

Board of Adjustment letter for Variance approval criteria.

10/20/2025

- **Variance must not be contrary to the public interest:**

We feel that granting this variance will not be contrary to the public interest because the tenants of the property are looking to use the existing footprint of the dwelling for the purpose of a single family dwelling and add space for their family not to expand any closer to the property line or use the property for anything other than a single family dwelling.

- **The spirit of the ordinance will be observed:**

The spirit of the ordinance will be observed because the homeowner is looking to better utilize the footprint of the home for living comfortably and doesn't need the overhang in front of the garage but could use the space inside the dwelling for living.

- **Substantial justice will be done:**

Substantial justice will be done for the homeowners because the space we are adding to the inside of the home will allow for them to live unencumbered by adding a primary master bedroom and an additional bathroom to the home. Not only will this add additional living space but also increase the value of this home and the homes around it.

- **The values of the surrounding properties will not be diminished:**

The values of the surrounding homes will not diminish due to adding a more appealing exterior look to this home and adding a bedroom and bathroom will increase it's value and the surrounding homes values along with it.

- **Literal enforcement of the provision would result in an unnecessary hardship:**

The literal enforcement of this provision would result in unnecessary hardship due to the need of an expanded space by the family. The lot constraints will not allow for any other additions to be added in a manner that meets all setback requirements without completely changing the layout of the dwelling. This plan also doesn't add further impervious areas to the lot. This variance would allow for the residents to gain better use of their current existing footprint without further impacting any other building requirements as we would not get any closer to the property lines or enlarge any existing structure footprint.

October 15, 2025

To Whom it May Concern,

I, Katherine McCool, authorize Nicholas Haseltine of Haseltine Builders LLC to apply for a variance on my behalf for our property located at 345 Leslie Drive.



Katherine McCool (Oct 16, 2025 08:35:34 EDT)

16/10/25

McCool consent letter (1)

Final Audit Report

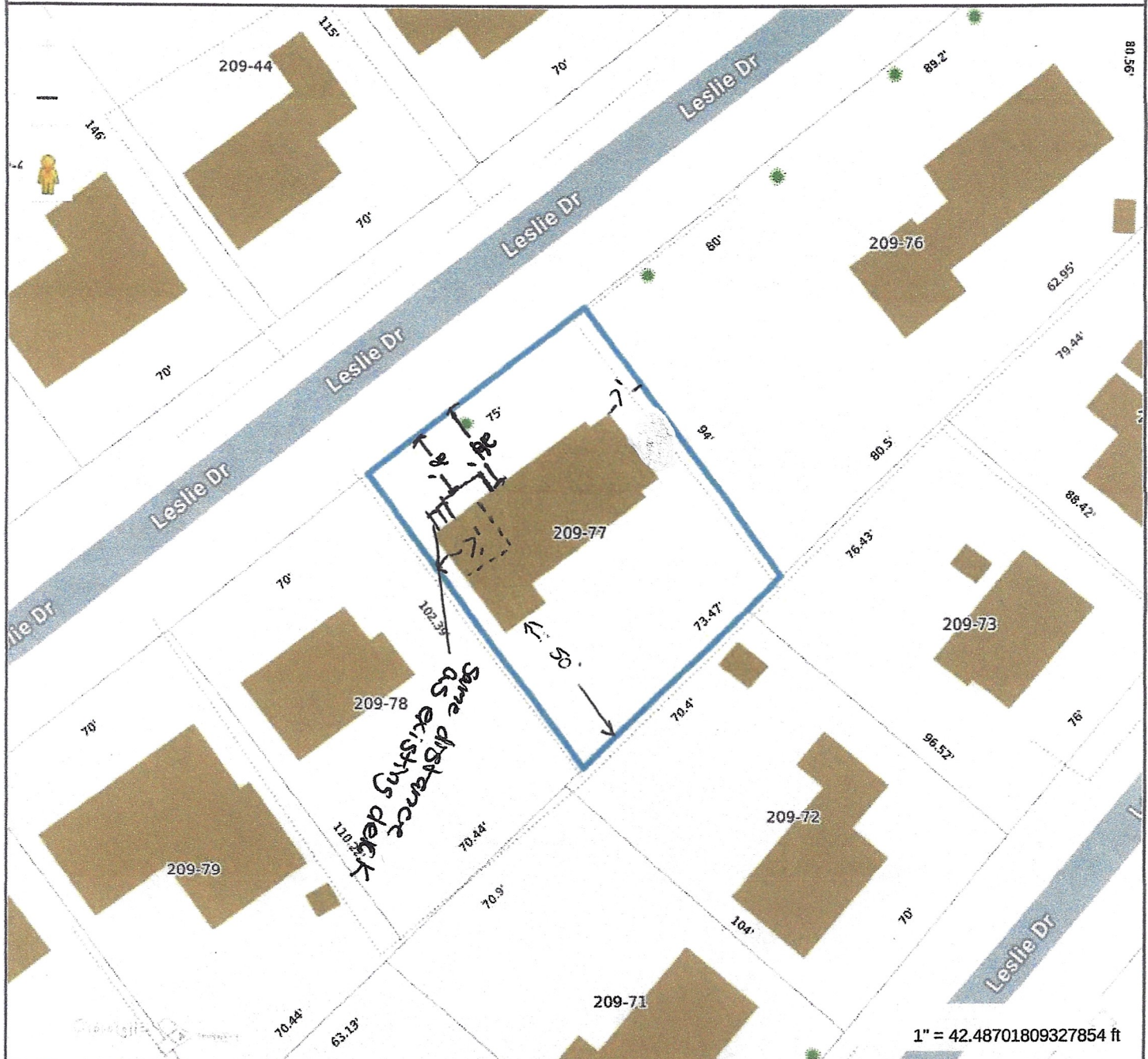
2025-10-16

Created:	2025-10-16
By:	Ashley Haseltine (ashley@haseltinebuilders.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUqA0GfChW6Z88hLJpYGYuqlxqkrei0D

"McCool consent letter (1)" History

-  Document created by Ashley Haseltine (ashley@haseltinebuilders.com)
2025-10-16 - 11:59:44 AM GMT
-  Document emailed to Katie McCool (katie.mccool25@gmail.com) for signature
2025-10-16 - 11:59:47 AM GMT
-  Email viewed by Katie McCool (katie.mccool25@gmail.com)
2025-10-16 - 12:34:30 PM GMT
-  Signer Katie McCool (katie.mccool25@gmail.com) entered name at signing as Katherine McCool
2025-10-16 - 12:35:32 PM GMT
-  Document e-signed by Katherine McCool (katie.mccool25@gmail.com)
Signature Date: 2025-10-16 - 12:35:34 PM GMT - Time Source: server
-  Agreement completed.
2025-10-16 - 12:35:34 PM GMT

Tax Map



Property Information

Property ID 0209-0077-0000
Location 345 LESLIE DR
Owner MCCOOL SEAN M

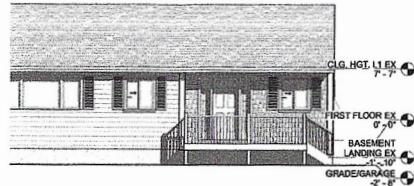
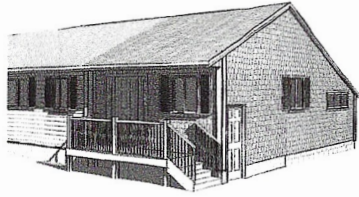


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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 09/26/2024

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



3/16" = 1'-0"



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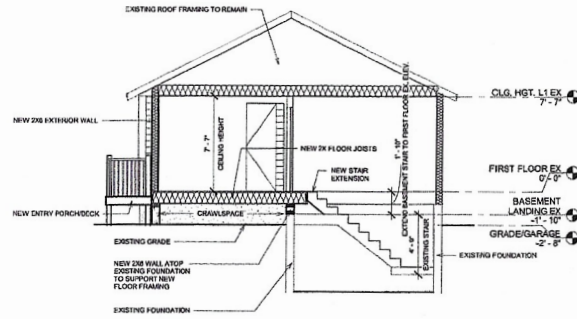
30

NOTE: DESIGNER DOES NOT CERTIFY THAT ANY HIDDEN OR EXISTING CONDITIONS THAT MAY BE PRESENT HAVE BEEN IDENTIFIED AND ADDRESSED IN PLANS. IF SUCH CONDITIONS ARISE DURING CONSTRUCTION WITH NO FIELD REMEDY THEY SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW AND RESOLUTION. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND DIMENSIONS. CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY CONCERNS OR CONDITIONS THAT MAY SUBSTANTIALLY AFFECT THE PROJECT PRIOR TO FABRICATING ANY WORK. ALL WORK SHALL COMPLY WITH STATE AND MUNICIPAL BUILDING CODES. ALL MECHANICAL WORK SHALL BE PERFORMED BY STATE LICENSED CONTRACTORS. DRAWINGS MAY BE SCALED FOR ESTIMATING PURPOSES AND FOR GENERAL REFERENCE ONLY. ALL DIMENSIONS TO BE VERIFIED IN FIELD.

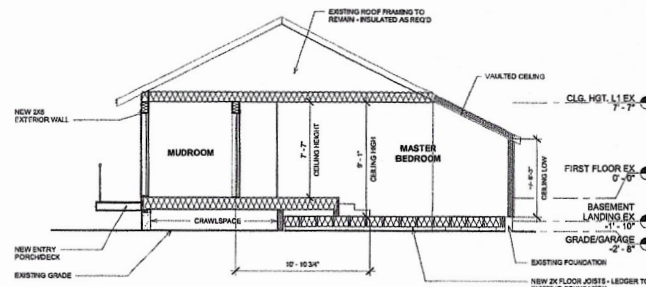
THE FOLLOWING IS EXCLUDED FROM THE DESIGNER'S SCOPE OF WORK:

- SOIL TESTING
- CIVIL ENGINEERING
- SURVEYING
- GRADING & EROSION
- ZONING COMPLIANCE
- TREE CONSERVATION
- PERMIT APPEALS
- SUBMISSIONS FOR VARIANCES OR SPECIAL PERMITS
- MECHANICAL, ELECTRICAL AND PLUMBING DESIGN

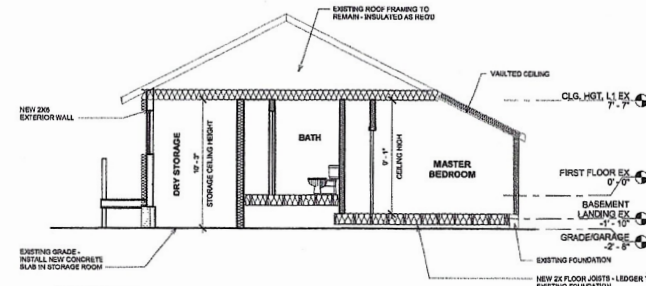
ALL STRUCTURAL MEMBER BEING TO BE VERIFIED BY THE GC



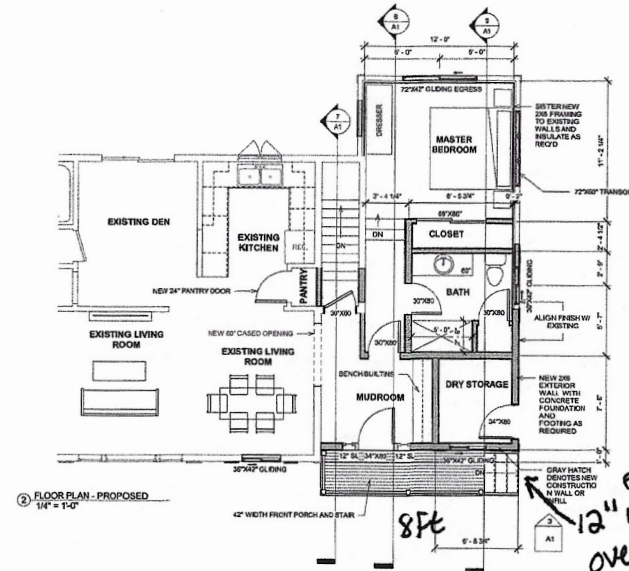
1/4" = 1'-0"



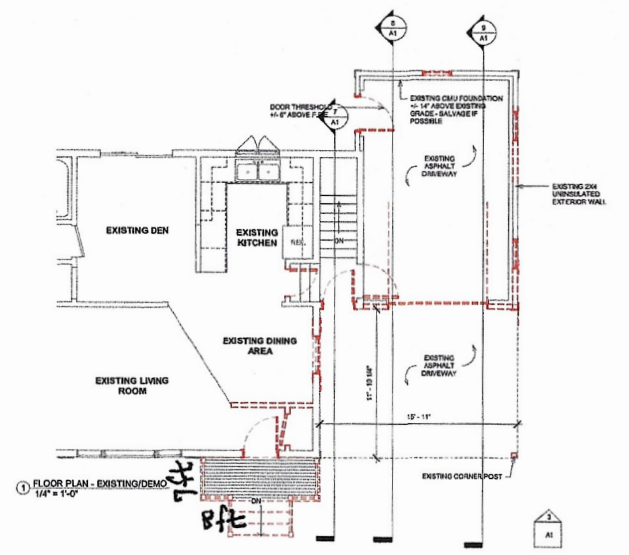
1/4" = 1'-0"



1/4" = 1'-0"



1/4" = 1'-0"



1/4" = 1'-0"



MJH DESIGN & VISUALIZATION

MICHAEL J. HESBERT
28 BRIDGWOOD DR.
WYOMING, WY 83021

Consultant:
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345 LESLIE DRIVE
HOME RENO
DESIGN PLANS

Project number: Project Number:
Date: 02.20.2020
Drawn by: MJH
Checked by:

A1
Scale: As Indicated







