

Variance Application
268 Dennett St

Dear Chair Eldridge and Members of the Zoning Board of Adjustment:

We are applying for 3 variances to allow for the demolition and reconstruction of the right side of our home. The goal of the project is to create a more cohesive and efficient use of space within the footprint of our existing home and eliminate an exterior door that is only accessible to us from our neighbor's yard. Our home is unique in its history and layout as it used to be the garage for the adjacent property at 276 Dennett St. Over the years, it was made into an in-law apartment that served 276 Dennett St. and now sits on its own lot. This property was before the Board in 2017 to create the lot lines and conditions as they are today.

As this property was once an accessory structure to the neighboring property, it still holds oddities in its layout that we would like to fix in order to create a better home for ourselves and minimize the impacts to our neighbors. We are proposing to demolish the second floor sunroom and construct a 2 story addition in the same footprint. As it sits today, to enter our home we go through one of two doors located in the open breezeway underneath the sunroom (please see floor plans and existing conditions pictures). These two doors both open to separate stairwells that bring you to either side of the kitchen. As this is a small home, we find the redundancy to be an inefficient use of space and confusing. Additionally, under the outermost stairwell there is a storage area that is only accessible from the sideyard of our neighbors property. The new construction will enclose the bottom portion to create a mudroom and storage area, eliminate one of the stairwells, and give us access to all of our home without having to move through our neighbors yard. We did consider attempting to adapt the existing structure to a conditioned space, however, after speaking with the Building and Inspections Department we were informed that a new foundation would be required which will not be possible without removing everything.

As such, we request the following variances:

- 1) Section 10.521 to allow a) a 0 foot right yard and b) 28.5% building coverage.
- 2) Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance.

The project needs zoning relief due to the increase in roof height and the addition of conditioned space on the first floor. We believe this is a reasonable request as the new

roofline will eliminate runoff onto our neighbors property and the creation of the mudroom will not change the viewer and pedestrian experience from the right of way.

We believe our project meets the required variance criteria found in Section 10.223 for the following reasons:

10.233.21 The variance will not be contrary to the public interest;

The existing small single family home will remain a small single family home. There will be no change in the function or purpose of the home and it will continue to have the same footprint. There will be no difference for the average pedestrian with the exception of the improved aesthetics.

10.233.22 The spirit of the Ordinance will be observed;

The side yard areas were created to prevent overcrowding on residential lots. The existing footprint received a variance in 2017 and therefore the footprint is in conformance. Furthermore, the existing 8 foot access and maintenance easement on the left side of the 276 Dennett St property (serving 268 Dennett St), ensures that there will continue to be separation between the structures.

10.233.23 Substantial justice will be done;

The benefit to the applicant will not be outweighed by the harm to the public. The public will not notice any difference between how the property is being used currently and the proposed changes.

10.233.24 The values of surrounding properties will not be diminished;

The changes proposed are small and are designed to improve current impacts to the neighboring property. By removing the exterior door only accessible by the neighbors yard and changing the roofline to shed water onto our own property, we believe this will positively impact our neighbors at 276 Dennett St. As for the rest of the neighborhood, we do not expect these changes to diminish value or otherwise.

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

The property has special conditions due to the existing footprint and unique history. Literal enforcement of the ordinance would not serve the property in a fair and substantial way as it would prevent us from using the existing footprint in a sustainable way, and force continued impact on our neighbors. The changes have a minimal impact and we believe the proposed use is a reasonable one.

Should the board find that our proposal meets all the criteria, we would request that a condition be added to the approval that states the following or similar:

The Board approves the request with the understanding that the placement and design of windows and doors may change as a result of the building permit process.

Sincerely,

Stefanie Casella and Finn Johnson
Owners



Front

The existing sunroom roof measures 16 feet in height. The new roofline would be cohesive with the existing roofline and measure 18 feet in height (20 feet at the peak and 16 feet at the eaves).



Right Side

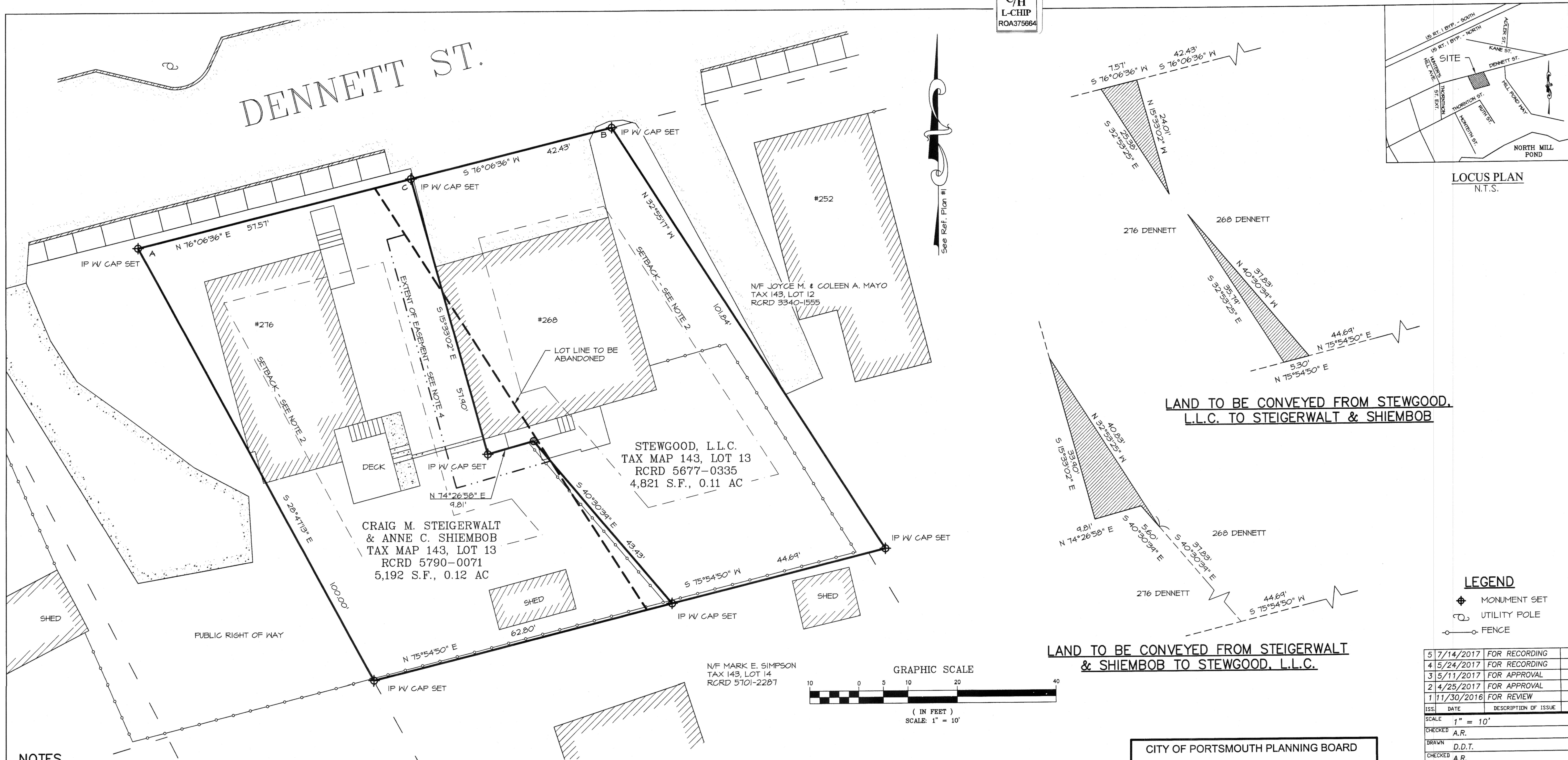


View of storage space only accessible from 276 Dennett St



Rear

C/H
L-CHIP
ROA375664



NOTES

- 1) OWNERS OF RECORD:
268 DENNETT STREET
STEWGOOD, L.L.C.
PO BOX 442
NEW CASTLE, NH 03854
TAX MAP 143 LOT 13
RCRD 5677-0335
PARCEL AREA: 4,821 S.F., 0.11 ACRES
- 276 DENNETT STREET
CRAIG M. STEIGERWALT & ANNE C. SHIEMBOB
22 HARRINGTON ST.
NEWTON, MA 02460
RCRD 5790-0071
PARCEL AREA: 5,192 S.F., 0.12 ACRES
- 2) PARCEL IS IN THE GENERAL RESIDENCE A ZONE
LOT REQUIREMENTS PER PORTSMOUTH ZONING ORDINANCE:
MINIMUM LOT SIZE.....1,500 S.F.
MINIMUM LOT FRONTAGE.....100'
SETBACKS:
FRONT.....15'
SIDE.....10'
REAR.....20'
MAXIMUM BUILDING HEIGHT.....35'
MAXIMUM BUILDING COVERAGE.....25%
MINIMUM OPEN SPACE.....30%

- 3) PARCELS WERE UN-MERGED BY THE CITY COUNCIL AT ITS
REGULARLY SCHEDULED MEETING ON FEBRUARY 16, 2016.
- 4) A BUILDING AND MAINTENANCE EASEMENT EXISTS FOR THE
BENEFIT OF 268 DENNETT STREET. SEE ROCKINGHAM COUNTY
REGISTRY OF DEEDS, BOOK 5790, PAGE 0073.
- 5) PROPERTY MARKERS SHALL BE SET AS REQUIRED BY THE
DEPARTMENT OF PUBLIC WORKS PRIOR TO THE FILING OF THE
PLAT.
- 6) GIS DATA SHALL BE PROVIDED TO THE DEPARTMENT OF PUBLIC
WORKS IN THE FORM AS REQUIRED BY THE CITY.
- 7) THE FINAL PLAT AND ALL EASEMENT DEEDS SHALL BE
RECORDED CONCURRENTLY AT THE REGISTRY OF DEEDS BY THE
CITY OR AS DEEMED APPROPRIATE BY THE PLANNING
BOARD.
- 8) COORDINATES OF LOT CORNERS:
- | | NORTHING | EASTING |
|-------------------|-----------|------------|
| A - WEST CORNER | 21811.01 | 1223385.35 |
| B - EAST CORNER | 211935.70 | 1223469.10 |
| C - COMMON CORNER | 211912.41 | 1223433.57 |

LOT AREAS

	EXISTING AREA	AREA CHANGED	PROPOSED AREA
276 DENNETT ST.	5,192 S.F.	0 S.F.	5,192 S.F.
268 DENNETT ST.	4,821 S.F.	0 S.F.	4,821 S.F.

LOT REQUIREMENTS

		BUILDING COVERAGE S.F.	%	OPEN SPACE S.F.	%	STREET FRONTAGE FEET
276 DENNETT ST.	EXISTING	1,447	28.8%	3,584	69%	50.0
	PROPOSED	1,328	25.6%	3,616	69.6%	51.57
268 DENNETT ST.	EXISTING	1,208	25.1%	2,864	59.4%	50.0
	PROPOSED	1,374	28.3%	2,830	58.7%	42.43

REFERENCE PLANS

- 1) "BOUNDARY SURVEY FOR STEWGOOD, L.L.C." BY ROSS ENGINEERING. DATED
DECEMBER 28, 2016. RCRD D-34425.

LAND TO BE CONVEYED FROM STEWGOOD,
L.L.C. TO STEIGERWALT & SHIEMBOB

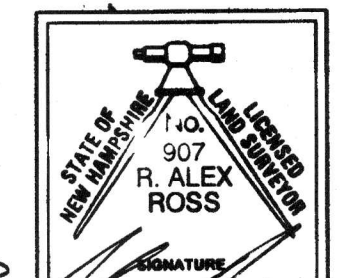
LAND TO BE CONVEYED FROM STEIGERWALT
& SHIEMBOB TO STEWGOOD, L.L.C.

CITY OF PORTSMOUTH PLANNING BOARD

Dexter H. Ly
CHAIRPERSON

1/30/2017
DATE

Alex Ross
CIVIL ENGINEER & SURVEYOR



LEGEND

- MONUMENT SET
UTILITY POLE
FENCE

5	7/14/2017	FOR RECORDING
4	5/24/2017	FOR RECORDING
3	5/11/2017	FOR APPROVAL
2	4/25/2017	FOR APPROVAL
1	11/30/2016	FOR REVIEW

ISS. DATE DESCRIPTION OF ISSUE

SCALE 1" = 10'

CHECKED A.R.

DRAWN D.D.T.

CHECKED A.R.

ROSS ENGINEERING
Civil/Structural Engineering
& Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

CLIENT
BILL STEWART
276 DENNETT STREET
PORTSMOUTH, N.H. 03801

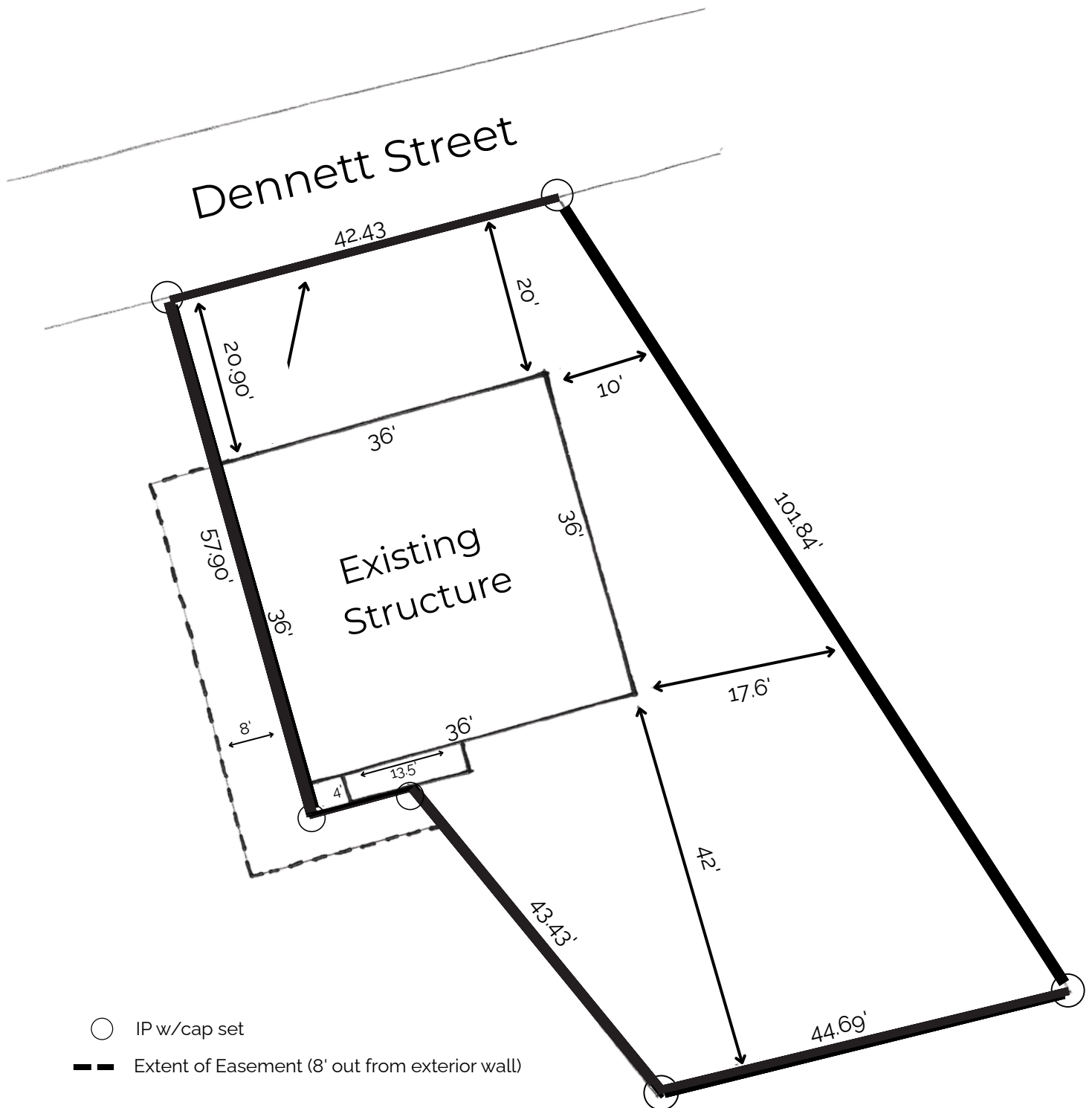
TITLE
Lot Line Adjustment

for
Stewgood, L.L.C. & Craig M.
Steigerwalt & Anne C. Shiembob
268 & 276 Dennett St.
Tax Map 143, Lot 13
Portsmouth, N.H. 03801

J.D. NUMBER	DWG. NO.	ISSUE
16-061	1 OF 1	5

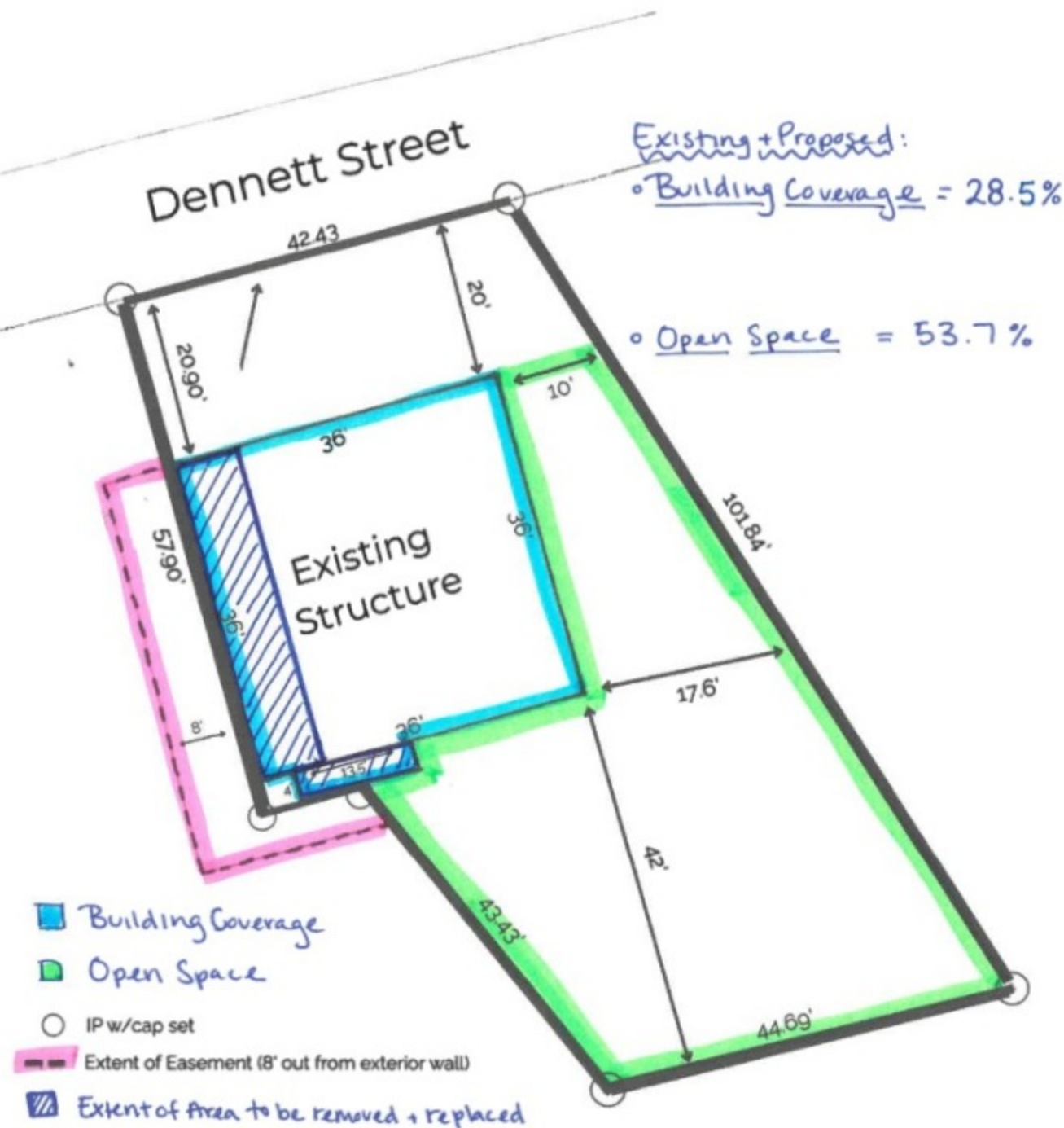
D-40257

Site Plan- 268 Dennett Street Portsmouth, NH

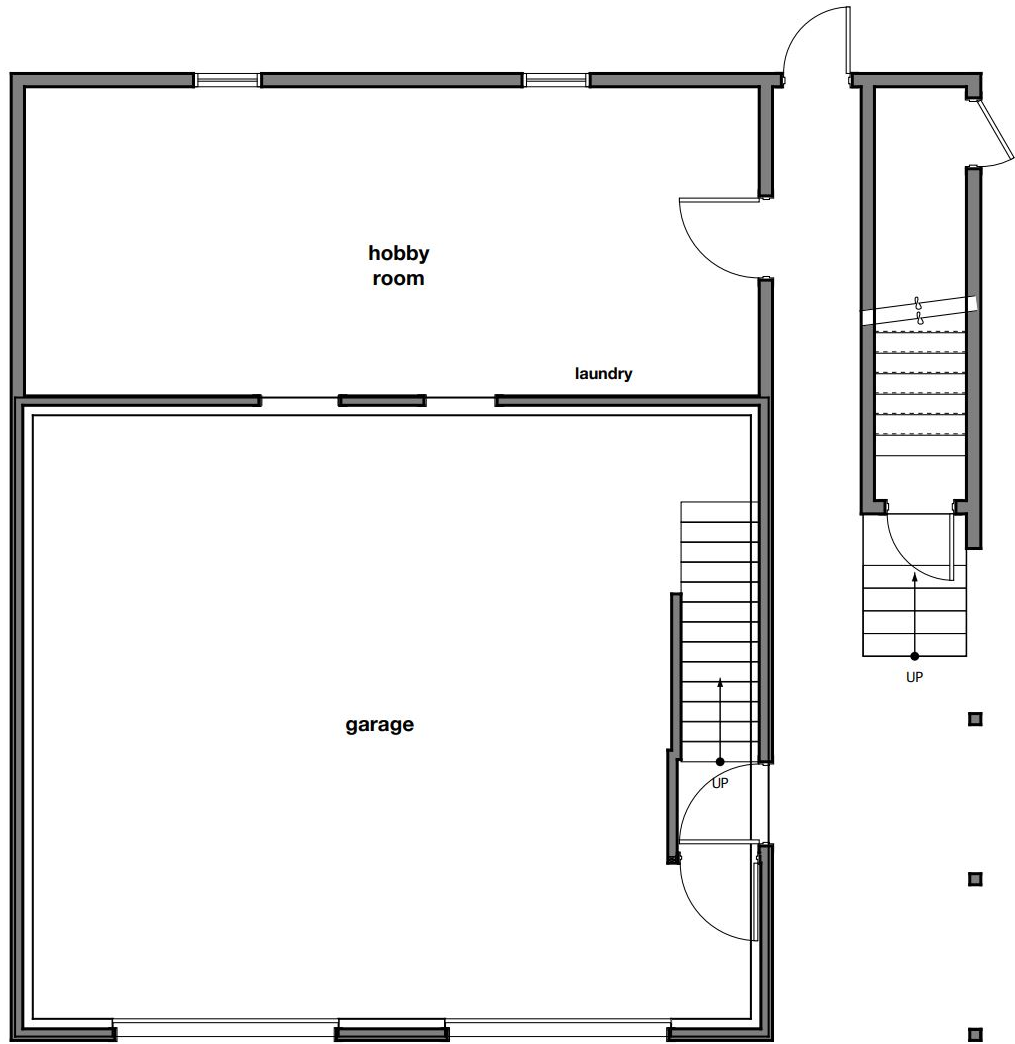


- Existing footprint of home is not to be increased.
- Derived from existing survey and contractor field checks. Contractor assumes no responsibility for survey or measurement accuracy.

Site Plan- 268 Dennett Street Portsmouth, NH

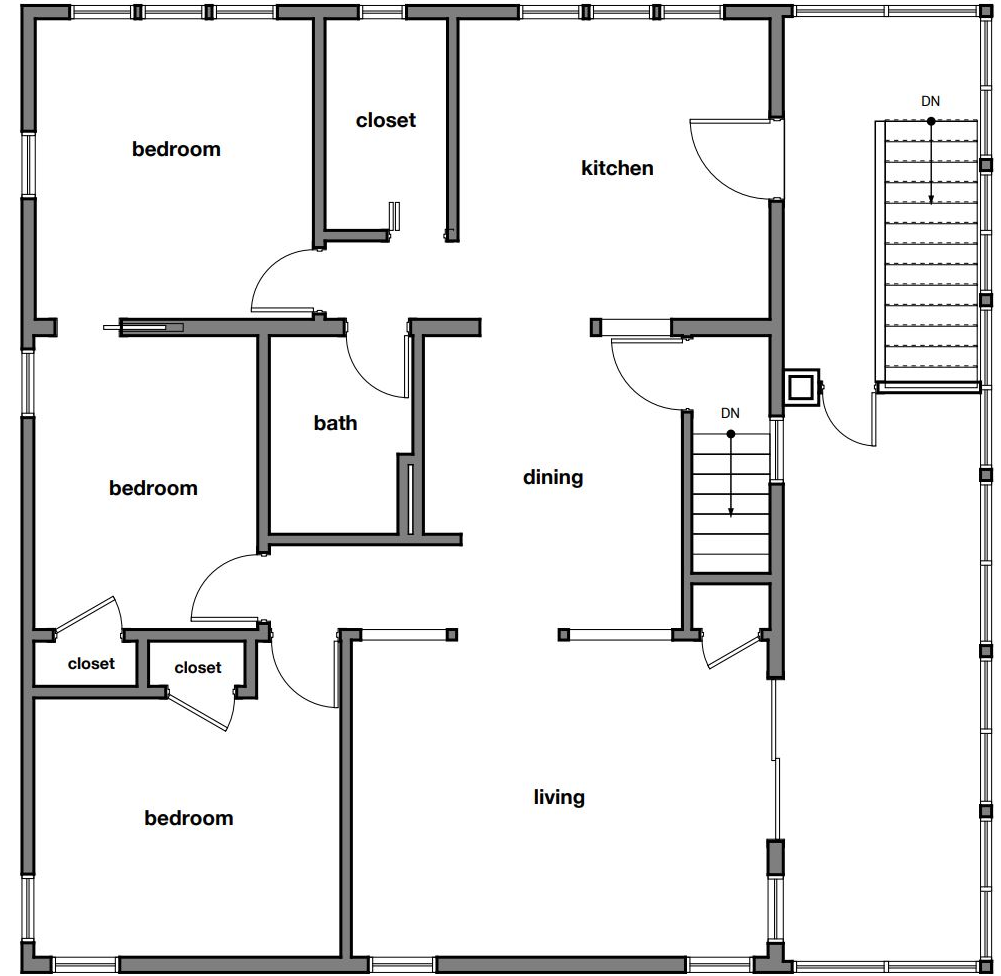


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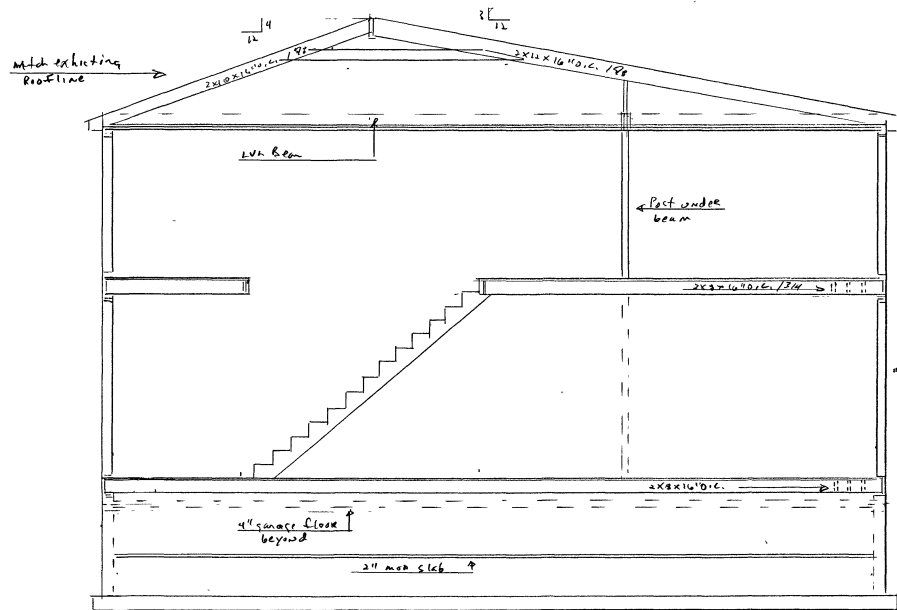
Existing Floor Plan - First Floor

1/4" = 1'-0"

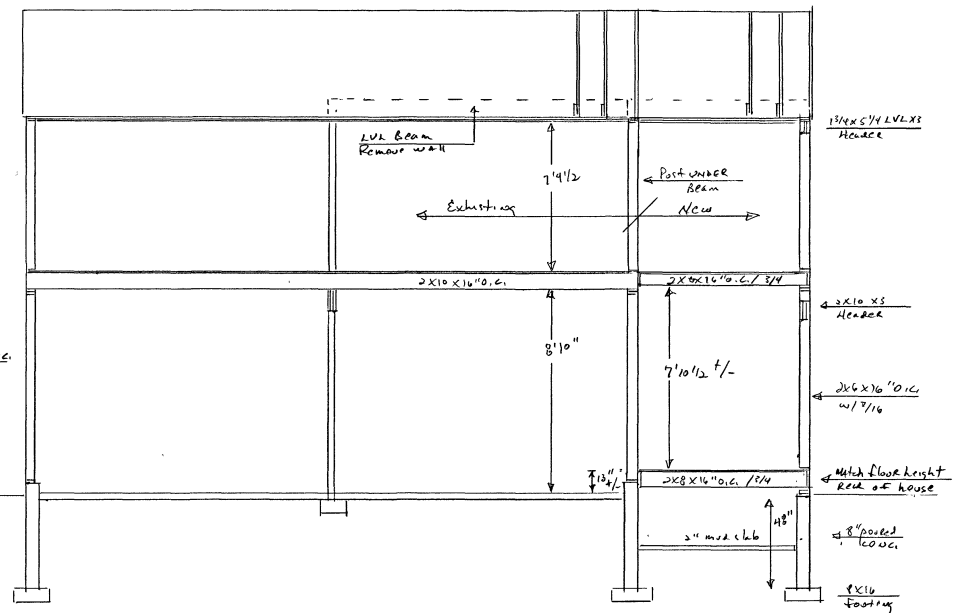


Existing Floor Plan - Second Floor

1/4" = 1'-0"



Side
Elevation



Front
Elevation

SCALE:	APPROVED BY:	DRAWN BY
DATE:		REVISED
		DRAWING NUMBER

← New built section | remain as is →



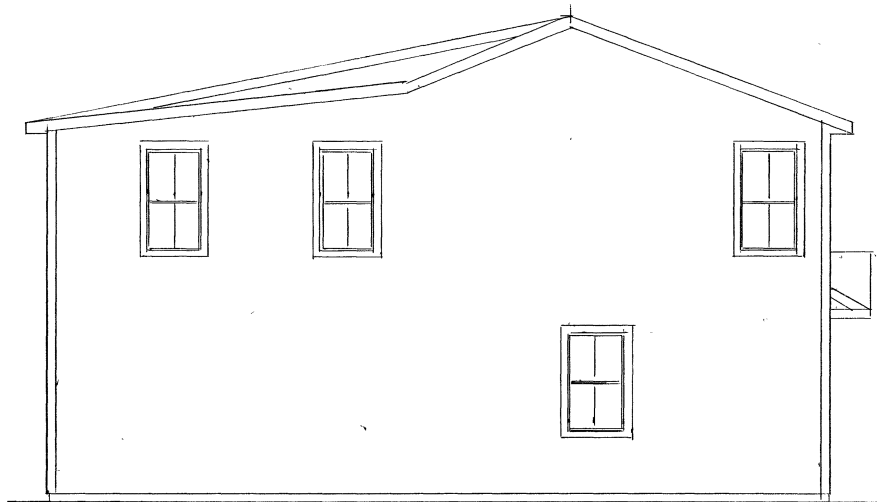
Rear

← Remain As is | New built section →

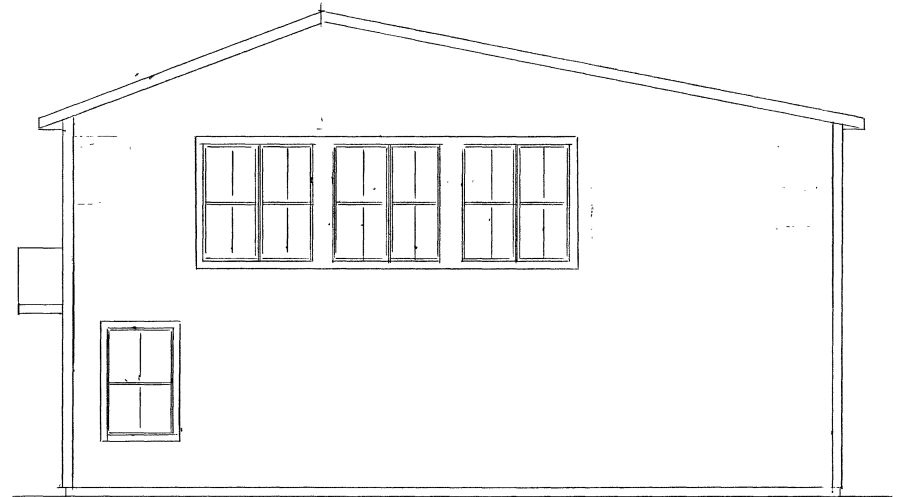


Front

SCALE:		APPROVED BY:		DRAWN BY:	
DATE:				REVISED	
					DRAWING NUMBER



Left
Existing



Right
New Addition

SCALE:		APPROVED BY:	DRAWN BY:
DATE:		REVISED	
DRAWING NUMBER			