

Reasons for granting proposed variances at 1 Ashland Street Portsmouth NH: (the proposed setbacks and lot coverage percentage outside of the parameters of town ordinances) proposed side setback being 5.8 feet rather than the 10 feet required, proposed backset being 9 feet rather than the required 10 feet in this instance in relation to the height of the building, and proposed lot coverage to be 27.6% instead of the required 25%.

To permit these variances would only improve the current conditions of the lot. The existing building as it stands is in such a state of disrepair that it cannot be safely used or repaired. It is in danger of falling over or caving in. It would be in the public's interest to have it torn down and replaced.

The benefit of having a new building would not harm or adversely affect nearby neighbors or the neighborhood as a whole. It would take an existing danger and eyesore and turn it into a pleasing addition to the neighborhood. The values of surrounding properties would not be diminished. Perhaps even adding to property values in the neighborhood as a whole. The literal enforcement of your ordinance would be an unfair hardship to Ms. Moore. The ordinance was I believe intended for lots being 10,000 square feet. Ms. Moore's lot being only 4817 square feet. We propose that the specific variances asked for would not go against the general public purposes of the ordinances. Locating the proposed garage farther from the side property line would make it unmanageable to pull directly into the garage on the existing driveway which does not have room to be shifted. We are improving the side setback by two feet, which seems to be a reasonable option for this project. Furthermore, the back property line setback will be improved from the existing by one foot.

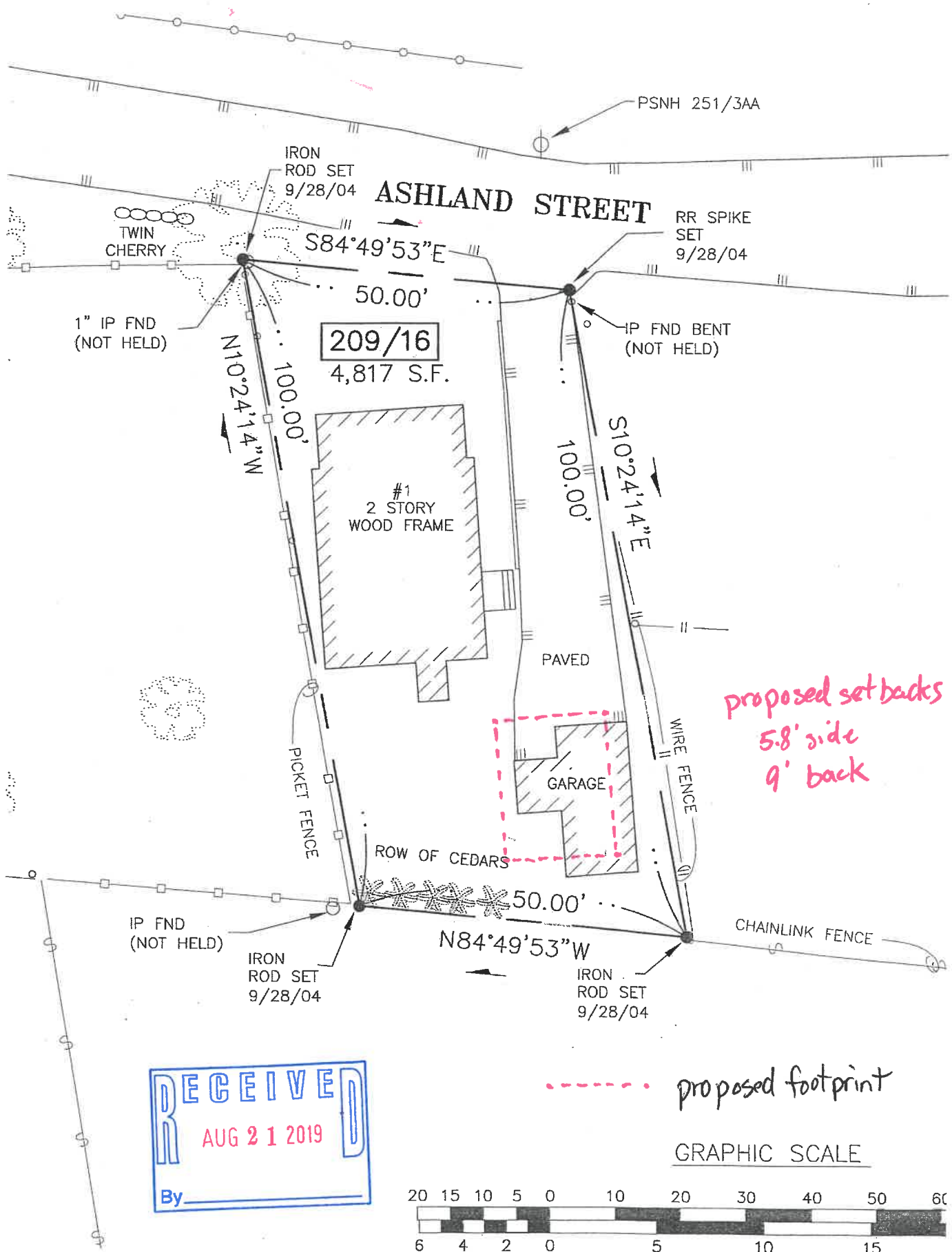
Respectfully submitted

  
Alan KRISTOFF

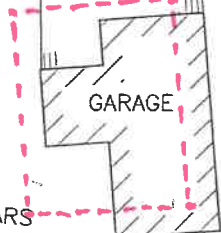
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**209/16**  
4,817 S.F.

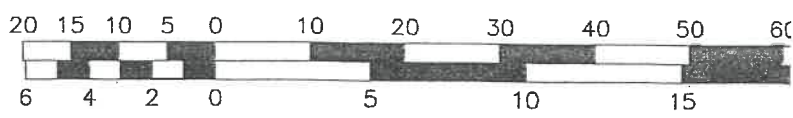


*proposed setbacks  
5.8' side  
9' back*

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*..... proposed footprint*

GRAPHIC SCALE



NOTICE: PROPERTY CORNERS SET



existing garage  
with driveway  
and relation  
to ~~garage~~ house



existing  
garage

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MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

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Geometry updated 11/30/2018

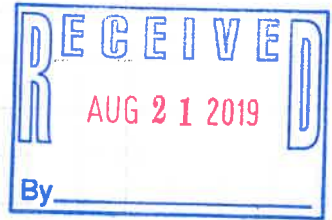
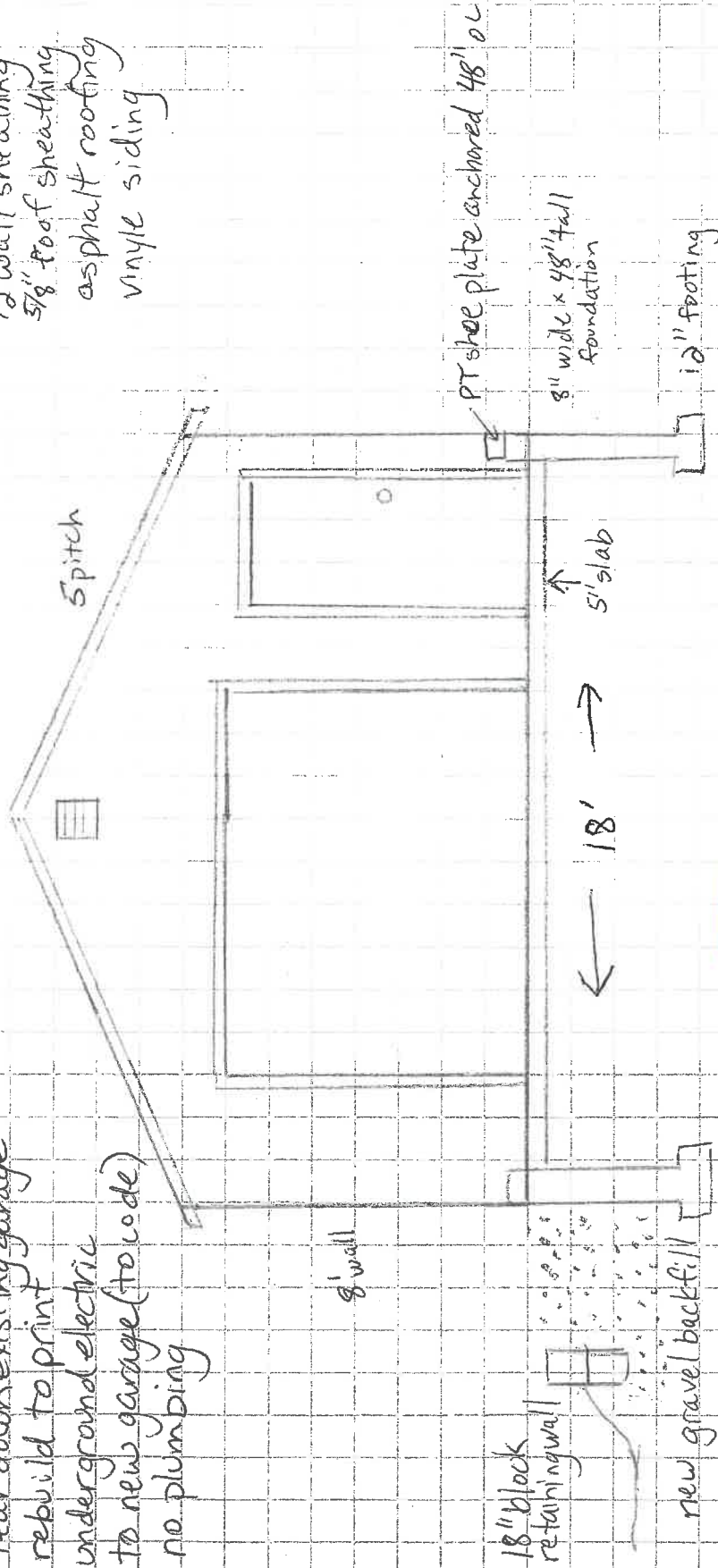
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*shows  
adjoining properties  
with out buildings  
too close to  
property lines  
aswell*

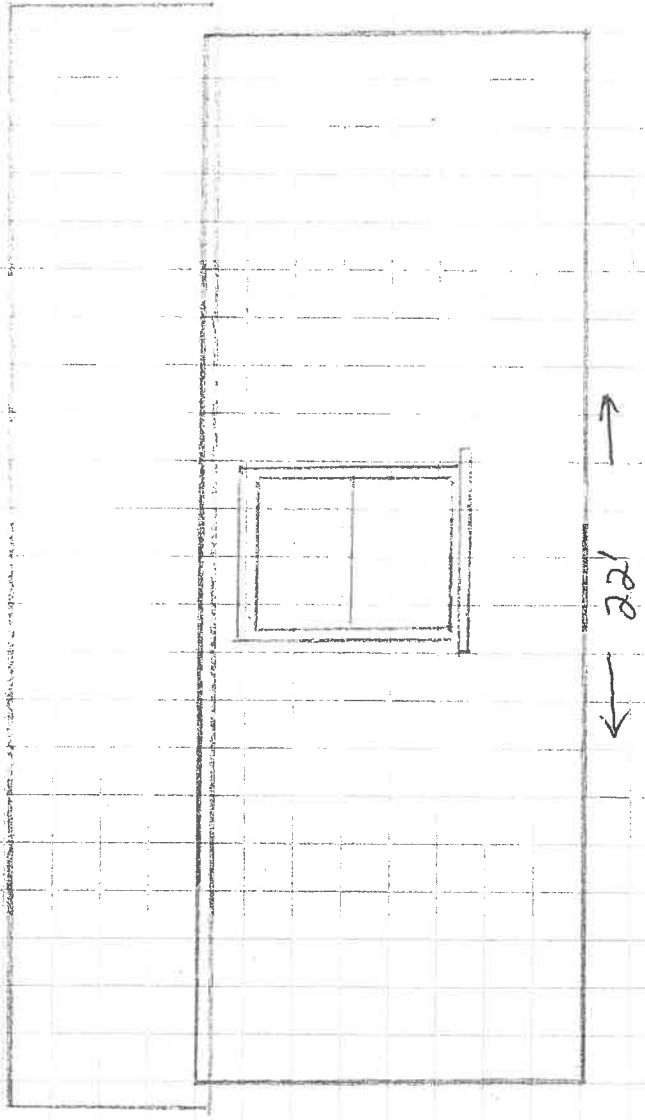
Front View

Scope of work:  
tear down existing garage  
rebuild to print  
underground electric  
to new garage (to code)  
no plumbing

2x6 studs @ 2' OC  
manufactured roof trusses @ 2' OC  
1/2" wall sheathing  
5/8" roof sheathing  
asphalt roofing  
vinyle siding



side view (both sides the same)



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These parties are  
ok with the  
planned project  
at 1 Ashland St,  
Pots NH!!

4 Ashland St. } Koven E. Marshall  
                              } Linda C. Marshall



CINDI ROHWER  
559 Maplewood Ave

Johanna Lyons  
18 Cutts St.  
Johanna Lyons

