

Project Introduction:

1 Garden Street

BOA Variance request for meeting November 21, 2023

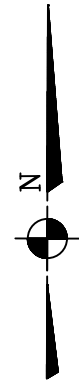
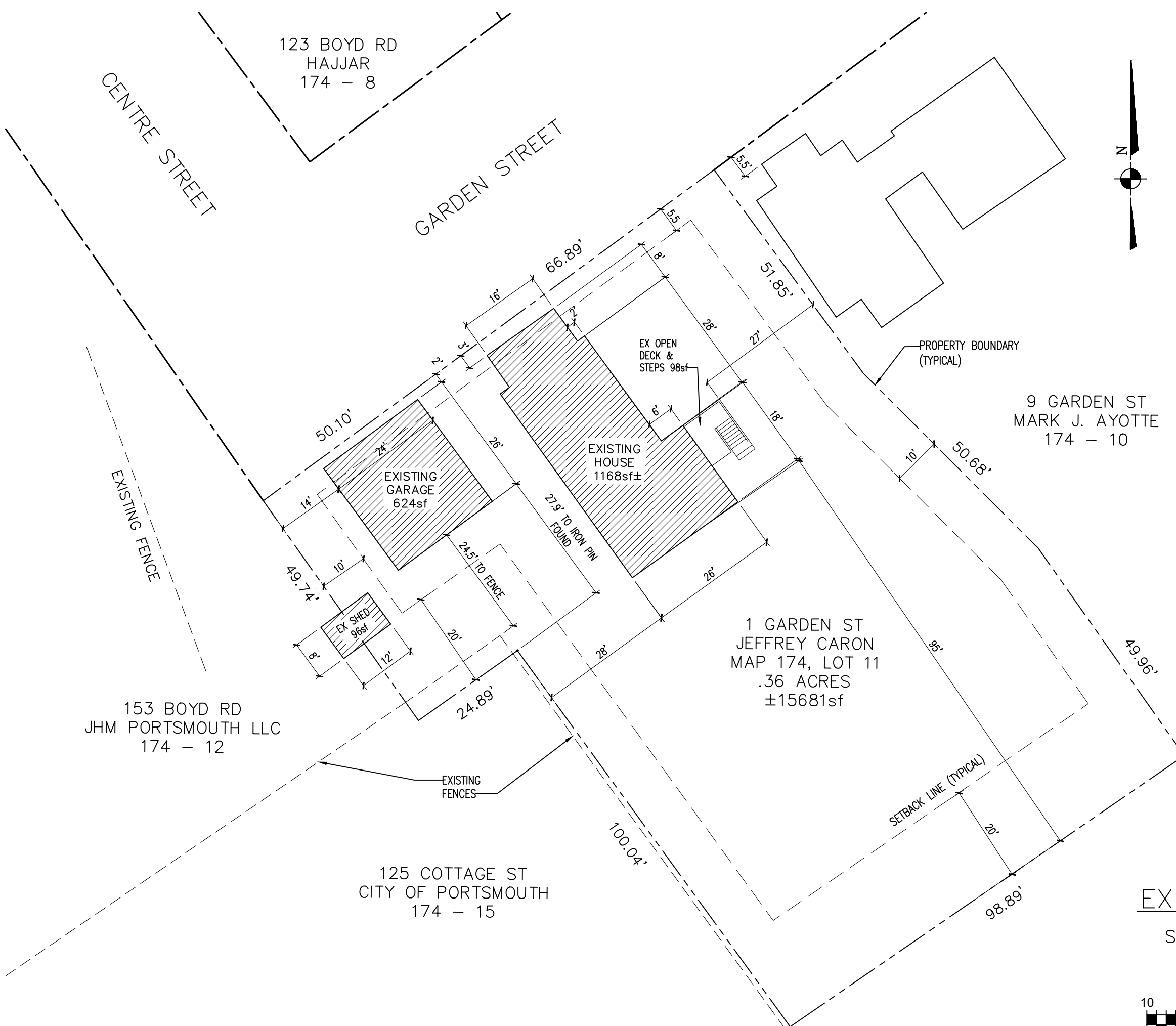
The existing property at 1 Garden Street in Zone GRA currently has a modest single family structure and a separate 2 car Garage with room above. The owners, Jeff and Ronda Caron, house Jeff's mother in the dwelling and would like to create an apartment above the Garage to house his Uncle as well. Because Jeff & Ronda do not live at 1 Garden themselves they are not able to make the apartment an ADU. 2 Family properties are allowed in zone GRA and the existing lot, at 15681sf is large enough, so the Caron's would like to add dormers and upgrade the appearance of the Garage in general, creating an apartment upstairs and changing the property designation to a 2-Family. But according to the Zoning Ordinance in GRA both dwelling units need to be in the same structure. Also the existing Garage is non-conforming as it is 2' from the Front property line where 5.5' is required.

In order to achieve the Caron's goal, our Variance requests, as outlined by Jillian Harris are as follows:

10.321 - EXPANSION OF NON-CONFORMING STRUCTURE. REQUEST TO CONVERT EXISTING GARAGE TO A PRIMARY DWELLING UNIT & ADD DORMERS.

10.513 - ONE FREE STANDING DWELLING UNIT PER LOT / ZONE GRA. REQUEST TO HAVE 2 FREE STANDING DWELLING UNITS PER LOT.

10.516.10 - FRONT SETBACK; FRONT YARD EXCEPTION. VARIANCE FOR 2' SETBACK (OF EXISTING GARAGE WITH PRIMARY DWELLING UNIT ADDED AT 2ND FLOOR) WHERE 5.5' IS REQUIRED.

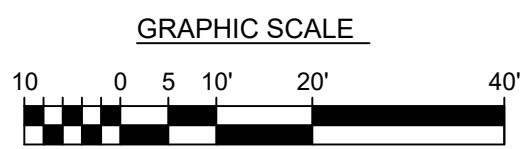


LIST OF DRAWINGS

- S1 EXISTING SITE PLAN
- S2 EXISTING SITE PLAN DETAIL
- S3 PROPOSED SITE PLAN DETAIL
- S4 NEIGHBORHOOD MAP WITH AREA MULTI-FAMILY PROPERTIES
- A1 PHOTOS OF EXIST HOUSE & GARAGE
- A2 PHOTOS OF EXIST NEIGHBORHOOD
- A3 UNIT 2 ENTRY AT GARAGE LEVEL
- A4 UNIT 2 AT 2ND FLOOR GARAGE
- A5 FRONT & RIGHT SIDE ELEVATIONS
- A6 REAR & LEFT SIDE ELEVATIONS
- A7 VARIANCE CRITERIA
- A8 OWNER'S AUTHORIZATION

EXISTING SITE PLAN

SCALE: 1" = 20'



BOA Application for Nov 21, 2023

RONDA & JEFF CARON
1 GARDEN STREET
PORTSMOUTH, NH 03801

ARILDA DESIGN
densch@comcast.net / www.arilda.com
9 Adams Lane, Unit 2
Kittery, Maine 03904
207-604-6848

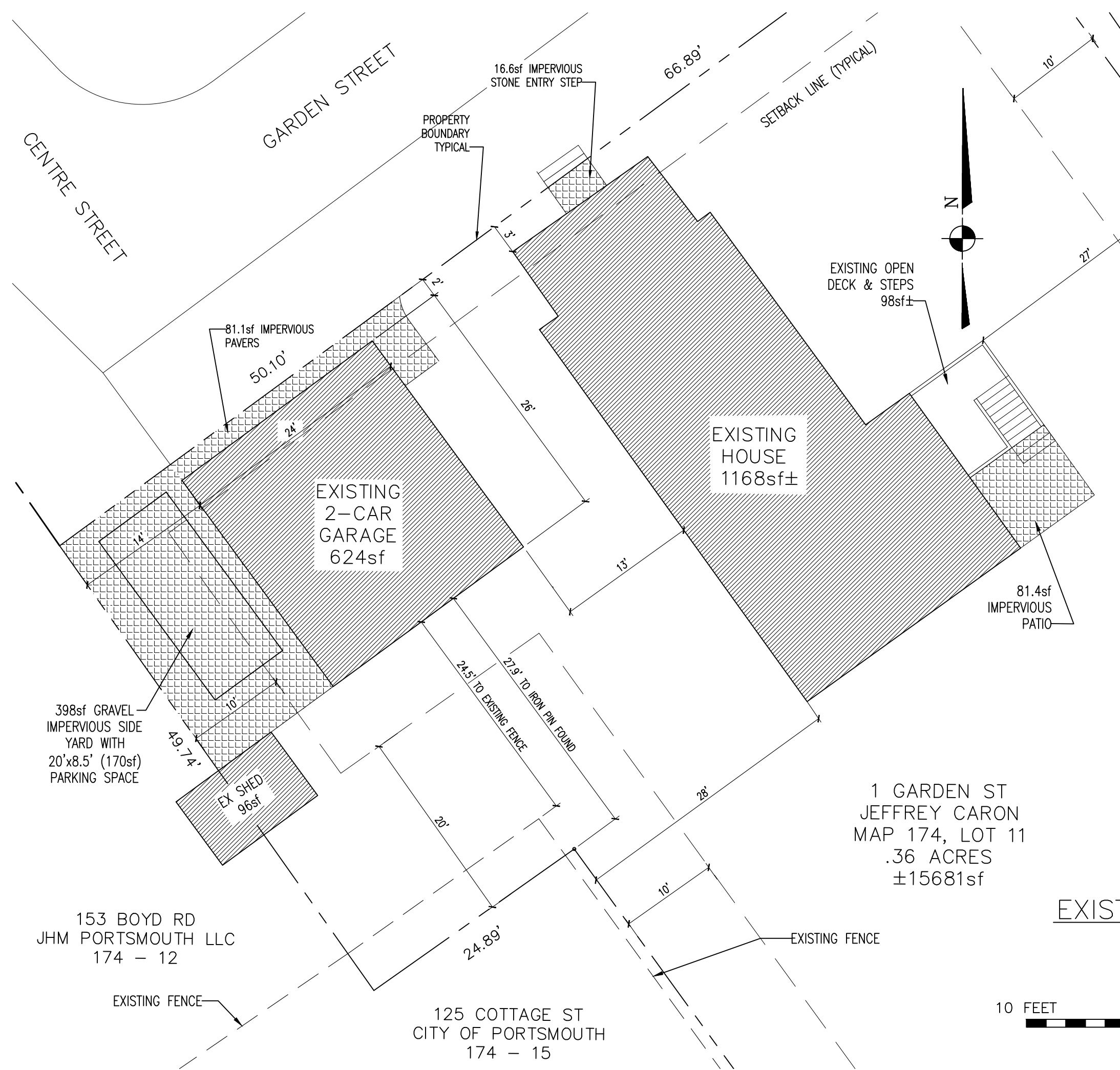
Revisions:

Existing Site Plan

date: Oct 23, 2023

scale: 1" = 20'

S1



PLAN REFERENCE:

ALL SITE INFORMATION INCLUDING LOCATION OF EXISTING STRUCTURES REFERENCED FROM:

1. BUILDING PERMIT APPLICATION SITE PLAN FOR GARAGE DATED FEBRUARY 19, 1999
2. CITY OF PORTSMOUTH GIS MAPPING SYSTEM
3. 9 GARDEN STREET EXISTING FRONT SETBACK (SHOWN ON PLAN S1) MEASURED BY ARCHITECT IN FIELD

DIMENSIONAL REGULATIONS

ZONE: GENERAL RESIDENCE A (GRA)

LOT DESCRIPTION	REQUIRED	EXISTING
MIN. LOT SIZE	7500 SF	15,681± SF
MIN. LOT AREA PER DWELLING UNIT	7500 SF	15,681± SF
MIN. YARD SIZES		
FRONT (GARAGE)	5.5'	2'±
FRONT (HOUSE)	5.5'	3'±
SIDE (GARAGE)	10'	14'±
SIDE (HOUSE)	10'	28'±, 27'±
REAR (GARAGE TO PIN FOUND)	20'	27.9'±
REAR (HOUSE)	20'	95'
MAX. HEIGHT (HOUSE)	35'	14'±
MAX. HEIGHT (GARAGE)	35'	19.1'±
MAX. STRUCTURE COVER		
(HOUSE/DECK + GARAGE + SHED)	25%	12.7%±
MIN. OPEN SPACE	30%	83.7%±

STRUCTURE BUILDING COVERAGE

HOUSE	1168 SF
HOUSE DECK & STEPS	98 SF
GARAGE	624 SF
SHED	96 SF
TOTAL	1986 SF

(NOTE: 2 REQUIRED PARKING SPACES ARE IN GARAGE)

IMPERVIOUS SURFACE COVERAGE

PATIO AT REAR OF HOUSE	81.4 SF
STONE ENTRY STEP AT HOUSE	16.6 SF
WALKWAY AREA AT GARAGE	81.1 SF
GRAVEL AREA AT SIDE OF GARAGE	398 SF
TOTAL OTHER IMPERVIOUS SURFACE:	577.1 SF

TOTAL IMPERVIOUS: 2563.1 SF

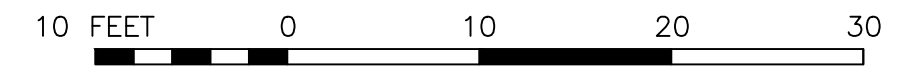
VARIANCE GRANTED: FEBRUARY 16, 1999 ZONING BOA HEARING:

10.521 - TABLE OF DIMENSIONAL STANDARDS - FOR PROPOSED GARAGE: FRONT YARD SETBACK OF 2' WHERE 15' IS REQUIRED (5.5' REQUIRED WITH 10.516.10 FRONT YARD EXCEPTION FOR EXISTING ALIGNMENTS)

EXISTING SITE PLAN - DETAIL

SCALE: 1" = 10'

GRAPHIC SCALE



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1 GARDEN STREET
PORTSMOUTH, NH 03801

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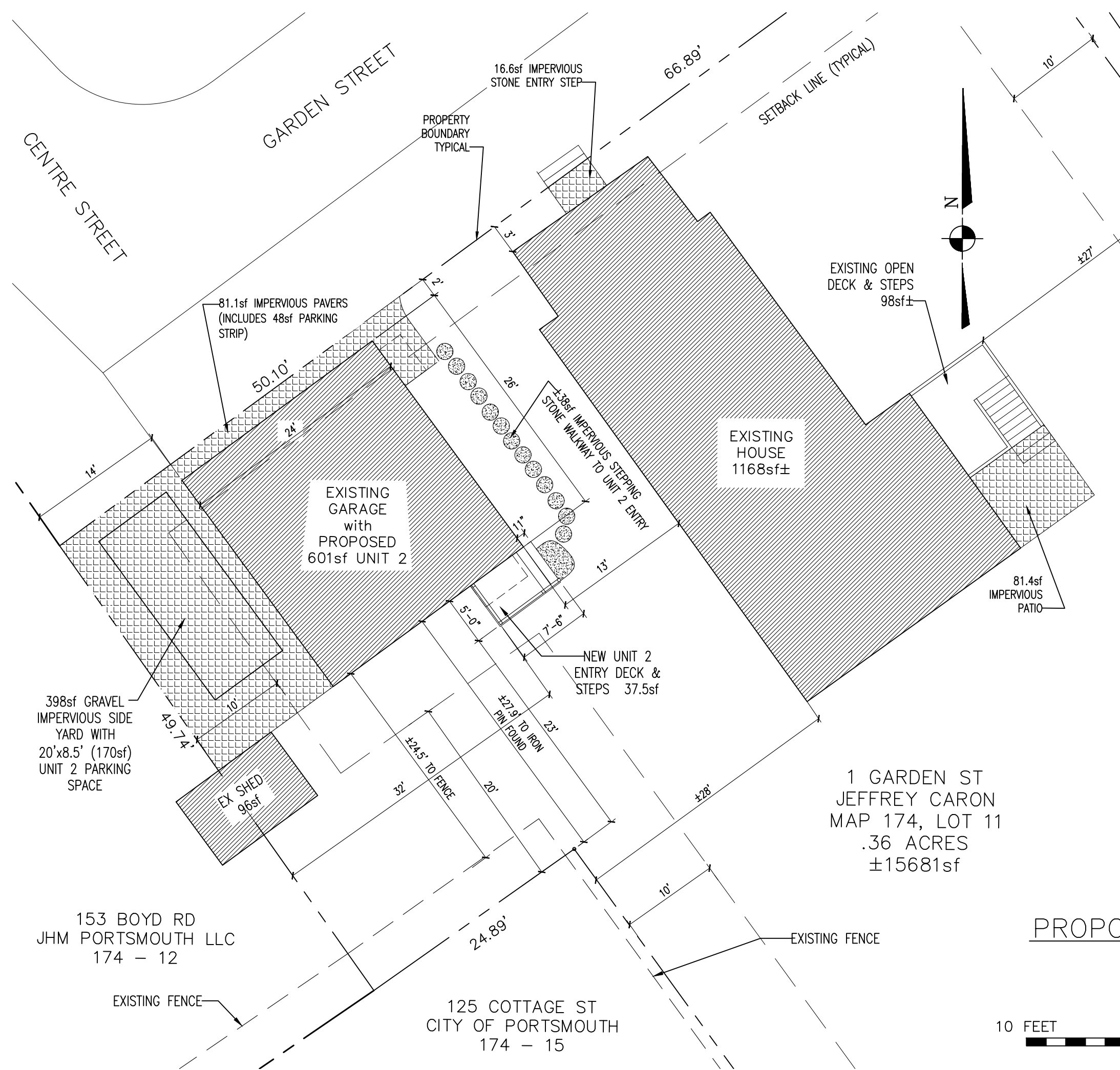
Revisions:

**Existing Site Plan (Detail)
& Dimensional Regulations**

date: Oct 23, 2023

scale: 1" = 10'

S2



PLAN REFERENCE:

ALL SITE INFORMATION INCLUDING LOCATION OF EXISTING STRUCTURES REFERENCED FROM:

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3. 9 GARDEN STREET EXISTING FRONT SETBACK (SHOWN ON PLAN S1) MEASURED BY ARCHITECT IN FIELD

DIMENSIONAL REGULATIONS

ZONE: GENERAL RESIDENCE A (GRA)

LOT DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	7500 SF	15,681± SF	15,681± SF
MIN. LOT AREA PER DWELLING UNIT	7500 SF	15,681± SF	7840± SF
MIN. YARD SIZES			
FRONT (GARAGE)	5.5'	2'±	2'±
FRONT (HOUSE)	5.5'	3'±	3'±
SIDE (GARAGE)	10'	14'±	14'±
SIDE (HOUSE)	10'	28'±, 27'±	28'±, 27'±
REAR (GARAGE / UNIT 2 ENTRY DECK TO PIN FOUND)	20'	27.9'±	23'±
MAX. HEIGHT (HOUSE)	35'	14'±	14'±
MAX. HEIGHT (GARAGE)	35'	19.1'±	19.1'±
MAX. STRUCTURE COVER (HOUSE/DECK+GARAGE/STEPS+SHED)	25%	12.7%±	13.0%±
MIN. OPEN SPACE	30%	83.7%±	83.2%±

STRUCTURE BUILDING COVERAGE

EXISTING HOUSE	1168 SF
EXISTING HOUSE DECK & STEPS	98 SF
EXISTING GARAGE	624 SF
EXISTING SHED	96 SF
NEW UNIT 2 ENTRY DECK & STEPS	37.5 SF
TOTAL PROPOSED	2023.5 SF

(NOTE: 2 OF 3 REQUIRED PARKING SPACES ARE IN GARAGE)

IMPERVIOUS SURFACE COVERAGE

PATIO AT REAR OF HOUSE	81.4 SF
STONE ENTRY STEP AT HOUSE	16.6 SF
WALKWAY AREA AT GARAGE	81.1 SF
GRAVEL AREA AT SIDE OF GARAGE	398 SF
NEW STEPPING STONE WALKWAY TO UNIT 2 ENTRY	38 SF
TOTAL PROPOSED OTHER IMPERVIOUS SURFACE:	615.1 SF

TOTAL PROPOSED IMPERVIOUS: 2638.6 SF

VARIANCE GRANTED: FEBRUARY 16, 1999 ZONING BOA HEARING:

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VARIANCE REQUESTED: NOVEMBER 21, 2023 ZONING BOA HEARING:

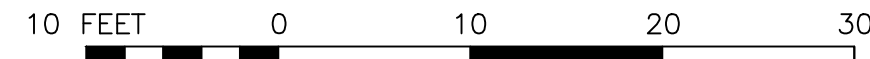
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1 GARDEN ST
 JEFFREY CARON
 MAP 174, LOT 11
 .36 ACRES
 ±15681sf

PROPOSED SITE PLAN - DETAIL

SCALE: 1" = 10'

GRAPHIC SCALE



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 Kittery, Maine 03904
 207-604-6848

Revisions:

**Proposed Site Plan (Detail)
 & Dimensional Regulations**

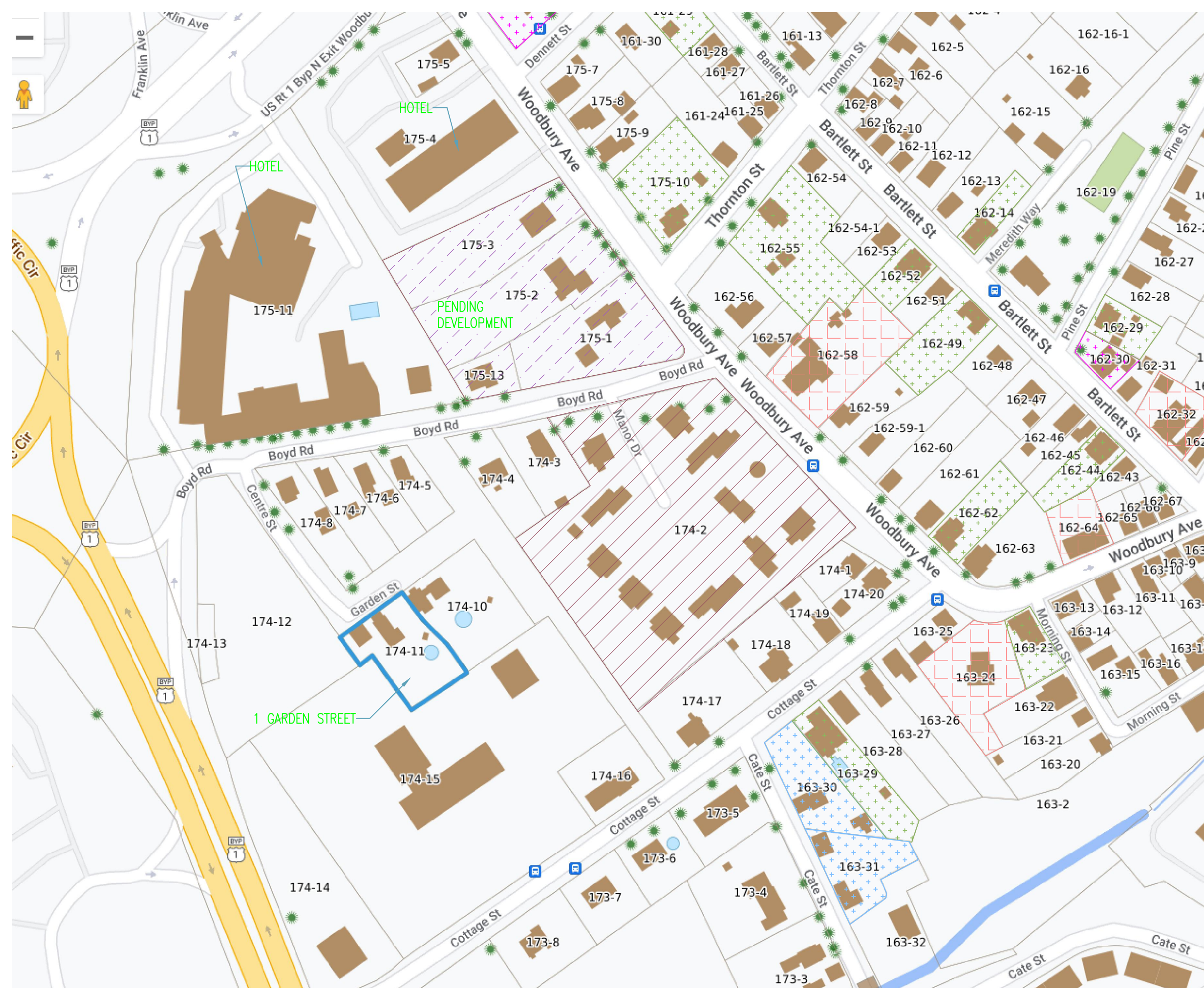
date: Oct 23, 2023






scale: 1" = 10'

S3

153 BOYD RD
 JHM PORTSMOUTH LLC
 174 - 12

125 COTTAGE ST
 CITY OF PORTSMOUTH
 174 - 15



-  40+ UNIT DEVELOPMENT
-  2 OR 3 CONDOMINIUMS
-  2 FAMILY
-  3 FAMILY
-  2 HOUSES - 2 OR 3 FAMILY

2-FAMILY & MULTI-FAMILY PROPERTIES IN AREA OF GARDEN ST ZONE: ALL GRA

ADDRESS	LOT/MAP	TYPE	# UNITS
299 BARTLETT ST	162-14	2 FAMILY	2
130 PINE ST	162-29	2 FAMILY	2
241 BARTLETT ST	162-30	3 FAMILY	3
217 BARTLETT ST	162-32	CONDOS	4
224 BARTLETT ST	162-44	2 FAMILY	2
278 BARTLETT ST	162-49	2 FAMILY	2
302 BARTLETT ST	162-52	2 FAMILY	2
377 THORNTON ST	162-55	2 FAMILY	2
159 WOODBURY AVE	162-58	CONDOS	3
95 WOODBURY AVE	162-62	2 FAMILY	2
33-37 WOODBURY AVE	162-64	CONDOS	3
62 WOODBURY AVE	163-23	2 FAMILY	2
72 WOODBURY AVE	163-24	CONDOS	2
50 COTTAGE ST	163-29	2 FAMILY	2
267 CATE ST	163-30	MULTI HSES	2
235 CATE ST	163-31	MULTI HSES	3
MANOR DRIVE	174-2	HSING AUTH	40+
221 WOODBURY AVE	175-10	2 FAMILY	2

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Revisions:

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Neighborhood Map With
 Area Multi-Family Properties

date: Oct 23, 2023

scale: 1" = 10'

S4

NEIGHBORHOOD MAP



FRONT HOUSE & LEFT SIDE GARAGE



FRONT GARAGE



RIGHT SIDE GARAGE



RIGHT SIDE HOUSE



LEFT SIDE HOUSE



REAR GARAGE & REAR HOUSE

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BOA Application for Nov 21, 2023
Photos of Existing
House & Garage

date: Oct 23, 2023

scale: 1" = 10'

A1



GARDEN STREET – LOOKING NORTHEAST



FRONT OF HOUSE + 9 GARDEN BEYOND



9 GARDEN STREET



CENTRE STREET & 123 BOYD ROAD



GARDEN STREET – LOOKING SOUTHWEST



153 BOYD RD
TREES, FENCE (& PARKING LOT BEYOND)

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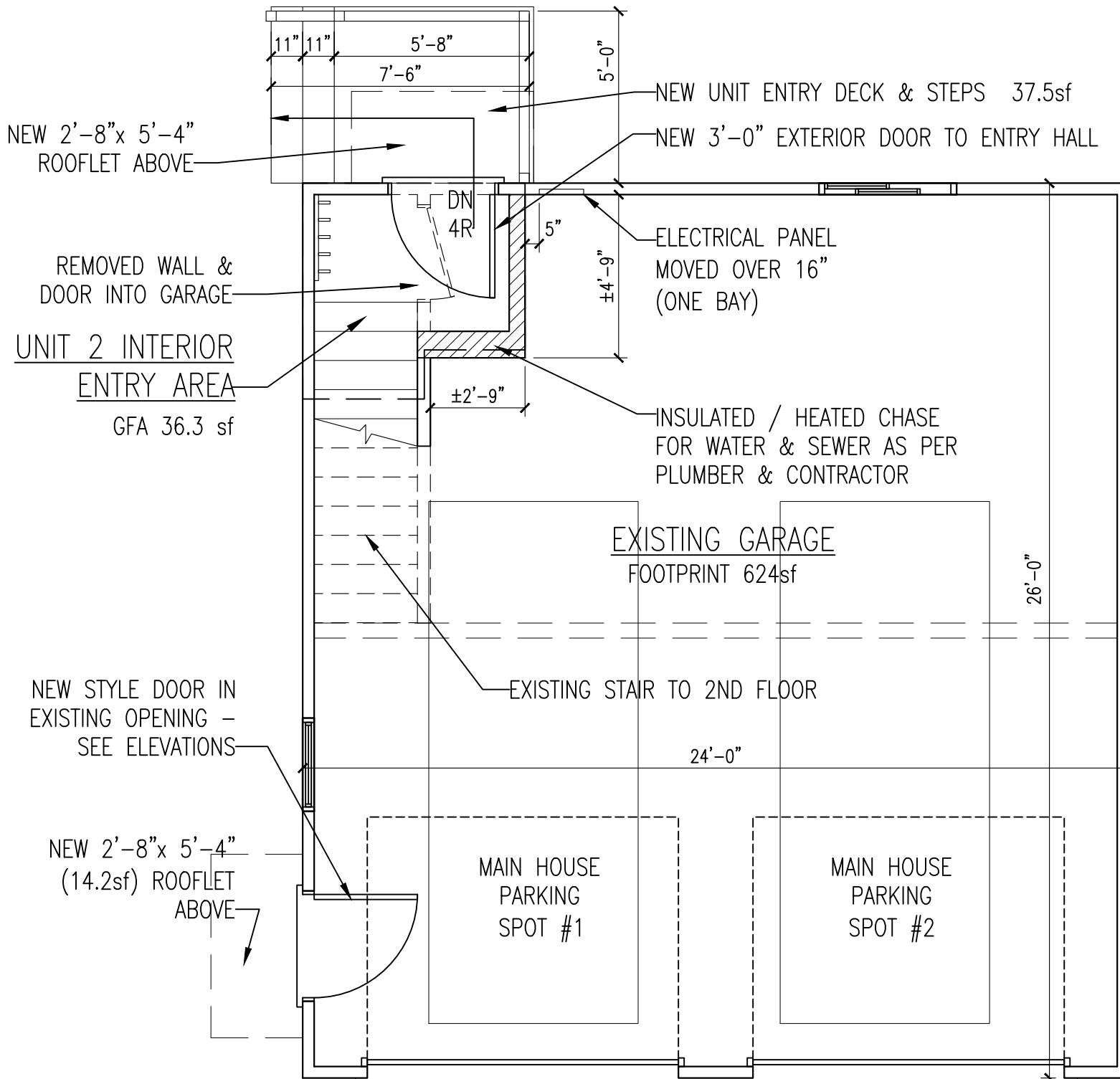
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Photos of Existing Neighborhood

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scale: 1" = 10'

A2



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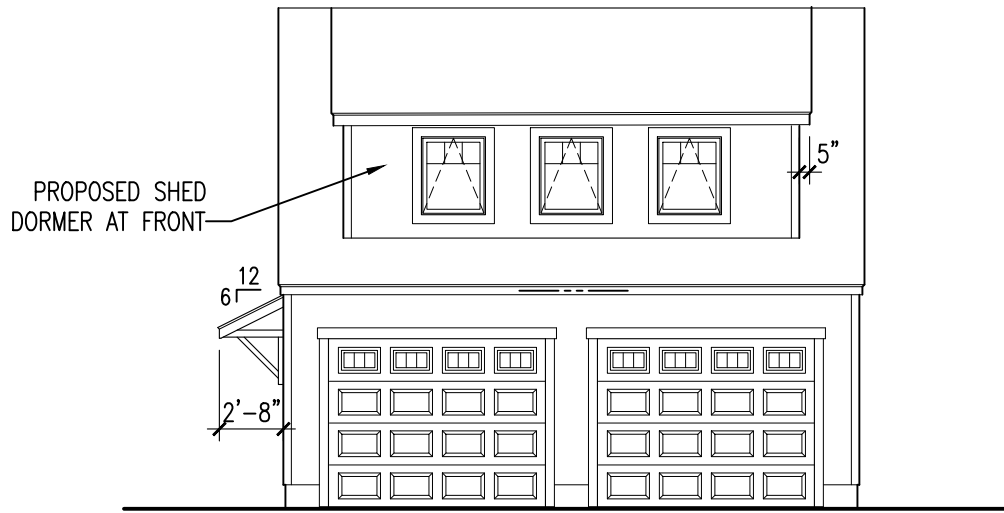
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Proposed
Unit 2 Entry

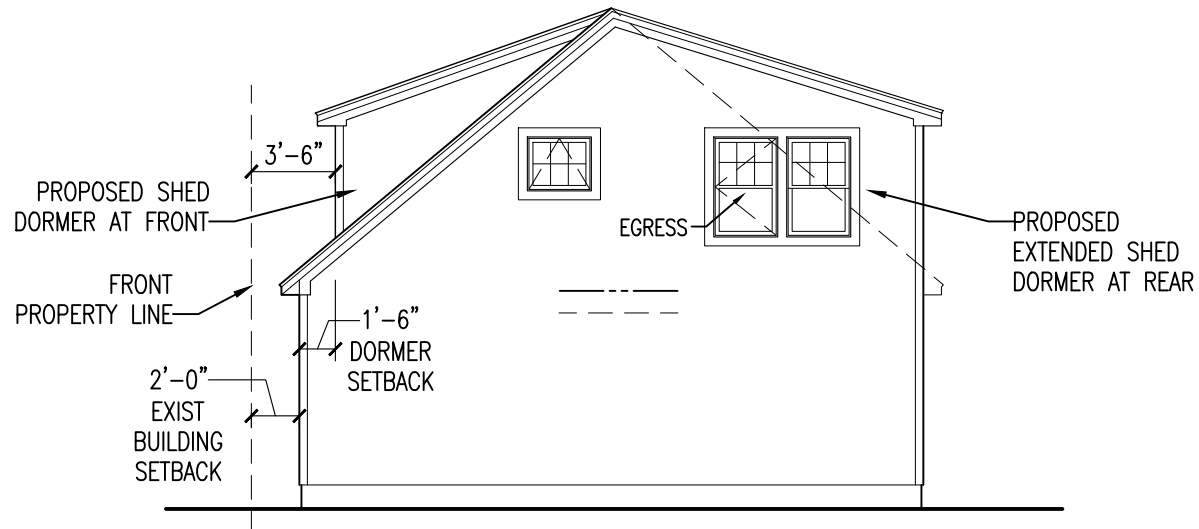
date: Oct 23, 2023

scale: 1/4" = 1'-0"

A3



FRONT ELEVATION



RIGHT SIDE

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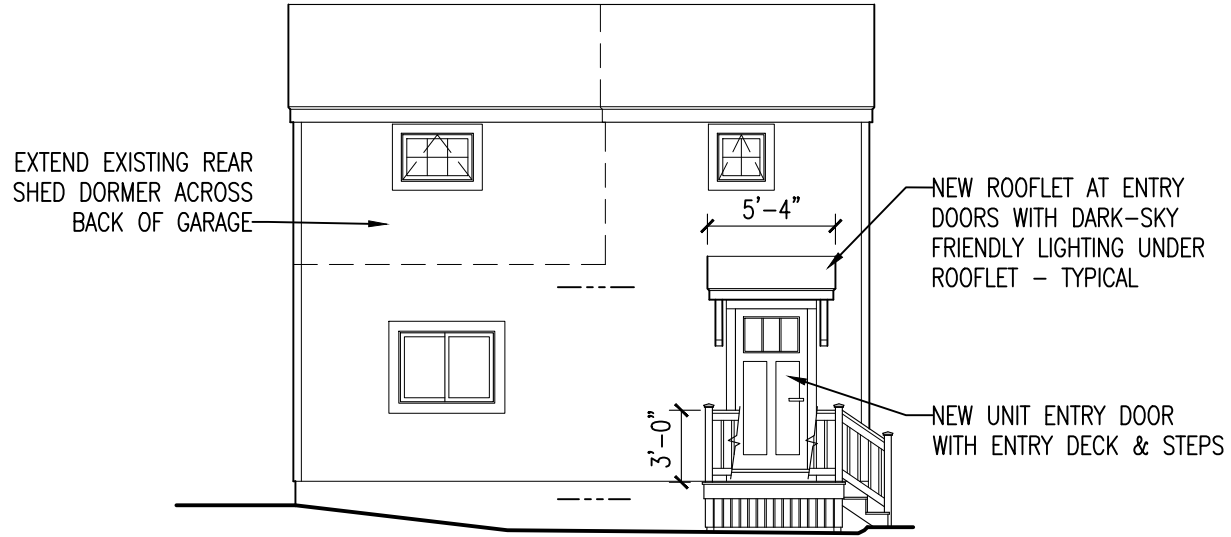
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Proposed
Front & Right Side

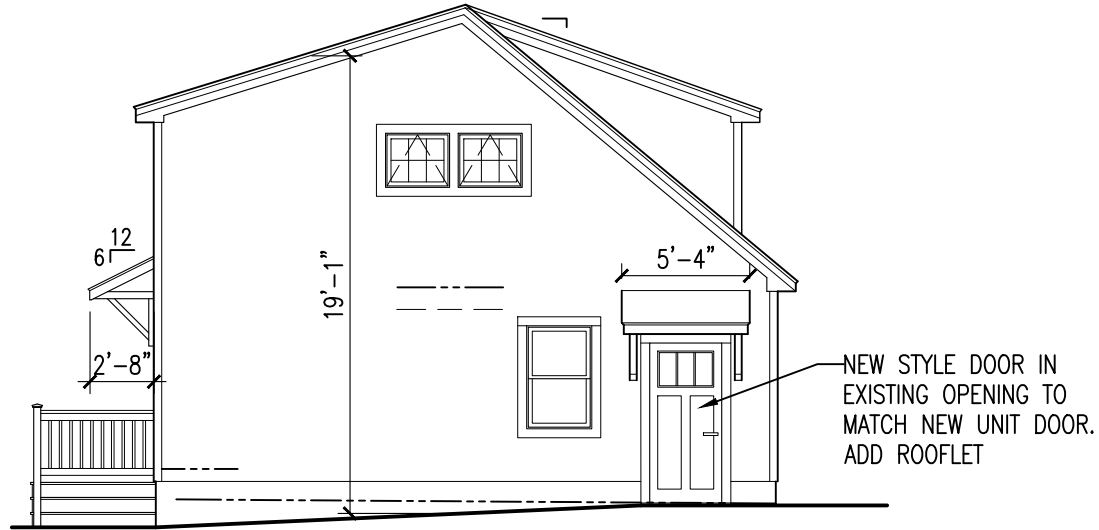
date: Oct 23, 2023

scale: 1/8" = 1'-0"

A5



REAR



LEFT SIDE

BOA Application for Nov 21, 2023

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 1 GARDEN STREET
 PORTSMOUTH, NH 03801

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Proposed
Rear & Left Side

date: Oct 23, 2023

scale: 1/8" = 1'-0"

A6

Zoning Ordinance Criteria to be met, as per City Ordinance Section 10.233.20:

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

The property at 1 Garden Street, Tax Map 174, Lot 11 is in General Residence A (GRA). A Variance request was granted in 1999 to allow the existing Garage, an accessory structure, to be built with 2' front setback where a 15' (5.5' with Front Yard Exception) front setback was required. Now, allowing the Existing Garage to house a 601sf one-bedroom apt. upstairs, making it a Primary Dwelling structure will have very little impact. The 2nd Unit requires only modest additions, the Garage will be made more attractive in the process and the required parking is already in place. Jeff Caron was able to speak in person with his 2 closest residential neighbors, Mark Ayotte at 9 Garden St and the Hajjars at 123 Boyd Rd. They are supportive of this application.

10.233.22 The spirit of the ordinance will be observed.

A modest 2nd Unit, designed to integrate comfortably into the Garage and with its entrance hidden on the rear will have a very low impact on the neighborhood. In allowing this variance request the spirit of the ordinance will be observed.

10.233.23 Substantial justice will be done.

2 Family Properties are allowed in this zone and a fair number exist. Two of these have more than one free standing dwelling. At 1 Garden a Garage exists with enough space upstairs to create a 2nd Unit with the addition of 2 small dormers. Allowing an already approved non-conforming structure to have a 2nd Primary Dwelling Unit upstairs making for more than one free standing dwelling on this lot would allow substantial justice to be done.

10.233.24 The values of surrounding properties will not be diminished.

Because care is being taken to keep the 2nd unit modest in size, to have the entry door around back essentially hiding the unit, and to add attractive elements to the existing Garage further enhancing this attractive property, the values of surrounding properties will not be diminished.

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

10.233.31 a) Given the nature of the 1 Garden St. property it is most desirable visually and with privacy for neighbors in mind to have the 2nd unit located above the Garage. The property to the right of the Garage is a parking lot for a hotel and to the rear at a distance behind a fence is the Portsmouth Senior Activity Center. There will be no impact on these properties. A good usable space already exists at the 2nd floor level of the Garage requiring relatively little alteration to make a 2nd unit, so it would have little to no impact on other neighbors. 10.233.31 b) The proposed 2nd Dwelling Unit over the Garage constitutes a reasonable expansion of the property. Since the Variance for a 2' front setback was already granted in 1999, the current Variance requests to allow an expansion of the existing non-conforming Garage with a Primary Dwelling Unit and to allow more than one free standing dwelling on the property with a 2' setback where 5.5' is required, are reasonable requests and so literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

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Proposed 2 Family
10.233.20 Criteria

date: Oct 23, 2023

scale: 1/8" = 1'-0"

A7

Owner's Letter of Authorization:

To whom it may concern,

Jeff and Ronda Caron of 325 Thaxter Rd and property owners of 1 Garden St, Portsmouth, NH hereby give permission for Arilda Densch of Arilda Design to be the primary point of contact for the application for the project at 1 Garden St.

Sincerely,
Jeff & Ronda Caron
325 Thaxter Rd
Portsmouth, NH 03801

BOA Application for Nov 21, 2023

date: Oct 23, 2023

scale: 1/8" = 1'-0"

A8

**Proposed 2 Family
Authorization**

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