

**Portsmouth, NH - Board of Adjustment
636 Lincoln Ave. – Request for Variance**

Date: 05.12.25

Revised from submitted application 02.20.25 on Viewpoint.

Chairman of the Board of Adjustment
C/O Planning Department City of Portsmouth
1 Junkins Ave.
Portsmouth, NH 03801

RE: Request for variance of setbacks on both the left and rear property lines. Additionally, we are requesting lot coverage relief where current lot coverage is 36.3% of an additional 2.3% for a total of 38.6% where 25% is allowed.

To The Board of Adjustment Members,

Please find this statement addressing the requirements for a variance on the proposed project located at 636 Lincoln Ave.

Overview:

The existing single-family structure was purchased by Michael and Samantha Mezansky July of 2021 as a home to raise a family in and be part of our community. They now have two children and are indeed actively involved in pre-school, friends and family who live locally. We are proposing an addition to the house to make it more family friendly for modern living. The addition will include a mudroom entry, bathroom and a playroom/ office off the kitchen that can double as a guest space.

Per Section 10.322 – In order to comply to current building codes, we are not able to build the structure without expanding the gross footprint. We are proposing removing an existing dilapidated garage that sits on the left property line and just off the rear property line. Then we would add a structure to the house two feet off the left property line and 12'-10" off the back property line to make the addition less non-conforming than existing conditions.

Per Section 10.322 – We are proposing that the addition will be single story with a hip roof to balance the front porch design and stay lower than the previous addition off the back roofline, thus, keeping the main ridge height as the highest roof plane. The current property is 36.3% lot coverage and we are requesting 38.6% lot coverage where 25% is allowed.

Keeping in mind the 5 Criteria:

Per Section 10.322.21 – *The new structure would be in staying within the character of the neighborhood.*

- The houses in the neighborhood are a mix of New Englanders, Bungalows, Multi-family, Victorians and Four Squares. This variety is what creates a beautiful and unique Portsmouth. Many of the houses in the neighborhood have done additions that are similar in function and design to this proposed project.

Per Section 10.322.22 – *It would improve the safety and health of the homeowners and the neighborhood.*

- Currently, the garage is not only an eyesore but is unsafe for the kids to be in. It is built out of cinderblock and has a definitive mold / must issue. Granting the variance would observe the spirit of the Ordinance.

Per Section 10.322.23 – *Substantial justice is done.*

- No harm will be done to the neighborhood or community should this application be granted.

Per Section 10.233.24 – *The value of the surrounding properties is not diminished.*

- The neighborhood would improve with this proposed structure introduced into the neighborhood. Over the last ten years, a lot of work has been done to the houses in this neighborhood and they will be joining the ranks of updated homes bringing them into modern family living.

Per Section 10.233.25 – *Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.*

- The lot is a modest .10 acre (4,250 sf) and the homeowners need to make every square inch work for them with two small children. When we applied for the April ZBA meeting, the Portsmouth Map Geo had the acreage as .13 then we were informed later that the acreage did not align with the Map Geo lot size or the property Deed in the Accessor's office. With this confusion we have been moved back another month to this May meeting. We are requesting lot coverage relief for a modest 2.3% while we try to improve the use of this small lot.
- The current garage sits on the back and left side property line in proximity to the direct abutter. We can provide some relief by removing the existing garage and trading that footprint for living space.
- The existing home is a series of defined rooms. With this addition we are proposing a plan that creates an updated floor plan for family living while still being able to work from home.
- We have explored doing an addition off to the right side of the property, but the proximity to that neighbor felt invasive given the interior layout of both homes, the design was out of balance with the existing home design and the

driveway is currently located on the left side of the property and they really need a mudroom directly off the parking area.

With all due respect to the board, we request that you grant this variance for the Mezansky family.

Respectfully submitted,

Amy Dutton
Amy Dutton Home
9 Walker Street
Kittery, Maine 03904
amy@amyduttonhome.com
207-337-2020

PHOTOS OF PROPERTY:

FRONT ELEVATION:



FRONT LEFT SIDE:



FRONT RIGHT SIDE:



BACK RIGHT SIDE:



GARAGE FRONT:



GARAGE RIGHT SIDE:





@AMY DUTTON HOME
DRAWINGS USED EXPRESSIVELY FOR
DESIGN ONLY FOR NOTED CLIENT. ALL
STRUCTURAL ENGINEERING PROVIDED BY
OTHER.

Building contractor / home owner to review and verify all
dimensions, specs and connections before construction
begins.
ELECTRICAL SYSTEM CODE: IEC 2017
MECHANICAL SYSTEM CODE: IMC 2015
PLUMBING SYSTEM CODE: 2021 Uniform Plumbing Code

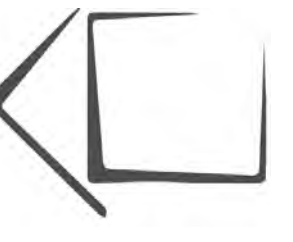
DIM DISCLAIMER

BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS.

OVERVIEW

SCALE: NTS

Layout Page Table		
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Revision Table	
Number	Description

OVERVIEW

CLIENT: MEZANSKY RESIDENCE
636 Lincoln Ave
Portsmouth, NH 03801

CONTACT: ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:

5/12/2025

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HOME 2022

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24" X 36"

SCALE:

SEE SCALE
ON DRAWINGS

SHEET:

O-1

CALCULATIONS

ZONING MAXIMUMS:
front setback: 15'
rear setback: 20'
side setbacks: 10'
lot coverage: 25%

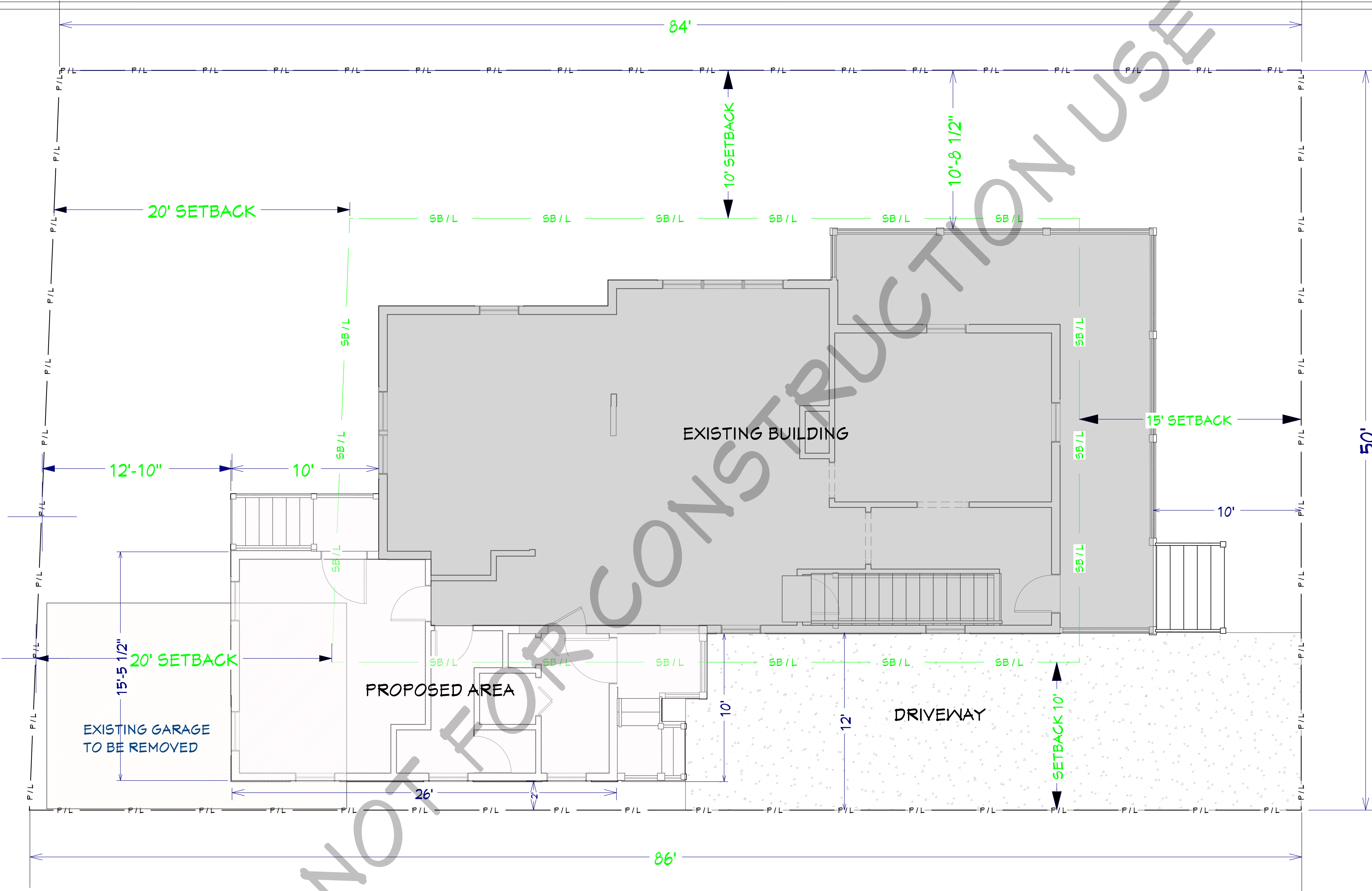
EXISTING CONDITIONS:
LOT SIZE: 0.10 ACRES
FRONT/REAR HEIGHT:
31.7' EXISTING RIDGE HT FROM FRONT GRADE
29' 6" EXISTING RIDGE HT FROM BACK GRADE
LIVABLE SF: 2,402 SF
FIRST FLOOR 966 SF (675 + 291)
SECOND FLOOR 930 SF (675 + 255)
TREE QUARTER STORY 506 SF
GROSS SF: 4,115 SF
FIRST FLOOR 966 SF
SECOND FLOOR 930 SF
TREE QUARTER STORY 675 SF
BASEMENT 711 SF
CRAWL SPACE 255 SF
PORCH (246 + 24) 270 SF
GARAGE 308 SF
AREA OF FOOTPRINT: 1,544 SF
First Floor (966sf) + Porch (270sf) + Garage (308sf)
EXISTING SETBACKS:
FRONT: 10'
REAR: 2'
LEFT: 0'
RIGHT: 10'-8"
EXISTING LOT COVERAGE: 36.3%
EXISTING PARCEL AREA: 4,250 SF

PROPOSED CONDITIONS:
FRONT/REAR HEIGHT:
19' PROPOSED RIDGE HT FROM FRONT GRADE
19' PROPOSED RIDGE HT FROM BACK GRADE
LIVABLE SF: 2,753 SF
FIRST FLOOR 1,317 SF (966 + 351)
SECOND FLOOR 930 SF
TREE QUARTER STORY 506 SF
GROSS SF: 4,592 SF
FIRST FLOOR 1,317 SF
SECOND FLOOR 930 SF
TREE QUARTER STORY 675 SF
BASEMENT 1,092 SF (711 + 351)
CRAWL SPACE 255 SF
FRONT PORCH 246 SF
BACK AND ENTRY PORCH 77 SF
AREA OF FOOTPRINT: 1,640 SF
PROPOSED SETBACKS:
FRONT: 10'
REAR: 12'-10"
LEFT: 2'
RIGHT: 10'-8"
PROPOSED LOT COVERAGE: 38.6%
EXISTING PARCEL AREA: 4,250 SF

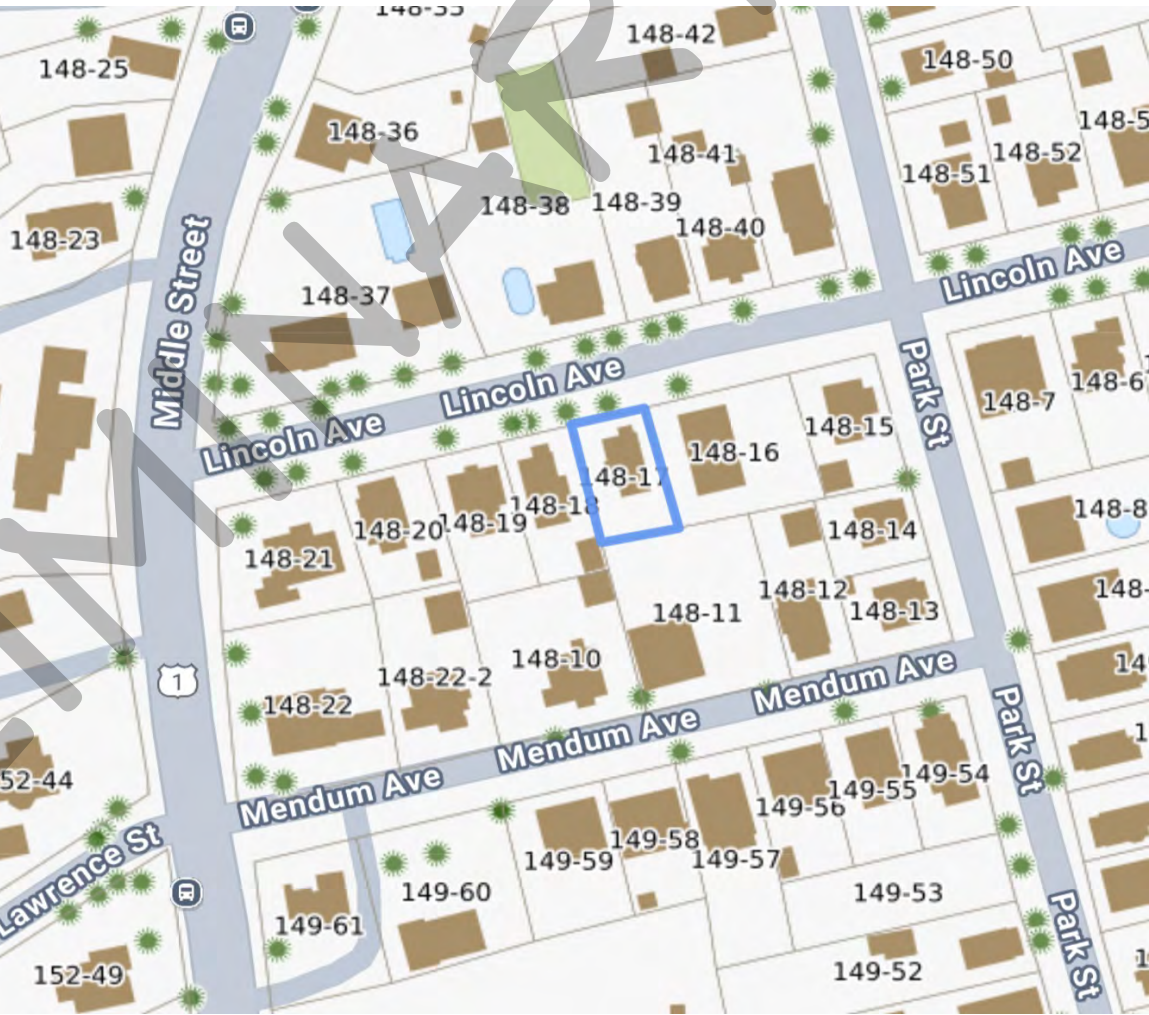
DRIVEWAY: 482 SF

CAD BLOCK GUIDE

- EXISTING FOOTPRINT (1,236 SQFT)
- EXISTING GARAGE TO BE REMOVED (308 SF)
- PROPOSED ADDITION (428 SQFT)
LIVING: 351 SF + PORCHES (77 SF)



PLOT PLAN
SCALE: 1/4" = 1'-0"



SITE LOCATION



MAP VIEW

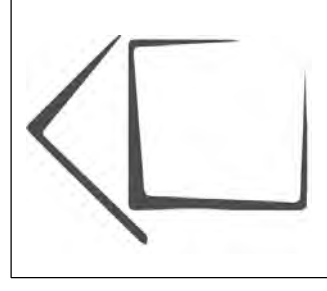
MEASUREMENTS PROVIDED BY CITY OF PORTSMOUTH, MAP GEO



SITE PLAN



EXISTING CONDITION PHOTO



Revision Table	
Number	Description

SITE PLAN

CLIENT:
MEZANSKY RESIDENCE
636 Lincoln Ave
Portsmouth, NH 03801

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

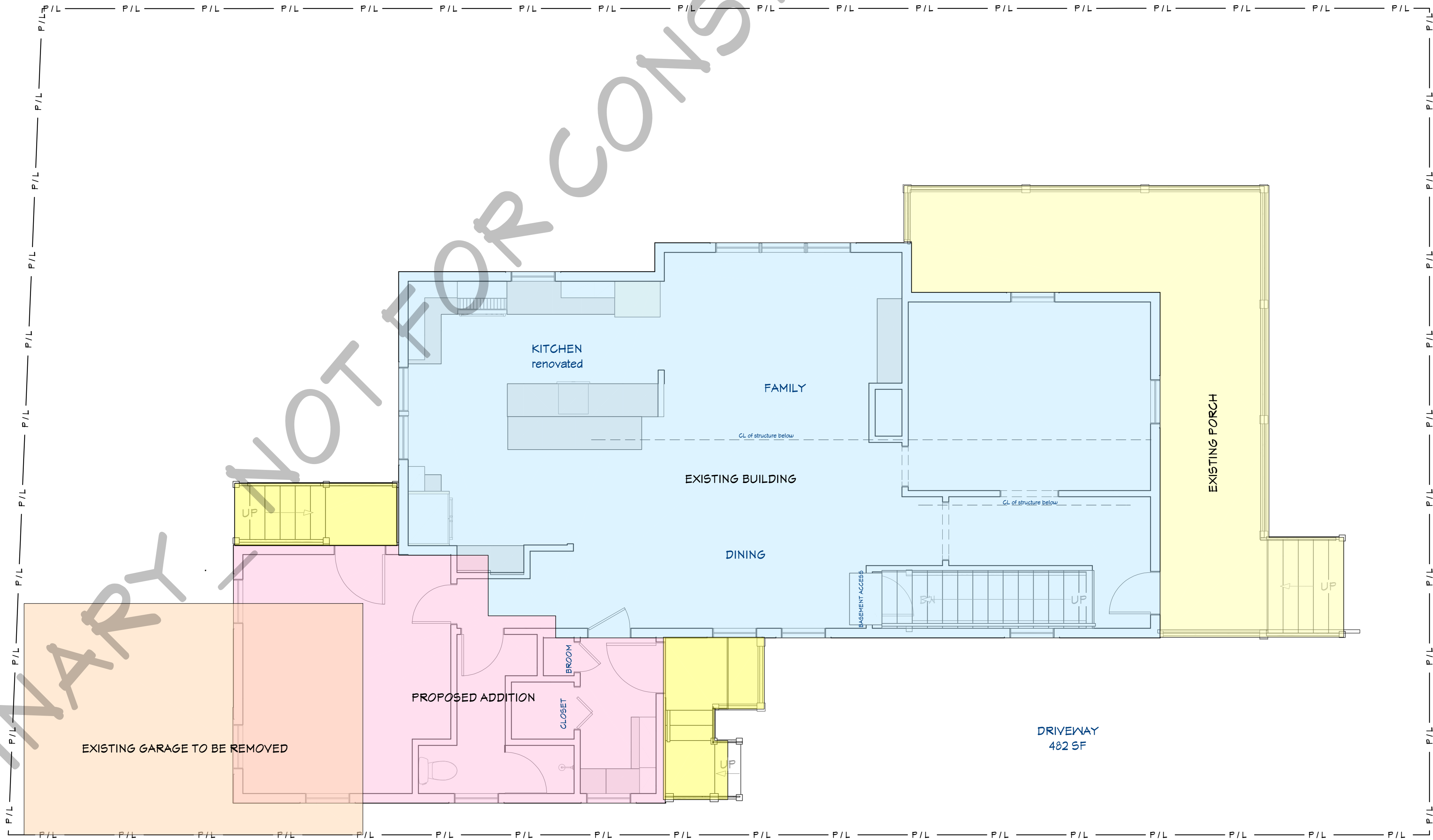
DATE:
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DEMOLITION NOTES

- GENERAL NOTES
1. PROVIDE SELECTIVE DEMOLITION TO REMOVE EX. FLOOR, WALLS, CEILING, WINDOWS AND ROOF SYSTEMS IDENTIFIED. CONFIRM EXACT LOCATION W/ DESIGNER AND CIVIL ENGINEER PRIOR TO SELECTIVE DEMOLITION COMMENCEMENT. CONSULT WITH DESIGN PROFESSIONAL FOR ALL REQUIRED TEMPORARY SHORING AND SUPPORTS.
 2. CUT EXISTING FOUNDATION TO LOCATION IDENTIFIED AND PREPARE FOR NEW FOUNDATION WALL.
 3. EXISTING FOUNDATION WALL TO BE CUT AND REMAIN IN PLACE. REMOVE SILL PLATES OR OTHER LUMBER AND CUT BACK ANCHOR BOLTS TO TOP OF WALL. FILL VOID WITH SAND AND/ OR SOILS CONSISTENT WITH SURROUNDING MATERIALS.

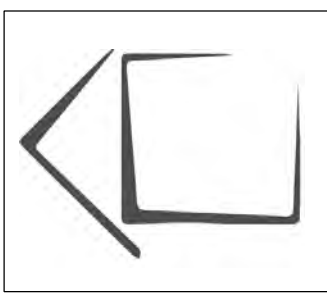
CAD BLOCK GUIDE

- EXISTING FOOTPRINT (966 SQFT)
- EXISTING FRONT PORCH (246 SQFT)
- EXISTING GARAGE TO BE REMOVED (308 SQFT)
EXISTING BACK PORCH TO BE REMOVED (24 SQ FT)
- PROPOSED ADDITION (351 SQFT)
- PROPOSED NEW PORCHES (11 SQ FT)



RENOVATION PLAN

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



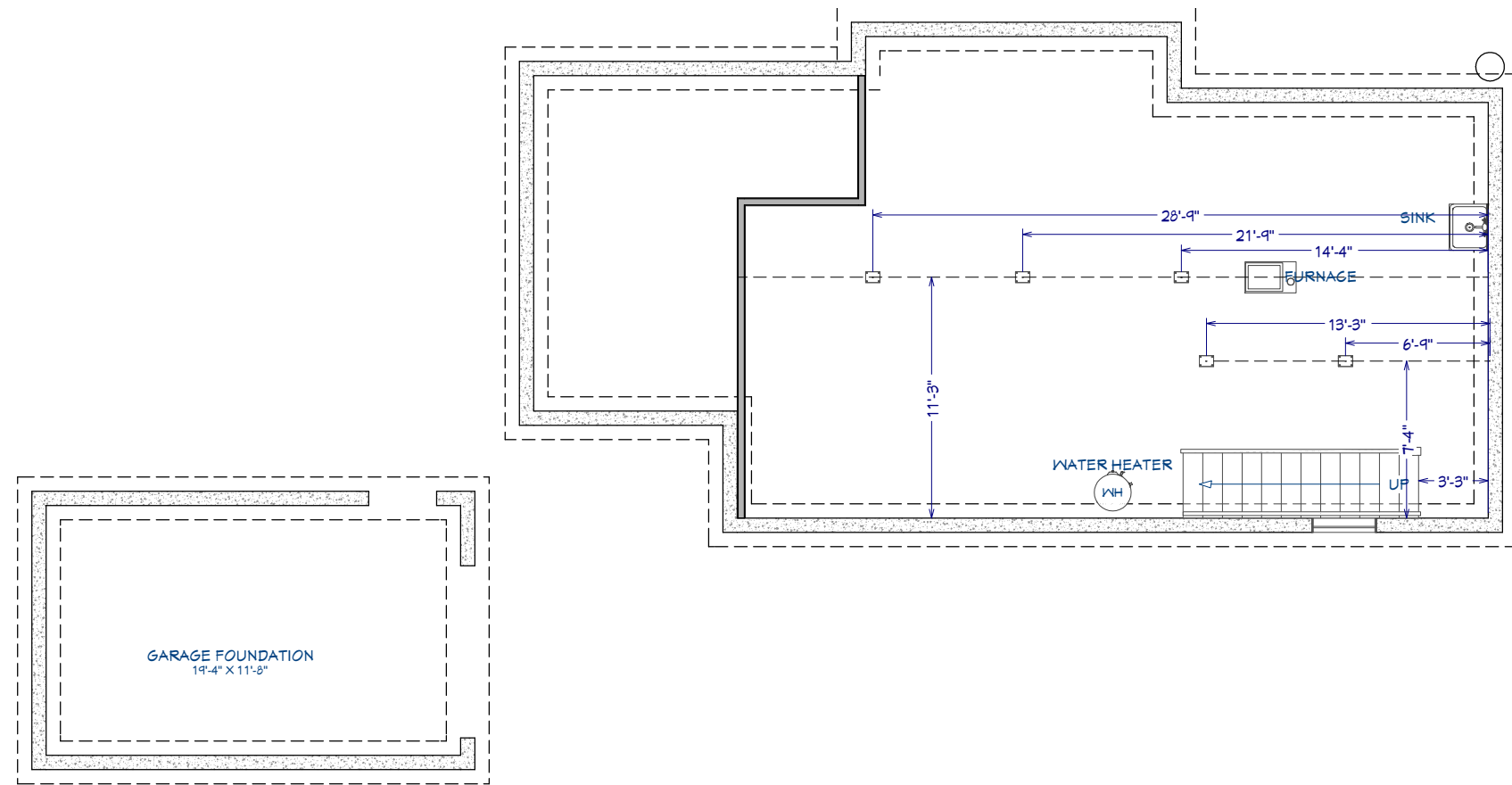
Revision Table	
Number	Date

RENOVATION PLAN

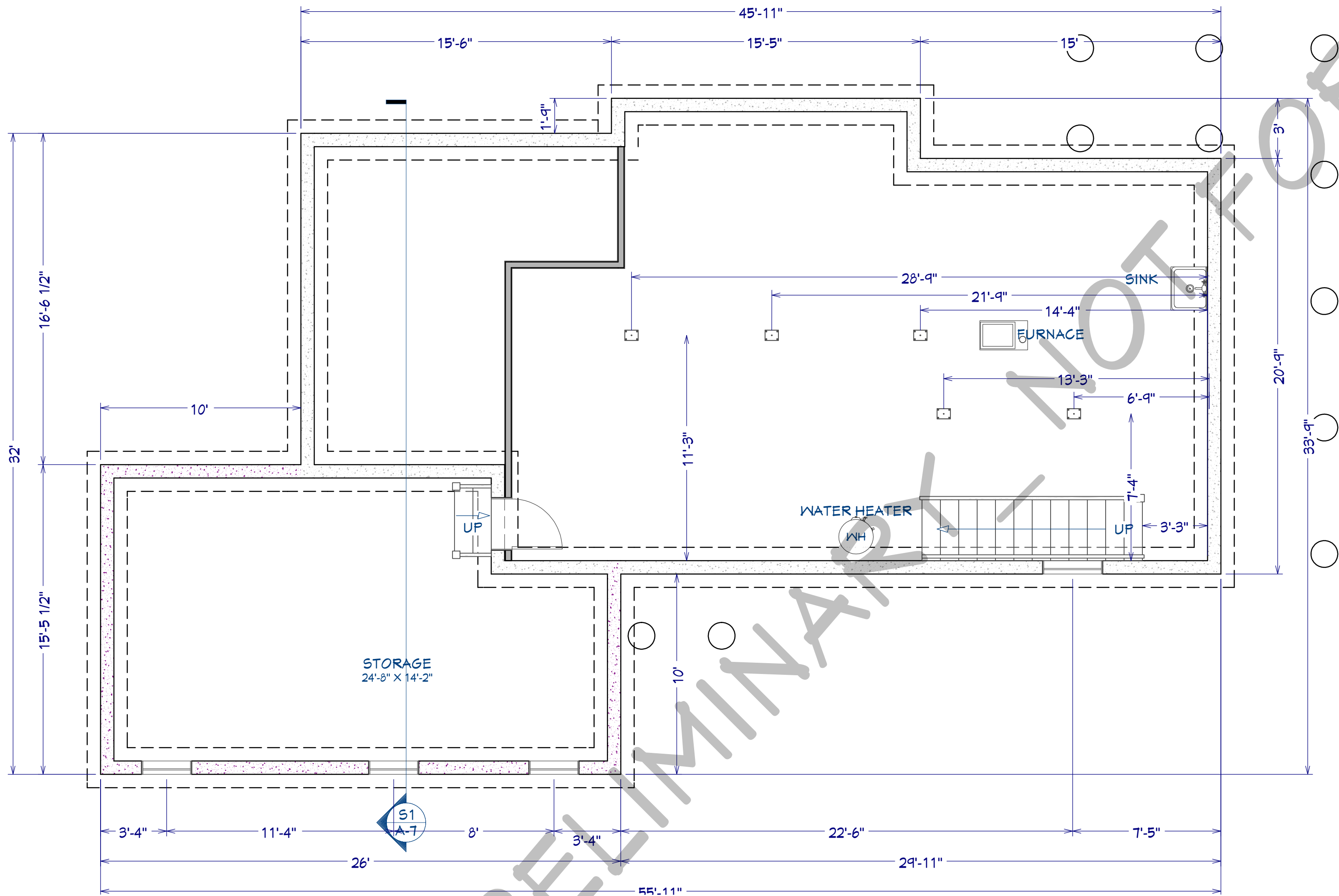
CLIENT: MEZANSKY RESIDENCE
636 Lincoln Ave
Portsmouth, NH 03801

CONTACT: ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

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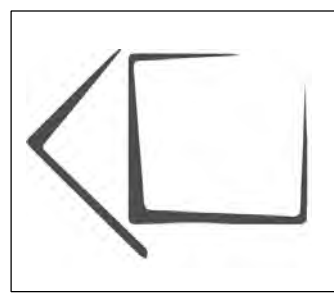


EXISTING FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

WALL SCHEDULE		
2D SYMBOL	WALL TYPE	TOTAL LENGTH
	NEW SIDING-6	108'-6"
	NEW INTERIOR-4	54'-9 11/16"
	SIDING-6	448'-8 15/16"
	INTERIOR-4	210'-5 3/8"
	NEW 8" CONCRETE STEM WALL	61'-5 1/16"
	INTERIOR RAILING	85'-0 1/2"
	GLASS SHOWER	11'-5 1/4"
	DEMO INTERIOR-4	1'-11 7/8"
	EXISTING 8" CONCRETE STEM WALL	138'



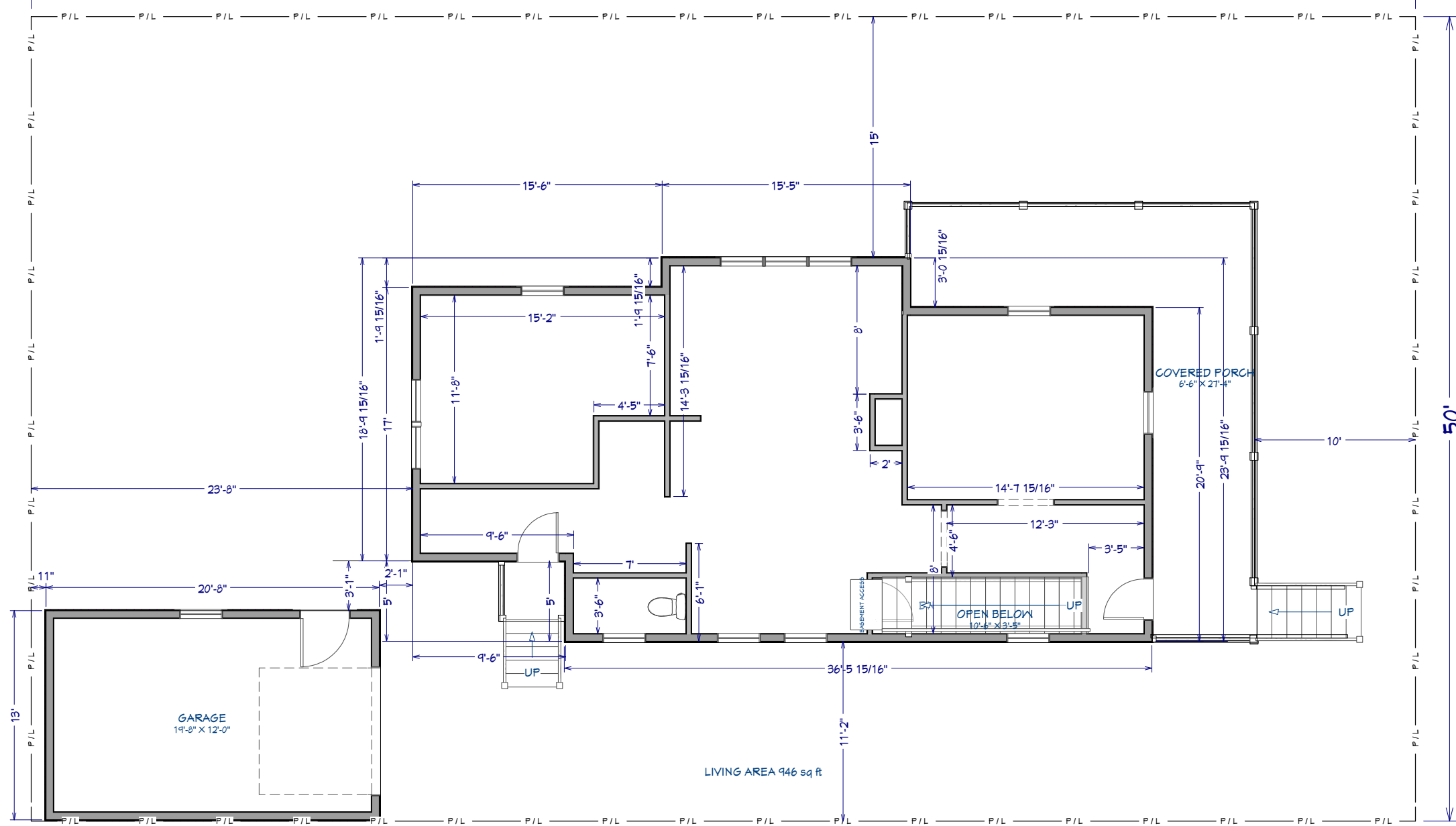
Revision Table	
Number	Date

FOUNDATION

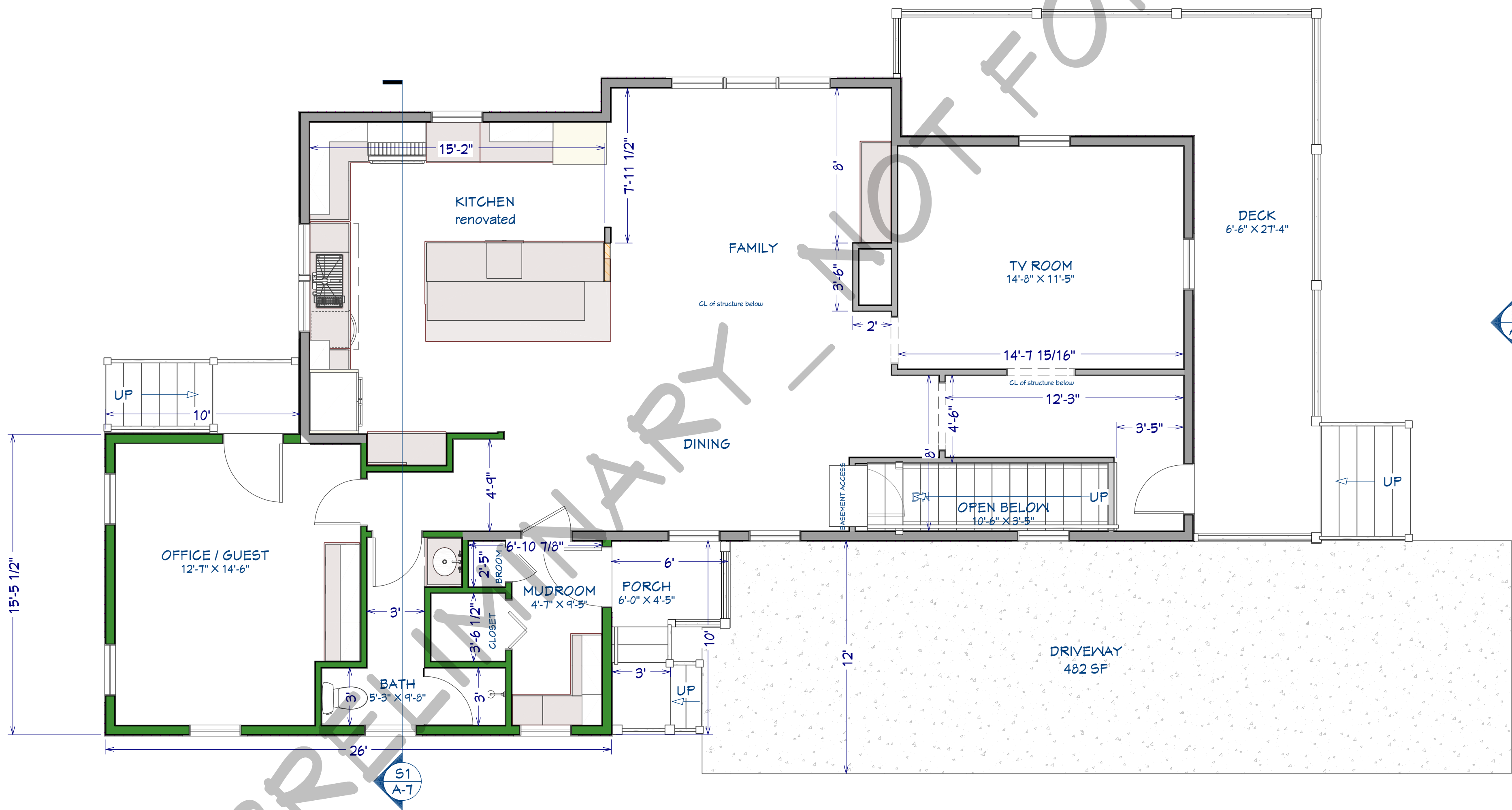
CLIENT: MEZANSKY RESIDENCE
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Portsmouth, NH 03801

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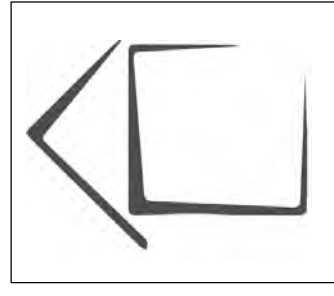


EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL SCHEDULE		
2D SYMBOL	WALL TYPE	TOTAL LENGTH
	NEW SIDING-6	108'-6"
	NEW INTERIOR-4	54'-9 11/16"
	SIDING-6	448'-8 15/16"
	INTERIOR-4	210'-5 3/8"
	NEW 8" CONCRETE STEM WALL	61'-5 1/16"
	INTERIOR RAILING	85'-0 1/2"
	GLASS SHOWER	11'-5 1/4"
	DEMO INTERIOR-4	1'-11 7/8"
	EXISTING 8" CONCRETE STEM WALL	138'



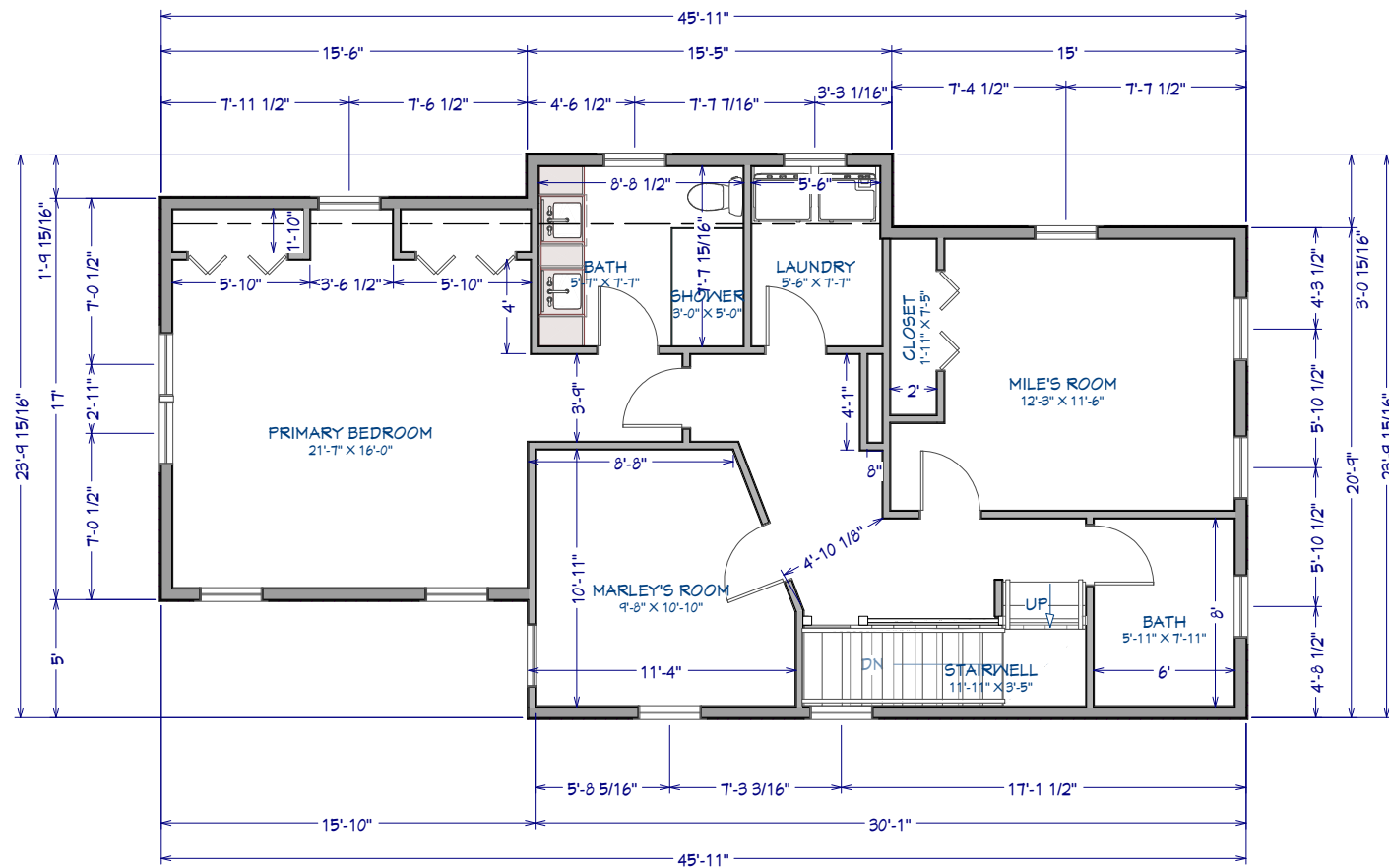
Revision Table	
Number	Date

FIRST FLOOR

CLIENT: MEZANSKY RESIDENCE
636 Lincoln Ave
Portsmouth, NH 03801

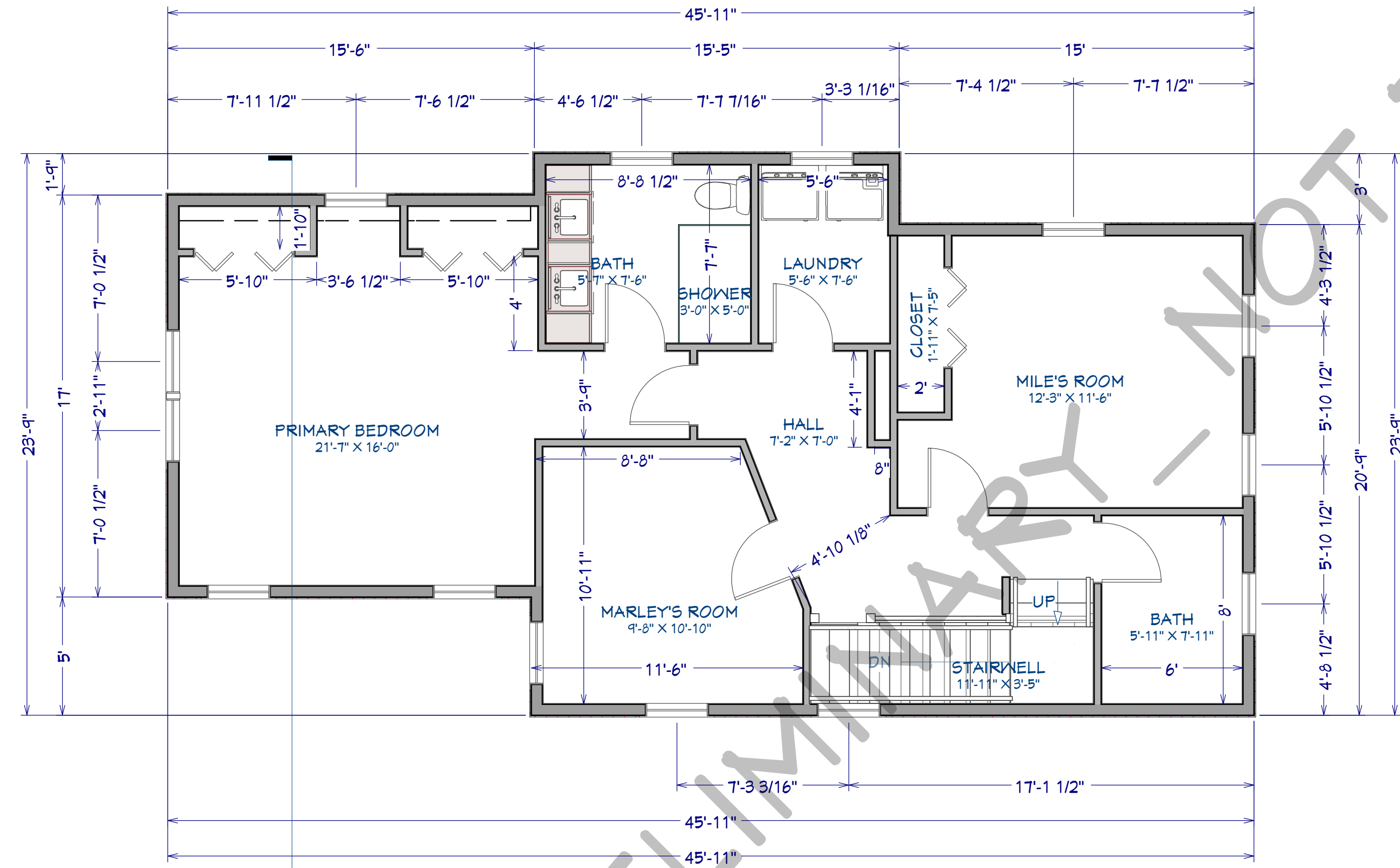
CONTACT: ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

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EXISTING SECOND FLOOR PLAN

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

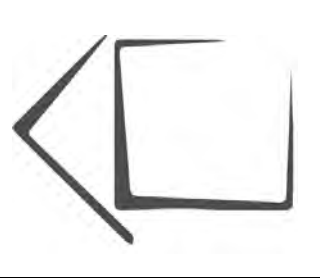


SECOND FLOOR PLAN REMAIN AS IS

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

WALL SCHEDULE

WALL SCHEDULE		
2D SYMBOL	WALL TYPE	TOTAL LENGTH
	NEW, SIDING-6	108'-6"
	NEW, INTERIOR-4	54'-4 11/16"
	SIDING-6	448'-8 15/16"
	INTERIOR-4	210'-5 3/8"
	NEW 8" CONCRETE STEM WALL	61'-5 1/16"
	INTERIOR RAILING	85'-0 1/2"
	GLASS SHOWER	11'-5 1/4"
	DEMO, INTERIOR-4	1'-11 7/8"
	EXISTING 8" CONCRETE STEM WALL	138'



Revision Table	
Number	Description

SECOND FLOOR

CLIENT:
MEZANSKY RESIDENCE
636 Lincoln Ave
Portsmouth, NH 03801

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:

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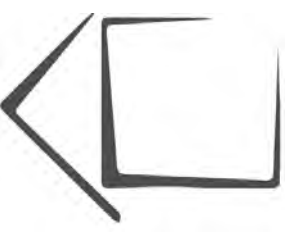
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SCALE:

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ON DRAWINGS

SHEET:

A-3



Revision Table	
Number	Description

ELEVATIONS

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636 Lincoln Ave
Portsmouth, NH 03801

CONTACT: ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:

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EXISTING FRONT VIEW



EXISTING FRONT ELEVATION

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

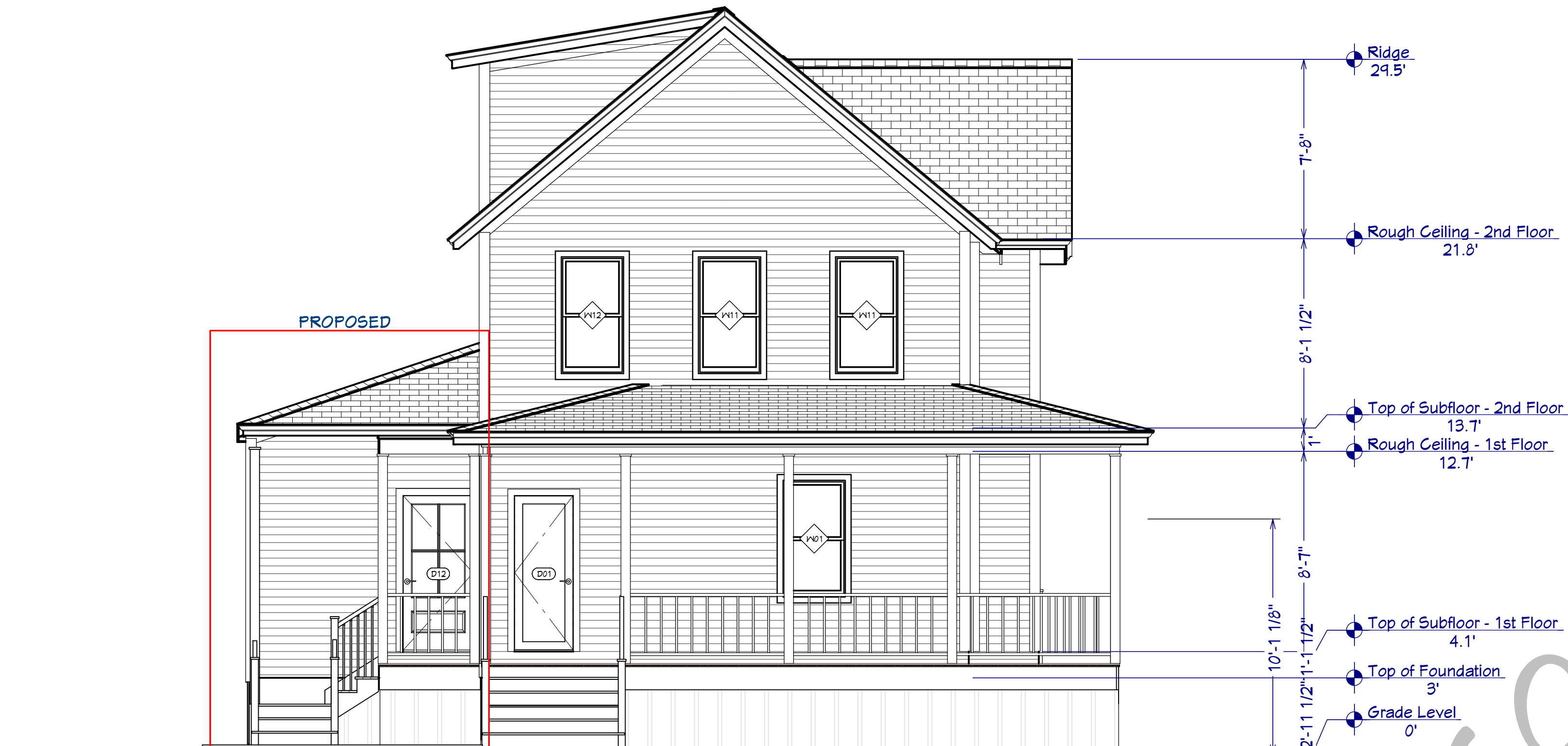


EXISTING REAR VIEW



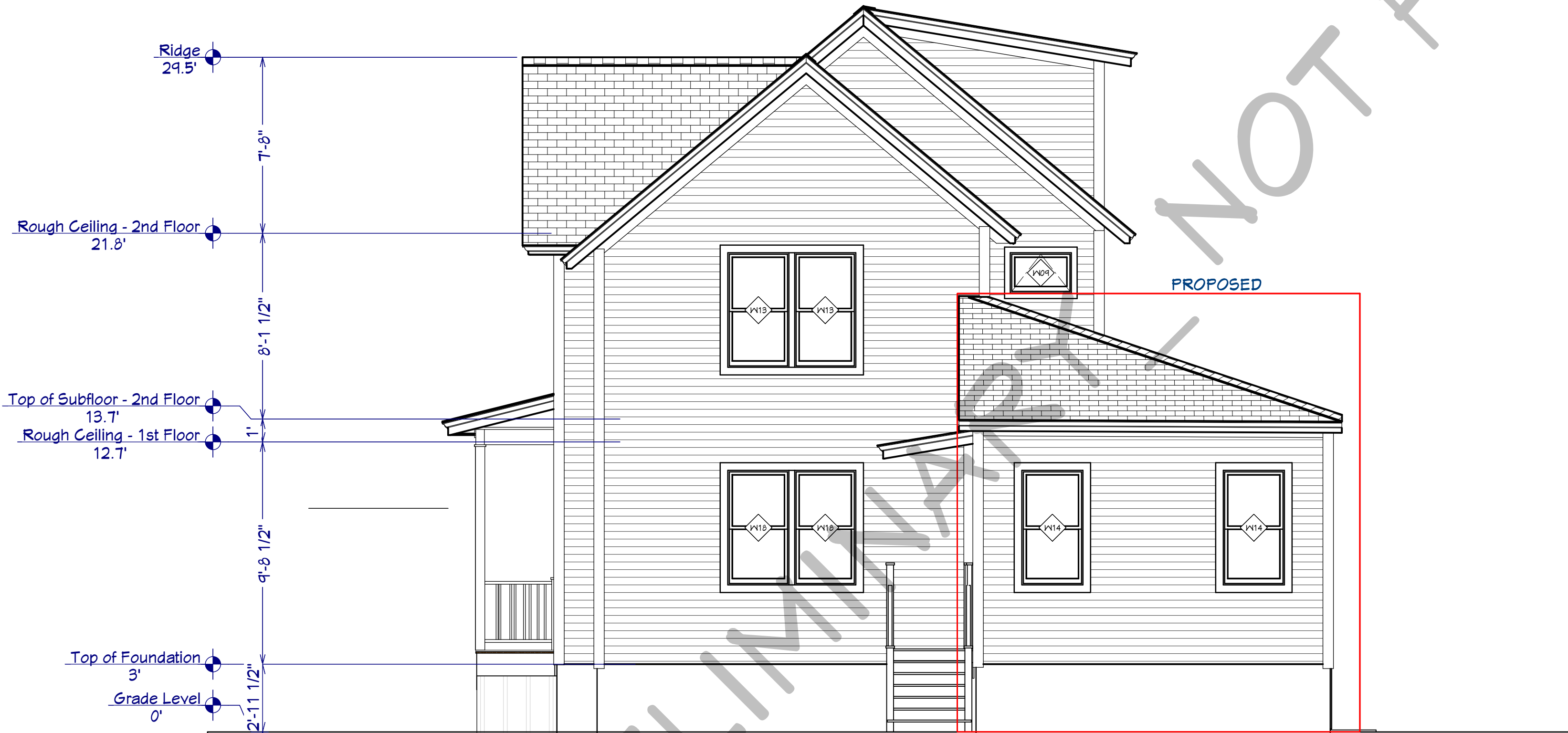
EXISTING REAR ELEVATION

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



PROPOSED FRONT ELEVATION

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



PROPOSED REAR ELEVATION

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

ELEVATIONS

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



EXISTING RIGHT ELEVATION | SIDE VIEW

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



EXISTING RIGHT SIDE

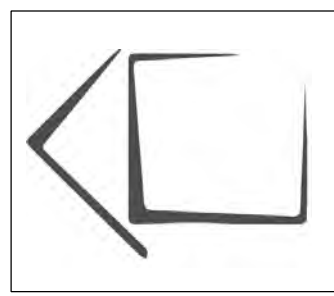


PROPOSED RIGHT ELEVATION | SIDE VIEW

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

ELEVATIONS

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



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ELEVATIONS

CLIENT:
MEZANSKY RESIDENCE
636 Lincoln Ave
Portsmouth, NH 03801

CONTACT:
ABRIGO HOME
PO BOX 1564
PORTSMOUTH, NH 03801
207.345.6050

DATE:
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A-5



EXISTING LEFT ELEVATION | SIDE VIEW

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



EXISTING LEFT SIDE

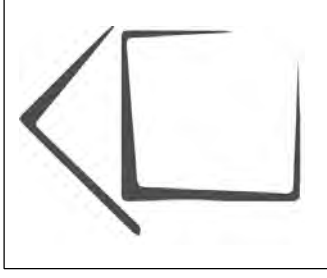


PROPOSED LEFT ELEVATION | SIDE VIEW

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

ELEVATIONS

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



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207.345.6050

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March 24, 2025

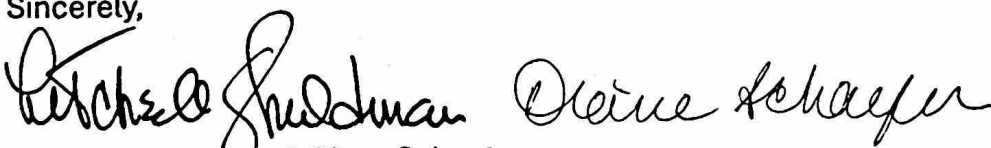
Phyllis Eldridge, Chair
Zoning Board of Adjustment
Portsmouth Planning Department
1 Junkins Ave.
Portsmouth, NH 03801

Dear Members of the Zoning Board of Adjustment,

We are writing today to support the request of Samantha and Michael Mezansky, 636 Lincoln Ave., to remove their existing garage and add an addition per architectural plans created by Amy Dutton and shared with us on March 22.

As the Mezansky's next door neighbor, we will be most impacted by the construction since the exterior renovations will be on our side of their house. We were pleased to see the design is in keeping with the character of our early 1900s neighborhood and that the old garage will be torn down. Since the new structure will be moved off the property line, we'll have better access to the side of our garage. Our homes are situated a block of many nonconforming lots and we would support the granting of a variance to allow the Mezansky renovation project to go forward.

Sincerely,

Handwritten signatures of Mitchell Shuldman and Diane Schaefer in black ink.

Mitchell Shuldman & Diane Schaefer
620 Lincoln Ave.
Portsmouth, NH 03801
603-828-9364
Dschaefer7@comcast.net
mshuldman@comcast.net

Portsmouth, NH Board of Adjustment
Neighbor Letter in Support of Addition by Homeowner

Date: March 24, 2025

Chairman of the Board of Adjustment
C/O Planning Department City of Portsmouth
1 Junkins Ave.
Portsmouth, NH 03801
Planning@cityofportsmouth.com

To The Chairman of the Board of Adjustment,

Please find this letter in support of the removal of the existing garage and proposed addition to 636 Lincoln Ave.

Keeping in mind the 5 Criteria:

1. The new structure would be staying within the character of the neighborhood.
2. It would improve the safety and health of the neighbors.
3. It would eliminate a dangerous existing structure due to poor building practices.
4. The surrounding properties would improve because they are willing to move the structure away from property lines.
5. The lot is small and non-conforming. Conforming to setbacks is not possible in order to create a viable project for their growing young family.

We encourage the Portsmouth Board of Adjustment to grant the variance to the Mezansky Residence.

Submitted respectfully,

A handwritten signature in black ink, appearing to read 'K Dawson', is written over a horizontal line.

Karen Dawson
648 Lincoln Ave.
Portsmouth, NH 03801

Portsmouth, NH Board of Adjustment
Neighbor Letter in Support of Addition by Homeowner

Date: March 24, 2025

Chairman of the Board of Adjustment
C/O Planning Department City of Portsmouth
1 Junkins Ave.
Portsmouth, NH 03801
Planning@cityofportsmouth.com

To The Chairman of the Board of Adjustment,

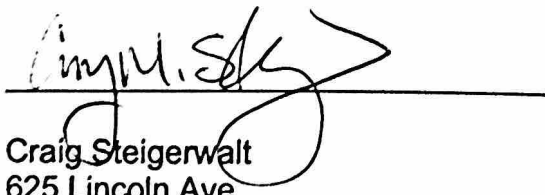
Please find this letter in support of the removal of the existing garage and proposed addition to 636 Lincoln Ave.

Keeping in mind the 5 Criteria:

1. The new structure would be staying within the character of the neighborhood.
2. It would improve the safety and health of the neighbors.
3. It would eliminate a dangerous existing structure due to poor building practices.
4. The surrounding properties would improve because they are willing to move the structure away from property lines.
5. The lot is small and non-conforming. Conforming to setbacks is not possible in order to create a viable project for their growing young family.

We encourage the Portsmouth Board of Adjustment to grant the variance to the Mezansky Residence.

Submitted respectfully,



Craig Steigerwalt
625 Lincoln Ave.
Portsmouth, NH 03801