

Property location: 294 Lincoln Ave / Miller Avenue (Proposed Garage)

The detached garage is quite small, approximately 374 square feet and has fallen in disrepair over the years.

By today's garage standards, it is subpar with no foundation, having a dirt floor throughout, having no electricity, and is lacking physical stability and functional space.

In the interim, a 12x20 storage unit was installed on the lot to store all contents from the old garage. The old garage will be demolished prior to the project being started.

The new storage unit will be removed from the property prior to the completion of the new garage building.

### **Proposed improvements and Requires variance relief**

The lot lines depicted on the survey plan display an unusual shape or configuration with the house on the lot. In front of the house at 294 Lincoln Ave., the lot line runs over the city sidewalk and the rear lot line runs parallel with the front lot line. This Creates difficulty in placement of the new garage. It is also a corner lot which adds another layer of complexity. The public views the property from two street locations so this affects how the building will appear on the lot and to feel harmonious within the neighborhood from both streets.

Demolition of the garage would be advantageous in enhancing the neighborhood and the surrounding properties. Currently, the garage is well within the rear setback approximately 5.5 feet from the property line. Also, the garage is entirely out of the building envelope and it appears to belong to the neighbors' house next door.

The variance requested is for building lot coverage of 28.7% where 25% is permitted.

**Granting the variance would not be contrary to the public interest** (Yes) because the new garage structure would be erected totally within the city building envelope requirements.

The new garage would also meet rear setback requirements. Creates more natural light and refresh air.

Create more space between the neighbor's property at 260 Miller Ave, while enhancing the overall appearance from the roadway on Miller Avenue.

From the Lincoln Avenue view perspective, the three garage doors enhance the look of the property and this would increase the property values of the surrounding buildings on Lincoln Avenue, Miller Ave. as well as the neighborhood.

**Granting the variance would observe the spirit of the ordinance: (Yes)**

The Proposed new garage would be set back approximately 28 ft from the sidewalk, currently the garage is approximately 14.5 ft from the sidewalk on Miller Ave. Creating more space from the sidewalk creates greater public safety and welfare.

Meets all setback requirements and is built within the building envelope. The garage currently is 5.5 ft from the property line – proposed garage is 20 ft from the property line on Miller Ave. and approx. 30 ft at the other end of the lot.

The architectural design and placement of the garage attached to the house enhances the overall appearance of the property. The adjacent properties and the entire neighborhood values would increase.

**Granting the variance would do substantial justice: (Yes)** the city along with the abutting and surrounding neighbors would see property values increase.

Meets all setback and building envelope requirements.

Curb appeal would be greatly increased by way of design and placement of the new structure from both street views.

Would not alter the character of the neighborhood and the serves as a Public's best interest in providing more space between the abutting neighbor.

**Granting the variance would not diminish the values of the surrounding properties (Yes)** The architectural design fits the character of the neighborhood and would enhance the appearance of Lincoln Ave and Miller Ave.

The proposed Building lot coverage increase creates more natural light, fresh air and a lessor impact on neighbors.

Allowing more space between the house lots.

Removing the old, outdated garage and building a new structure in the building envelope meeting required setbacks to complement the surrounding buildings, enhances the neighborhood and increases property values with overall harmonious charm.

**Literal enforcement of the provisions of the ordinance would result and unnecessary hardship: (Yes)** There would be no loss to the public or public 's interest in granting the variance. The city receives a new structure all within the city requirements. Building a new structure within the building envelope and the garage meets the required setbacks. Only a density variance of 3.7% is being asked for.

The abutting neighbor gains more surrounding space between their house and the proposed garage. Aesthetically appealing with more space, light, fresh air and no impact on the neighborhood so the structure is more in line with the character of the neighborhood.

The new structure would lessen car lights and pollution on the neighboring properties.

No negative impact on the character of the neighborhood. Enhancing the overall look, health, safety and welfare of the neighborhood is achieved with the garage attached to the house. This is an irregular shaped corner lot. The view from both Lincoln Ave, and Miller Ave would be enhanced greatly, and property values would increase.



December 17, 2024

Existing temporary shed to be removed



December 17, 2024

Existing garage to be removed from Miller



December 17, 2024

Existing garage to be removed from southeast corner of site



February 13, 2024

Rear of garage to be removed

**SITE NOTES**

DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT THE CONSTRUCTION OF A 4-BAY GARAGE ATTACHED TO A MULTI-FAMILY RESIDENCE.

- APPROXIMATE LOT AREA: 9,685 S.F.± (0.22 AC.±)
- ZONE: (GRA) GENERAL RESIDENCE A
- DIMENSIONAL REQUIREMENTS – (GRA) GENERAL RESIDENCE A
 

	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA:	7,500 S.F.	±9,685 SF	±9,685 SF
MIN. STREET FRONTAGE:	100'	106'(MILLER)/96'(LINCOLN)	±106'/±96'
FRONT SETBACK:	15'		
LINCOLN AVE.		±11.0'	±11.0'
MILLER AVENUE.		± 7.4'	±7.4'
SIDE SETBACK:	10'	±52.4'	±12.5'
REAR SETBACK:	20'	± 5.6'	±20.3'
MAX. BUILDING HEIGHT:	35'		
MAIN BUILDING		<35'	<35'
GARAGE		<20' (EX.)	<35' (PROP.)
MAX. BUILDING COVERAGE:	25%	±2,070 SF (21.3%)	±2,715 SF (28.0%) *
MIN. OPEN SPACE:	30%	±5,287 SF (54.6%)	±4,667 SF (48.2%)**

\* VARIANCE REQUIRED  
\*\* INCLUDES ABUTTERS ENCROACHMENTS

- PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FEMA FIRM MAP NUMBER 33015C0259F, MAP REVISED 1/29/21.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- PARKING SPACES REQUIREMENTS:
  - 1.3 SPACES/UNIT X 3 UNITS = 3.9 SPACES REQUIRED
  - 4 SPACES PROVIDED
- BASE PLAN: "SKETCH PLAN" BY JAMES VERRA & ASSOCIATES, INC., UNDATED.
- BUILDING COVERAGE COMPUTATIONS:
 

EXISTING COVERAGE:  
HOUSE (±1,340 S.F.) + PORCH/STEPS (±90 S.F.) + DECK (±20 S.F.) + STEPS (±25 S.F.) + GARAGE (±335 S.F.) + TEMPORARY STORAGE (±260 S.F.) = ±2,070 S.F. / 9,685 S.F. = ±21.3%

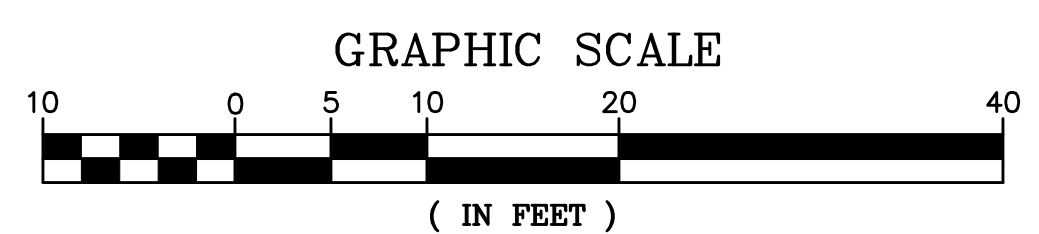
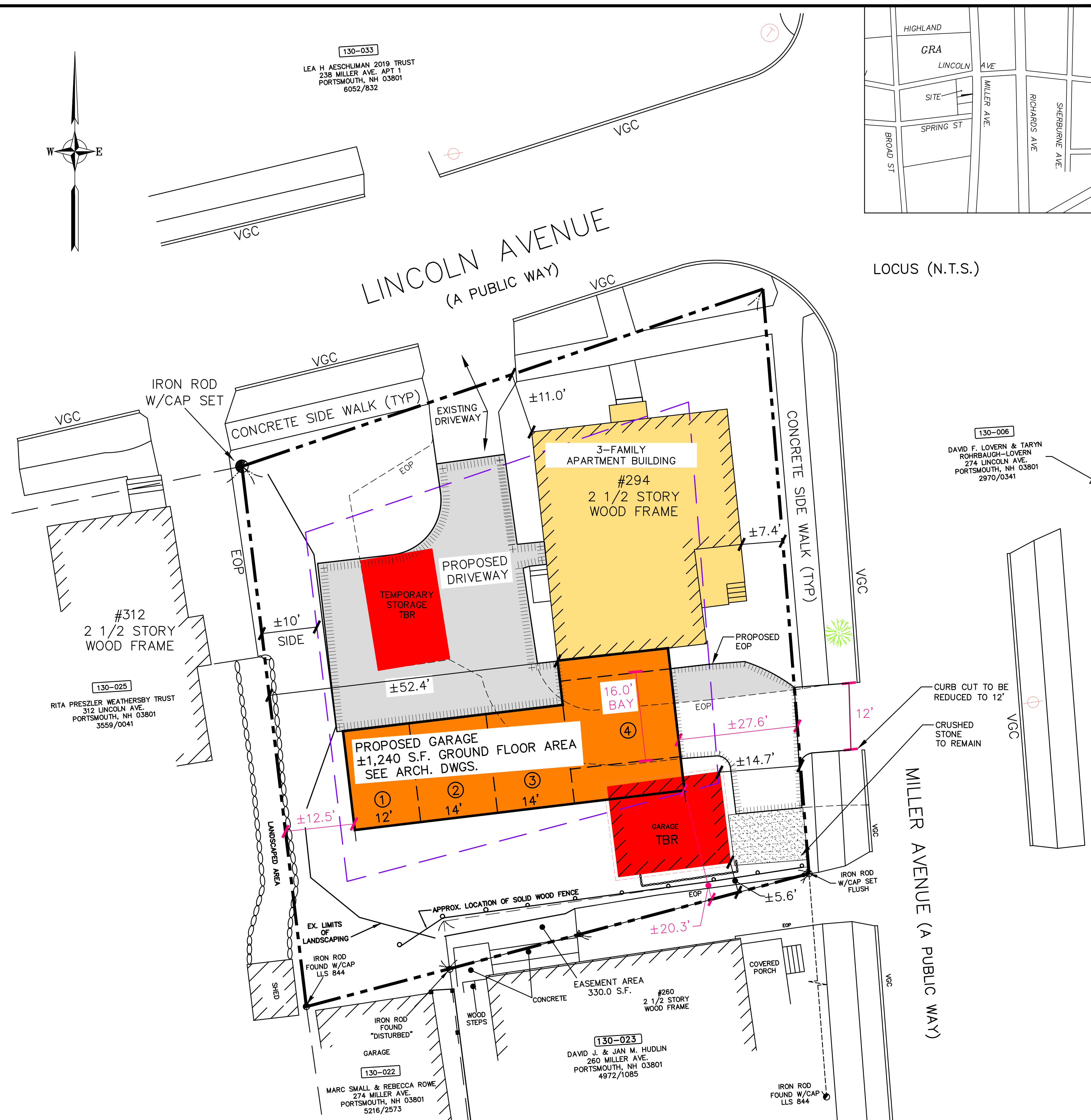
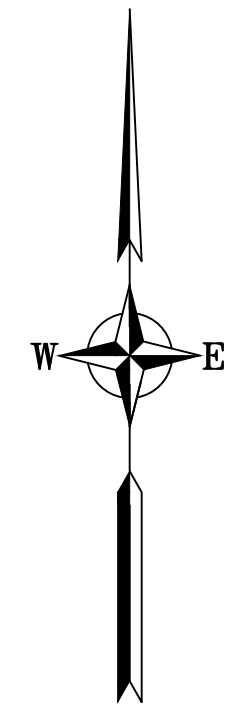
PROPOSED COVERAGE:  
HOUSE (±1,340 S.F.) + PORCH/STEPS (±90 S.F.) + DECK (±20 S.F.) + STEPS (±25 S.F.) + NEW GARAGE (±1,240 S.F.) = ±2,715 S.F. (±28.0%) \*
- OPEN SPACE COMPUTATIONS:
 

EXISTING OPEN SPACE:  
TOTAL AREA (9,685 S.F. - EXISTING APT. BLDG & GARAGE (±1,810 S.F.) - PAVED DRIVE/PKING (±1,976 S.F.) - PAVED EASEMENT AREA (±225 S.F.) - STONE (±125 S.F.) - TEMPORARY STORAGE (±260 S.F.) = OPEN SPACE OF ±5,289 S.F. (±54.6%)

PROPOSED OPEN SPACE:  
TOTAL AREA (9,685 S.F. - EX. APT. BLDG. & PROP. GARAGE (±2,682 S.F.) - PAVED DRIVE (±1,986 S.F.) - PAVED EASEMENT AREA (±225 S.F.) - STONE (±125 S.F.) = OPEN SPACE = ±4,667 S.F. (±48.2%)\*\*

NOTE: OPEN SPACE INCLUDES WALKS OF 5' WIDTH OR MORE

- VARIANCE REQUIRED FROM SECTION 10.1114.32 (b) TO ALLOW VEHICLES TO EXIT PARKING BY BACKING INTO OR FROM A PUBLIC STREET.
- FIELD OBSERVATIONS CONDUCTED BY ALTUS ENGINEERING, LLC ON 12/17/24 TO CONFIRM EXISTING CONDITIONS OF THE SITE.



**ALTUS ENGINEERING**  
133 Court Street Portsmouth, NH 03801  
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR:  
**BOARD OF ADJUSTMENT**

ISSUE DATE:  
**JANUARY 7, 2025**

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	12/23/24
1	CORRECT CHART	EDW	01/07/25

DRAWN BY: JMG  
APPROVED BY: EDW  
DRAWING FILE: 5548.dwg

SCALE:  
(22"x34") 1" = 10'  
(11"x17") 1" = 20'

OWNER:  
**GARY B. DODDS REVOCABLE TRUST**  
**GARY B. DODDS, TRUSTEE**  
300 SAGAMORE ROAD  
RYE, NH 03870

APPLICANT:  
**GARY B. DODDS REVOCABLE TRUST**  
**GARY B. DODDS, TRUSTEE**  
300 SAGAMORE ROAD  
RYE, NH 03870

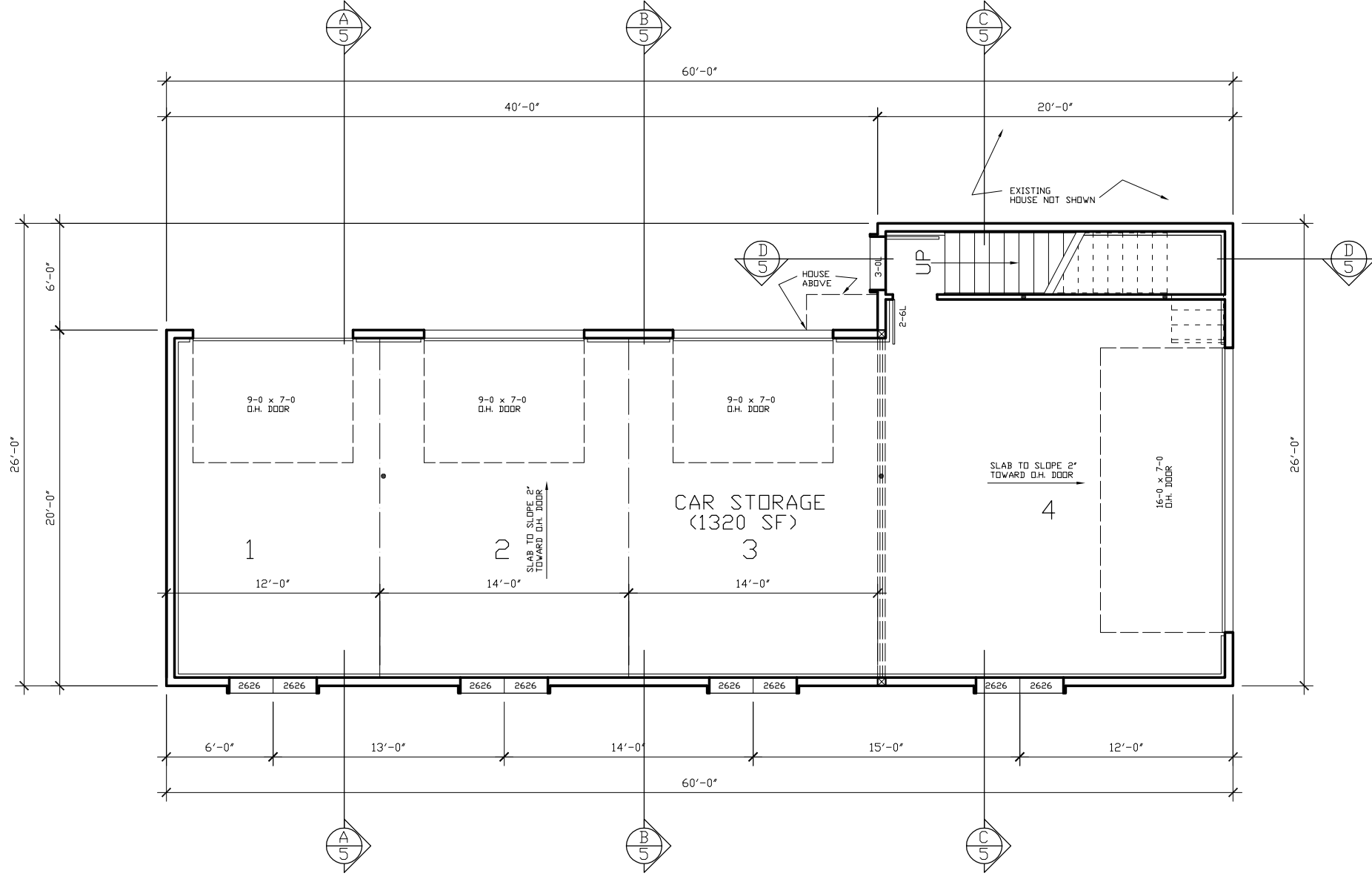
PROJECT:  
**GARAGE CONSTRUCTION**  
TAX MAP 130 LOT 024  
294 LINCOLN AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

TITLE:  
**BOARD OF ADJUSTMENT SITE PLAN**

SHEET NUMBER:  
**1 of 1**

P5548





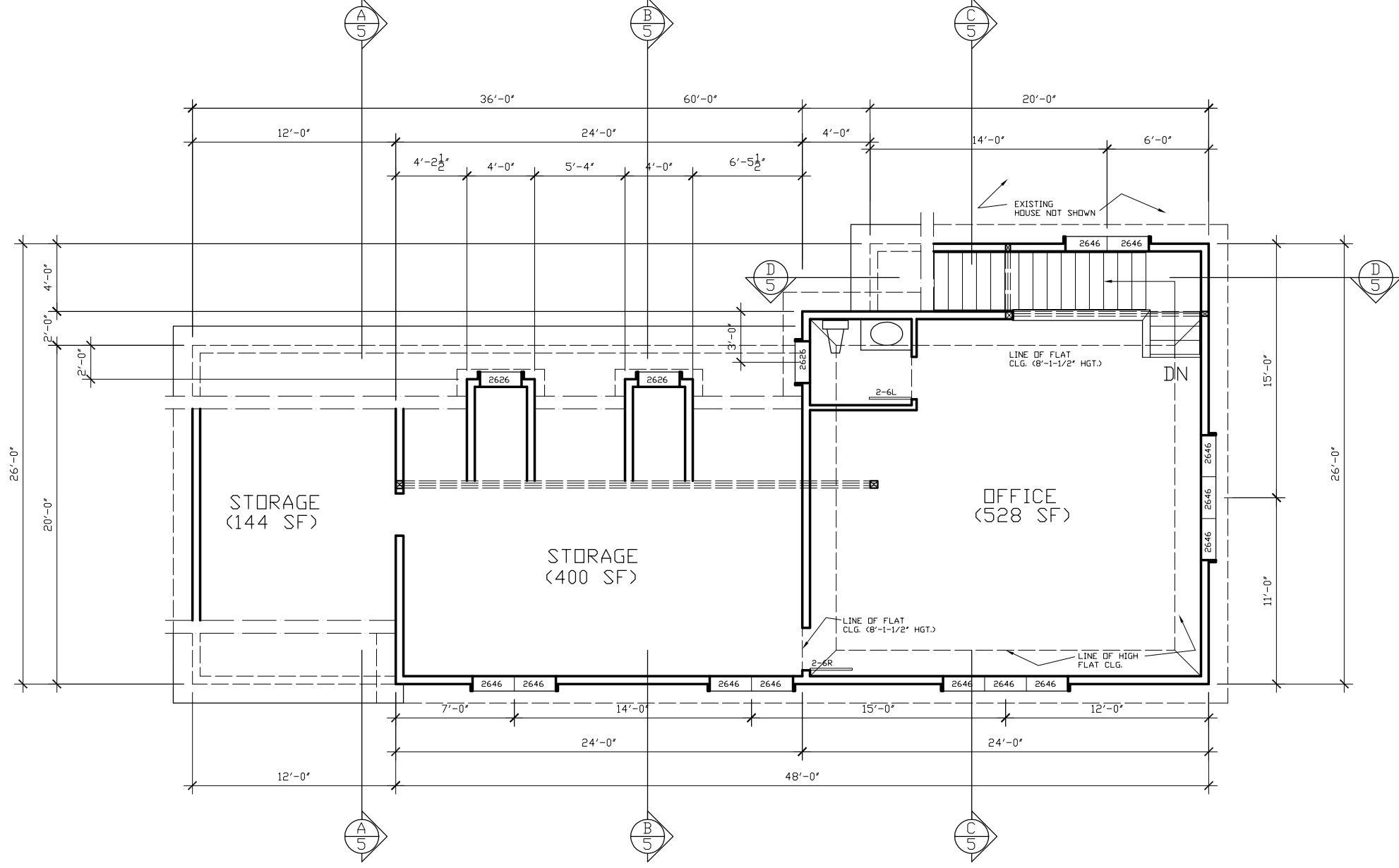
REEDSIGN  
 3 SHARON ST  
 TEWKSBURY, MA 01876  
 (617) 462-5189

CAR STORAGE ADDITION  
 294 LINCOLN AVENUE  
 PORTSMOUTH, NH 03801  
 ROCKINGHAM COUNTY

ENTRY LEVEL PLAN  
 SCALE: 1/4" = 1'-0" (22X34)  
 SCALE: 1/8" = 1'-0" (11X17)

10/29/24 MR  
 10/30/24 MR  
 11/22/24 MR  
 11/26/24 MR  
 12/02/24 MR  
 12/16/24 MR

1 OF 4



REEDSIGN  
 3 SHARON ST  
 TEWKSBURY, MA 01876  
 (617) 462-5189

CAR STORAGE ADDITION  
 294 LINCOLN AVENUE  
 PORTSMOUTH, NH 03801  
 ROCKINGHAM COUNTY

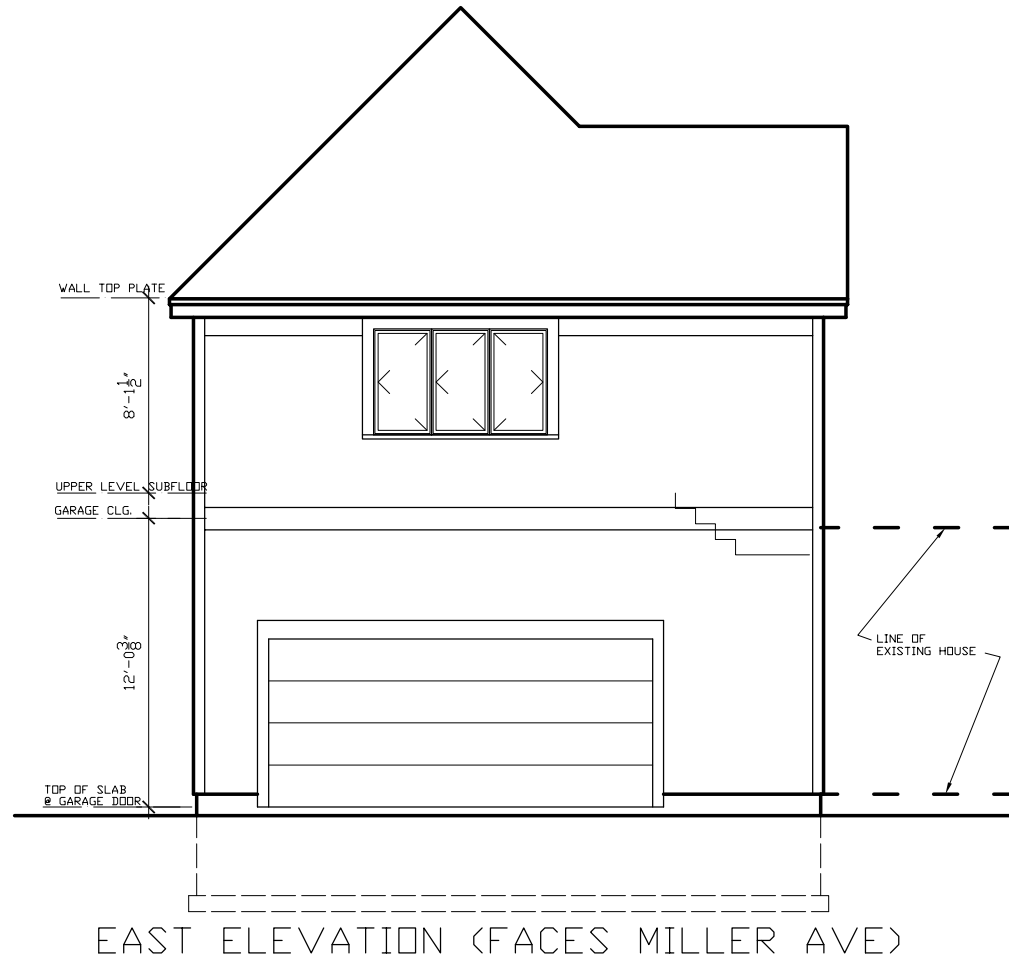
UPPER LEVEL PLAN  
 SCALE: 1/4" = 1'-0" (22X34)  
 SCALE: 1/8" = 1'-0" (11X17)

10/29/24 MR  
 10/30/24 MR  
 12/02/24 MR  
 12/16/24 MR

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SOUTH ELEVATION



EAST ELEVATION (FACES MILLER AVE)

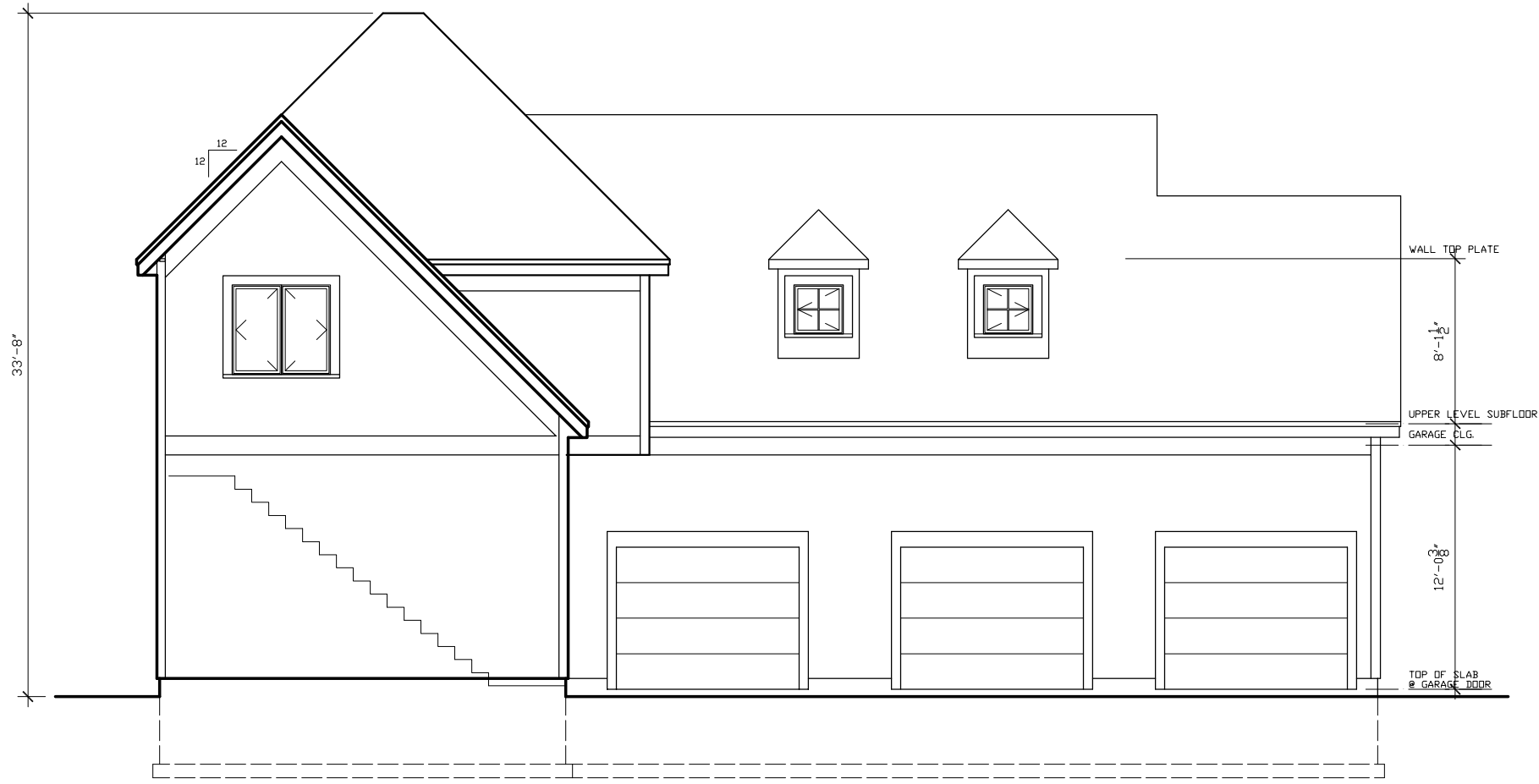
REEDISEGN  
3 SHARON ST  
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CAR STORAGE ADDITION  
294 LINCOLN AVENUE  
PORTSMOUTH, NH 03801  
ROCKINGHAM COUNTY

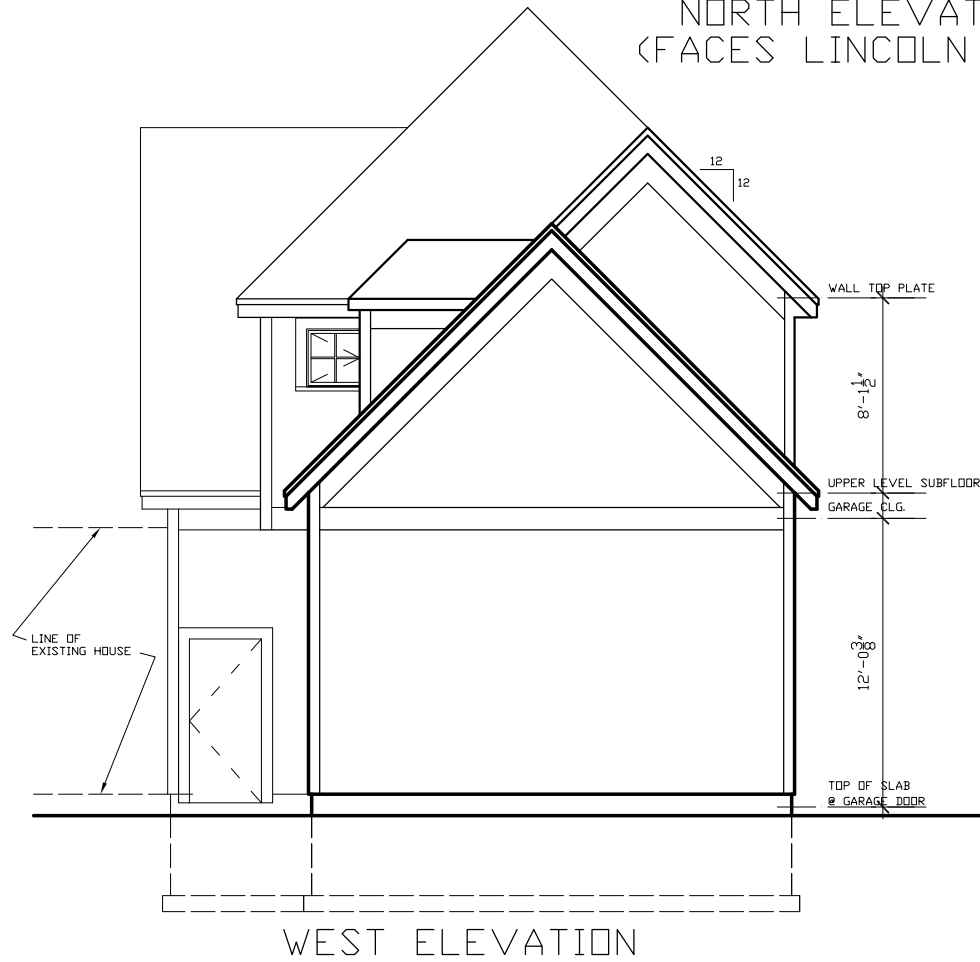
SOUTH AND EAST  
EXTERIOR ELEVATIONS  
SCALE: 1/4" = 1'-0" (22X34)  
SCALE: 1/8" = 1'-0" (11X17)

10/30/24 MR  
12/02/24 MR  
12/16/24 MR

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NORTH ELEVATION  
(FACES LINCOLN AVE)



WEST ELEVATION

REEDesign  
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(617) 462-5189

CAR STORAGE ADDITION  
294 LINCOLN AVENUE  
PORTSMOUTH, NH 03801  
ROCKINGHAM COUNTY

NORTH AND WEST  
EXTERIOR ELEVATIONS  
SCALE: 1/4" = 1'-0" (22X34)  
SCALE: 1/8" = 1'-0" (11X17)

10/30/24 MR  
12/02/24 MR  
12/16/24 MR

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