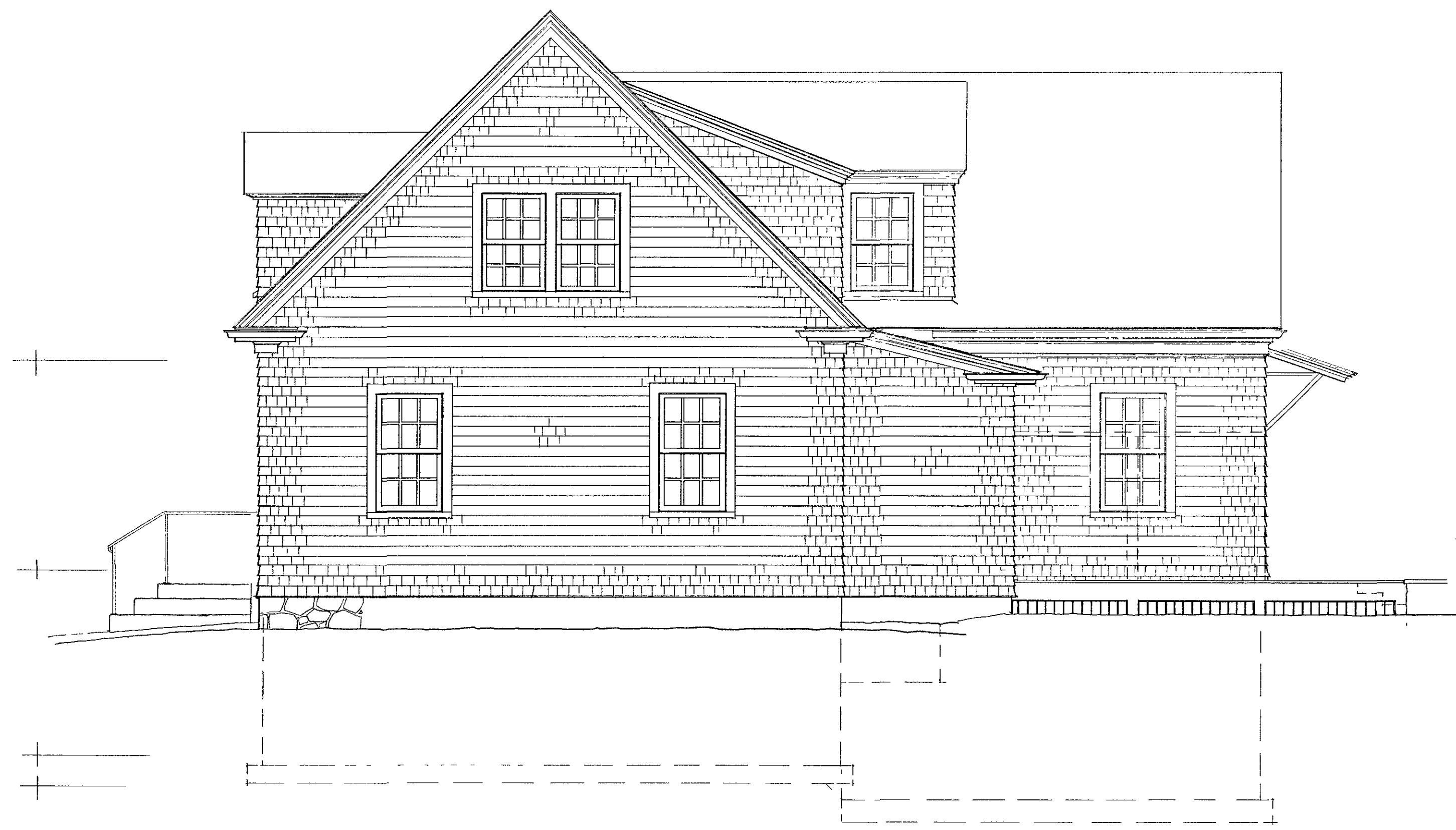
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DATE: 4-26-2022

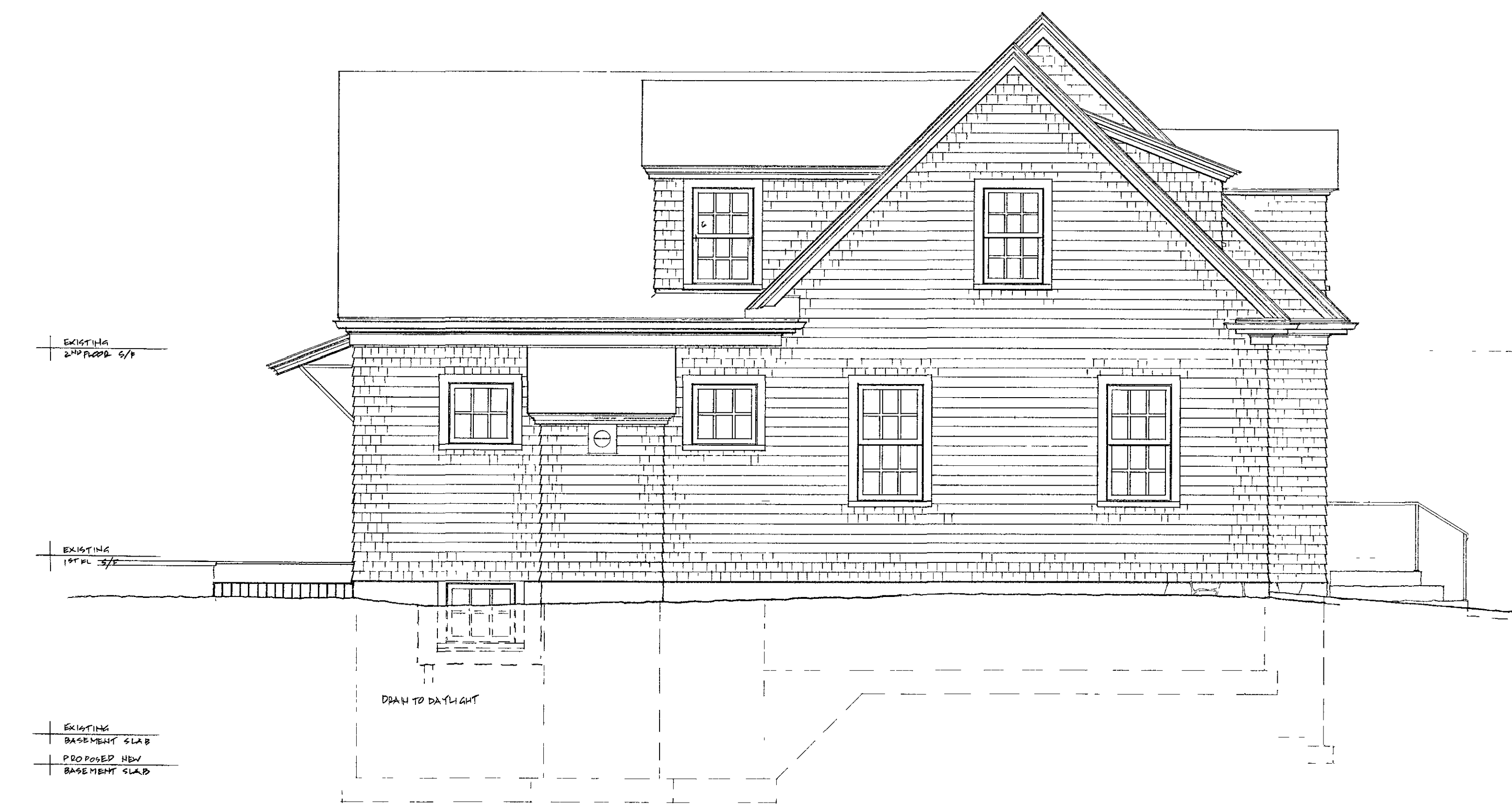
REVISIONS



REAR (WEST) ELEVATION



RIGHT (NORTH) ELEVATION



LEFT (SOUTH) ELEVATION



FRONT (EAST) ELEVATION

TITLE: PROPOSED ELEVATIONS
 SCALE: 1/4" = 1'-0"
 DATE: 4-26-2022
 REVISIONS: 5-16-2022

REMODEL & ADDITION
 at 64 HAVEN RD.,
 PORTSMOUTH, NH