

Residence Application for Variance

**Steve + Natalie Safley
1121 South Street
Portsmouth, New Hampshire**

Our Proposal:

- Demolish existing attached single car garage and build new single car garage (attached) utilizing identical footprint with living space above. The existing garage is non-conforming (within 4 feet of property line) and requires dimensional relief. We would also like add a deck adjacent to the new kitchen (8'10" from property line), which would also require dimensional relief.

Variance Application:

- *Variance of Section 10.232.31 requesting dimensional relief for the side yard setback (westward facing) of single family residence.*

Would granting the variance be contrary to the public interest?

- The location of the current garage footprint being snug to the property line is consistent with the surrounding homes in the neighborhood. Rebuilding the structure on the same footprint with living space above has no negative impact on the health, safety or welfare of the general public.

Would denial of the variance result in unnecessary hardship?

- Strict imposition of the zoning laws would interfere with the reasonable use of the property. The existing garage would remain with a large amount of maintenance required for it to function, and the small expansion to the home provided above the garage would not be possible.

Is the proposed use in the spirit of the Ordinance?

- The majority of the lots in this neighborhood do not meet the minimum dimensional requirements, so the proposed use is consistent with the surrounding area.

Would granting the variance do substantial justice?

- Granting the variance allows the homeowner to make modern improvements to the structure to meet modern building and energy codes, while gaining modest living space for their family of four.

Would the new structure diminish surrounding property values?

- The new home improvements will have an increased value and therefore will not diminish the surrounding property values.

Direct Abutters to 1121 South Street:

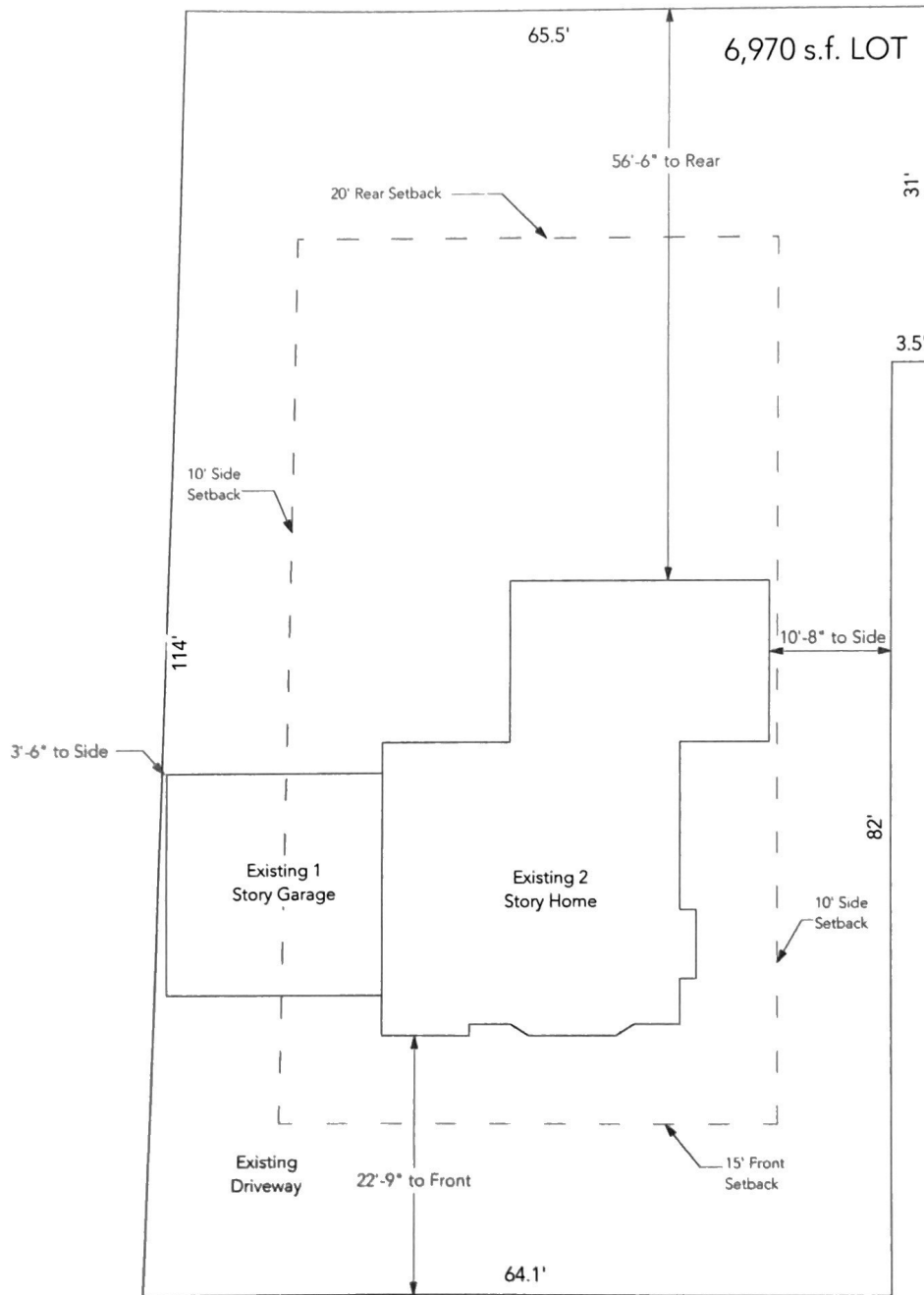
Madelyn Duzinski
1137 South Street
603-828-3393

Robert Kalinowski + Barbara Borsa
1126 South Street
603-531-1068

Michelle Vangel
1105 South Street
603-591-4847

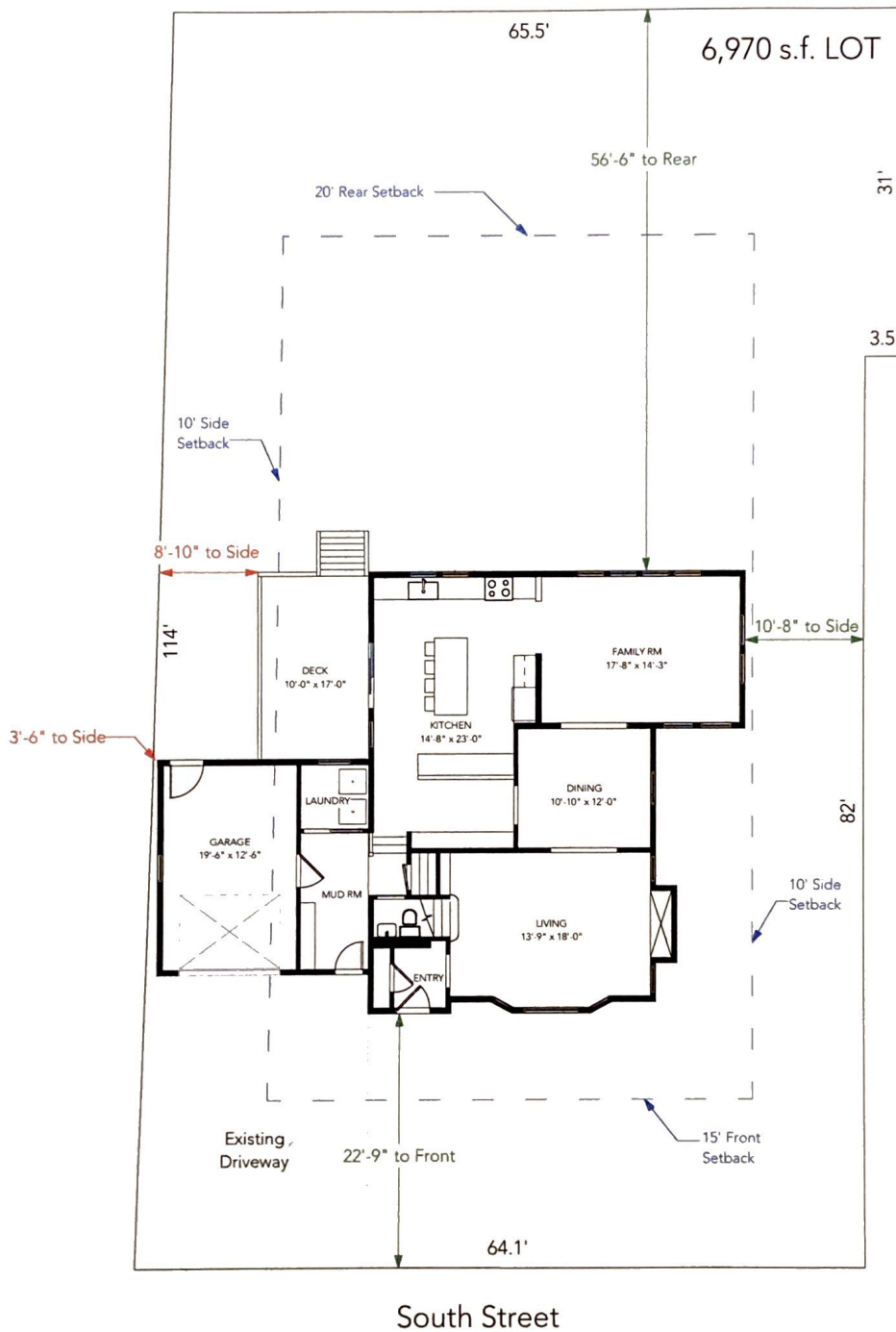
Ann + Paul Wheeler
110 Ash Street
603-608-6636


Deborah Audino
28 Orchard St
603-828-8319



South Street

	ALICE + BIRD 10 Rudolph Ave. Kittery, ME 03904 (207) 732-2308 www.aliceandbirdarchitects.com	PROJECT Stone + Natalie Salley Residence	SITE 1121 South Street Portsmouth, NH 03801	DESIGNED FOR ZBA Review SUBMIT DATE June 17, 2022	SCALE 1/16" = 1'-0" (Letter)	TITLE Existing Site Plan	SHEET E1
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	ALICE + BIRD 10 Rudolph Ave Kennebunk, ME 03904 207.752.2305 www.aliceandbirdinteriors.com	PROJECT: Steve + Natalie Saffley Residence	SITE: 1121 South Street Portsmouth, NH 03801	ISSUED FOR: ZBA Review ISSUE DATE: June 17, 2022	SCALE: 1/16" = 1'-0" (Letter)	TITLE: Proposed Site Plan	SHEET: P1
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Front Elevation



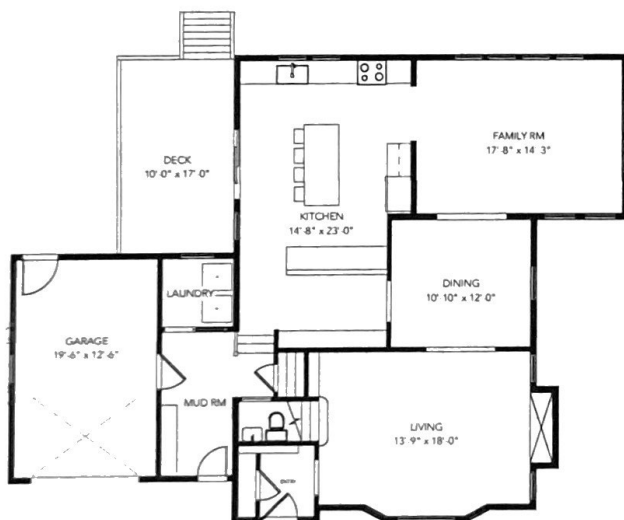
Right Elevation



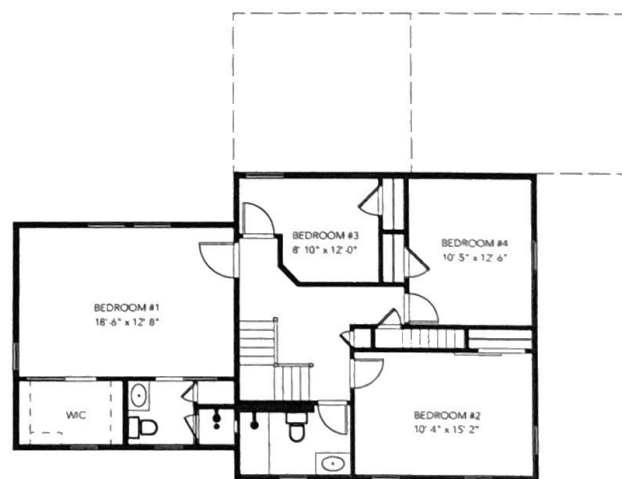
Rear Elevation



Left Elevation



1271 s.f. 1st Floor
(32' x 39' +/-)



1055 s.f. 2nd Floor
(45' x 26' +/-)

	ALICE + BRID 110 Rudolph Ave Kittery, ME 03904 (603) 752-2305 www.aliceandbridinteriors.com	PROJECT Serve + Natalie Saffery Residence	SITE 1121 South Street Portsmouth, NH 03801	SUBMITTED FOR ZBA Review	SCALE 1/16" = 1'-0" (Letter)	TITLE Proposed New Home	SHEET P2
				SUBMIT DATE June 17, 2022			