

From: [Jonathan Paine](#)
To: [Planning - Info - Shr](#)
Subject: 92 Brewster Street
Date: Monday, March 17, 2025 10:45:58 AM

I'm writing to oppose the rear yard setback variance for the property at 92 Brewster st.

No other 3 story GRC houses in the neighborhood:

The proposed plan is a massive 3 story block of a house that will tower over the neighboring homes as a straight up 3 story wall.

Walking the neighborhood and using Portsmouth Mapgeo tool, there is not a single 3 story building zoned GRC in the neighborhood (anything north of Islington to North Mill Pond). In that area, anything GRC over 2 stories tall is accomplished using a 2 story structure with traditional roof styles such as gables and dormers on the third story.

Granting setback relief will significantly decrease neighbors light and air:

The proposal states:

“Density requirements and yard requirements exist to prevent overcrowding and to ensure adequate air, light, space, and separation between neighbors”

I agree. To grant setback relief for a property with such significant massing will have an enormous negative impact on the air, light, space and separation of all of the surrounding properties.

If the 92 Brewster homeowners would like to build a 3 story building, they are entitled to do so. But - if they are choosing to build something with such significant massing and differing in character from literally every other building in the neighborhood, I don't think they should ALSO be granted relief specifically allowing them to build it even closer to the neighbors than zoning allows.

Hardship to the neighbors significantly clearly outweighs hardship to 92 Brewster:

Cutting the rear setback from the required 20' to 10' will *significantly* decrease light and air for the surrounding properties due mostly to the significant massing of the house being proposed. The proposed building will have an undeniably negative effect on the surrounding properties' light and air.

On the other hand, the 92 Brewster building setbacks shown currently allow for a building footprint of roughly 30'x32' without any setback zoning relief. This 900+ sqft footprint is within the character of the neighborhood.

Without any setback relief, this lot allows for over 2700 sqft of living space were the owner to build a 3 story building similar to what they've proposed - just within the allowed setbacks.

This lot is buildable with no setback relief in a way that is consistent with the surrounding properties, including new/recent construction. There is no hardship to the owner pertaining to setbacks.

Variance for sqft per dwellings unit:

I do support the variance request of 2,884 sqft / dwelling unit where 3,500sqft / dwelling unit is required.

I think if the owner chose to build a house within the character of the existing neighborhood that didn't excessively detract from everyone else's light and air everyone would welcome the new addition!

Sincerely,
Jonathan Paine
91 Langdon St

