

253 Broad St - Garage variance request

In November of 2022, we purchased this property after living on S. School Street for the previous 11 years. We would like to take this opportunity to modernize our new home on Broad Street by adding a 2 car garage, creating a primary bedroom suite, bringing laundry to the first floor, adding a full bathroom, updating the landscaping and outdoor space, and looking at the possibility of an attached ADU in the basement. We refer to this as phase 2, as we would need to review the building requirements specific to our site and verify the feasibility before proceeding with a Phase 2.

We have been in the house for nearly a year now, and are getting a feel for the property, neighborhood, and existing home. We believe this is the best use of the available area, adherence to the spirit of the existing home style, and conformance to lot coverage, with one of the 4 setbacks from which we request a variance.

We would like to add a 2 car garage, single door, to the north side of the house. In order to accomplish a garage, we are seeking a variance to encroach into the 10' setback up to 3 feet. The driveway would be widened to accommodate the access to the new garage, approximately 23' wide. The 2 car garage addition is expected to be approximately 23' wide by 27' deep. We are planning to add a mudroom to the rear corner of the garage to connect to the existing structure. On the south side of the existing home, a conforming addition would be added approximate 18' wide by 25' deep into the yard to create a primary bedroom suite with full bathroom.

In addition, we would like to petition for a variance to add a second driveway to the south side of our lot where there already exists a curb cut. This would be a conforming driveway, approximately 16' wide by 50' long that would allow access to the Phase 2 ADU.

■ **2. 10.233.21 *The variance will not be contrary to the public interest;***

- We believe that no harm will be done to our neighbors or the neighborhood. We have discussed our preliminary plans with them, specifically Dan and Maureen Indoe, the adjacent neighbors. By the addition of a garage, we will help to reduce the number of vehicles parked on the street and will help to enhance the property values. Also, many other homes in the neighborhood have buildings that are within the setback limit, including the Indoe's. We have included screenshots of a few with our application. The second driveway would be to allow for adequate offstreet parking to a potential ADU.

■ 3. **10.233.22 *The spirit of the Ordinance will be observed;***

- We are asking for up to 3' of variance from the 10' setback to the side of our property adjacent to the Indoe property. A normal 2 car garage would be 24' wide and we would like to accommodate for 22'-23'. We have planned to recess the entrance to the garage such that it will not block light or views from the Indoe home and their addition which sits **on** the property line. Also, the pitch of the roof on the garage will not impede on any light to the backyard of the Indoe residence, as we are currently planning for the height of the garage roof to be a maximum of approximately 12'. The request for the second driveway would be conforming. We ask for the variance to only add a second driveway to the property.

■ 4. **10.233.23 *Substantial justice will be done;***

- When we started to look at the home to create a garage, a long, conforming tandem 2 car garage would have to sit more toward the front of the property and extend deeper into the back yard. We believe this would block the Indoe residence more. By allowing a 2 car garage, within up to 3' of the setback line, we accommodate both parties needs with minimum disruption.

■ 5. **10.233.24 *The values of surrounding properties will not be diminished***

- Our intent is to modernize the home and property, and bring it up to the values that are sustained by the current residences in the neighborhood. The addition of a garage, enabling more off street parking, and a full bathroom for a primary bedroom suite, on a single level will only enhance the neighborhood.

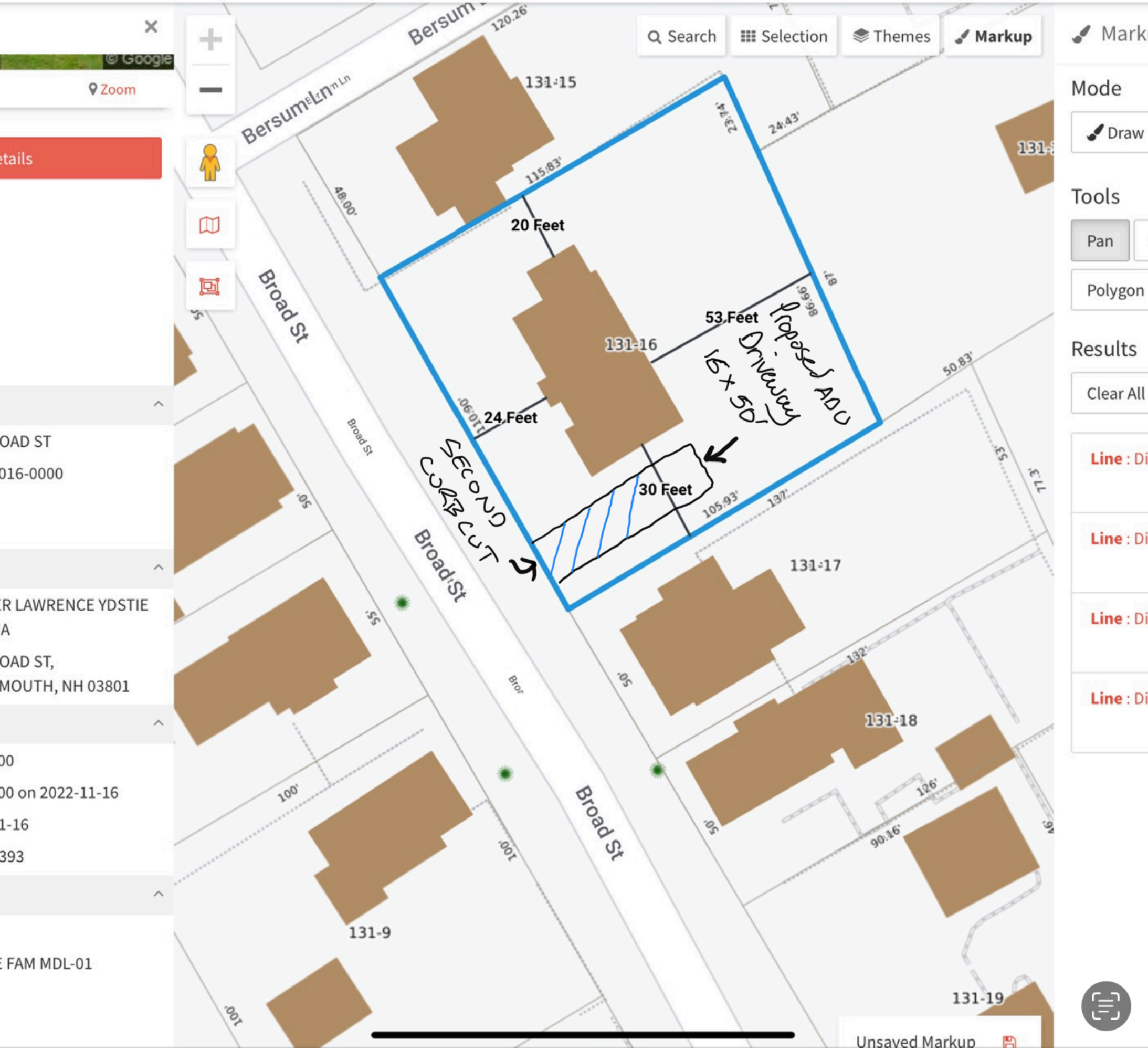
- 6. ***10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.***

- Enforcement of the provision would mean that hardship would be multi-faceted. We would again look at a tandem single car garage which would block light and views to the Indoe home. In addition, it would likely leave less driveway space, forcing more cars to be parked on the street when guests are visiting, which is already congested on both sides. Approving our request for variance would allow for more driveway spaces as well as the two car garage.



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ROAD ST,
MOUTH, NH 03801

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393

E FAM MDL-01

Bersum Ln
120.26'
131-15
115.83'

Broad St
48.00'
Broad St
24.00'

SECOND
CURB CUT
Broad St

Proposed ADU
Driveway
16 x 50

20 Feet

24 Feet

30 Feet

53 Feet

131-16

131-17

131-18

131-9

131-19

Broad St

100'

100'

100'

50'

90.16'

126'

131-

50.83'

24.43'

105.93'

137'

45'

47.11'

48'

86.66'

87'

23.74'

120.26'

Bersum Ln

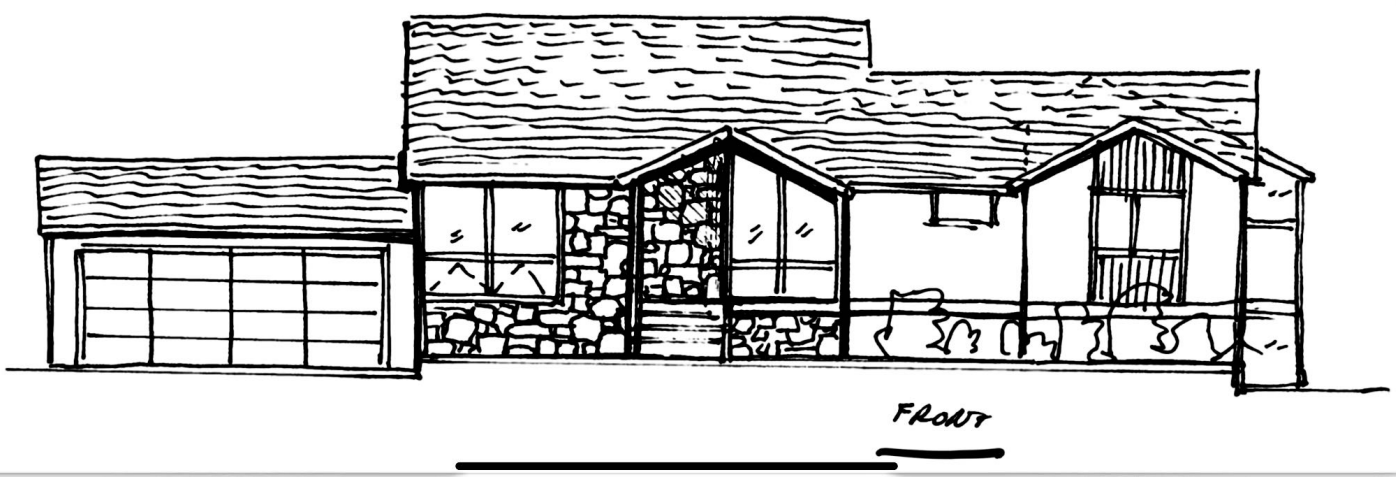
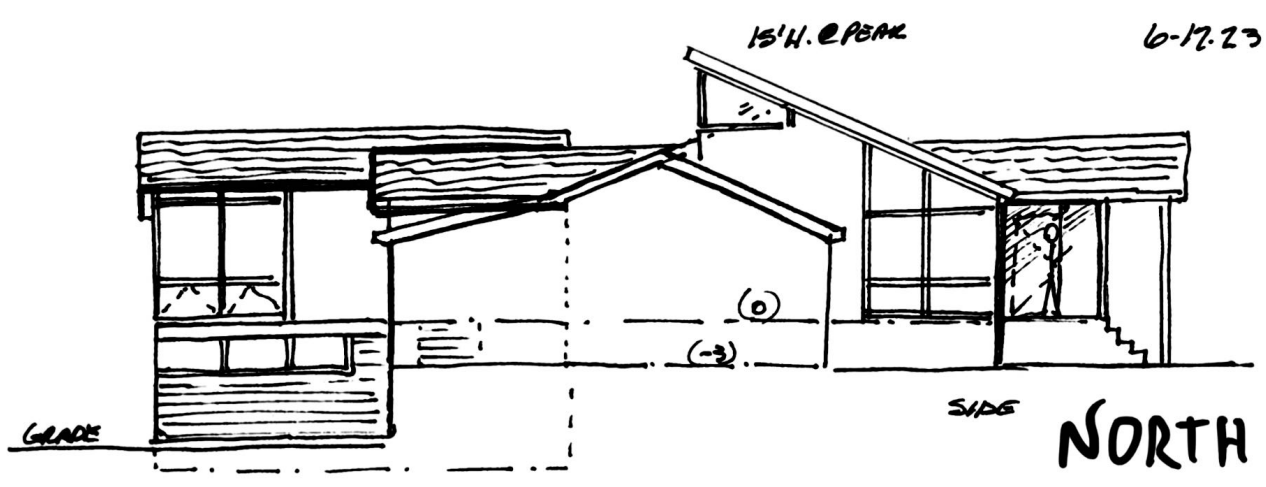
Broad St

Broad St

Broad St

39'

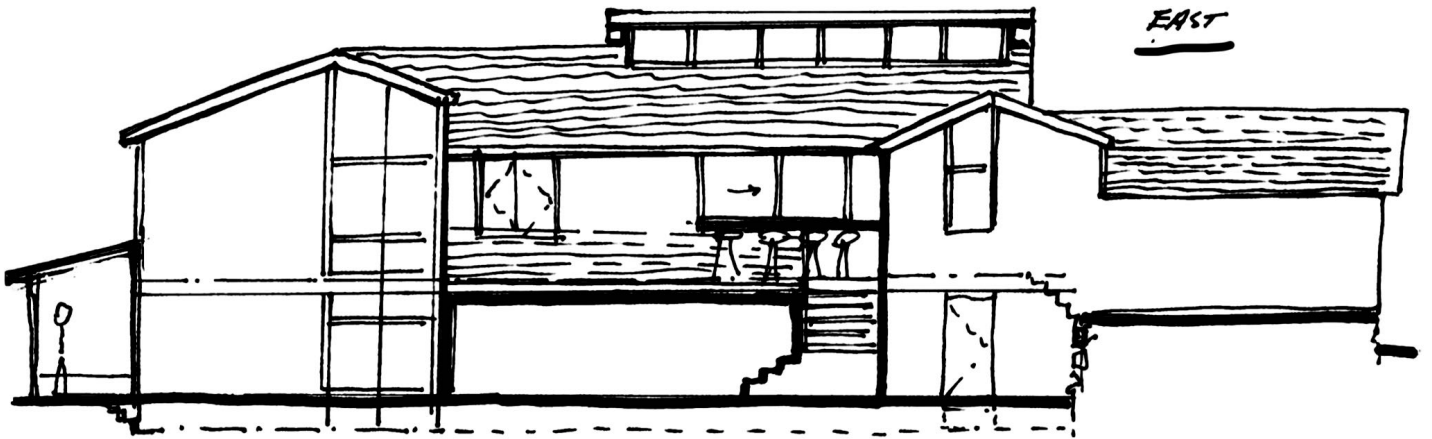
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6-17-23

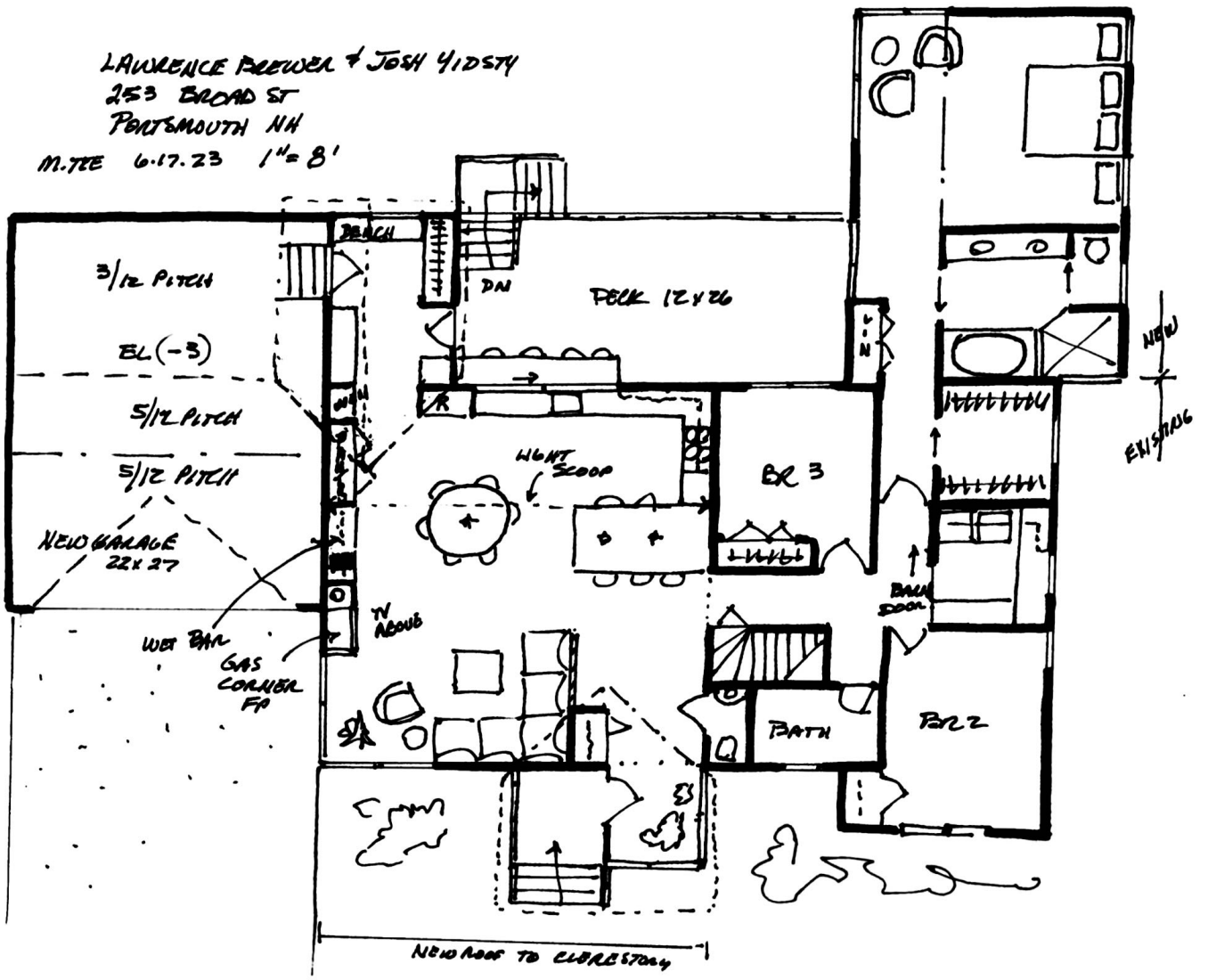
EAST



SOUTH



LAWRENCE BREWER + JOSH YIDSTY
253 BROAD ST
PORTSMOUTH NH
M.TE 6.17.23 1" = 8'



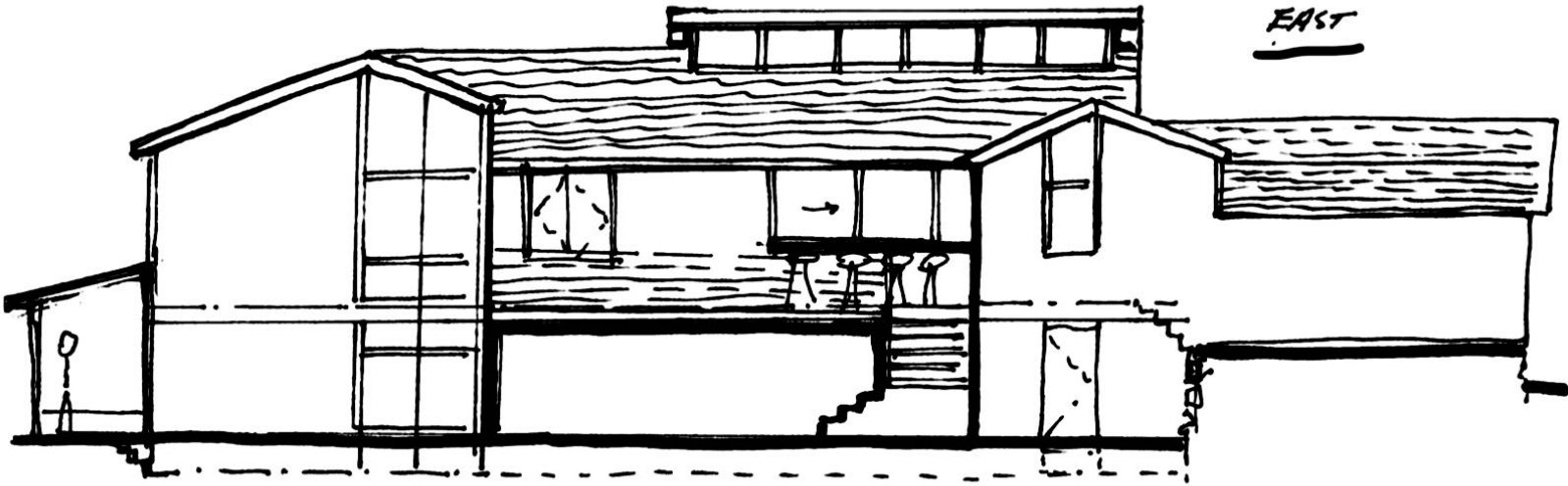
Proposed East-South View



Done

6-17.23

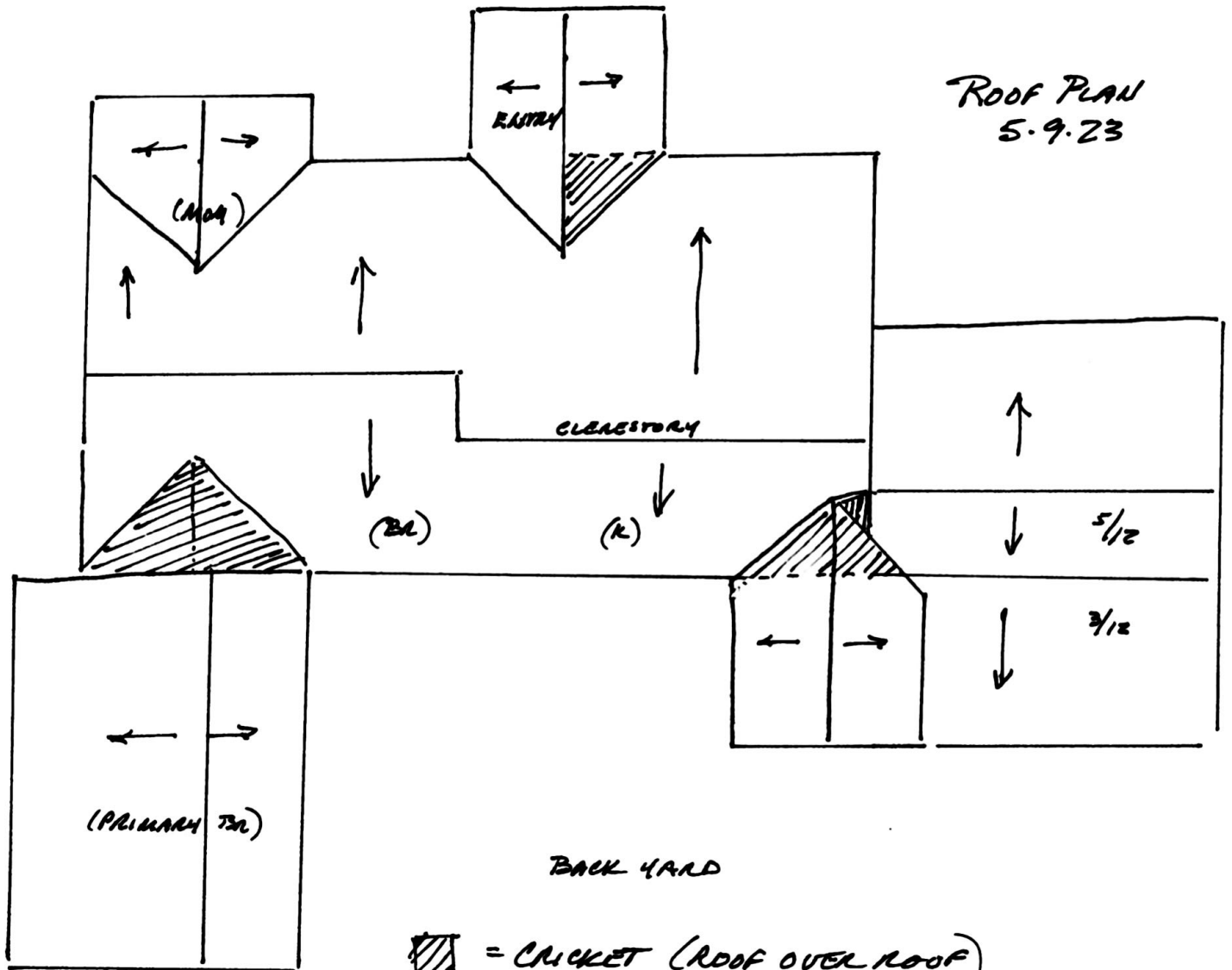
EAST




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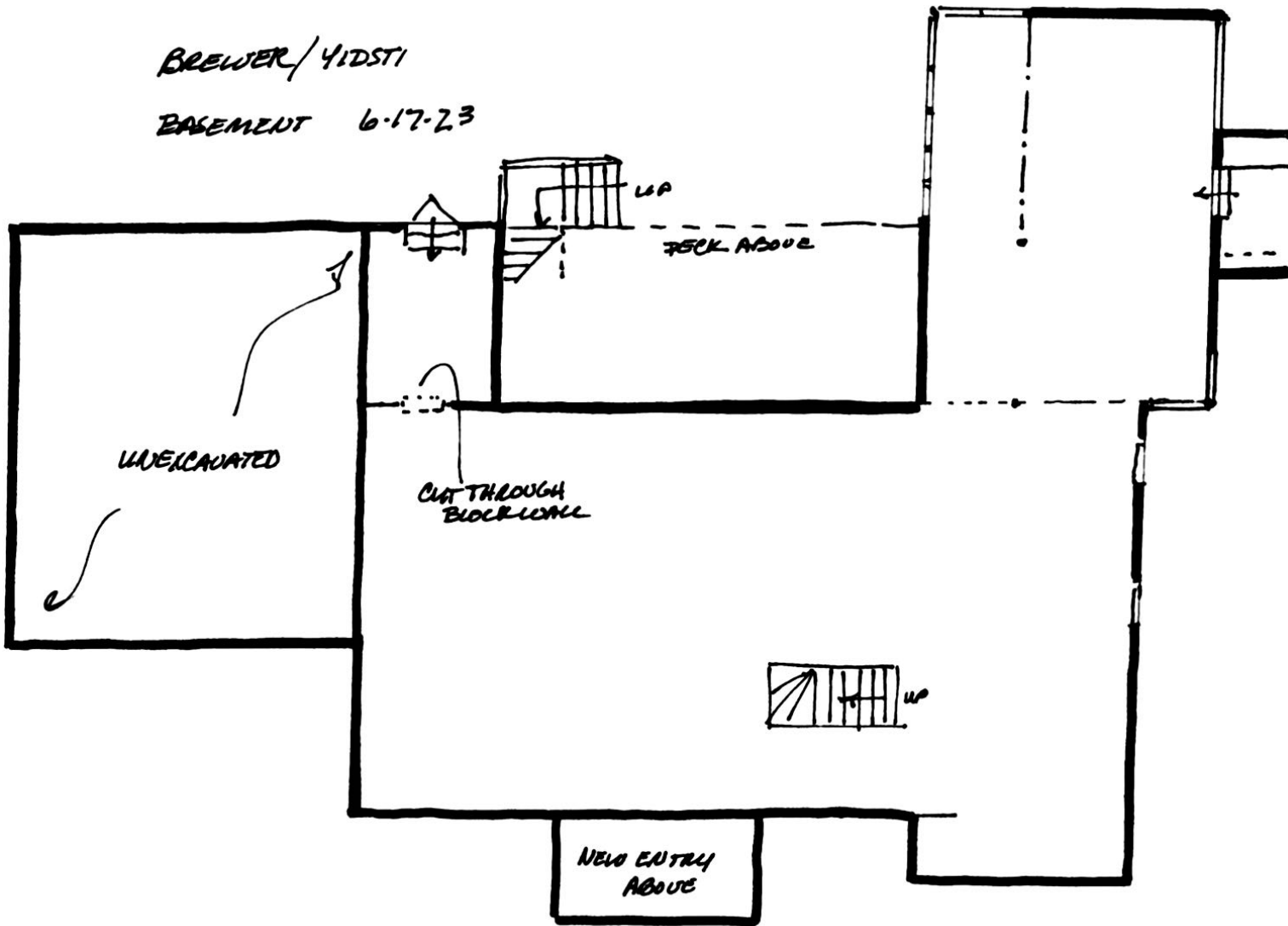


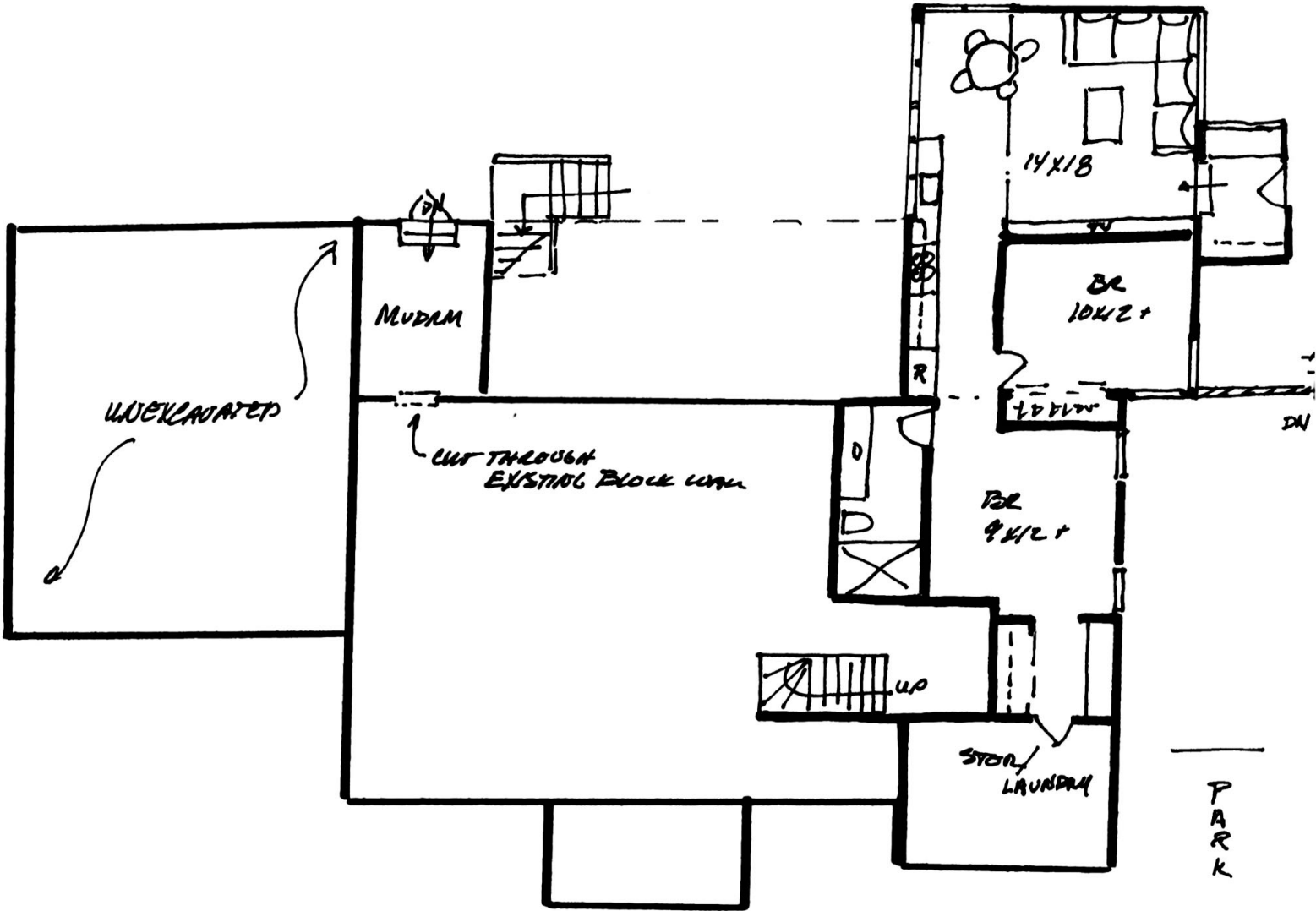
ROOF PLAN
5.9.23



BACK YARD

 = CRICKET (ROOF OVER ROOF FOR DRAINAGE)





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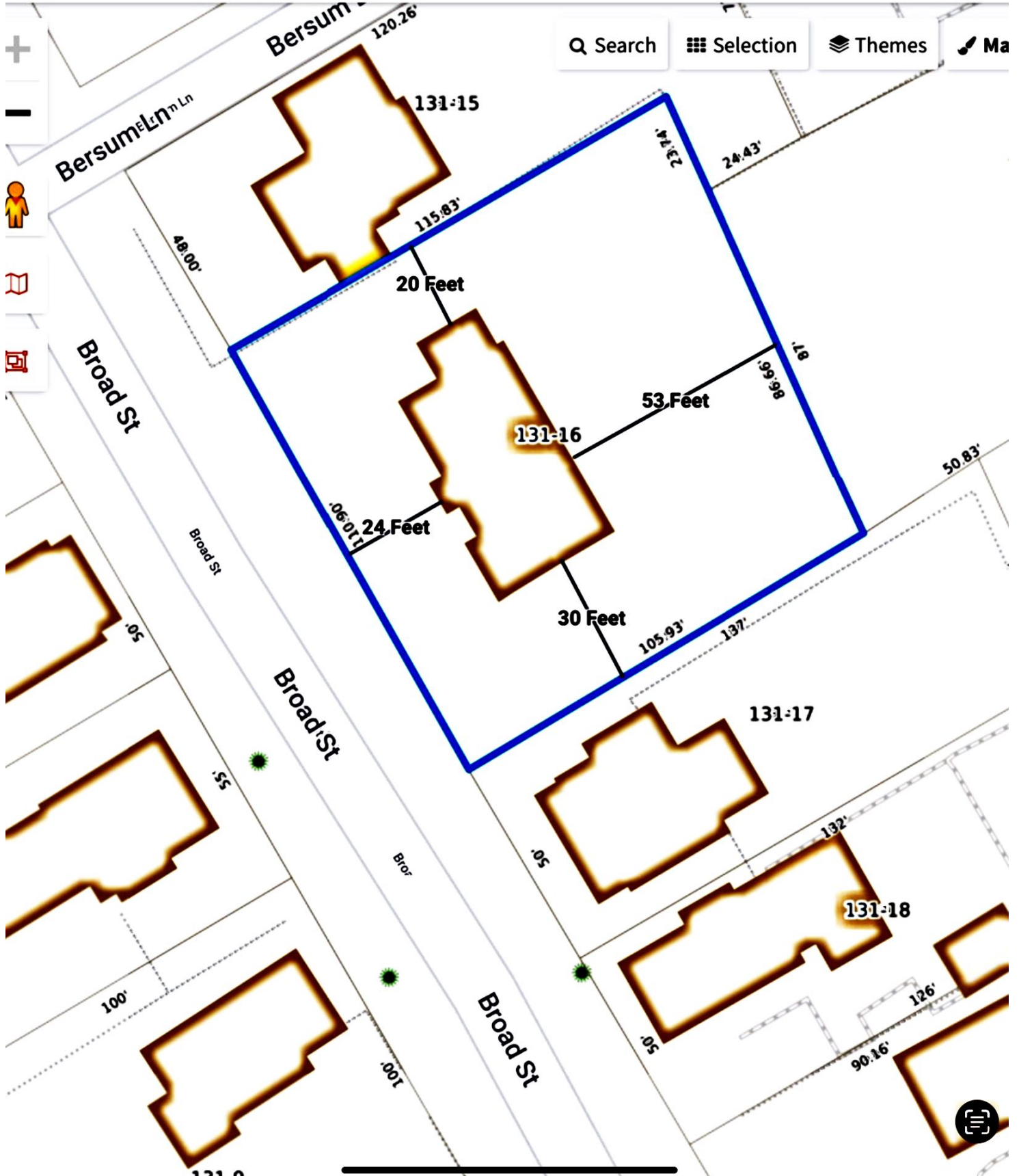
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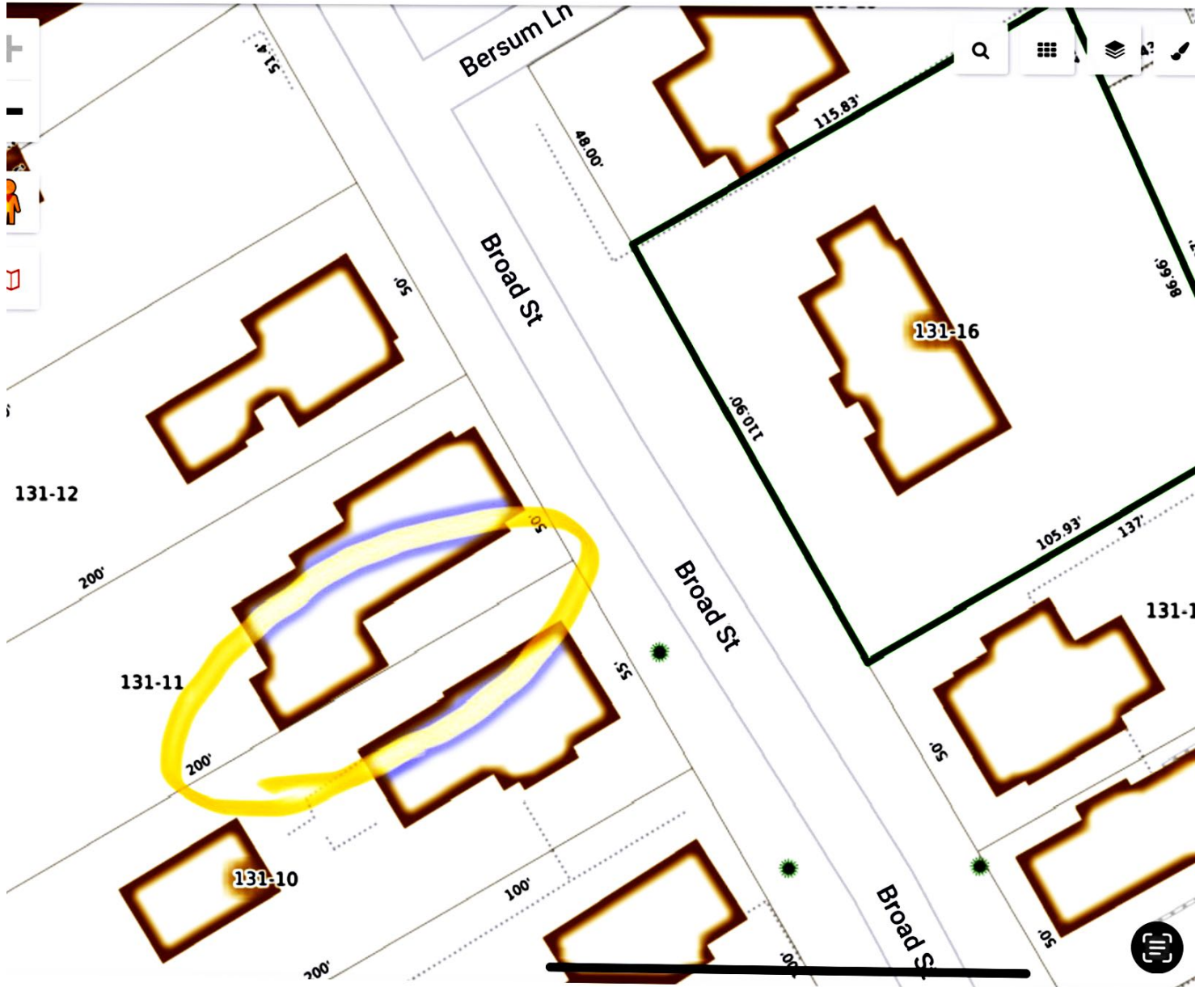
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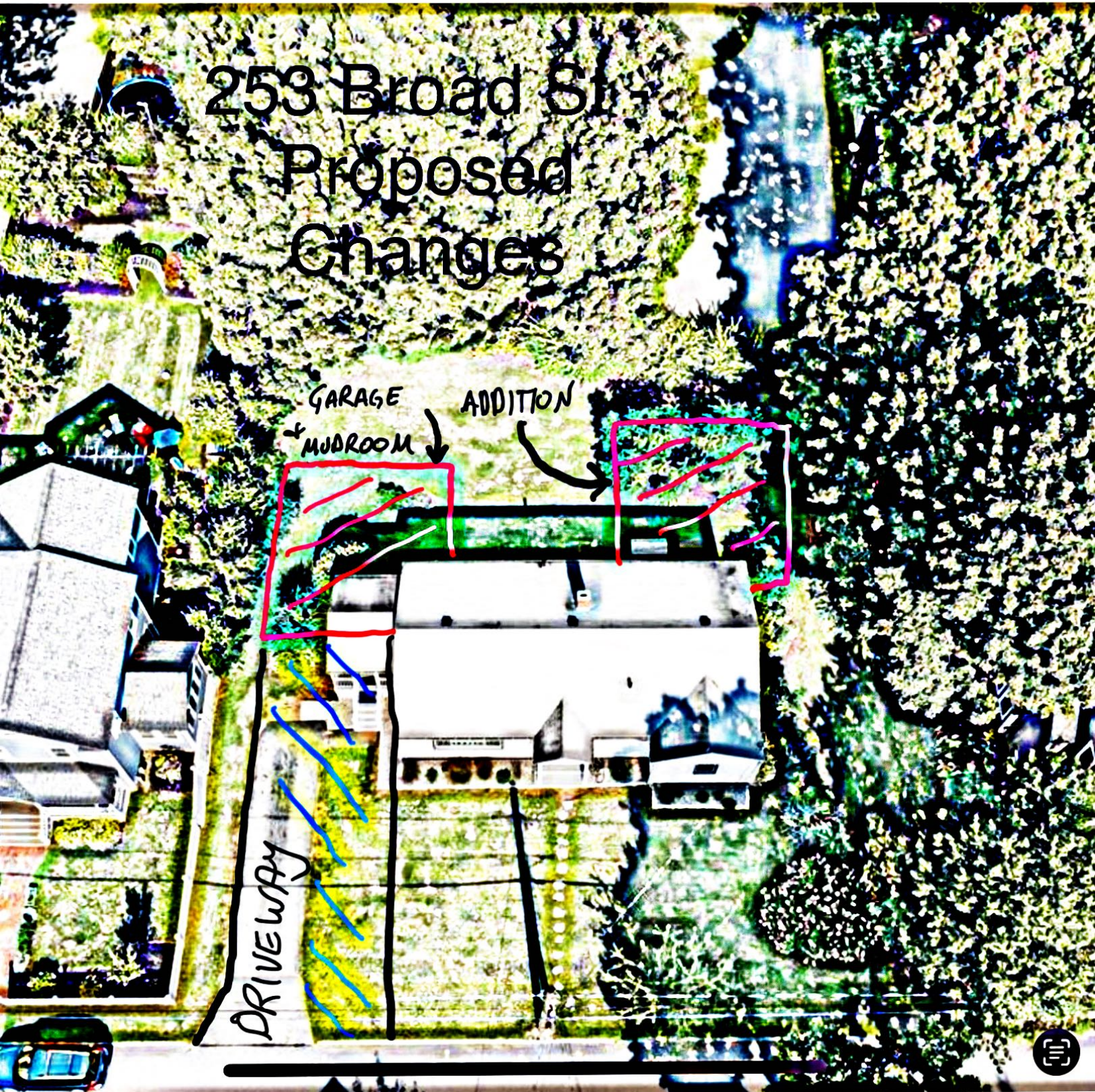
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Property

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253 Broad St -
Proposed
Driveway







253 Broad St -Rear1







253 Broad St - Rear 2



253 Broad St - South





253 Broad St - Street View

