

June 24, 2026

To the Chairman and Members of the Board of Adjustment

I am applying for a variance for building coverage under Section 10.521 of the Zoning Ordinance for 72 s.f. to construct a bathroom/laundry room on the 1st floor of the rear of my house. This addition will not be visible from the road and will blend in nicely with the existing house.

I have lived in my house for 41 years. It wasn't much of a house when my husband and I bought it for \$68,000 in 1985 but over the years we have continued to maintain and improve the property. We removed the aluminum siding and replaced it with vinyl, replaced all of the windows, blew insulation into the entire house, professionally removed the asbestos in the basement, repaved the driveway, replaced the roof, added a side addition to give us a tv room and an office for my husband and later added a second story to provide me with a wonderful sewing room, we rebuild the front porch and rebuilt the back deck. We also gutted the kitchen and remodeled it. My husband worked relentlessly on the landscaping and overall maintenance of the entire house, inside and out.

The house has one second floor bathroom. This was never a problem until recently, due to my recent surgeries and health concerns. Also, my washer and drier are in the basement, creating a problem for me. By adding this 1st floor bathroom/laundry room I will be able to live entirely on the first floor and will not have to worry about relocating. As we are all aware, there is no place available that would be less expensive in this City.

NOTE: I have also made arrangements with my abutter, Kevin Dolan, to demolish the garage. The property line to our abutting properties goes right down the middle of the garage. I do not know when the garage was built but it is in terrible condition, the roof leaks, it has a dirt floor, the building tilts and it creates a problem with two property owners. A Demolition Permit will be submitted at a later date. I might suggest that the Board make a stipulation with approval that the garage be demolished prior to construction of this addition.

I have the best neighbors you could possibly want and we all look out for each other. Dennett Street has developed into a very desirable neighborhood and I am proud to live here and maintain my independence. I do not want to move.

I appreciate your time and consideration of my variance request.

Sincerely,

Jane M. Shouse

555 Dennett Street Application

Variance Analysis Criteria:

1. The variance is not contrary to the public interest.

This variance is not contrary to the public interest and does not alter the essential character of the neighborhood, threaten public health, safety or welfare or otherwise injure "Public rights". This addition would allow the homeowner the ability to remain in her house and to have a first floor bathroom. The additional building coverage is in the rear of the property and cannot be seen from the street.

2. The spirit of the ordinance is observed.

It is understood why the City has set back requirements but this is a small renovation which will not impact the abutters. It will not impact light or the circulation of air. It will still allow for substantial side setbacks for the abutters.

3. Substantial justice is done.

The benefit to the applicant is not outweighed by harm to the general public or other individuals. The benefit to the applicant is essential to her being able to remain in her house for many years. There is no harm to the general public.

4. The value of surrounding properties are not diminished.

The value of surrounding properties are not diminished and, in fact, will be increased by this addition.

5. Literal enforcement of the ordinance would result in unnecessary hardship.

The restriction as applied to the property does not serve that purpose as a "fair and substantial" way. Literal enforcement of the ordinance would result in the denial of the 1st floor bathroom and the applicant/ owner being forced to sell her house and move to a more expensive and much smaller residence. This lot is one of the smaller lots in the

neighborhood and a hardship is created as adding additional building coverage is difficult within the setbacks . Not allowing the applicant to construct a 1st floor bathroom creates an unreasonable hardship to the applicant. The hardship uniqueness of the lot in relation to how everyone else is using their lots is not unreasonable. Anyone who lives here would want the ability to receive building coverage relief and have the modern conveniences of most houses. The proposed use is a reasonable one.

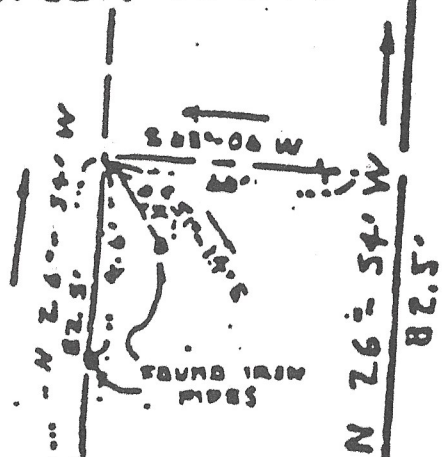


ON WES-18 1966

SEE DETAIL 'A'

N/F

RONALD F. &
ARMON M. DOW
K 2219-PG 164D



FOUND IRON PIPE
DENNETT ST.
DETAIL 'A'
NOT TO SCALE

FOUND 12" HIGH
1 1/2" DIA. IRON PIPE

FOUND 18" HIGH
1 1/2" DIA. IRON PIPE

OLD WOOD
STOCKADE FENCE

GATE

N 63° - 06' E 120.0'

60'

WOOD FRAME
GARAGE

SET
IRON ROD

NEW CHAIN
FENCE

N/F

FOUND IRON PIPE
ON WES-18 1966

KEVIN DOLAN
BK 6687 PG 1506

5'-28' W
26'-92' N

12'

24'

FOUND 1" DIA.
IRON PIPE

1' SET BACK 12'

60'

DENNETT ST.

S 61° - 42' W

STREET

EXISTING
PORCH

BULK HEAD

EXISTING
26 X 28
HOUSE

28'

24'

10'

8 X 10
PORCH

7'

FOUND 1" IRON PIPE

60'

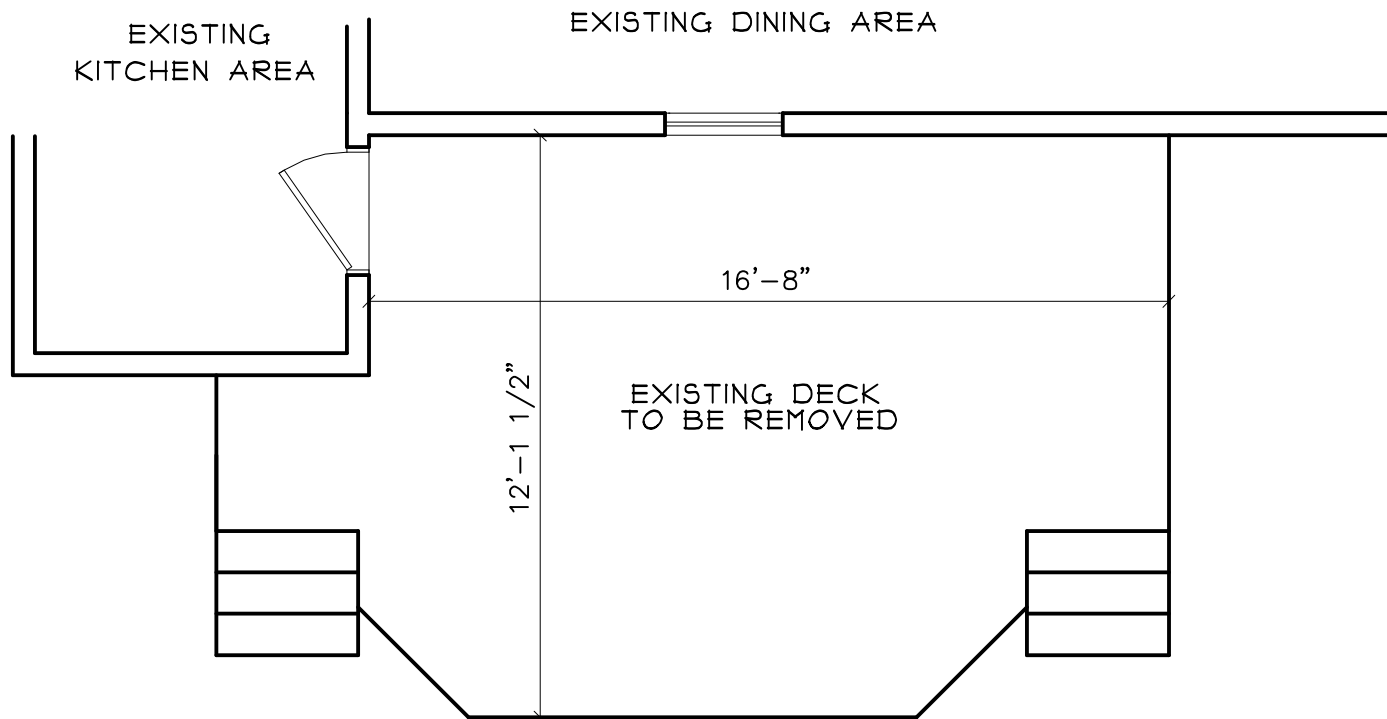
120.0'



EXISTING REAR VIEW -1

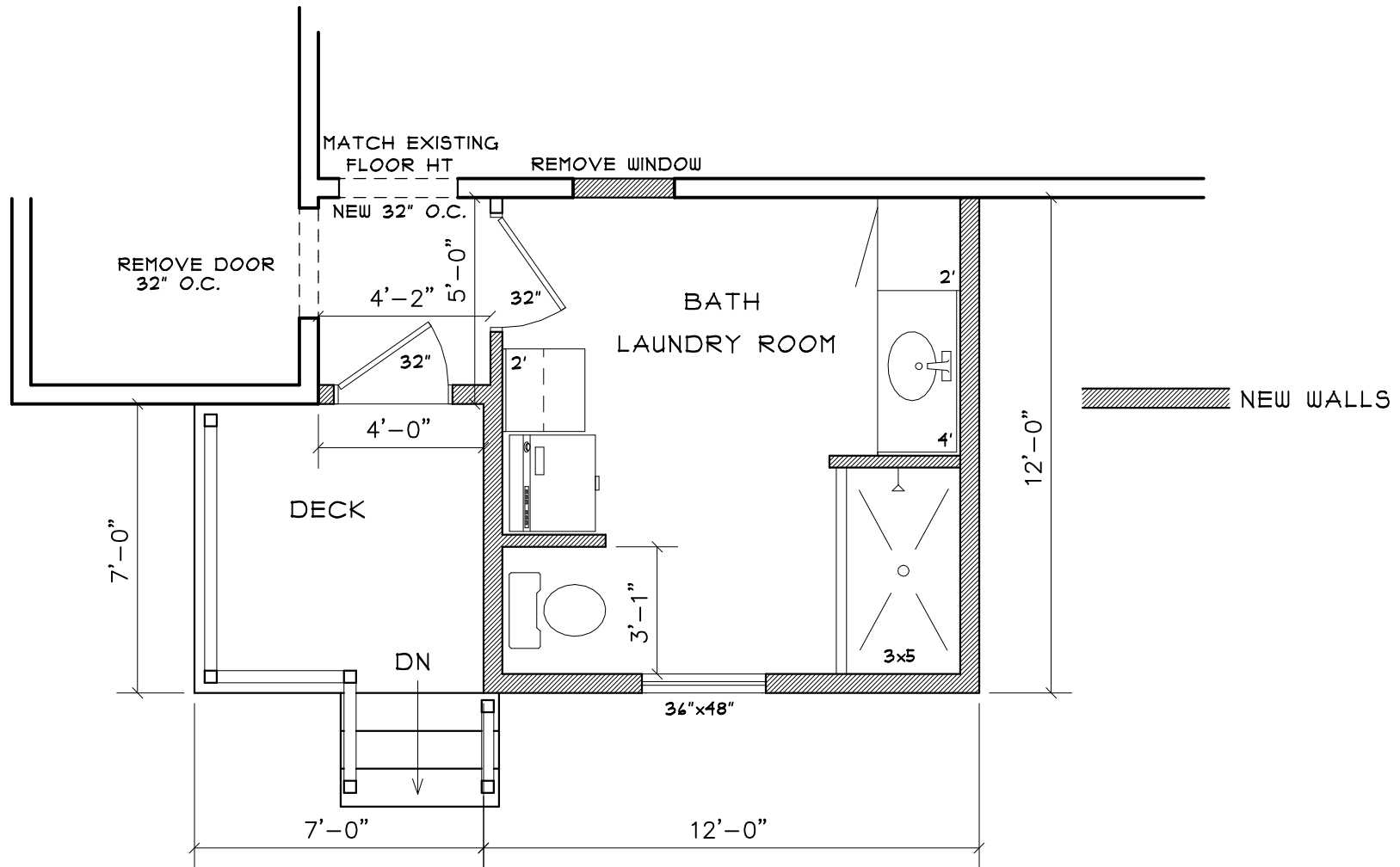


EXISTING REAR VIEW - 2



① EXISTING DECK TO BE REMOVED
SCALE 1/4"=1'0"

210.86 SQ FT

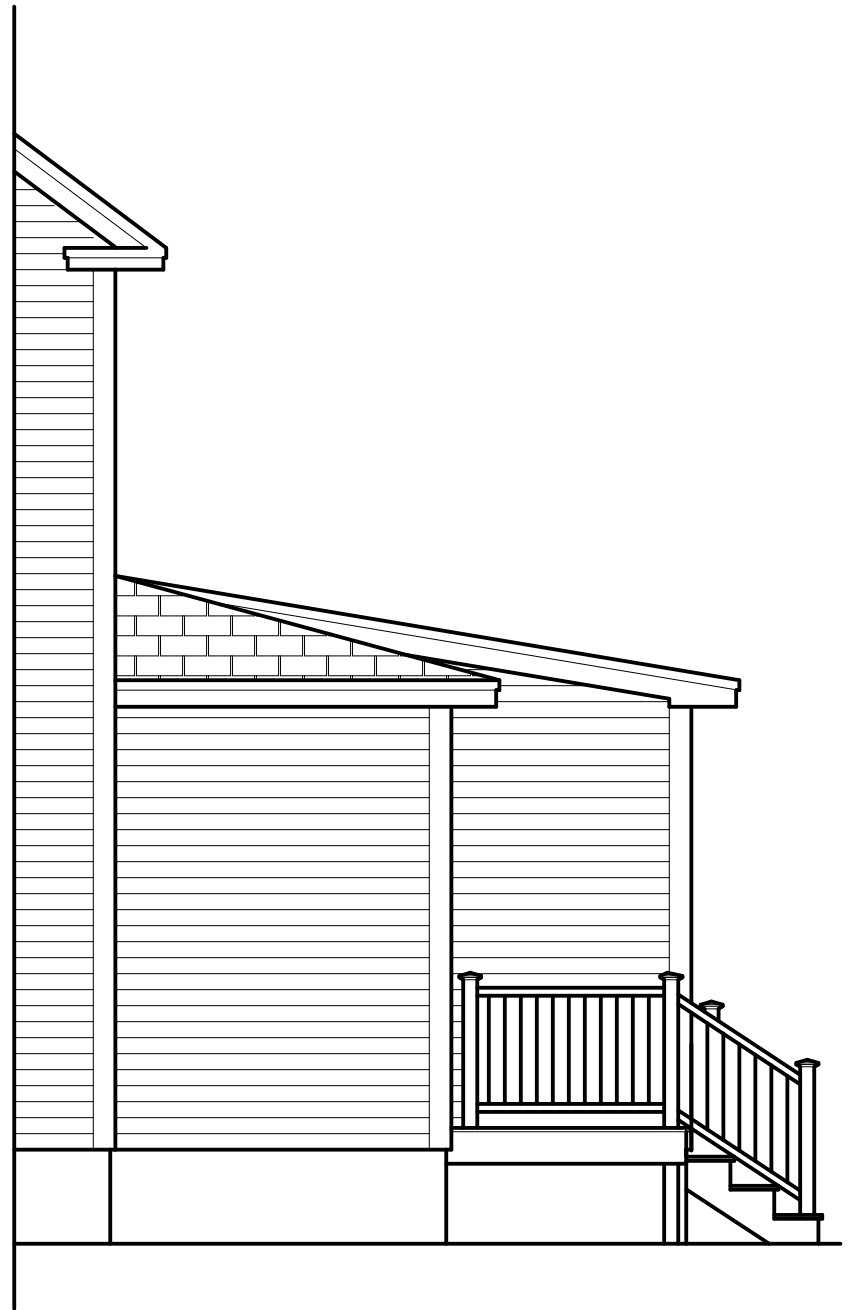
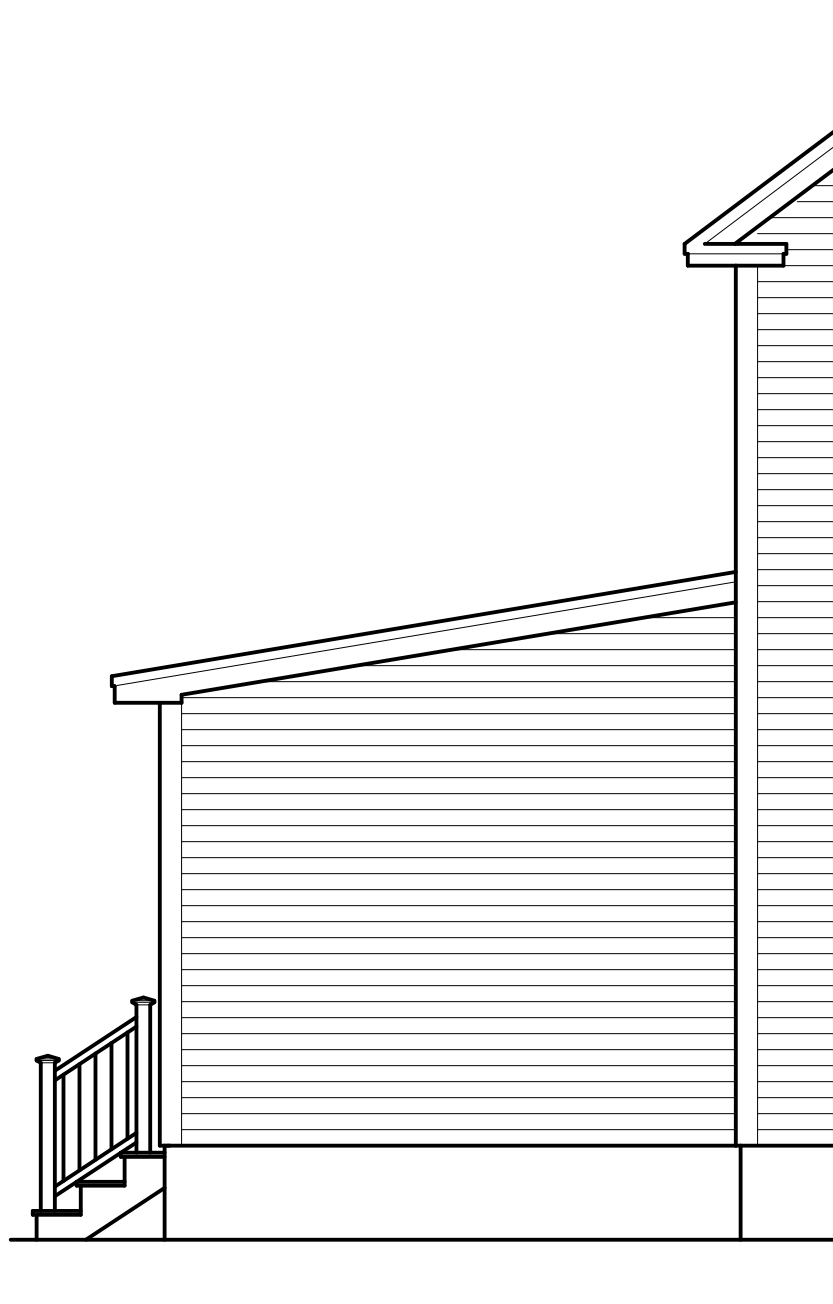


② PROPOSED FLOOR PLAN
SCALE 1/4"=1'0"

ADDITION 164 SQ FT
DECK AREA 60 SQ FT



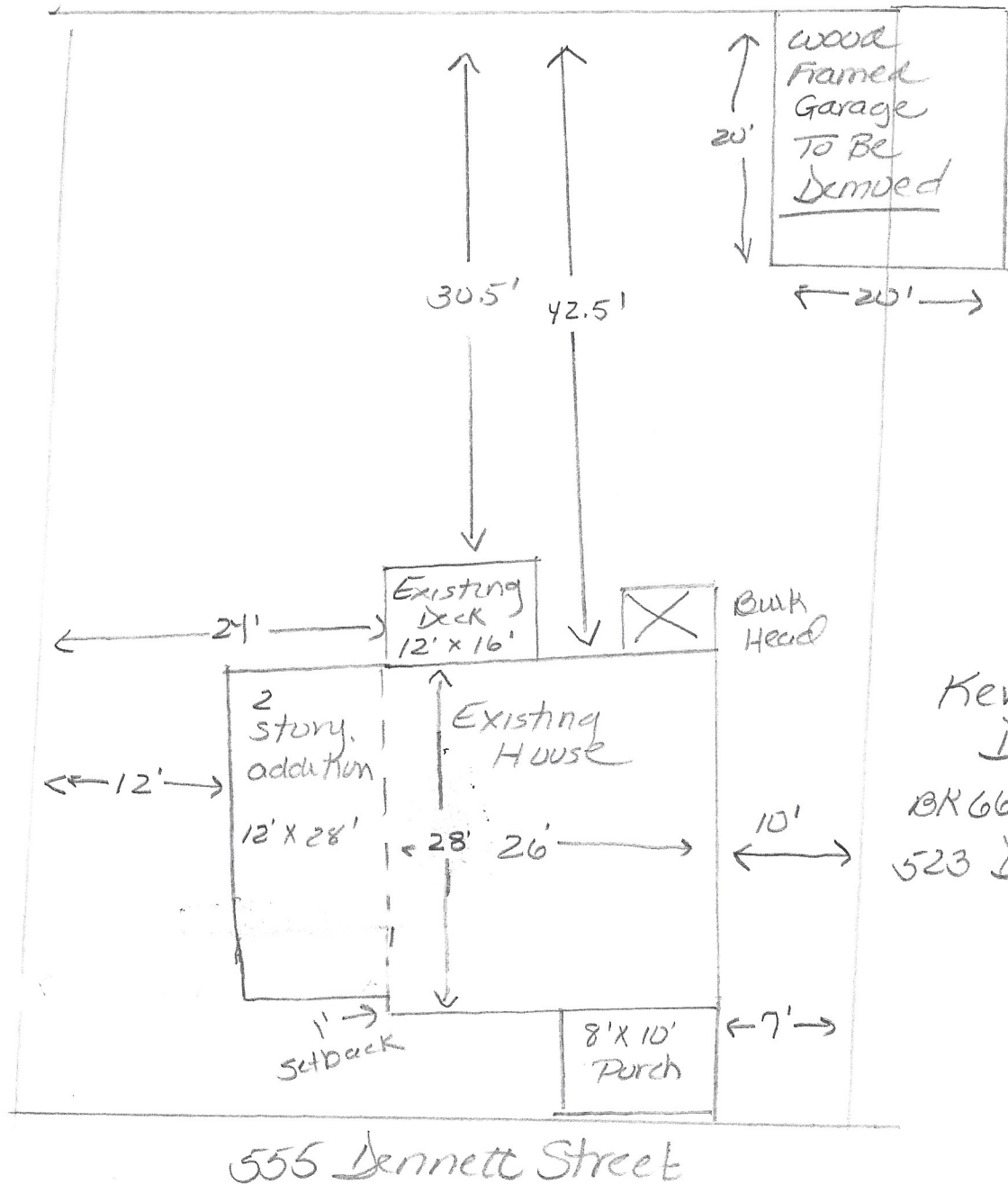
① REAR ELEVATION
SCALE 1/4"=1'0"



① SIDE ELEVATIONS
SCALE 1/4"=1'0"

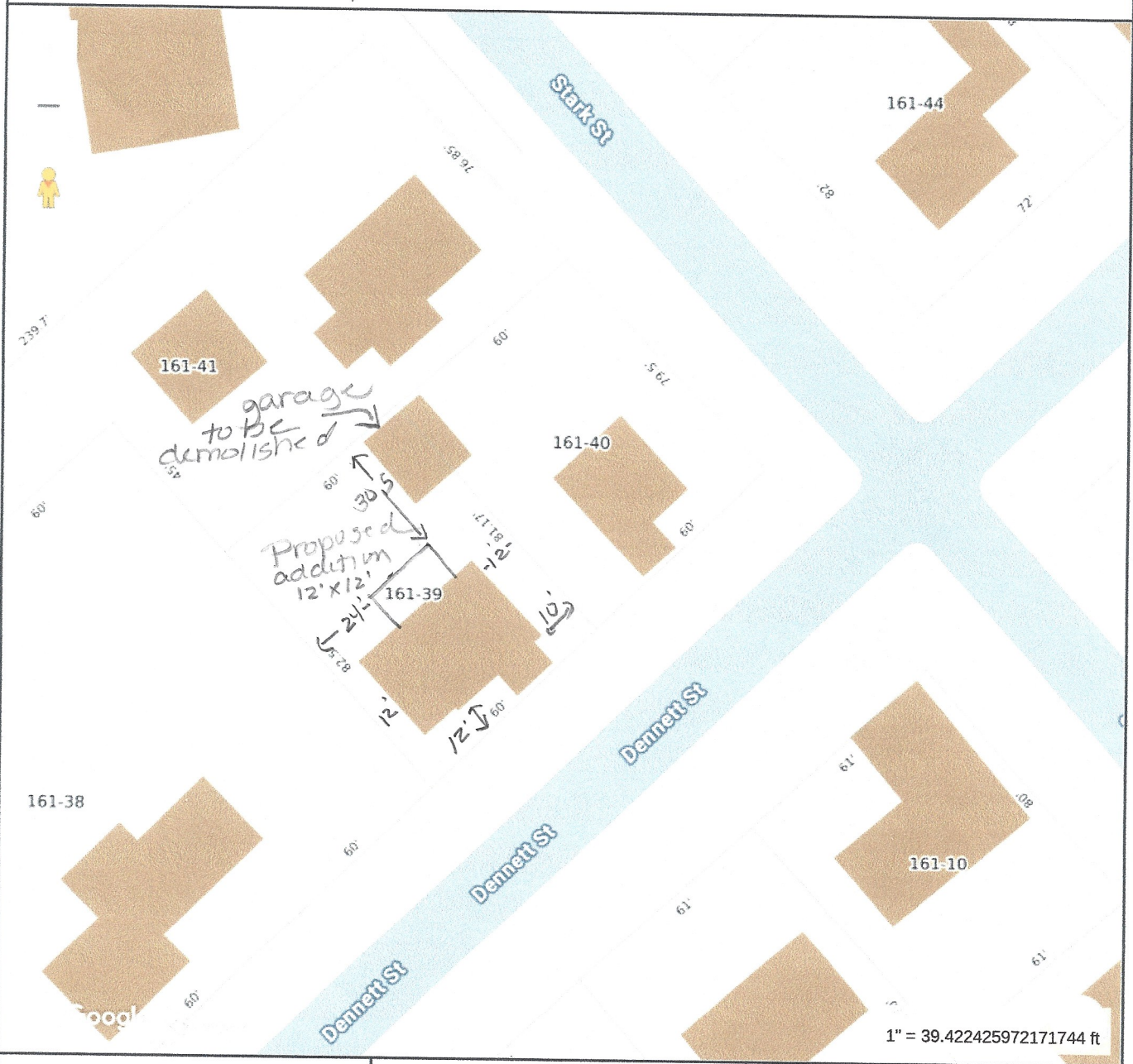
Existing Site Plan

Ramona Dow
 Book 2219 Page 1640
 571 Dennett St



Kevin
 Dolan
 BK 6687 Pg 150
 523 Dennett St

Proposed Site Plan



Property Information	
Property ID	0124-0014-0000
Location	233 VAUGHAN ST
Owner	233 VAUGHAN STREET LLC



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 03/06/2026

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.