

Board of Adjustment Application

Applicants	Ashley Dickenson Elyse Hambacher
Property	125 Elwyn Avenue
Assessor Plan	Map 112, Lot 47
Zoning District	General Residence A (GRA)
Description	Reconstruction, Renovation, & New Construction
Variance Requests	<ol style="list-style-type: none">1. A variance from Section 10.321 (Nonconforming Buildings and Structures) to allow a lawful nonconforming building to be reconstructed without all the regulations in which it is located.2. A variance from Section 10.521 (Table of Dimensional Relief Standards) to allow construction with the following parameters:<ol style="list-style-type: none">a. A lot area per dwelling of 2,559 where 7,500 is requiredb. A secondary front yard setback of approximately 1' where 15' is required and 6" is existing (on McNabb Ct.).c. A left side setback of approximately 5' where 10' is required and 2-4" is existing.d. A right side setback of approximately 2' where 10' is required and 2' is existing.e. Building coverage of 39% where 25% is allowed.3. A variance from Section 10.513 (One Dwelling Per Lot) to allow a separate free standing dwelling above the garage in addition to the main dwelling where currently, there are two dwellings within the main structure.

Additional information for Variances 10.521 & 10.513

- We are requesting a variance to dormer the third story of the home. We presently have to duck under the roofline while climbing the stairs to the third floor. We plan to raise a family in this home, and utilizing the third floor space will enable the home to be more conducive to present day needs. We would like to use the third floor for a home office and some additional storage.
- The “bump out” in the back of the home is distressed and the foundation is sinking (it was built as an addition at some point). The bump looks as though it was “slapped on” to the rest of the structure. It is wider than the originally built structure and looks as though it was built as a form of egress for the second unit. It is unattractive and not in line with the characteristic of the neighborhood. We are requesting to remove the current bump out and reconstruct it in a smaller footprint that will be structurally sound, more attractive, and consistent with the characteristic of the neighborhood. Currently, it is not well incorporated with the rest of the home.
- We are requesting to demolish the current garage and build a new garage. The current garage is in poor condition and an eye sore. It cannot house cars safely and is dimensionally inappropriate for modern day vehicles.
- This lot is currently a two-family dwelling where both dwellings are in the main structure. We are requesting to relocate one of these dwellings above the new garage.

Since we will be living in the main dwelling, and plan to start a family there, we would like the units to be detached from one another for noise and privacy reasons.

- Because our home is in between Elwyn Ave. and McNabb Ct., it is considered a through lot, with two frontages and two side yards. The front yard setback we are requesting dimensional relief from is for the setback on McNabb Ct. in which we hope to build a new garage.

The Five Criteria

10.233.21 The variances requested will not be contrary to the public interest as we are keeping the majority of the current residential structure. The proposed project will match the character of the surrounding buildings and are of similar coverage and size. The variance will enable us to improve the function of a distressed home and improve public safety with a new garage.

10.233.22 The proposed project preserves the spirit of the ordinance, which seeks to create a more livable single-family residence (by relocating the existing second dwelling above the garage), and preserves the character of the neighborhood. We are improving the front yard setback on McNabb Ct. for the proposed garage and the open space is largely preserved. The scale of the proposed project is well in line with surrounding properties.

10.233.23 Substantial justice will be done by granting the variance as we intend to improve a home and garage that is in distress. We believe that the gain to us realized by the requested variances does not come at the expense of our neighbors; we have shared our plan with some of our neighbors who have expressed their support. In fact, we have had neighbors approach us to ask when we will be demolishing the existing garage.

10.233.24 The values of the surrounding properties will not be diminished as the aesthetic will match the existing home and other properties. The current garage is an eye-sore and a newly constructed garage will only support the values of the surrounding properties.

10.233.25 Literal enforcement of the Provisions of the ordinance would result in an unnecessary hardship as we are a unique and non-conforming lot in the GRA, currently at 34% coverage, where some of the surrounding homes have coverage in some cases at 50-60%. For example, our lot is quite unique because there are few homes that are on a through lot. It is important to note that if the lot were conforming at 7,500 square feet, we would be building on 26.7% of the lot. The modest increase in building coverage leverages presently underutilized space for improved enjoyment of the property and enables us to preserve much of the home that currently exists.

Thank you for your consideration,

Elyse & Ashley

Application for a Variance to permit the following:

Main structure: Renovation, including the removal and reconstruction of an existing rear addition, and the construction of a two-sided shed dormer on the third floor. Turn main structure (currently a two-family) into single-family home and relocate one of these dwellings above the new garage.

New Garage: Demolish current garage to build new garage. Relocate second dwelling above new garage.

Variations requested:

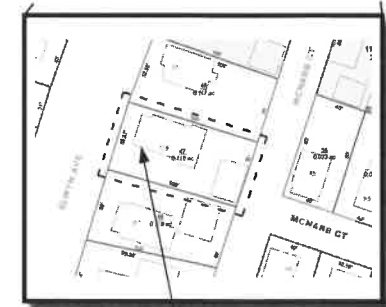
- 1) Section 10.321 (Nonconforming Buildings and Structures) to allow a lawful nonconforming building to be reconstructed without all the regulations in which it is located.
- 2) A variance from Section 10.521 (Table of Dimensional Relief Standards) to allow construction with the following parameters:
 - a. A lot area per dwelling of 2,559 where 7,500 is required
 - b. A secondary front yard setback of approximately 1' where 15' is required and 6" is existing (on McNabb Ct.).
 - c. A left side setback of approximately 5' where 10' is required and 2-4" is existing.
 - d. A right side setback of approximately 2' where 10' is required and 2' is existing.
 - e. Building coverage of 39% where 25% is allowed.
- 3) A variance from Section 10.513 (One Dwelling Per Lot) to allow a separate free standing dwelling above the garage in addition to the main dwelling where currently, there are two dwellings within the main structure.

*Please see our application narrative which addresses the five criteria for these variance requests.

List of Drawings

- AD-01 COVER SHEET & LOCATION MAP
- AD-02 EXISTING PLOT PLAN
- AD-03 PROPOSED PLOT PLAN
- AD-04 PROPOSED EXTERIOR ELEVATIONS @ MAIN HOUSE - WEST & SOUTH
- AD-05 PROPOSED EXTERIOR ELEVATIONS @ MAIN HOUSE - EAST & NORTH
- AD-06 PROPOSED EXTERIOR ELEVATIONS @ NEW GARAGE - EAST & NORTH
- AD-07 PROPOSED EXTERIOR ELEVATIONS @ NEW GARAGE - WEST & SOUTH
- AD-08 FLOOR PLANS @ MAIN HOUSE - EXISTING & PROPOSED FIRST FLOOR
- AD-09 FLOOR PLANS @ MAIN HOUSE - EXISTING & PROPOSED SECOND FLOOR
- AD-10 FLOOR PLANS @ MAIN HOUSE - EXISTING & PROPOSED THIRD FLOOR
- AD-11 FLOOR PLANS @ NEW GARAGE - FIRST & SECOND FLOOR

Location Map



Location of property
125 Elwyn Ave,
Portsmouth NH 03801,
Tax Map 112, Lot 47.



Variance Submittal for Additions to
**The Dickenson - Hambacher
Residence**
125 Elwyn Ave, Portsmouth NH 03801

Cover Sheet

Issue date: August 17, 2021 Scale: n/a
Revision dates:

AD-01

lot 112-47: 5,118 sq ft

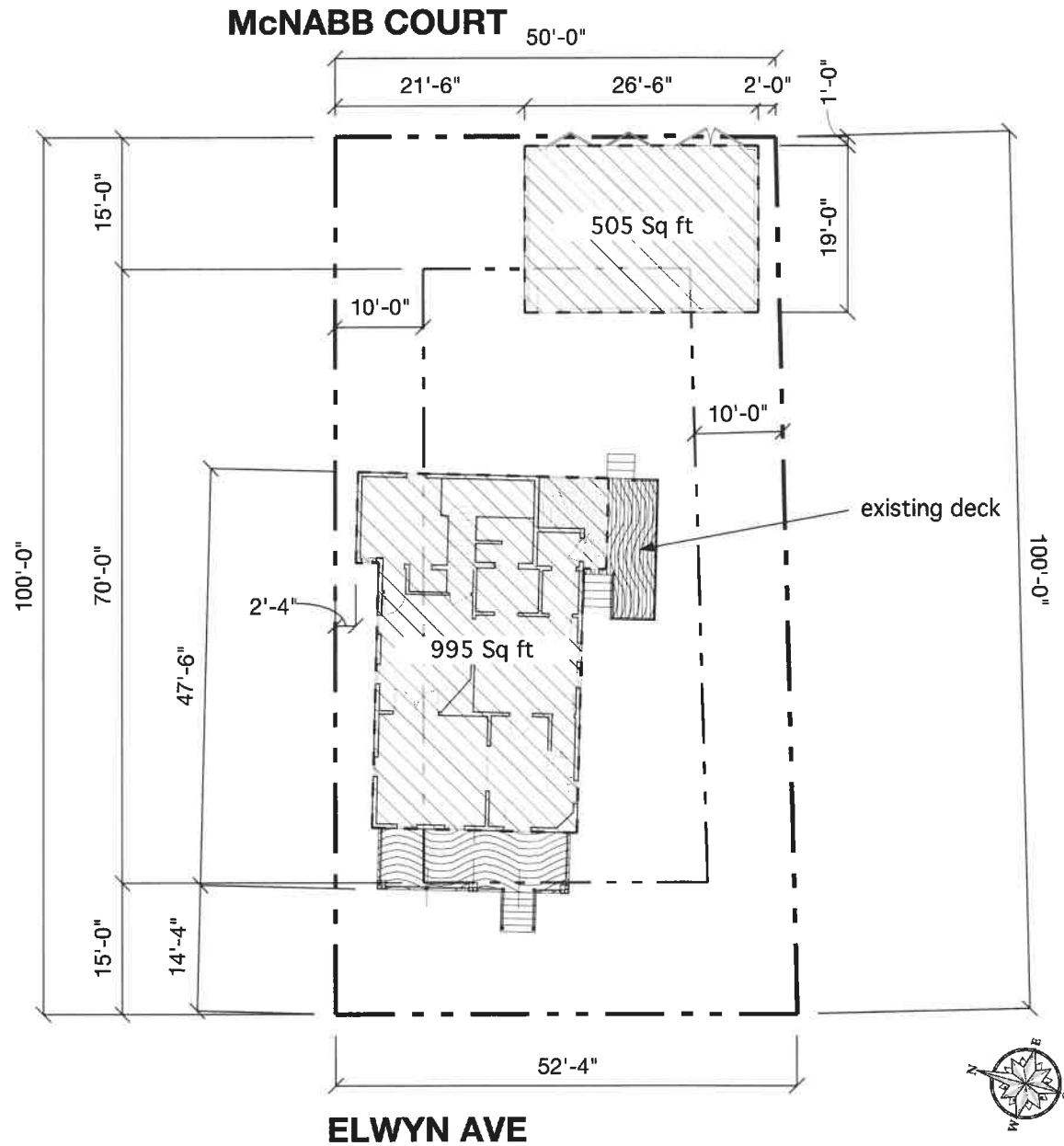
existing footprint: 995 sq ft
 existing front porch: 150 sq ft
 existing deck above 18": 90 sq ft
 existing main residence o.a. footprint: 1,235 sq ft
 existing garage footprint: 505 sq ft
 existing o.a. footprint: 1,740 sq ft
 existing lot coverage: 34.0 %

existing lot coverage if lot were 7,500 sq ft: 23.2%

gra zoning requirements:

min lot size: 7,500 sq ft

front yard : 15'
 side yard : 10'
 secondary front yard: 15'
 building coverage 25%
 minimum open space 30%



NOTE:

THIS PLOT PLAN WAS DRAWN FROM INFORMATION GATHERED OFF THE OFFICIAL TAX MAP & MAPGEO INFORMATION. ALL DIMENSIONS TO BE VERIFIED IN FIELD.



Variance Submittal for Additions to
The Dickenson - Hambacher Residence
 125 Elwyn Ave, Portsmouth NH 03801

Existing Plot Plan

Issue date: August 9, 2021 Scale: 1" = 20'-0"
 Revision dates:

AD-02

lot 112-47: 5,118 sq ft

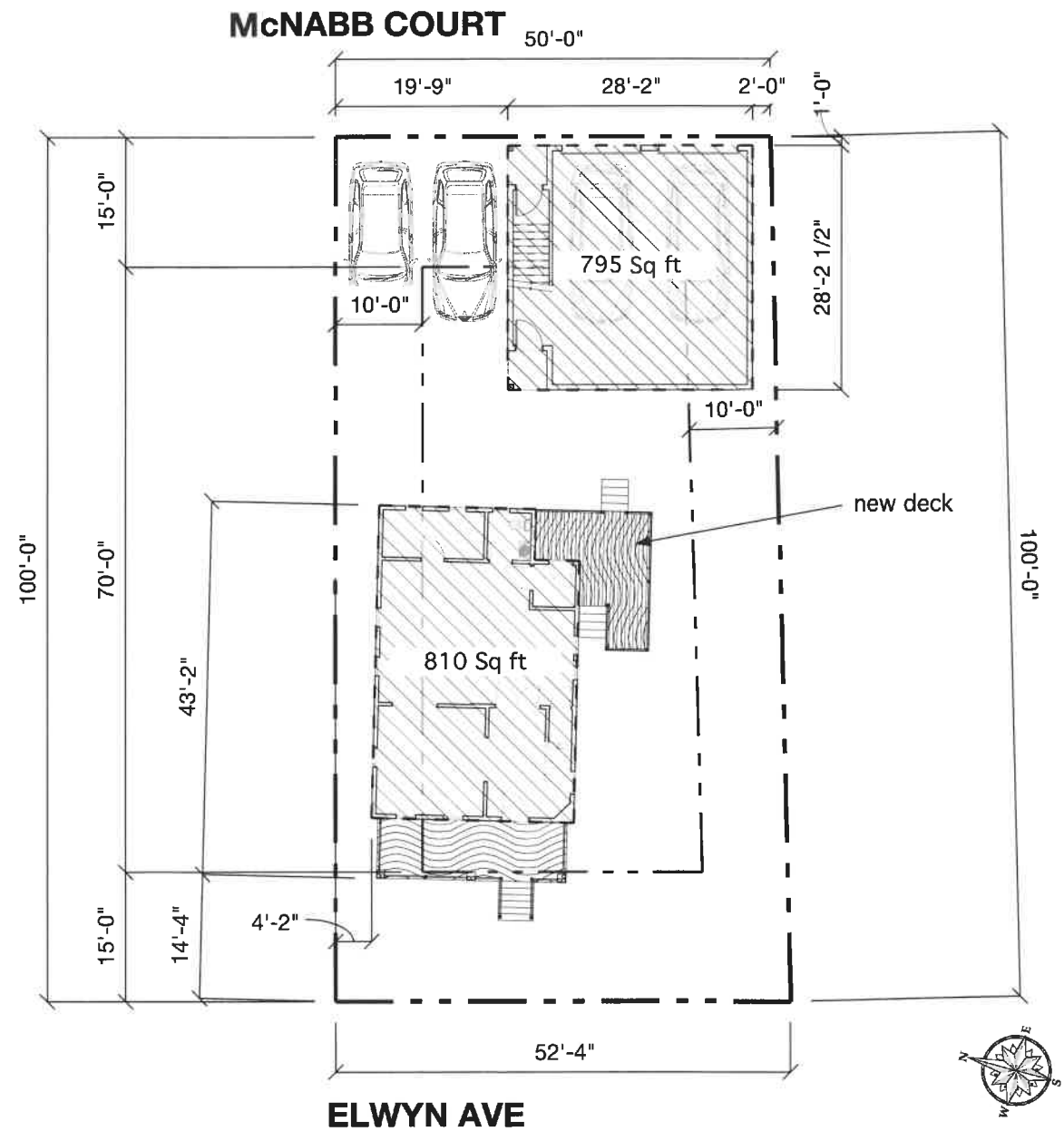
proposed footprint: 810 sq ft
 existing front porch: 150 sq ft
 proposed deck above 18": 145 sq ft
 proposed main residence o.a. footprint: 1,205 sq ft
 proposed garage footprint: 795 sq ft
 proposed o.a. footprint: 2,000 sq ft
 proposed lot coverage: 39.0 %

proposed lot coverage if lot were 7,500 sq ft: 26.7%

gra zoning requirements:

min lot size: 7,500 sq ft

front yard : 15'
 side yard : 10'
 secondary front yard: 15'
 building coverage 25%
 minimum open space 30%



NOTE:
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 ALL DIMENSIONS TO BE VERIFIED IN FIELD.



Variance Submittal for Additions to
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 125 Elwyn Ave, Portsmouth NH 03801

Proposed Plot Plan

Issue date: August 9, 2021 Scale: 1" = 20'-0"
 Revision dates:

AD-03



Proposed Exterior Elevation West @ Main House

3/32" = 1'-0"



Proposed Exterior Elevation South @ Main House

3/32" = 1'-0"



Variance Submittal for Additions to
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Proposed Exterior Elevations

Issue date: August 9, 2021

Scale: 3/32" = 1'-0"

Revision dates:

AD-04



Proposed Exterior Elevation East @ Main House

3/32" = 1'-0"



Proposed Exterior Elevation North @ Main House

3/32" = 1'-0"



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Proposed Exterior Elevations

Issue date: August 9, 2021

Scale: 3/32" = 1'-0"

Revision dates:

AD-05



Proposed Exterior Elevation East @ New Garage

3/32" = 1'-0"



Proposed Exterior Elevation North @ New Garage

3/32" = 1'-0"



existing garage



Variance Submittal for Additions to
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Proposed Exterior Elevations

Issue date: August 9, 2021

Scale: 3/32" = 1'-0"

Revision dates:

AD-06



Proposed Exterior Elevation West @ New Garage

3/32" = 1'-0"

Proposed Exterior Elevation South @ New Garage

3/32" = 1'-0"



existing garage



Variance Submittal for Additions to
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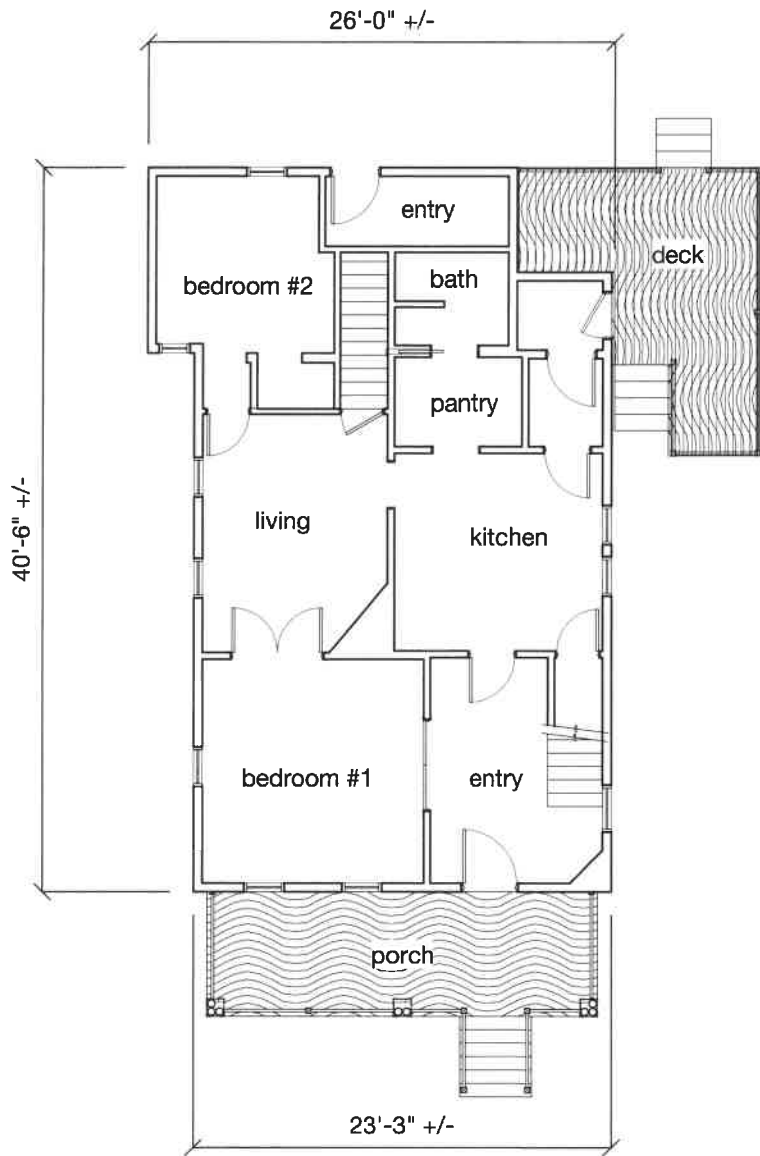
Proposed Exterior Elevations

Issue date: August 9, 2021

Scale: 3/32" = 1'-0"

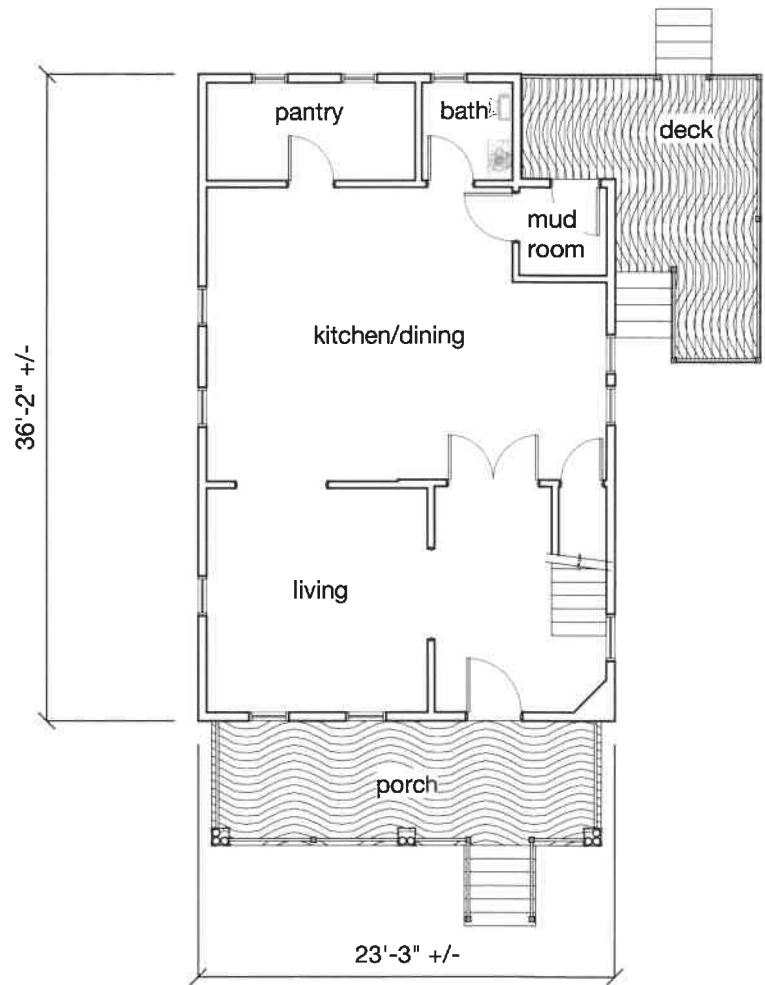
Revision dates:

AD-07



Existing Floor Plan @ First Floor

3/32" = 1'-0"



Proposed Floor Plan @ First Floor

3/32" = 1'-0"



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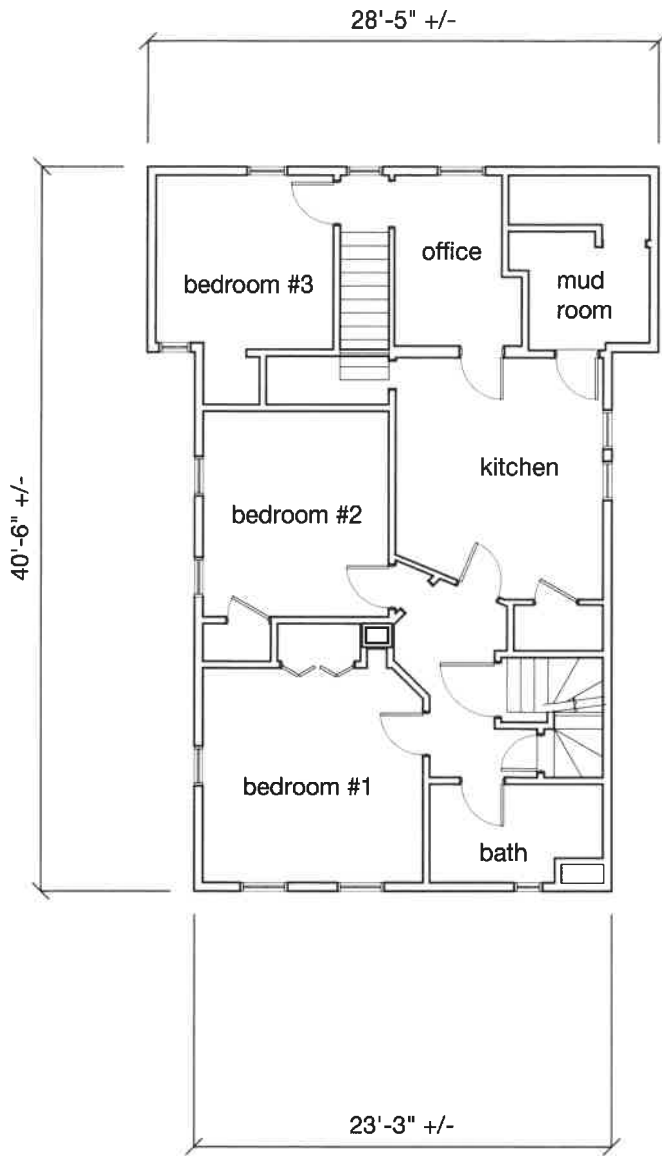
Floor Plans - Main House

Issue date: August 9, 2021

Scale: 3/32" = 1'-0"

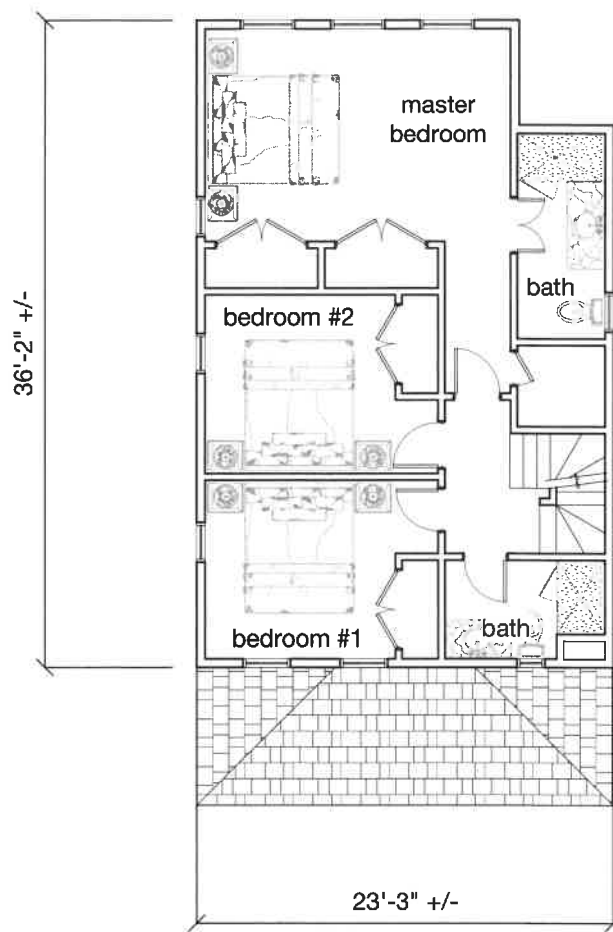
Revision dates:

AD-08



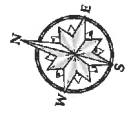
Existing Floor Plan @ Second Floor

3/32" = 1'-0"



Proposed Floor Plan @ Second Floor

3/32" = 1'-0"

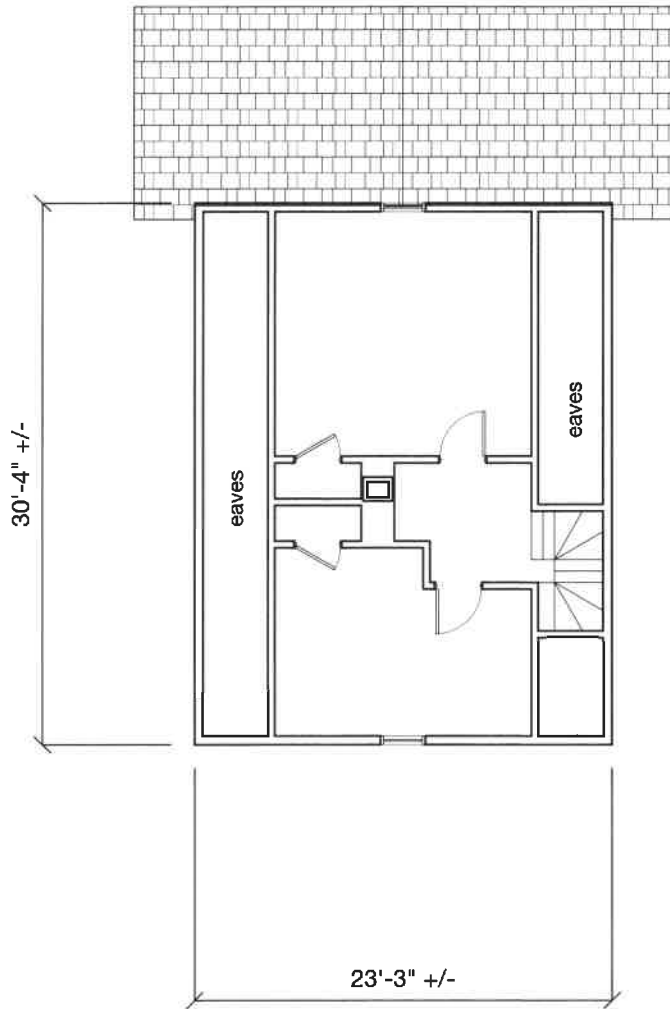


Variance Submittal for Additions to
The Dickenson - Hambacher Residence
 125 Elwyn Ave, Portsmouth NH 03801

Floor Plans - Main House

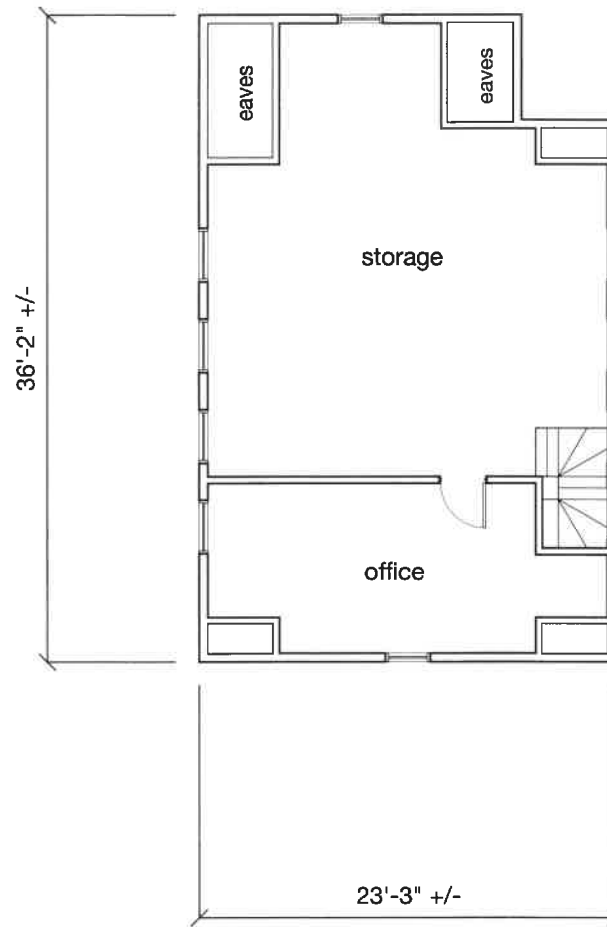
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 Revision dates:

AD-09



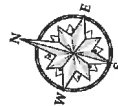
Existing Floor Plan @ Third Floor

3/32" = 1'-0"



Proposed Floor Plan @ Third Floor

3/32" = 1'-0"



Variance Submittal for Additions to
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 125 Elwyn Ave, Portsmouth NH 03801

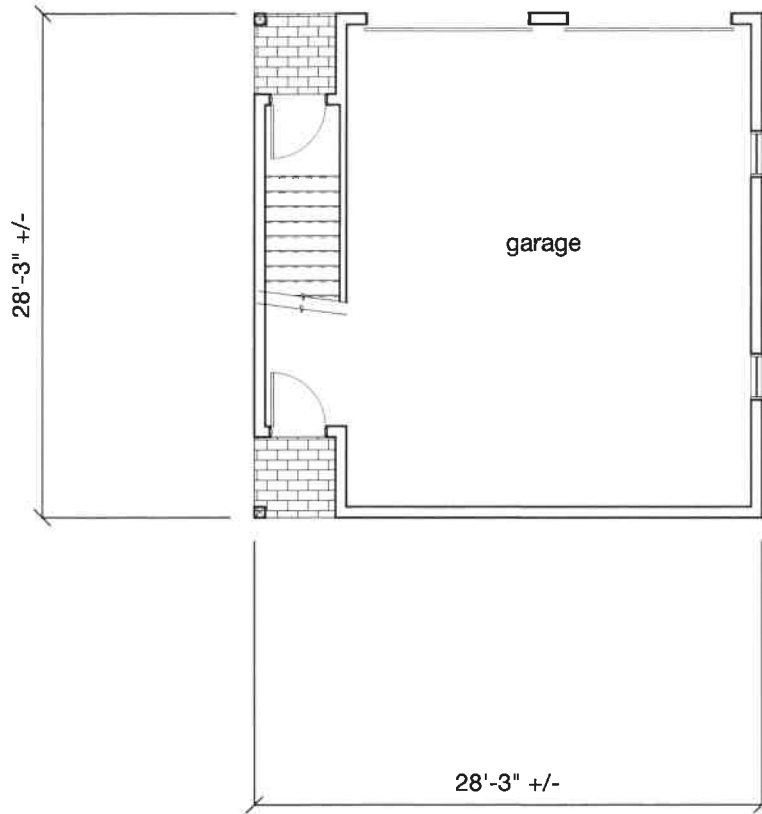
Floor Plans - Main House

Issue date: August 9, 2021

Scale: 3/32" = 1'-0"

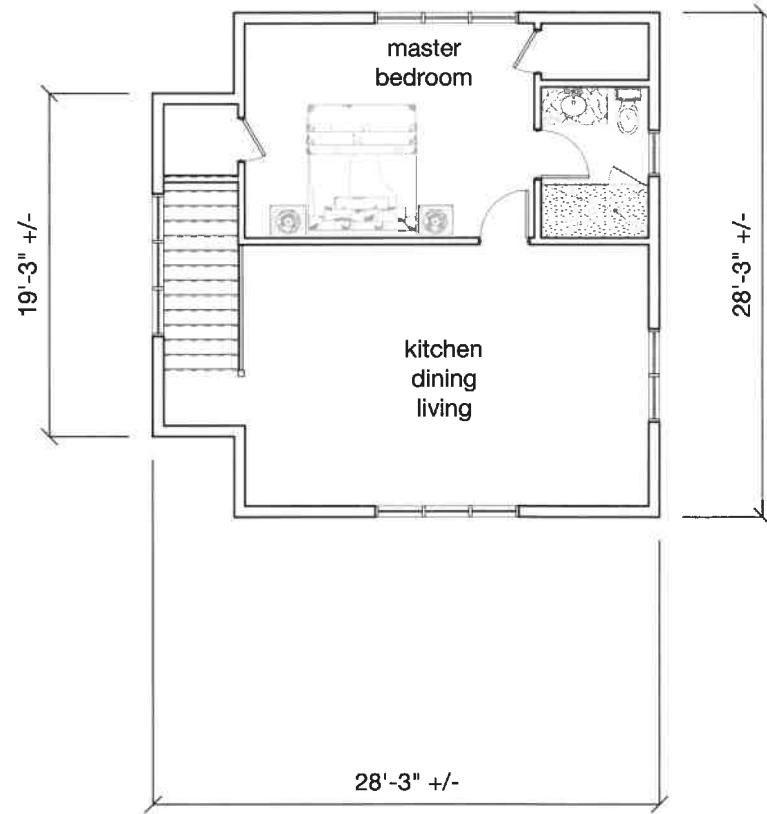
Revision dates:

AD-10



Proposed Floor Plan @ First Floor

3/32" = 1'-0"



Proposed Floor Plan @ Second Floor

3/32" = 1'-0"



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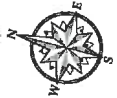
Floor Plans - New Garage

Issue date: August 9, 2021

Scale: 3/32" = 1'-0"

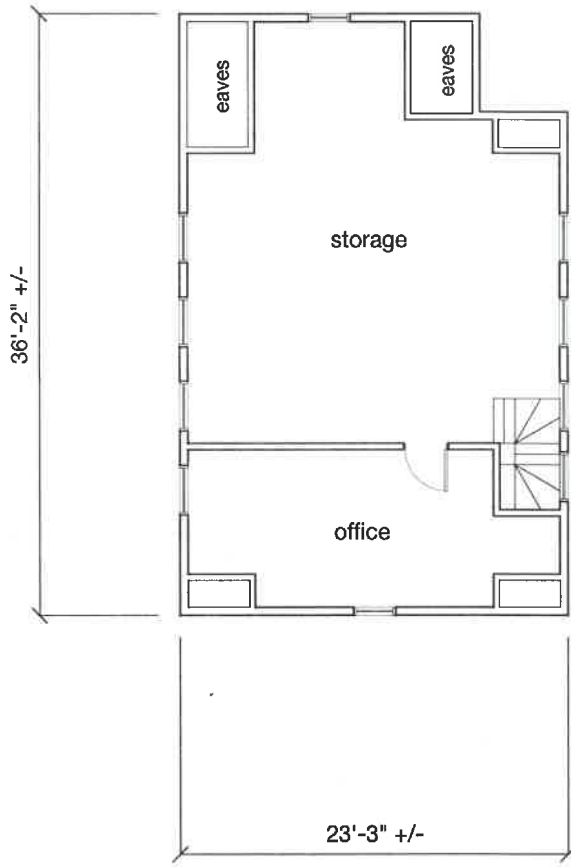
Revision dates:

AD-11



Third Floor Area:

Gross: 809 Sq ft
 Usable Interior: 674 Sq ft



Proposed Floor Plan @ Third Floor
 3/32" = 1'-0"



Variance Submittal for Additions to
The Dickenson - Hambacher Residence
 125 Elwyn Ave. Portsmouth NH 03801

Additional Information

Issue date: August 25, 2021 | Scale: 3/32" = 1'-0"
 Revision dates:

SK-0825.1



Elyse Hambacher <elyse.hambacher@gmail.com>

Support for project on 125 Elwyn Ave.

1 message

Alex.Greiner@dell.com <Alex.Greiner@dell.com>

Wed, Aug 18, 2021 at 11:26 AM

To: elyse.hambacher@gmail.com

Internal Use - Confidential

To whom it may concern:

My wife and I (Katie and Alex Greiner) live at 88 Lincoln Ave here in Portsmouth. We wanted to write a letter of support for the proposed renovation project at [125 Elwyn Ave.](#)

We spoke with Elyse about their plans for the project and have no concerns about the overall proposal and also to keep it as a 2-unit dwelling. Not only that, we're excited that someone is choosing to improve the property! The existing home and especially the detached garage are very much in need of repair/improvement, so it will be a benefit to all neighbors that they have such a nice plan for the property. Having recently completed our own home project in late 2020, we wish them best of luck with the process.

Regards,

Alex and Katie Greiner