

132 Chapel St. LLC
P.O. Box 366
North Berwick, ME 03906

June 20, 2024

Zoning Board of Adjustment
1 Junkins Ave.
Portsmouth, NH 03801

Subject: Request for Residential Variance

Dear Members of the Portsmouth Zoning Board of Adjustment,

We are requesting a variance to restore our property at 132 Chapel Street back to residential use. The application in addition to this letter includes photos of the property and surrounding area. There is 1 existing parking space. We do not have plans to add or subtract any parking. I know in the past, tenants of the building typically used street parking, used the Hanover Garage with a monthly pass, walked to the building or rode a bicycle. There's also a large patio in the back for scooter, moped or bicycle parking.

This request for a variance is justified based on the following points:

1. Public Interest: Restoring the property to residential use supports the local community by maintaining a balanced and vibrant neighborhood, promoting economic stability, and fostering community spirit.

2. Spirit of the Ordinance: This change respects the primary goals of the zoning ordinance by preserving the historical and residential character of the area, thus promoting a stable and family-friendly environment.

3. Substantial Justice: Approving the variance achieves a fair outcome for both the property owner and the community. It addresses the current underutilization of the property and enhances its aesthetic and functional appeal, without imposing any undue burden on the public.

4. Property Values: The proposed residential use will not diminish the value of surrounding properties. Instead, it is likely to enhance property values by contributing positively to the neighborhood's residential character.

5. Unnecessary Hardship: The current zoning restrictions create an undue hardship by limiting the property's best use. The variance allows a reasonable and historically consistent use of the property, aligning with its characteristics and the neighborhood's overall character.

We believe this variance request meets all the necessary criteria and respectfully ask for your approval.

Sincerely,

Clark L. McDermith
132 Chapel St. LLC



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132 Chapel Street
For Sale
Call [phone number]





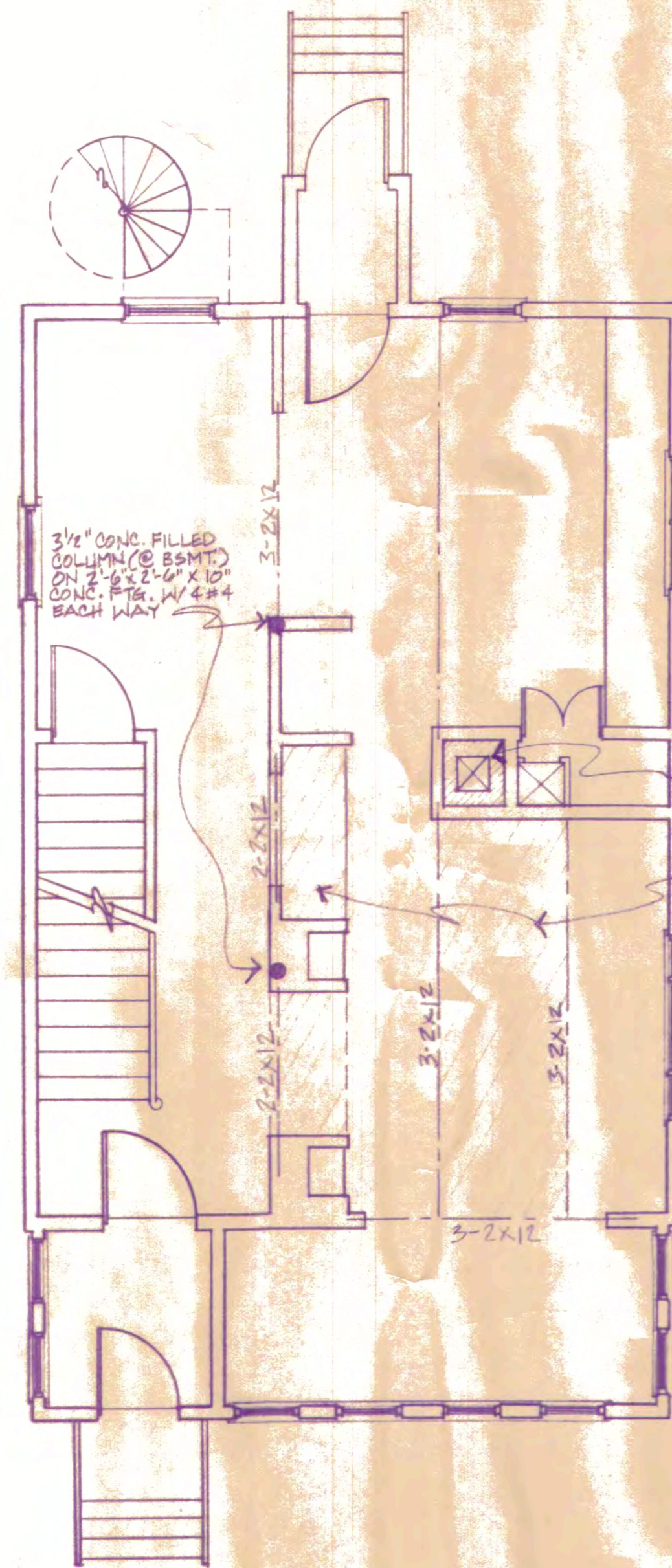


NO PARKING
IN FRONT
OF DRIVEWAY

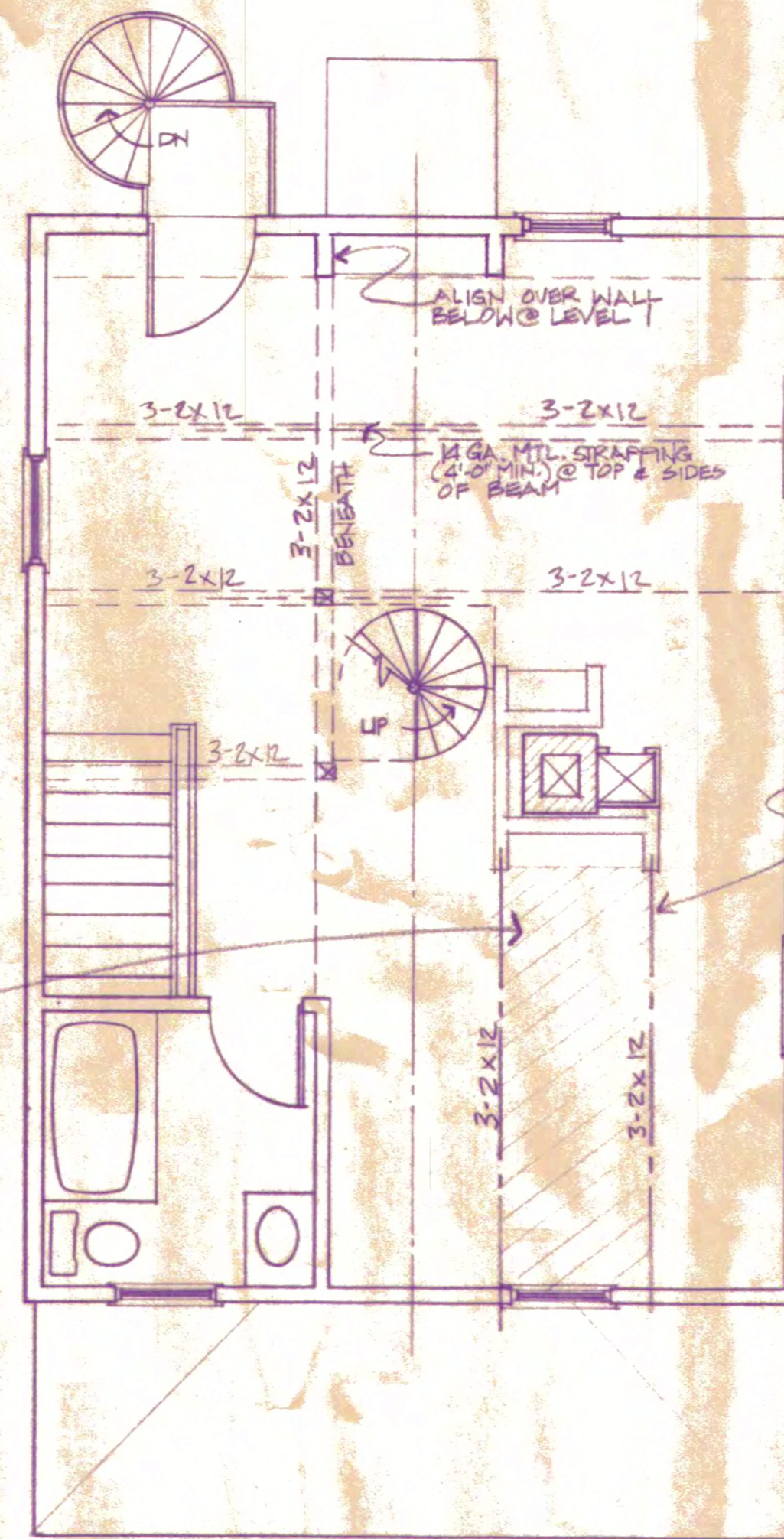
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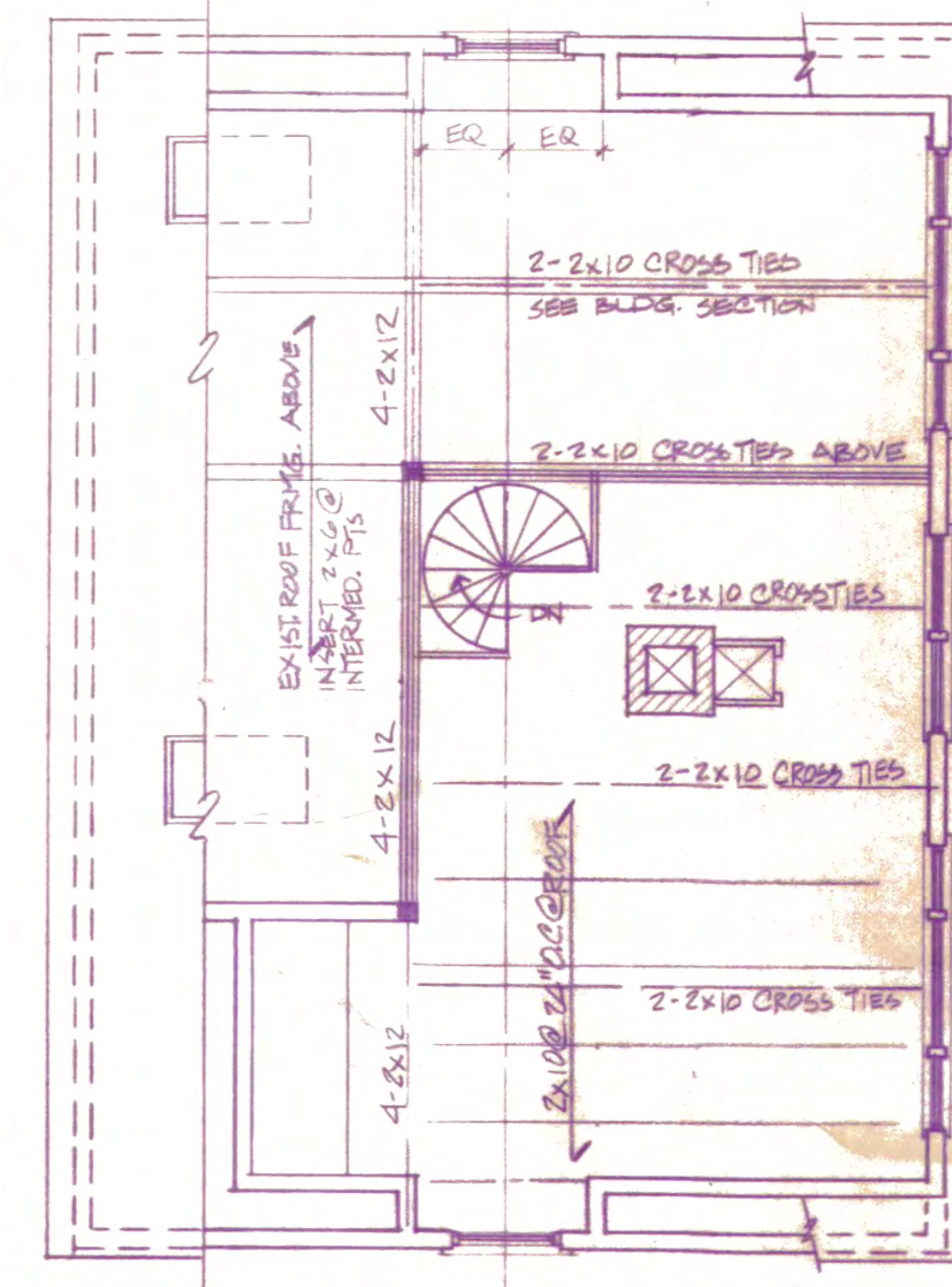
Existing Floor Plans



1 LEVEL ONE FRAMING PLAN
SCALE 1/4"=1'-0"



2 LEVEL TWO FRAMING PLAN (CEILING)
SCALE 1/4"=1'-0"



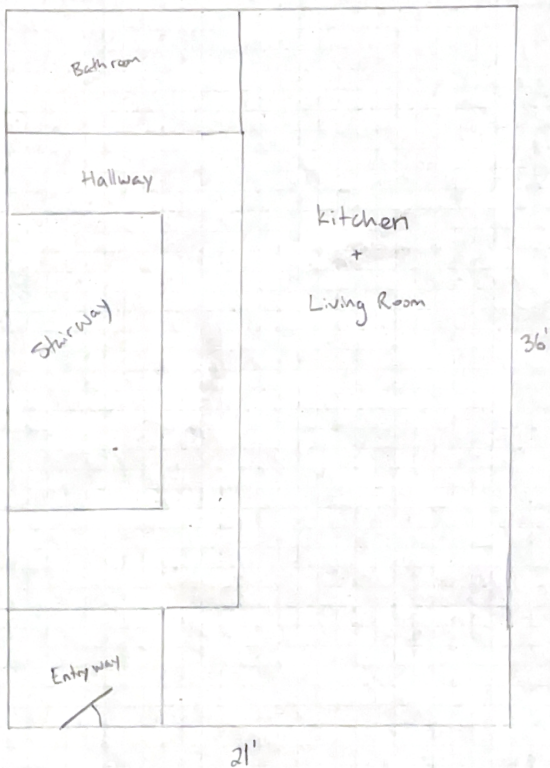
3 LOFT/ROOF FRAMING PLAN
SCALE 1/4"=1'-0"

NOTE: THESE FRAMING PLANS ARE PRELIMINARY. ONCE EXISTING FLOOR & ATTIC JOIST SIZES ARE KNOWN, A MORE THOROUGH STRUCTURAL ANALYSIS WILL BE COMPLETED.

132 Chapel St.

1st Floor

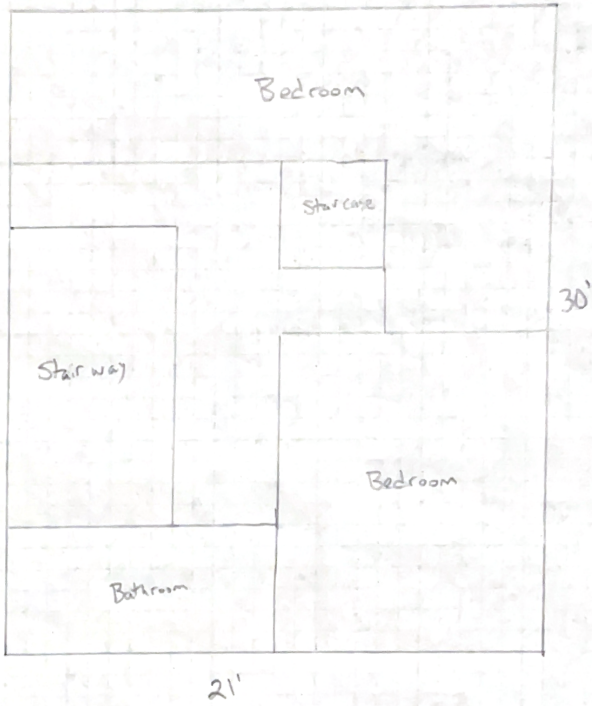
Proposed Floor Plan



132 Chapel St.

2nd Floor

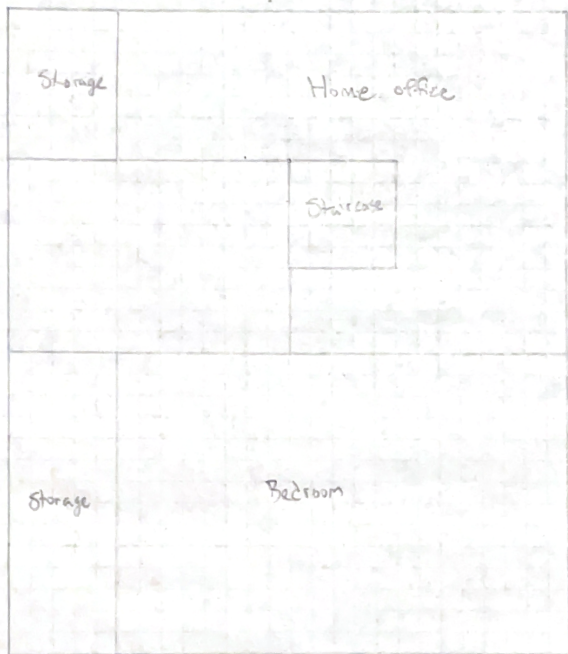
Proposed Floor Plan



132 Chapel St

3rd Floor

Proposed Floor Plan



30'

21'