

CITY OF PORTSMOUTH REQUEST FOR VARIANCE

November 22, 2023

Property

485 Lincoln Ave

Map 134 Lot 49

Zoning: GRA

Applicants

Jeffrey Suttie and Katherine Clarcq (Property Owners)

Dear Members of the Board,

Jeffrey Suttie and Katherine Clarcq are requesting a variance from the Zoning Ordinance for their property at 485 Lincoln Ave for the enclosure of 74 square feet of an existing covered porch, changing the use of this area from accessory to primary.

Section 10.321

Requesting relief for increasing or expanding the nonconforming structure. The house is presently nonconforming as it extends into the west 10' side setback. The proposed enclosure of the porch would occur on this side of the house in that already nonconforming area.

Section 10.521

Requesting dimensional relief for the setback. While the proposed enclosure would not change the footprint of the house or worsen the nonconformance, the enclosure would be located in an area of the house that is presently nonconforming as it extends into the 10' side setback on the west side.

This small amount of proposed additional interior space will allow Jeff and Katherine to create a traditional mudroom at the entrance of their home that will also serve as a laundry room. They presently don't have a mudroom, and the existing laundry room is in the basement accessed by steep, narrow stairs that are unsafe and inconvenient.

The home is presently non-conforming at the west side setback (where the new enclosed space would be) and front setback. The proposed change of this 74 square feet of porch from

accessory use to primary use will not expand the existing footprint of the structure, or change the roof of the porch.

The porch enclosure project will contribute to maintaining the 100+ year old house with fresh paint and other upgrades. From an aesthetic perspective, the proposed change will blend in naturally with the character of the neighborhood. The new enclosed area will add appropriate mass to the lower level of the house, giving it more visually pleasing proportions. The majority of the porch will remain unchanged, and will continue to provide the traditional street-facing facade commonly found in the neighborhood.

Variance Evaluation Criteria Summary

- *10.233.21 Granting the variance would not be contrary to public interest.*

The proposed enclosure of a portion of the existing porch will not alter the essential character of the neighborhood. The adjacent property owners have indicated their support with written statements.

- *10.233.22 Granting the variance would observe the spirit of the Ordinance.*

The spirit of the Ordinance will be observed as the proposed change will improve the performance of the property and enhance the appearance of the home. There is no request to modify a setback, but rather to change the use of a very small area of the existing footprint where it is already nonconforming.

- *10.233.23 Granting the variance would do substantial justice.*

The proposed enclosure of a small portion of the existing porch will improve the house by creating useful space for functions that are commonly found in comparable homes (mud room, accessible laundry room), and will in no way be harmful to the public.

- *10.233.24 Granting the variance would not diminish the values of surrounding properties.*

The proposed change is likely to increase the value of the home and have a positive effect on values of surrounding properties.

- *10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.*

Literal enforcement of the provisions of the Ordinance would prevent the owners from using space that is already part of their home's footprint to create a logical mudroom and safe and accessible laundry room, as these functions presently do not exist.

Documents and Exhibits

Digital Land Use Application Form submitted through Viewpoint portal.

Attachments

- Owners Authorization
- Site Plan
- Photos of existing conditions
- Building plans and elevations for proposed structures
- Interior floor plans for any renovations or expansion to existing structures
- Letters of support from adjacent property owners

To: Whom This May Concern

Re: 485 Lincoln Avenue, BLDG-23-1064

Date: November 17, 2023

**From: Katherine Clarcq
Jeffrey Suttie**

Handwritten signatures of Katherine Clarcq and Jeffrey Suttie. The signature for Katherine Clarcq is written in cursive and is positioned above the signature for Jeffrey Suttie, which is also in cursive.

This memo authorizes Chris L. Kiper to submit and be the primary point of contact for the Land Use Application for 485 Lincoln Avenue. Thank you.

VARIANCE REQUEST SUBMITTAL

JEFFREY SUTTIE AND KATHERINE CLARCQ
485 LINCOLN AVE

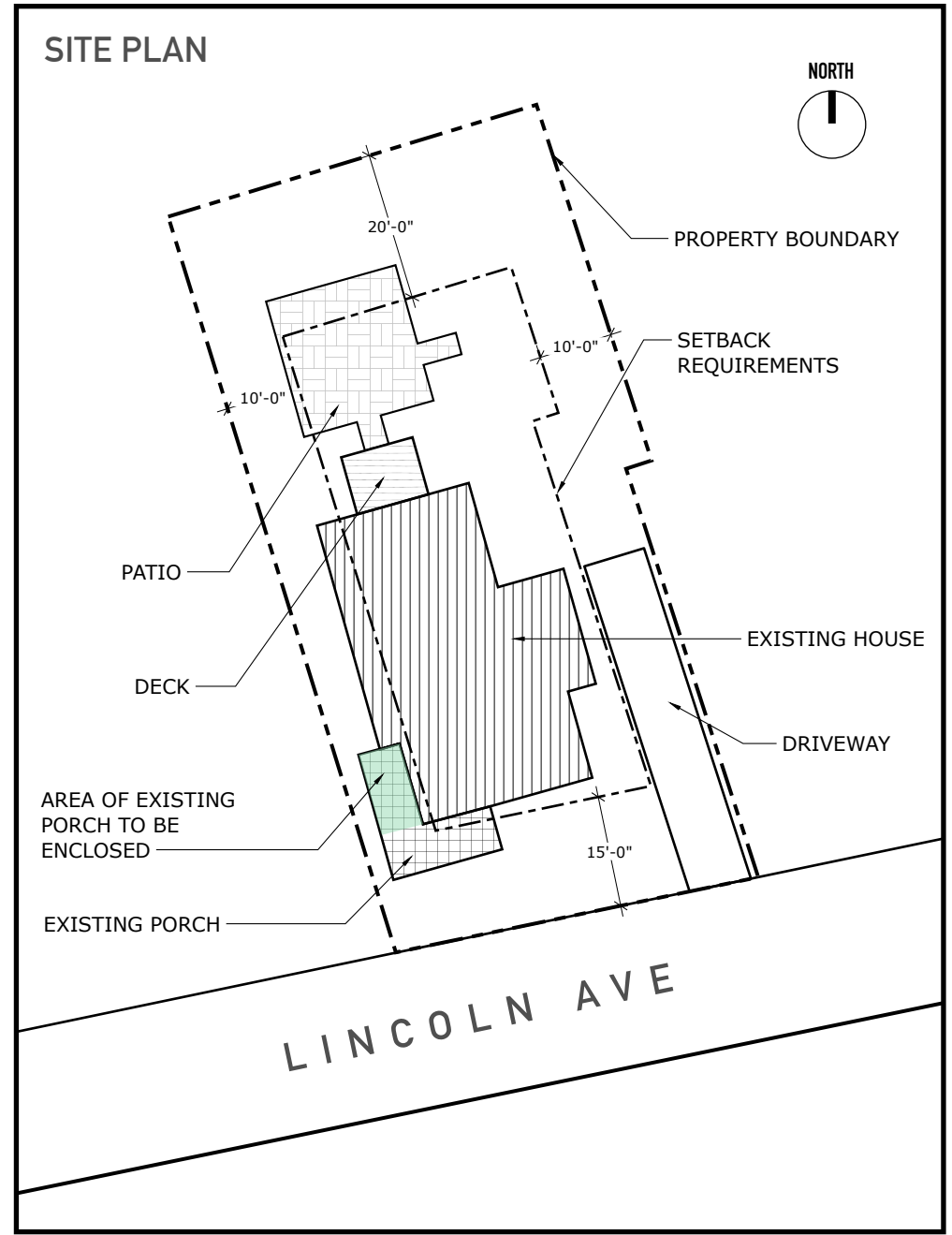
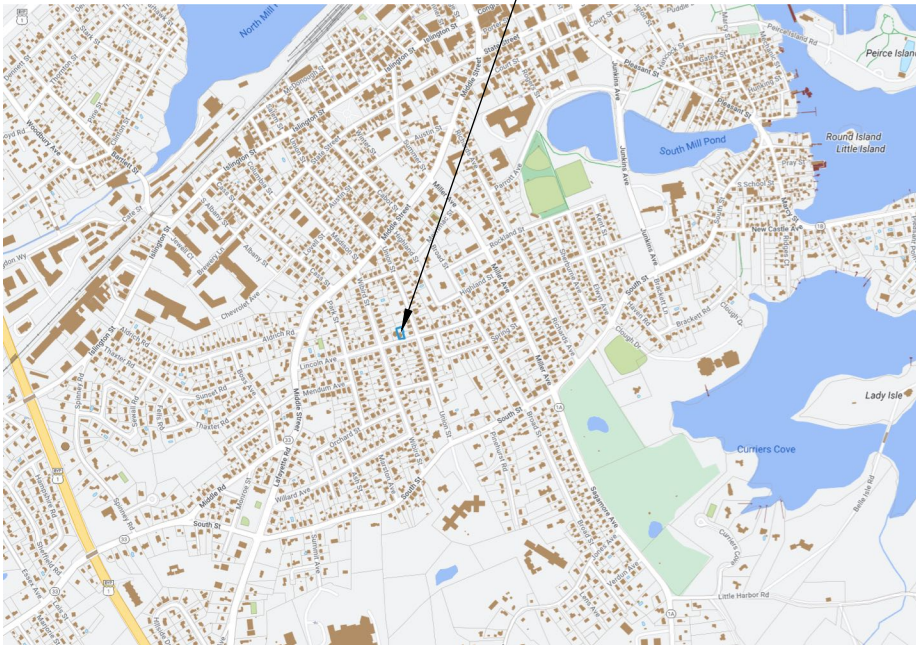
MAP 134 LOT 49

ZONING: GRA

DESCRIPTION OF PROJECT:

Enclose 72 square feet of existing covered porch to create a mudroom and laundry room.

PROJECT LOCATION



FRONT OF HOUSE

No change to general aesthetics. The new enclosed area will fill in the lack of mass below the existing bumped-out second floor space above the east facing side of the porch.

The result will provide a more balanced architectural composition while adhering to the nature and style of the neighborhood.



SIDE OF HOUSE

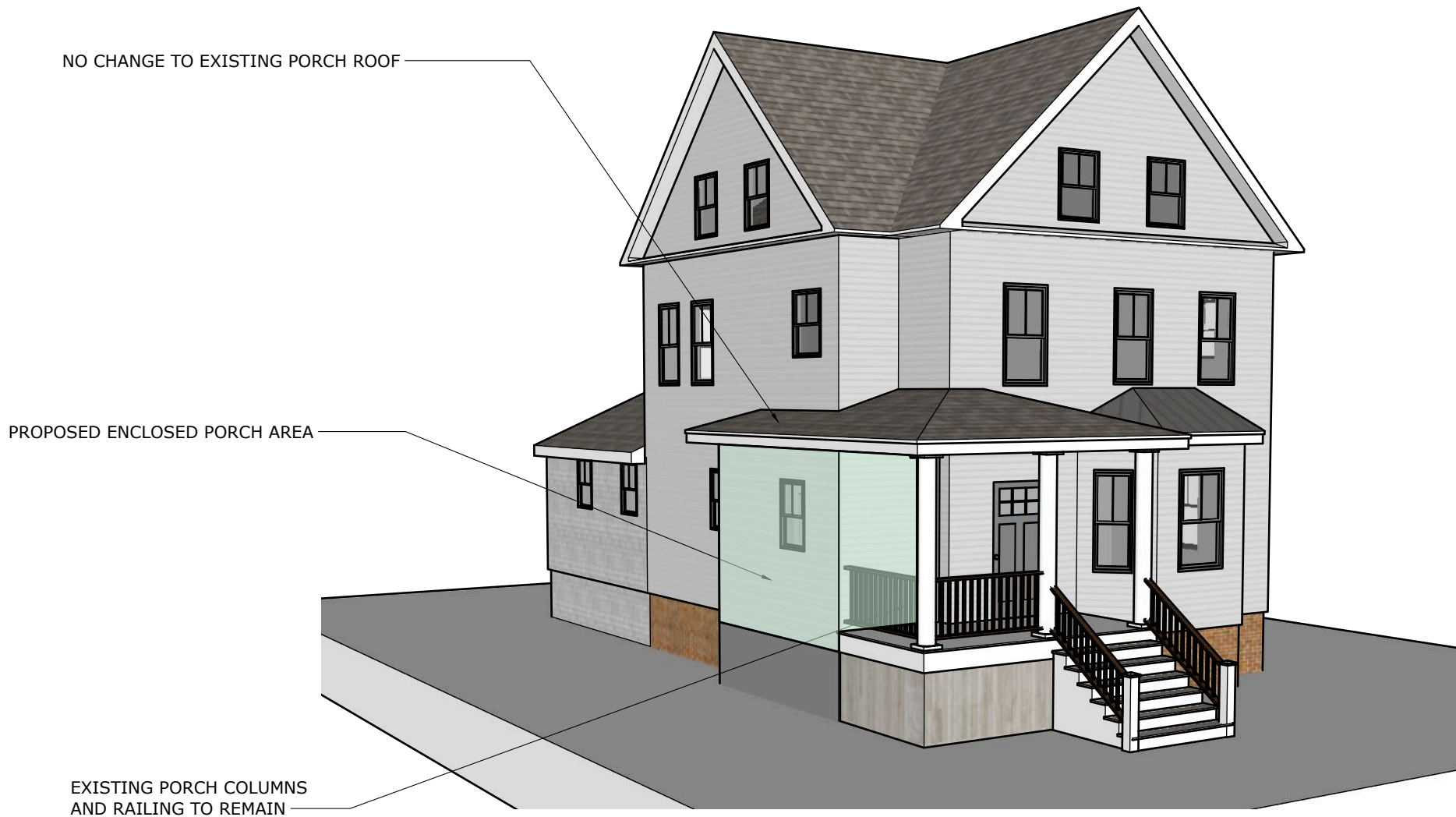
This is the proposed area to become enclosed. By aligning new exterior walls below the load-bearing members of the porch roof, the precise geometry of the existing porch roof will remain unchanged.



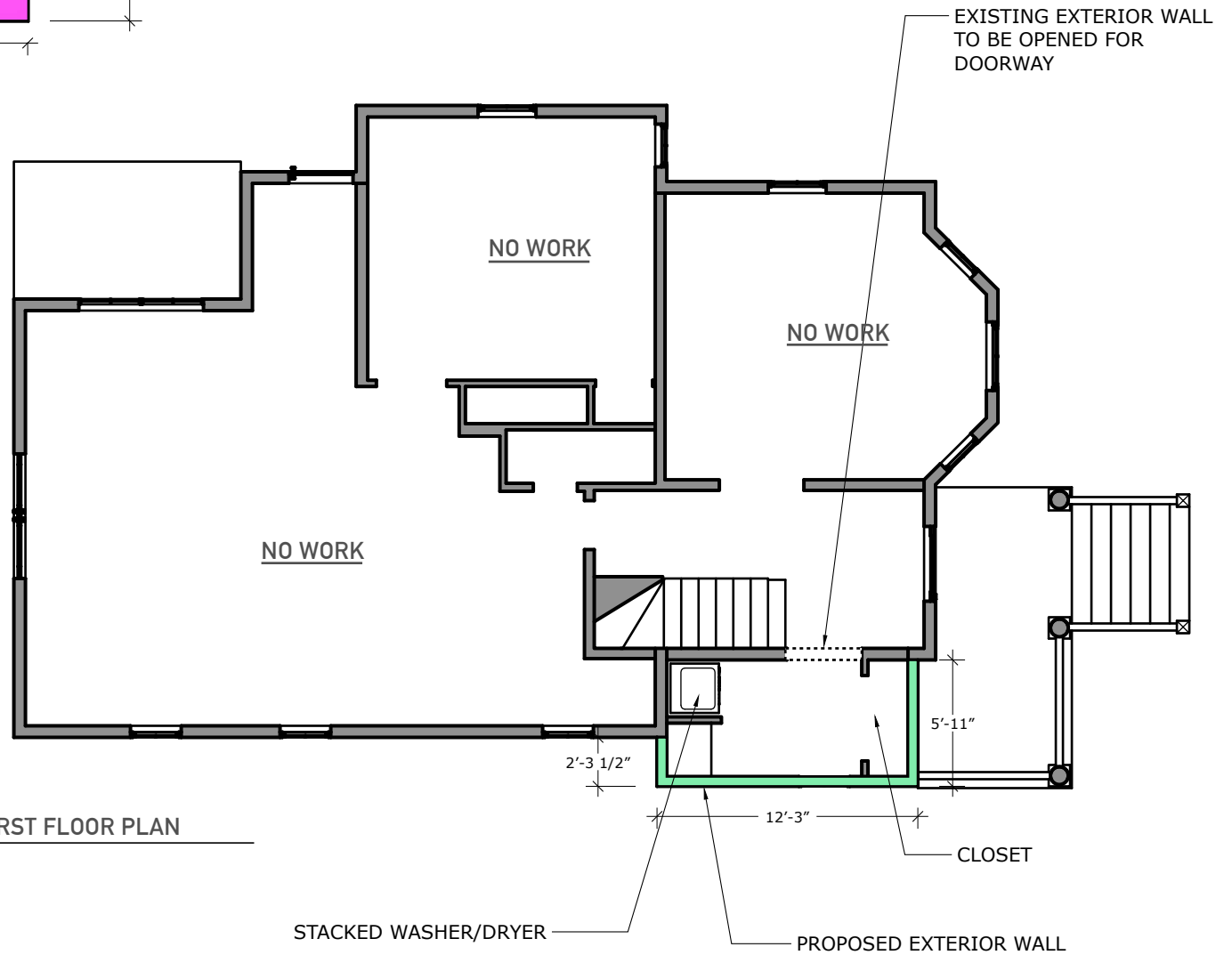
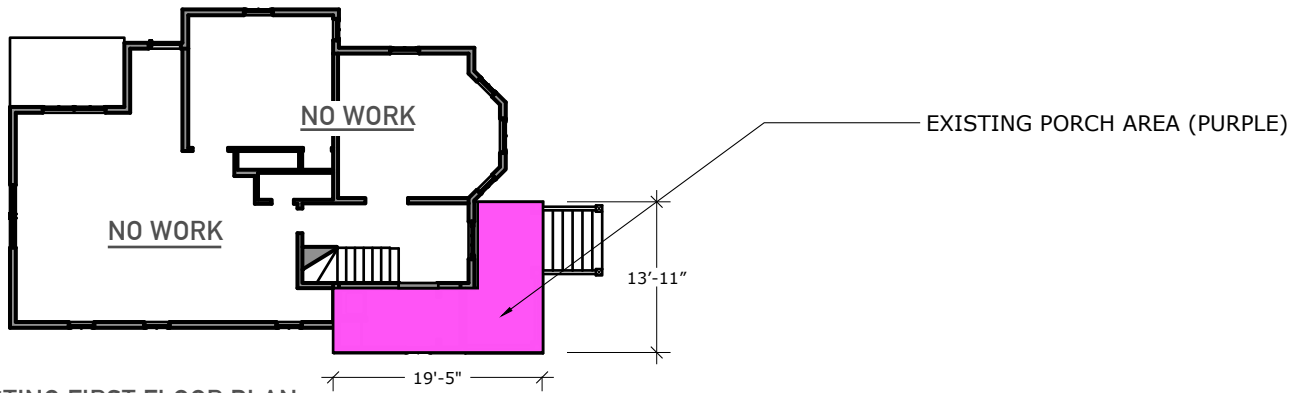
CORNER OF HOUSE

From this most commonly viewed angle of the house, the proposed enclosure will have little impact on the traditional style of the front facade. The structure will continue to maintain the pattern of traditional New England architecture found throughout the neighborhood.





PROPOSED ENCLOSED PORCH AREA - PERSPECTIVE



PROPOSED
PORCH
ENCLOSURE



SOUTHEAST ELEVATION

SCALE 1/16" = 1'-0"



SOUTHWEST ELEVATION

SCALE 1/8" = 1'-0"

PROPOSED PORCH
ENCLOSURE

12'-2 1/2"

Portsmouth Zoning Board of Adjustment/City Hall
1 Junkins Avenue
Portsmouth NH 03801

November 16, 2023

Re: Support for Variance Request - Property at 485 Lincoln Avenue
Building Application #23-1064

Dear Zoning Board Members,

We are writing to express our support for the variance request submitted by Katherine Clarcq and Jeff Suttie for property located at 485 Lincoln Avenue. Jeff and Katherine have been residents of this neighborhood for 15 years and we have always been happy with their efforts to maintain their home.

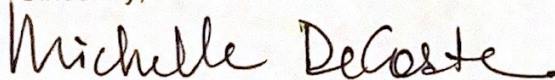
We have reviewed Katherine Clarcq and Jeff Suttie's variance request in detail and believe that the proposed project is well-conceived and will be a positive addition to our neighborhood. We believe the project will blend in well with the current structure, improve aesthetics and enhance the property's value.

We are also particularly impressed with Katherine Clarcq and Jeff Suttie's commitment to minimizing the impact of the construction process. We are confident that they will take all necessary steps to ensure that the project is completed in a timely and efficient manner, with minimal disruption to the neighborhood.

We urge you to grant Jeff Suttie and Katherine Clarcq's variance request.

Thank you for your time and consideration.

Sincerely,



Matthew and Michelle DeCoste
484 Lincoln Avenue
Portsmouth, NH 03801

Portsmouth Zoning Board of Adjustment/City Hall
1 Junkins Avenue
Portsmouth NH 03801

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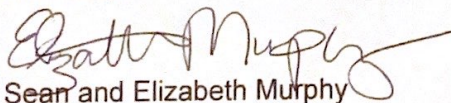
We have reviewed Katherine Clarcq and Jeff Suttie's variance request in detail and believe that the proposed project is well-conceived and will be a positive addition to our neighborhood. We believe the project will blend in well with the current structure, improve aesthetics and enhance the property's value.

We are also particularly impressed with Katherine Clarcq and Jeff Suttie's commitment to minimizing the impact of the construction process. We are confident that they will take all necessary steps to ensure that the project is completed in a timely and efficient manner, with minimal disruption to the neighborhood.

We urge you to grant Jeff Suttie and Katherine Clarcq's variance request.

Thank you for your time and consideration.

Sincerely,



Sean and Elizabeth Murphy
470 Lincoln Avenue
Portsmouth, NH 03801

Portsmouth Zoning Board of Adjustment/City Hall
1 Junkins Avenue
Portsmouth NH 03801

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We have reviewed Katherine Clarcq and Jeff Suttie's variance request in detail and believe that the proposed project is well-conceived and will be a positive addition to our neighborhood. We believe the project will blend in well with the current structure, improve aesthetics and enhance the property's value.

We are also particularly impressed with Katherine Clarcq and Jeff Suttie's commitment to minimizing the impact of the construction process. We are confident that they will take all necessary steps to ensure that the project is completed in a timely and efficient manner, with minimal disruption to the neighborhood.

We urge you to grant Jeff Suttie and Katherine Clarcq's variance request.

Thank you for your time and consideration.

Sincerely,



Jeff and Heather Franas
496 Lincoln Avenue
Portsmouth, NH 03801

Portsmouth Zoning Board of Adjustment/City Hall
1 Junkins Avenue
Portsmouth NH 03801

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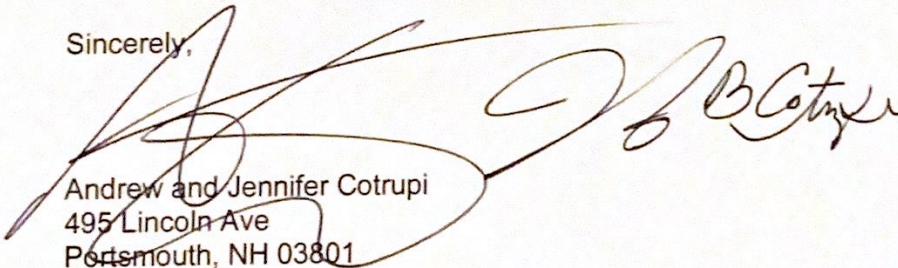
We have reviewed Katherine Clarcq and Jeff Suttie's variance request in detail and believe that the proposed project is well-conceived and will be a positive addition to our neighborhood. As the direct neighbor and property owner of the abutting side of the project, we believe the project will blend in well with the current structure, improve aesthetics and enhance the property's value.

We are also particularly impressed with Katherine Clarcq and Jeff Suttie's commitment to minimizing the impact of the construction process. We are confident that they will take all necessary steps to ensure that the project is completed in a timely and efficient manner, with minimal disruption to the neighborhood.

We urge you to grant Jeff Suttie and Katherine Clarcq's variance request.

Thank you for your time and consideration.

Sincerely,



Andrew and Jennifer Cotrupi
495 Lincoln Ave
Portsmouth, NH 03801

Portsmouth Zoning Board of Adjustment/City Hall
1 Junkins Avenue
Portsmouth NH 03801

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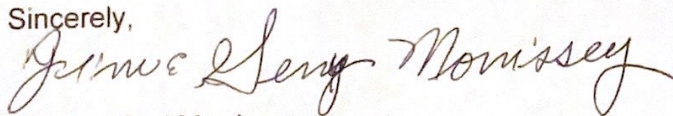
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We urge you to grant Jeff Suttie and Katherine Clarcq's variance request.

Thank you for your time and consideration.

Sincerely,



Jim and Geri Morrissey
478 Lincoln Avenue
Portsmouth, NH 03801