

Land Use Application for Dimensional Relief  
For Property at 607 Colonial Drive in Portsmouth  
Submitted March 30<sup>th</sup> 2022

#### Summary of Existing Conditions and Request for Dimensional Relief

The property at 607 Colonial Drive was built in 1942 and was purchased by the current property owner and resident in 1975. The single-family Cape Code style home is located in the SRB residential district.

The current Minimum Lot Area in the SRB district per the Zoning Ordinance is 15,000 sf; however, the actual lot area for this plot is only 6,500 sf.

The dimensions for the existence residence are 42' x 25', for Total Gross Floor Area of 1,050 sf. The existing Area of Footprint (including entrance stairways) is 1,080 sf, which represents 16.6% Building Coverage.

The existing setbacks for the front, rear and left and right sides of the property are 25', 50' and 13' and 10', respectively. The existing setbacks are within the Minimum Yard Dimensions, except for the front setback, which had legally existed at the time the property was purchased and is in line with average front setbacks of the surrounding properties.

The proposed project includes renovations inside the home and 24x16 addition to the back of the house to update existing kitchen and bath, create a laundry room and master bath, expand doorways and open up floor plan to make the living areas more accessible for 72 year old resident. Also includes a 10x12 deck to back of house next to addition to create a sliding door entrance way.

The dimensions for the proposed addition to the back of the house are 24' x 16' of living area, plus 10' x 12' of the deck. The proposed Total Gross Floor Area is 1,434 sf and the Area of Footprint (including the deck, entrance stairways and bulkhead) is 1,613 sf, which represents 24.8% Building Coverage.

The proposed setbacks for the front, rear and left and right sides of the property would be 25', 34' and 13' and 10', respectively. The proposed setbacks would continue to be within the Minimum Yard Dimensions as outlined above.

The variance being requested for this proposed project is for the Building Coverage of 24.8%, which would be above the 20% Building Coverage per the Ordinance.

#### Compliance with Zoning Ordinance

The request for dimensional relief outlined above complies with the requirements of the Zoning Ordinance as provided in Article 2 (Section 10.233.20) as outlined below.

- 10.233.21 The variance will not be contrary to the public interest: The variance for building coverage will not have any impact on public interest as the addition will be in the rear of the

property, the minimum yard dimensions will be maintained, and the renovations will improve the curb appeal of the property.

- 10.233.22 The spirit of the Ordinance will be observed: The proposed renovations and addition will still be in compliance with the minimum yard dimensions. The only impact will be to the building coverage. This modest addition, including the increased floor area and deck/entranceways, will increase the building coverage to 24.8%. Though this coverage would be above the 20% minimum coverage noted in the Ordinance, there would still be substantial open space in the plot. [Note that if the lot area of the plot were at the current minimum of 15,000 sf for the SRB district per the Ordinance, then the building coverage of the proposed property would only be at 10.7%.]
- 10.233.23 Substantial justice will be done: The proposed renovations and addition to the rear of the property will be similar to other surrounding properties. Also, there will be no impact to the front dimensions of the property or the minimum yard dimensions.
- 10.233.24 The values of surrounding properties will not be diminished: The value of this property will be increased with the proposed renovations, which will improve the values of the surrounding properties as well.
- 10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship: Given the size and age of the property, the various living spaces in the residence are condensed into the existing 1,050 sf gross floor area, and the laundry is located in the unfinished basement. The property owner and resident, who is 72 years old, currently has difficulty carrying anything up and down the stairs. As she needs further assistance with mobility in the future, she would have difficulty maneuvering around some cramped spaces and through doorways within the living area, as well as getting in/out of the bathtub in the existing sole bathroom. The request for this modest addition will allow us to create a laundry room and master bath with a walk-in shower on the main floor, and to expand doorways and open up the floor plan, and add sliding door access from the deck, to make the living areas more accessible for the owner going forward.



amy brownrigg <aebrownrigg@gmail.com>

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## Land Use Application

1 message

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**Karen Bartlett** <karencb607@gmail.com>  
To: aebrownrigg@gmail.com

Sat, Mar 12, 2022 at 12:18 PM

I hereby authorize you, Amy Brownrigg (my daughter), to act as my property representative to submit a land use application with the City of Portsmouth, NH on my behalf, related to a proposed addition at my residence at [607 Colonial Drive](#).

Thank you,  
Karen Bartlett



## GENERAL INFORMATION

### LOCATION:

607 Colonial Dr.  
Portsmouth, NH

### OWNER:

Bartlett, Karen C

### PARCEL INFO:

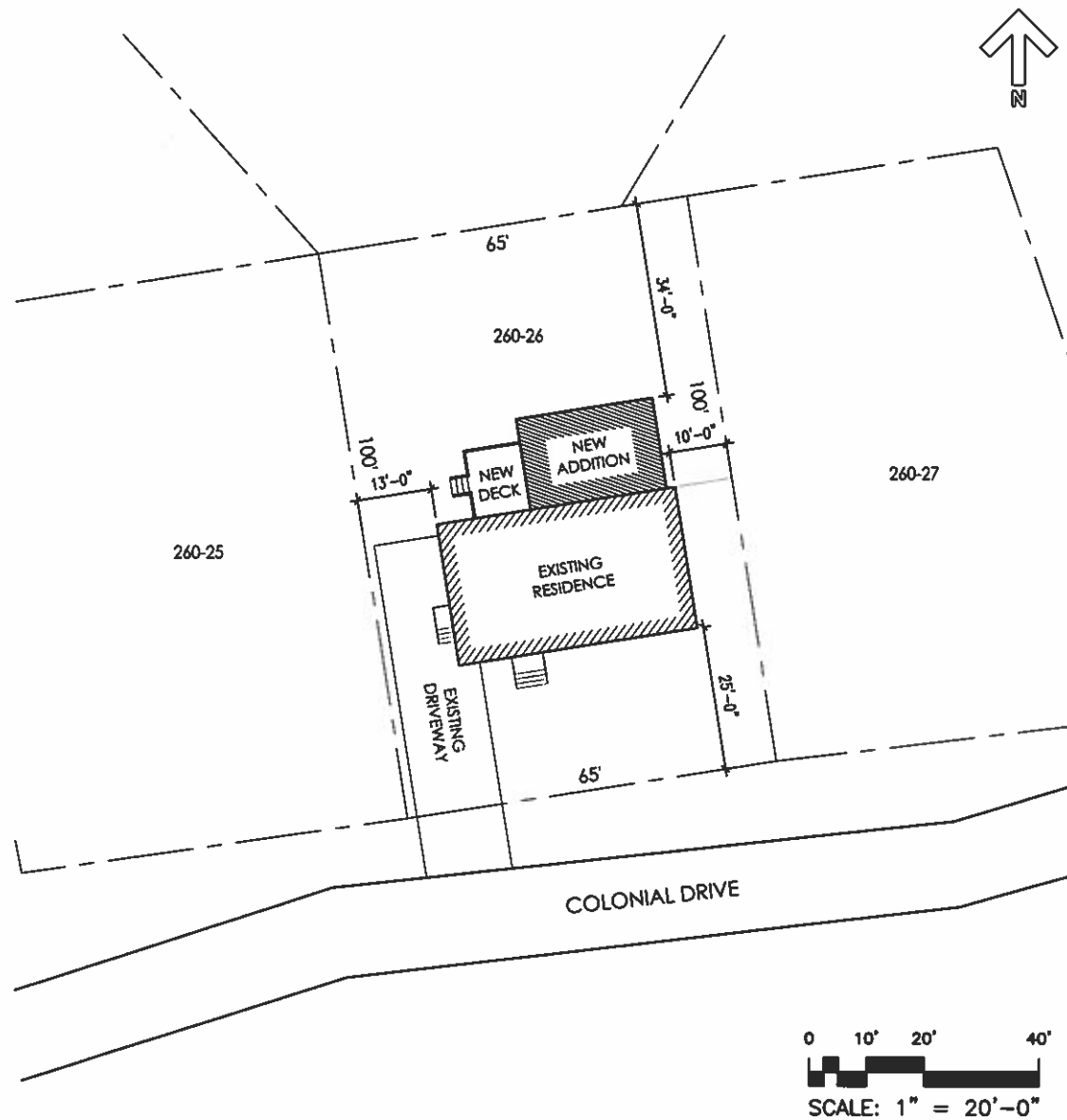
Map-Lot: 260-26  
Parcel Area: 0.15 / 6,534 sf  
Zone: SRB

### CONDITIONS:

Living Area:  
Existing: 1,050 sf  
Proposed: 1,434 sf

### Decks:

Existing: None  
Proposed: 120 sf



### OWNER:

Karen Bartlett  
607 Colonial Dr.  
Portsmouth, NH

### ARCHITECTURAL DESIGN:

**EVENKEEL**  
DEVELOPMENT

**BARTLETT RESIDENCE  
RENOVATIONS & ADDITION**  
607 Colonial Drive  
Portsmouth, NH

DRAWN BY: EM  
ISSUED: MARCH 28, 2022

### PHASE

SCHEMATIC DESIGN

### SHEET CONTENTS

PLOT PLAN

### SHEET NO.

**A-0**

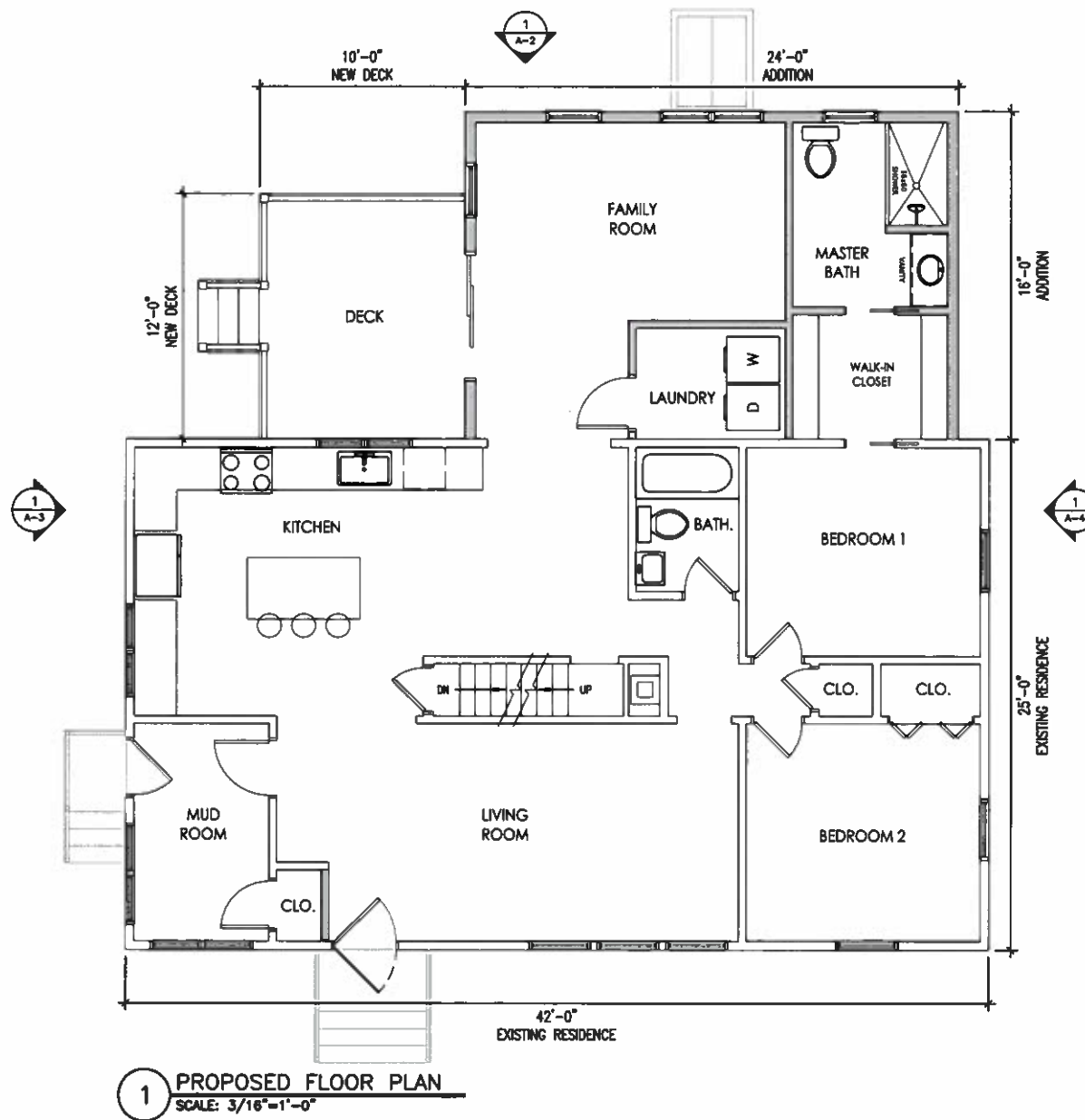
NEW PARTITION

EXISTING PARTITION TO REMAIN

WALL INFILL

EXISTING DOOR TO REMAIN

NEW DOOR, FRAME, HARDWARE



Karen Bartlett  
607 Colonial Dr.  
Portsmouth, NH



**EVEN KEEL**  
DEVELOPMENT

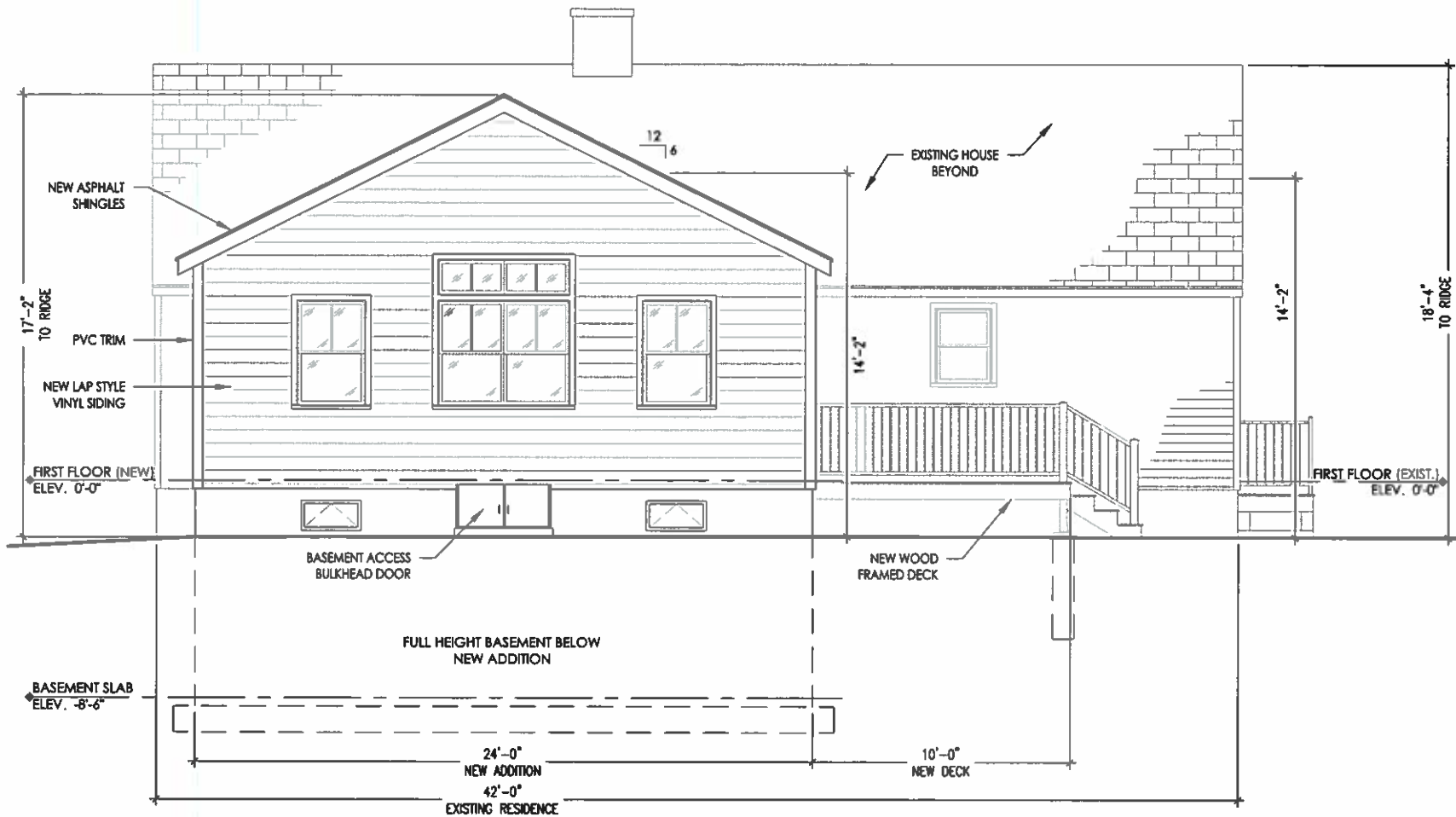
**BARTLETT RESIDENCE  
RENOVATIONS & ADDITION  
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PHASE  
SCHEMATIC DESIGN

## PROPOSED FLOOR PLAN

**SHEET NO.**

A-1



1 NORTH ELEVATION  
SCALE: 1/4"=1'-0"

OWNER:

Karen Bartlett  
607 Colonial Dr.  
Portsmouth, NH

ARCHITECTURAL DESIGN:

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SHEET CONTENTS

EXTERIOR  
ELEVATIONS

SHEET NO.

A-2

OWNER:

Karen Bartlett  
607 Colonial Dr.  
Portsmouth, NH

ARCHITECTURAL DESIGN:



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SCHEMATIC DESIGN

SHEET CONTENTS

EXTERIOR  
ELEVATIONS

SHEET NO.

A-3



1 WEST ELEVATION  
SCALE: 1/4"=1'-0"



1 EAST ELEVATION  
SCALE: 1/4"=1'-0"

OWNER:

Karen Bartlett  
607 Colonial Dr.  
Portsmouth, NH

ARCHITECTURAL DESIGN:

**EVENKEEL**  
DEVELOPMENT

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RENOVATIONS & ADDITION  
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PHASE

SCHEMATIC DESIGN

SHEET CONTENTS

EXTERIOR  
ELEVATIONS

SHEET NO.

A-4



**607 Colonial Drive**



**Left (West) Side**



**Front of House**



**Right (East) Side**



**Back of House**



**Backyard**