

SEACOAST REPERTORY THEATER MECHANICAL PLATFORM

125 BOW STREET

BOARD OF ADJUSTMENT -
MECHANICAL PLATFORM & EQUIPMENT
JUNE 26, 2021

125 Bow Street
Map-Lot 0105-0001-0000

To build a Mechanical Platform Addition at
rear of Existing Building.To permit the
following:

- 1. Rear Setback of 2.5' where 5' is required
- 2. Expansion of a non-conforming structure

The undersigned agrees that the following circumstances exist.....

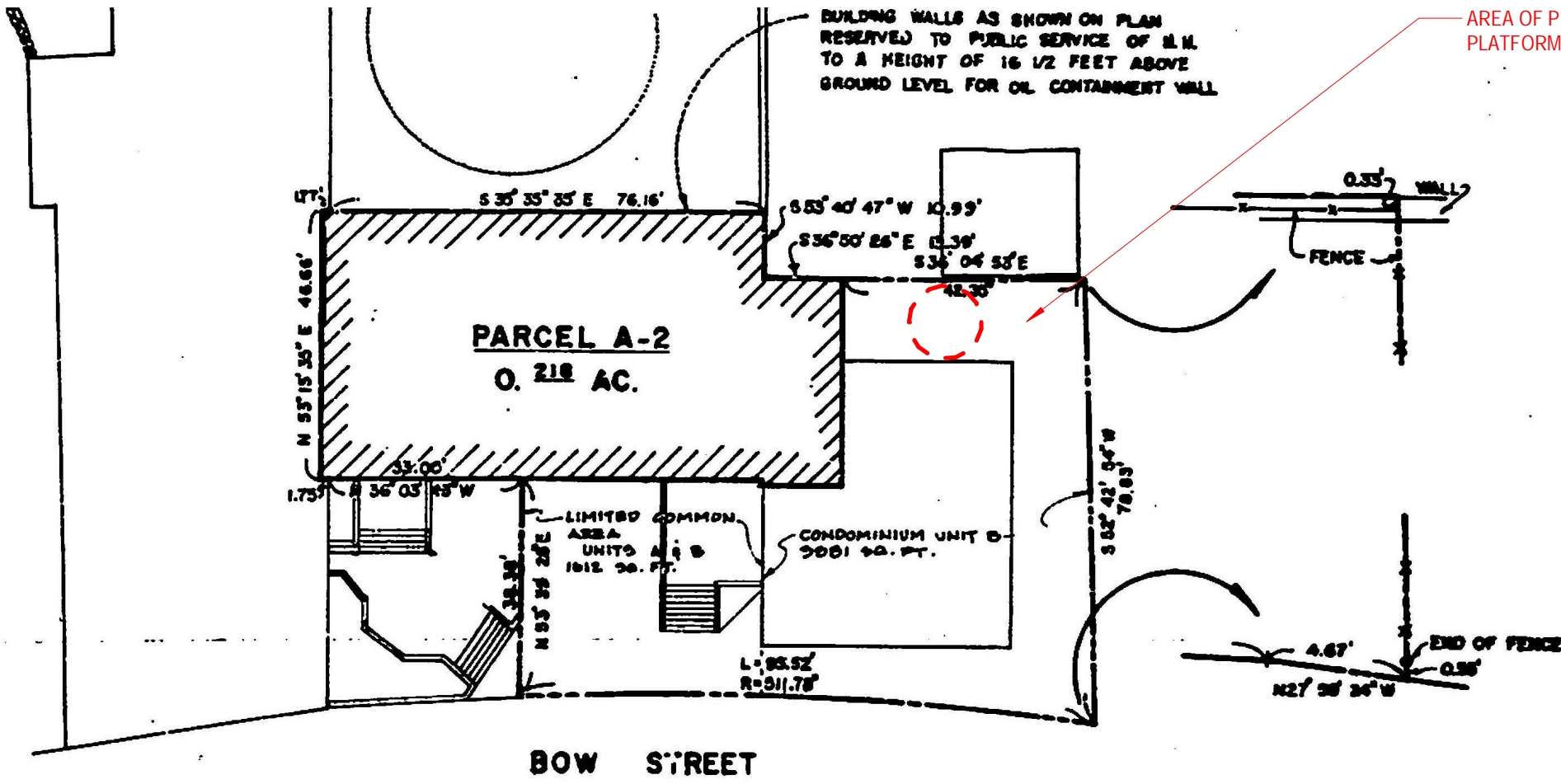
- 1. The Existing Building Coverage is 64.0% +/- where 90% is allowed, and the Platform Addition adds 85 sf for a proposed coverage of 67.4% +/-.
- 2. The proposed plan removes the existing ductwork which currently extends past the rear property line.
- 3. The Existing patio curb is 2.5' from the rear Side Property Line. The proposed platform addition aligns with the Existing curb, for a rear setback of 2.5'. The location of the platform addition reduces the impact of current HVAC equipment while allowing required fire exit access to public way, below the proposed platform.

Criteria for the Variance:

- 1. The Variances are not contrary to the public interest in that many properties in this neighborhood are non-conforming to Building Area & Setbacks.
- 2. The Variances are consistent with the spirit of the ordinance in that it will allow this Addition, which is not visible from a public way and is not out of context with the existing conditions of neighborhood.
- 3. Substantial justice will be done, as this work will allow the owner to improve the the Property by improving interior HVAC conditions, reducing and improving the currently noncompliant setback impact of HVAC ductwork on rear abutter, while maintaining fire exit access, without adversely affecting adjacent properties.
- 4. These Variances will not diminish the value of surrounding properties.
- 5. The special condition of this property is the constrained urban Lot size and the non-conformityof the existing building.



DRAWING SHEET LIST - HDC	
SHEET NO.	NAME
B.2	EXISTING CONDITIONS
B.1	COVER SHEET
B.3	FIRST FLOOR PLAN
B.4	ROOF PLAN
B.5	SOUTHEAST (SIDE) ELEVATION
B.6	NORTHEAST (REAR) ELEVATION
B.7	PERSPECTIVE FROM SOUTHEAST



BREWERY CONDOMINIUM
121 BOW STREET, PORTSMOUTH NEW HAMPSHIRE 03801
SITE PLAN SCALE - 1" = 20'-0"

ALL INFORMATION TAKEN FROM SUBDIVISION PLAN PREPARED
BY ALLEN H. SWANSON INC. LAND SURVEYORS
DECEMBER 1977

BASE DATA TAKEN FROM PLAN BY JAMES H. SOVES JR. NC. 984,
WRIGHT-PIERCE-WHITMORE ARCHITECTS.
THE UNDERSIGNED CERTIFIES THIS FLOOR PLAN TO BE ACCURATE
AND IN COMPLIANCE WITH THE PROVISIONS OF N.H. RSA 336-B:20
PARAGRAPH II.

Roger J. Desjardins #1166 REVISED 6-22-9

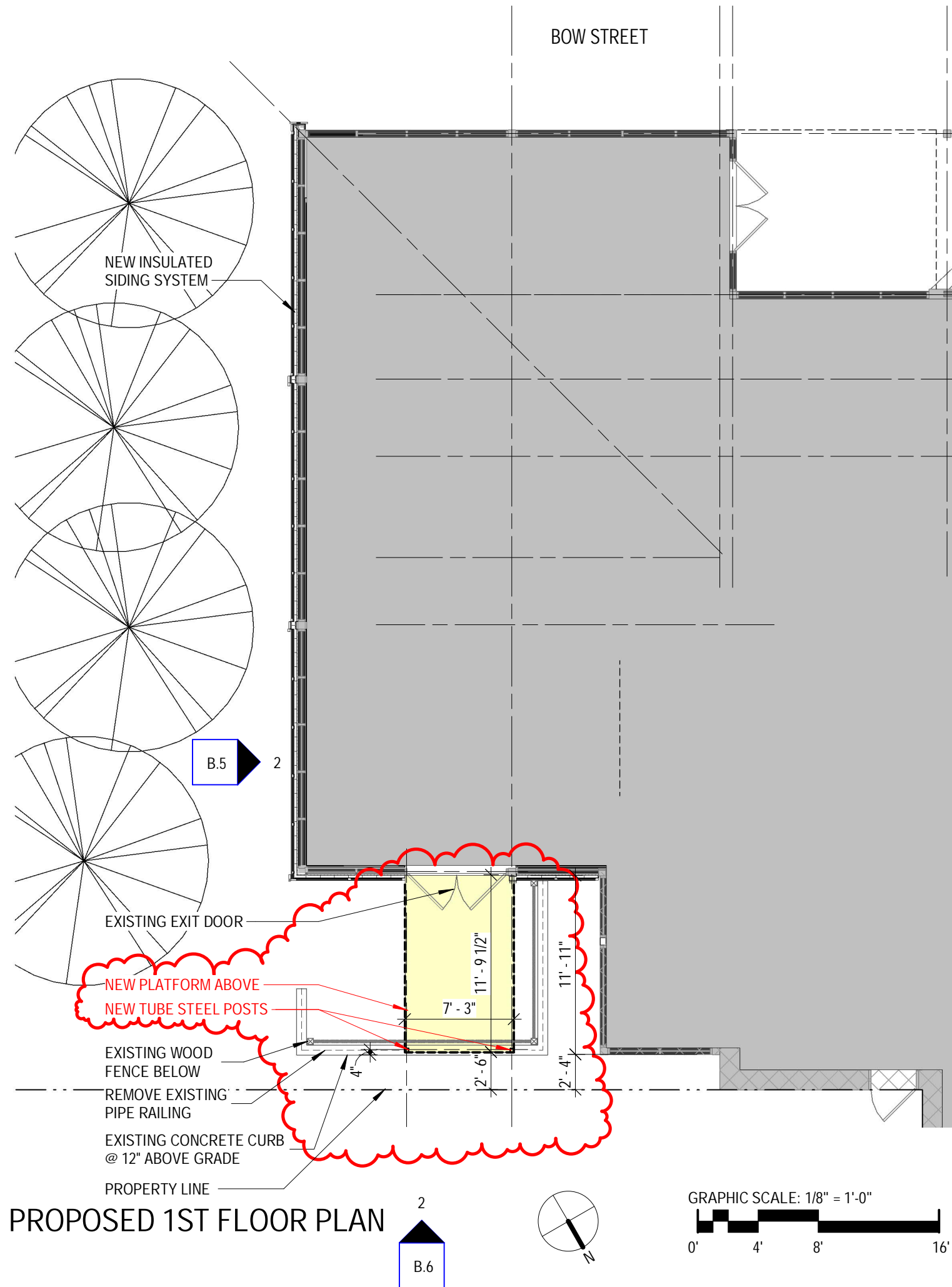
Salmon Falls Associates
Architecture • Analysis • Planning
Academy Street, South Berwick Maine 03908
207-384-2117

PORTSMOUTH PLANNING BOARD
Edmund P. Piche 6-27-9

C-10840

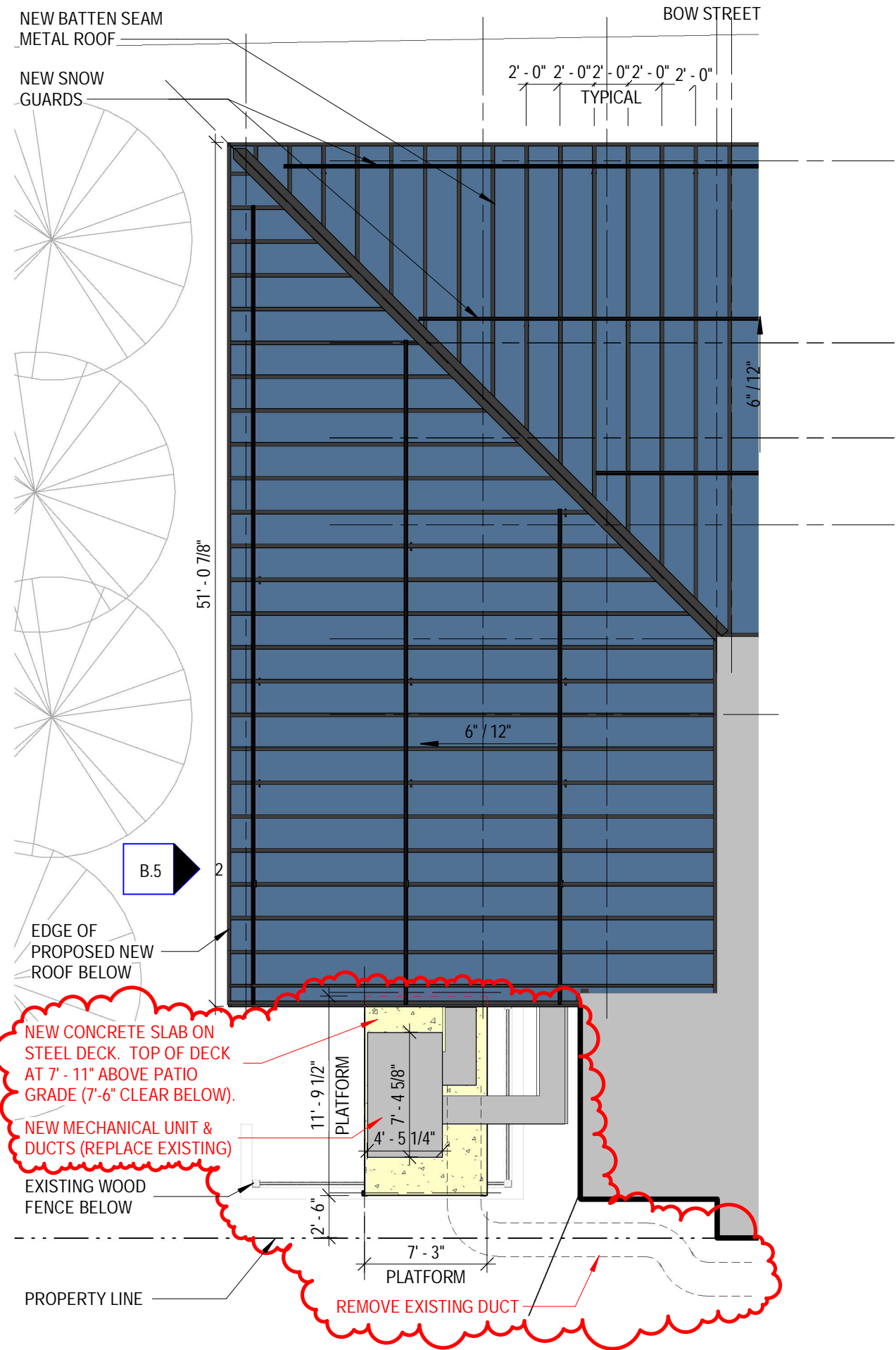
B.2. EXISTING CONDITIONS
125 BOW ST - MECHANICAL PLATFORM
SCALE: AS NOTED
06/26/2021



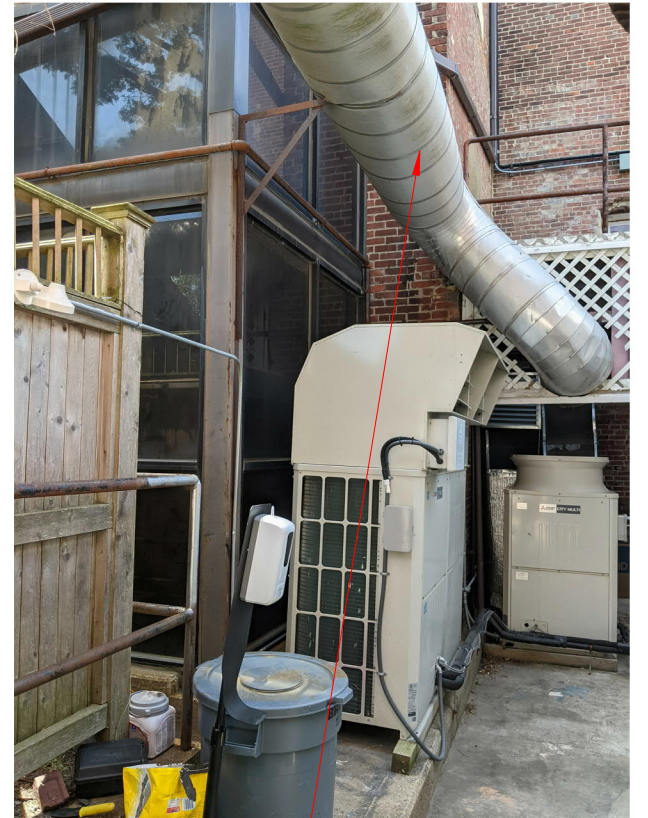
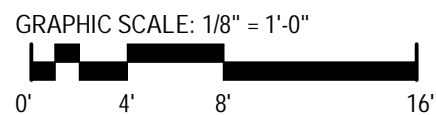
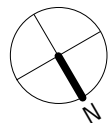
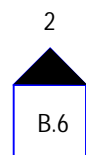


EXISTING CONDITIONS

B.3 FIRST FLOOR PLAN
125 BOW ST - MECHANICAL PLATFORM
SCALE: 1/8" = 1'-0"
06/26/2021



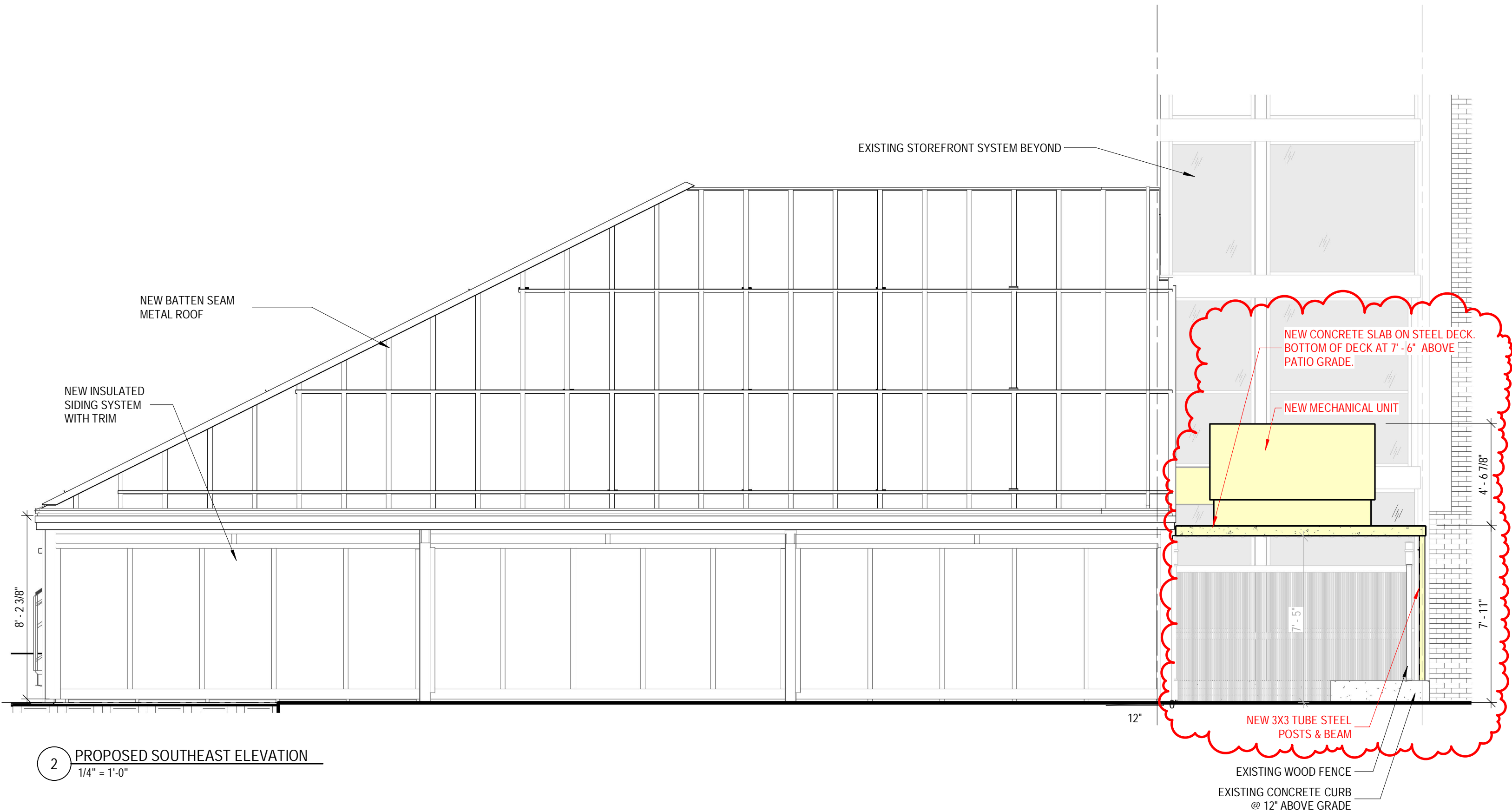
1 PROPOSED ROOF PLAN
1/8" = 1'-0"

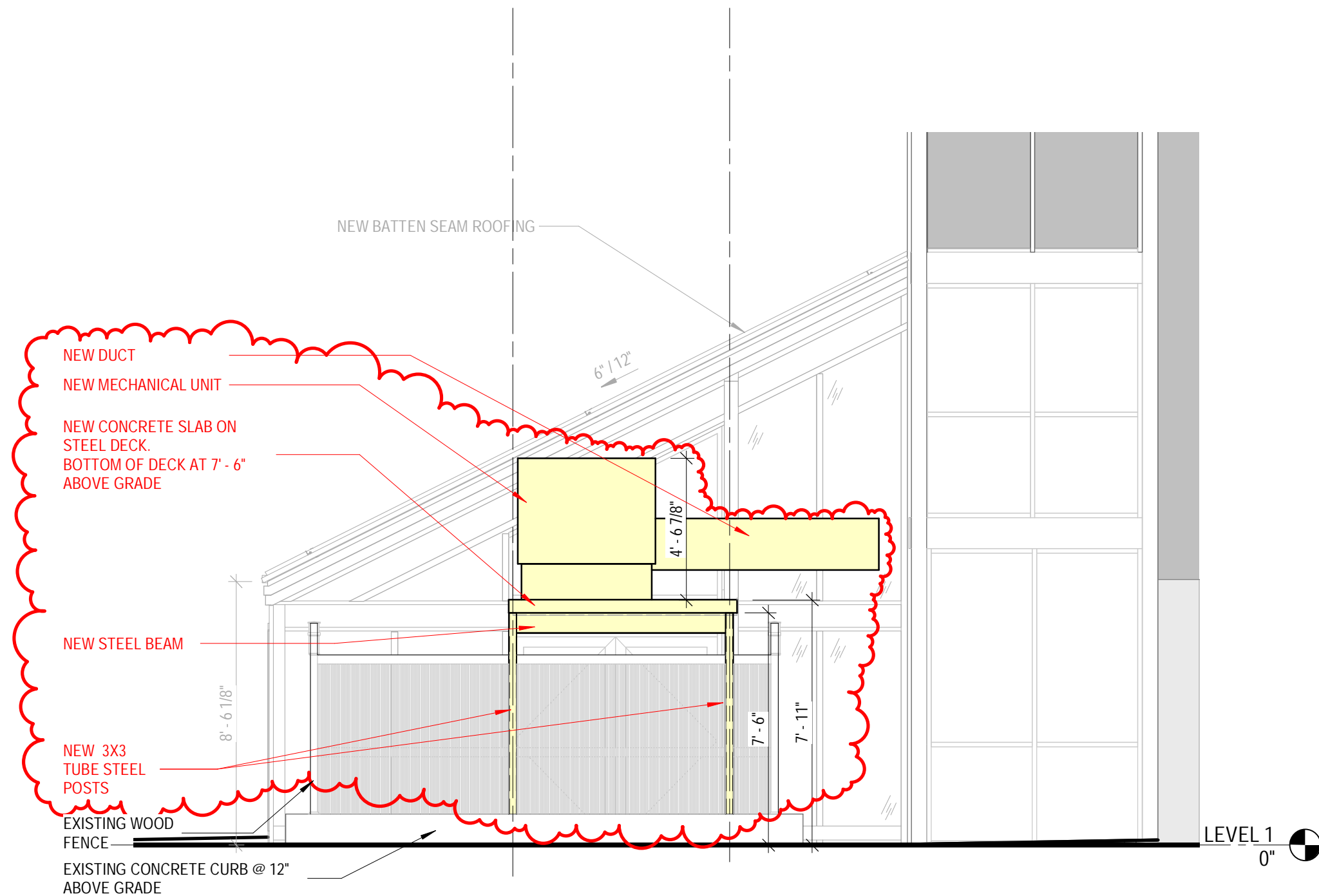


EXISTING CONDITIONS

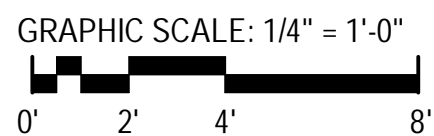
REMOVE DUCT

B.4 ROOF PLAN
125 BOW ST - MECHANICAL PLATFORM
SCALE: 1/8" = 1'-0"
06/26/2021

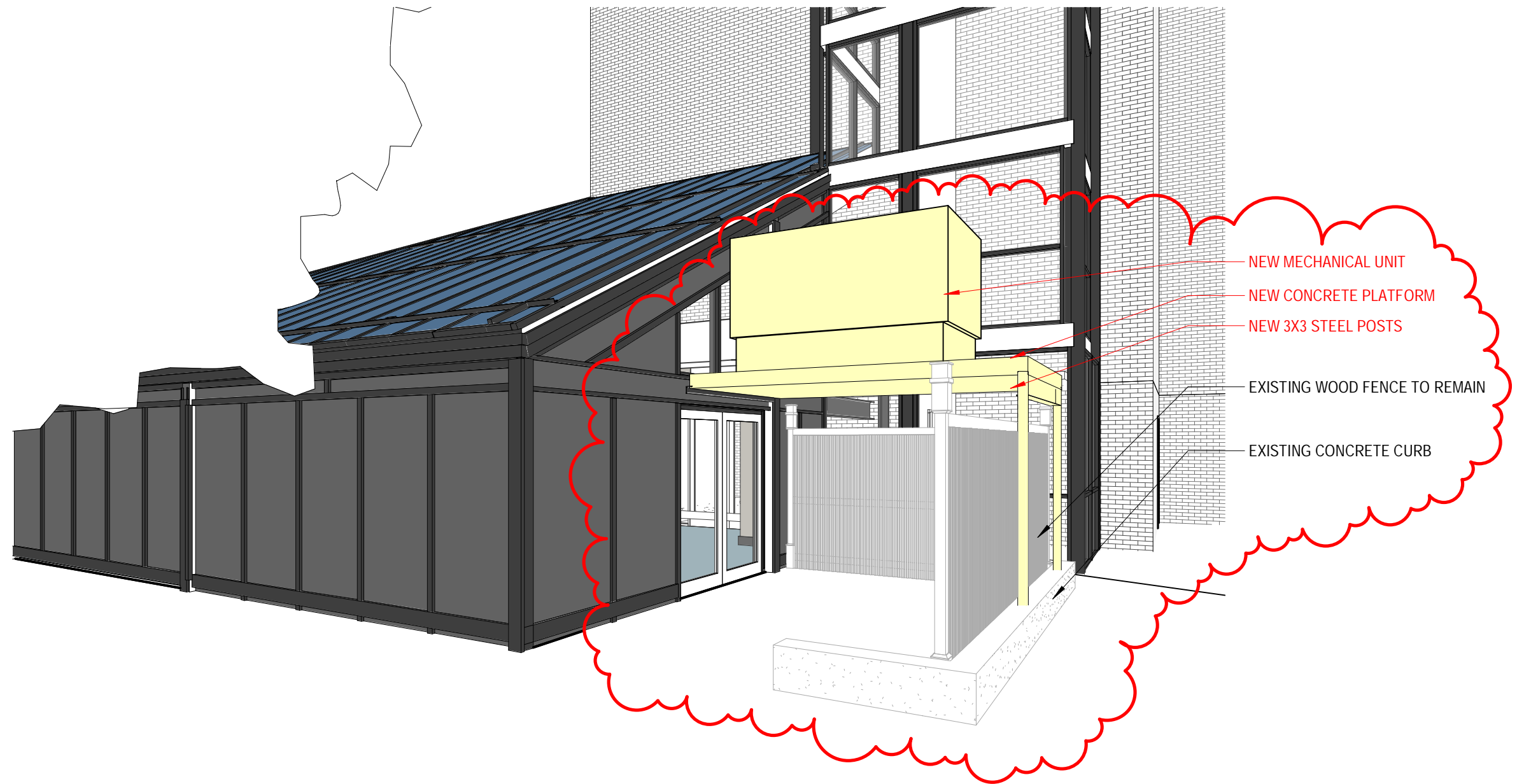




2 PROPOSED NORTHEAST ELEVATION
1/4" = 1'-0"



B.6 NORTHEAST (REAR) ELEVATION
125 BOW ST - MECHANICAL PLATFORM
SCALE: 1/4" = 1'-0"
06/26/2021



1 SOUTHEAST PERSPECTIVE

B.7 PERSPECTIVE FROM SOUTHEAST
125 BOW ST - MECHANICAL PLATFORM

SCALE:
06/26/2021