

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

Date: 03.03.25

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 as well as lot coverage relief of 28.9% 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 off the kitchen that can double as a guest space.

Per Section 10.322 – In order to comply to current build 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 two feet off the left property line and 16'-3" 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 27.2% lot coverage and we are requesting 28.9% 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 .13 acre and the homeowners need to make every square inch work for them with two small children. Right now, the garage is not part of that equation, so they are willing to forgo a garage and trade 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:

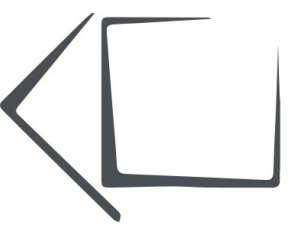
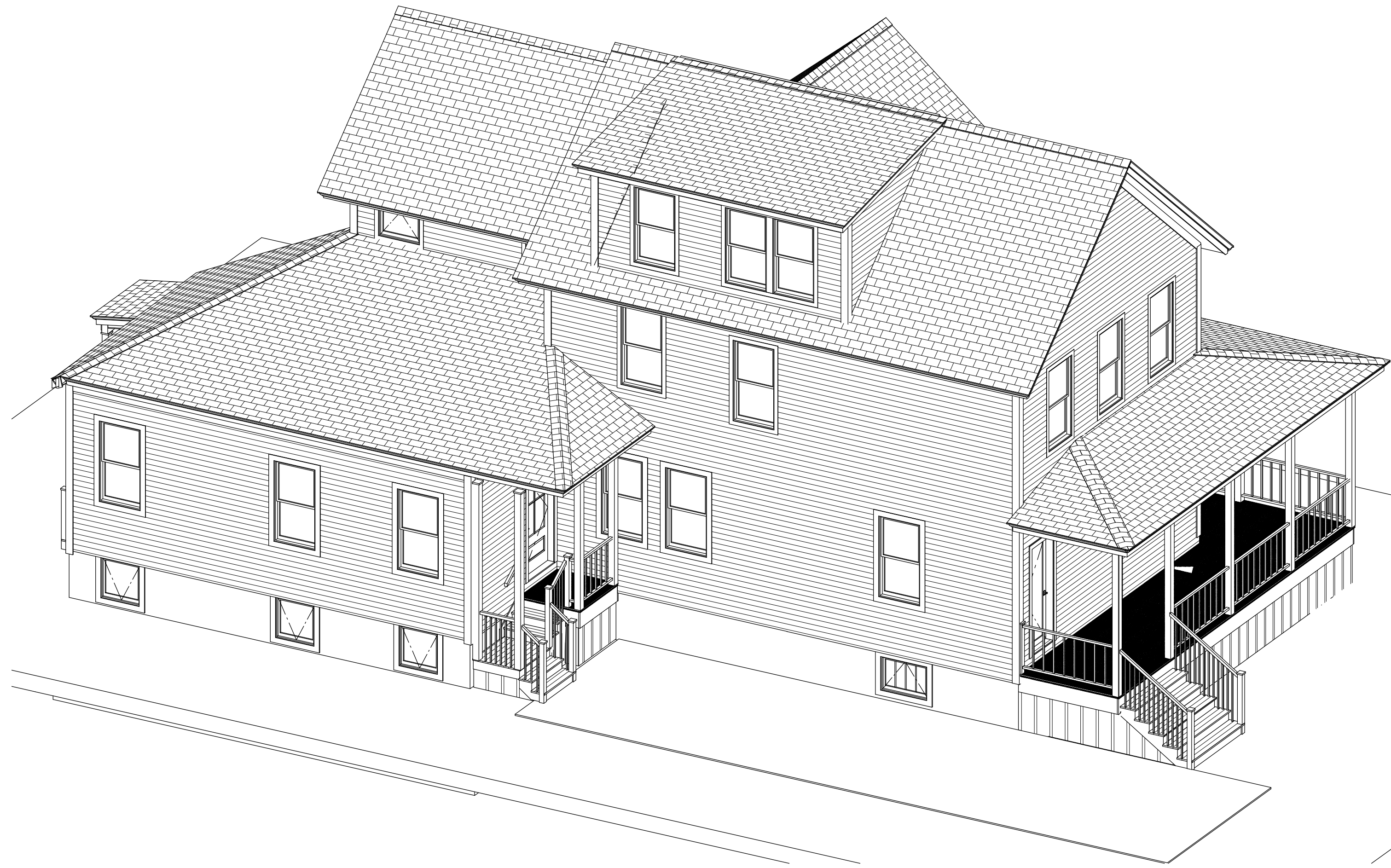


GARAGE FRONT:



GARAGE RIGHT SIDE:





Revision Table	
Number	Date

OVERVIEW

CLIENT:
MEZANSKY RESIDENCE
 636 Lincoln Ave
 Portsmouth, NH 03801

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

DATE:

2/24/2025

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SCALED FOR:
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

0-1

OVERVIEW

SCALE: NTS

Layout Page Table		
Label	Page Number	Title
O-1	1	OVERVIEW
S-1	2	SITE PLAN
G-1	3	GENERAL NOTES
G-2	4	GENERAL NOTES
G-3	5	GENERAL NOTES
R-1	6	RENOVATION PLAN
A-1	7	FOUNDATION
A-2	8	FIRST FLOOR
A-3	9	SECOND FLOOR
A-4	10	ELEVATIONS
A-5	11	ELEVATIONS
A-6	12	ELEVATIONS

@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.**

CALCULATIONS

ZONING MAXIMUMS:

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

EXISTING CONDITIONS:

LOT SIZE: 0.13 ACRES
 FRONT/REAR HEIGHT:
 31.7' EXISTING RIDGE HT FROM FRONT GRADE
 24' 6" EXISTING RIDGE HT FROM BACK GRADE
 LIVABLE SF: **2,402 SF**
 FIRST FLOOR 966 SF (675 + 241)
 SECOND FLOOR 430 SF (675 + 255)
 TREE QUARTER STORY 506 SF
 GROSS SF: **4,115 SF**
 FIRST FLOOR 966 SF
 SECOND FLOOR 430 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: 15'

EXISTING LOT COVERAGE: **27.2%**
 EXISTING PARCEL AREA: 5,669 SF

PROPOSED CONDITIONS:

FRONT/REAR HEIGHT:
 14' PROPOSED RIDGE HT FROM FRONT GRADE
 14' PROPOSED RIDGE HT FROM BACK GRADE
 LIVABLE SF: **2,753 SF**
 FIRST FLOOR 1,317 SF (966 + 351)
 SECOND FLOOR 430 SF
 TREE QUARTER STORY 506 SF
 GROSS SF: **4,592 SF**
 FIRST FLOOR 1,317 SF
 SECOND FLOOR 430 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:

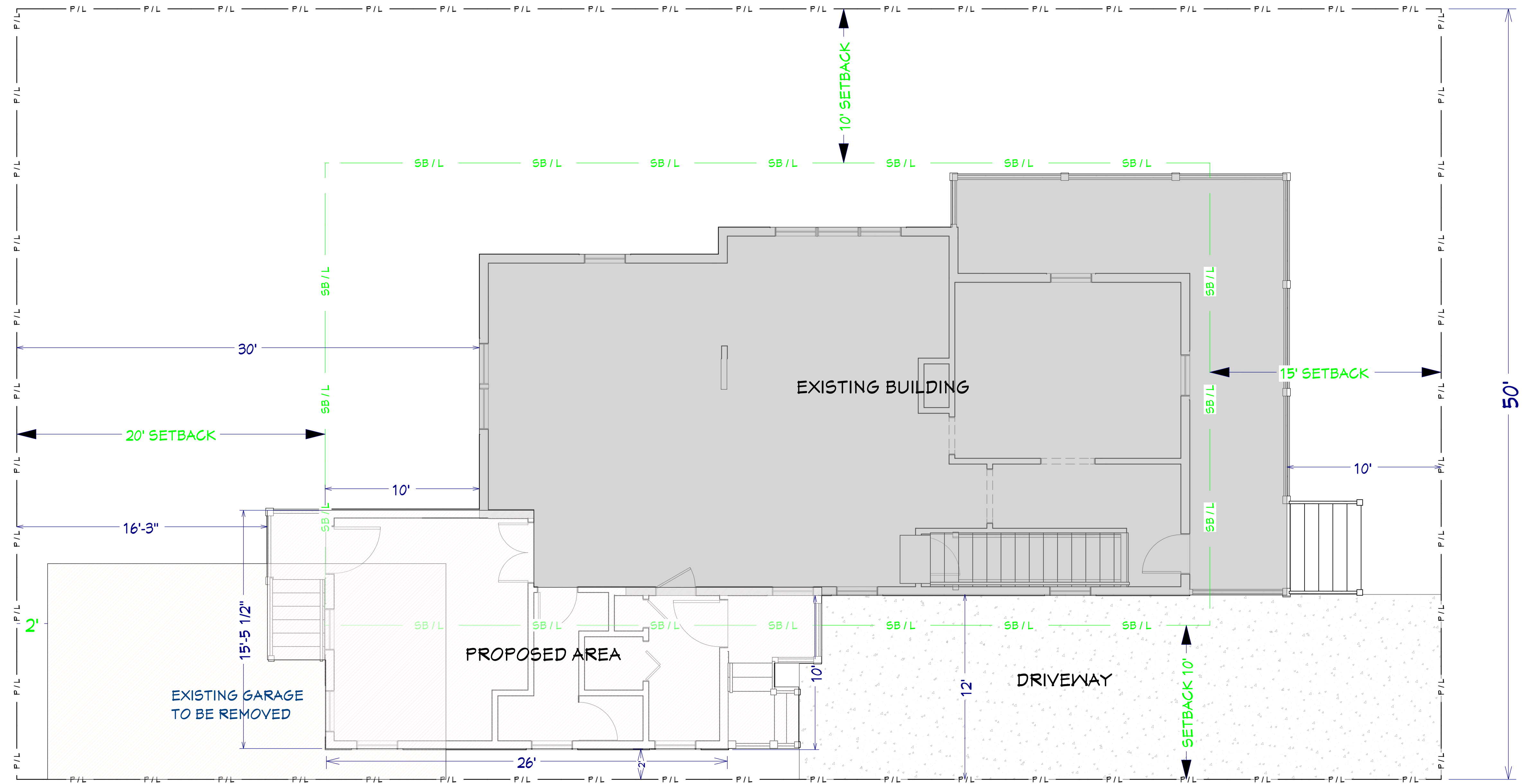
FRONT: 10'
 REAR: 16'
 LEFT: 2'
 RIGHT: 15'

PROPOSED LOT COVERAGE: **28.9%**
 EXISTING PARCEL AREA: 5,669 SF

DRIVEWAY: 482 SF

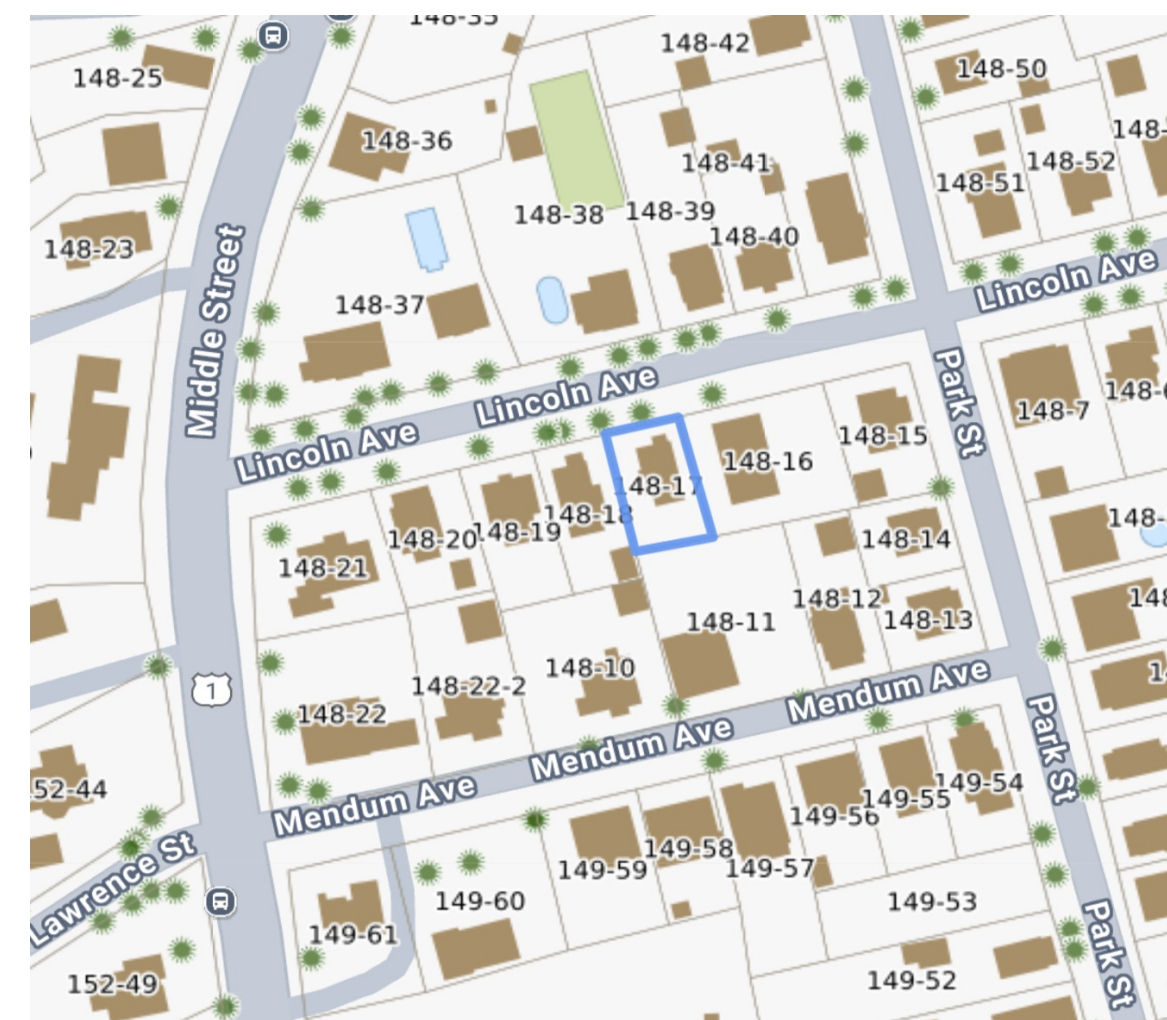
CAD BLOCK GUIDE

- 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

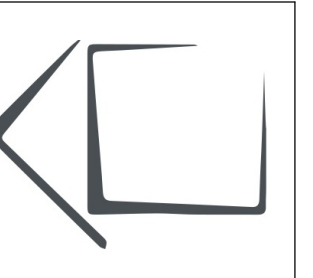
MEASUREMENTS PROVIDED BY CITY OF PORTSMOUTH, MAP GEO



SITE PLAN



EXISTING CONDITION PHOTO



Revision Table

Number	Date	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:

2/24/2025

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SCALED FOR:
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

S-1

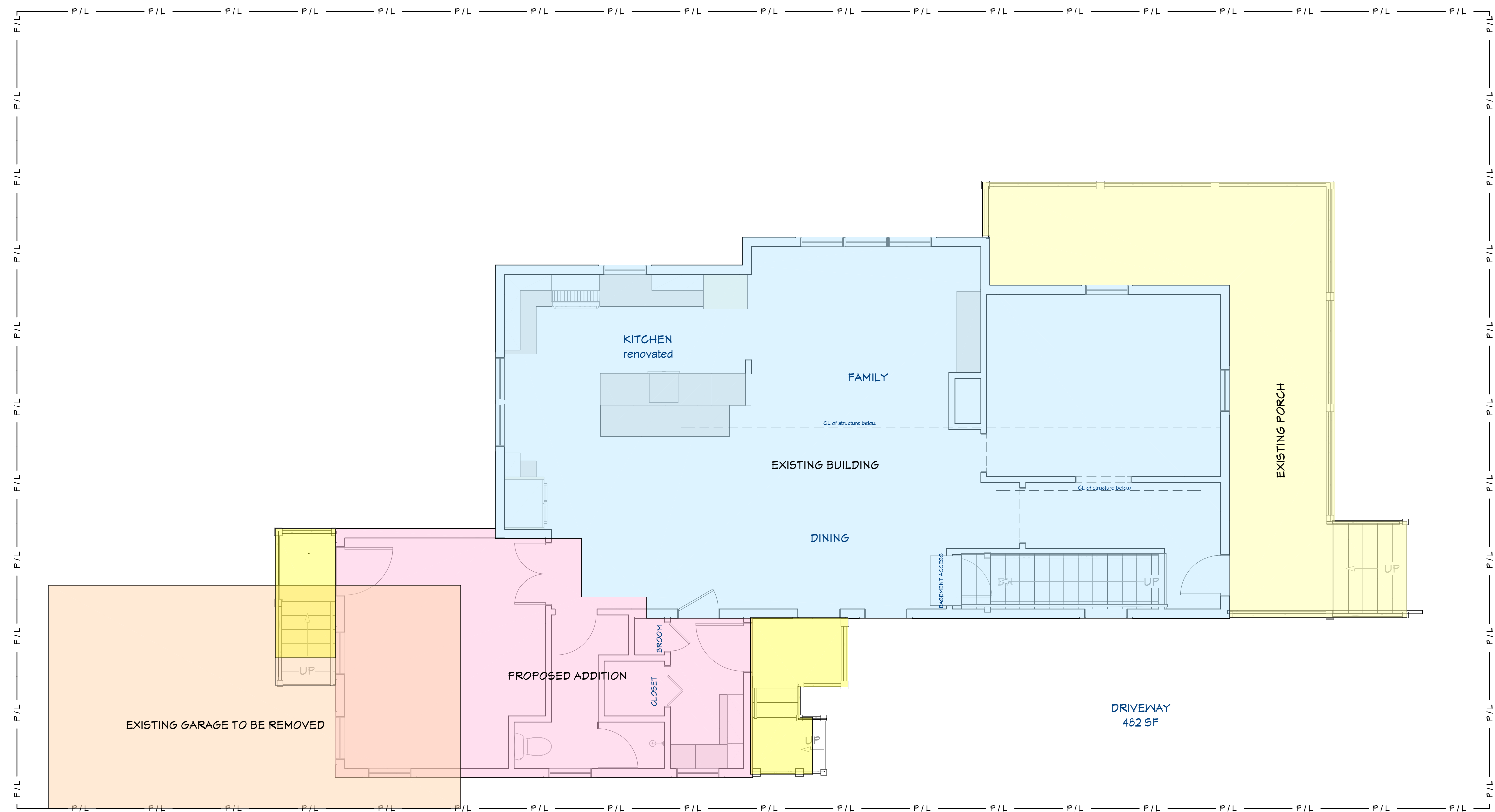
DEMOLITION NOTES

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.

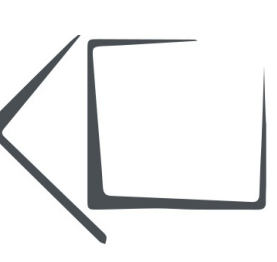
CAD BLOCK GUIDE

- 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

DATE:

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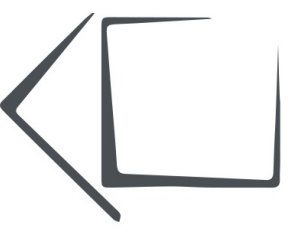
SCALED FOR:
24" X 36"

SCALE:

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R-1



Revision Number	Date	Description

FOUNDATION

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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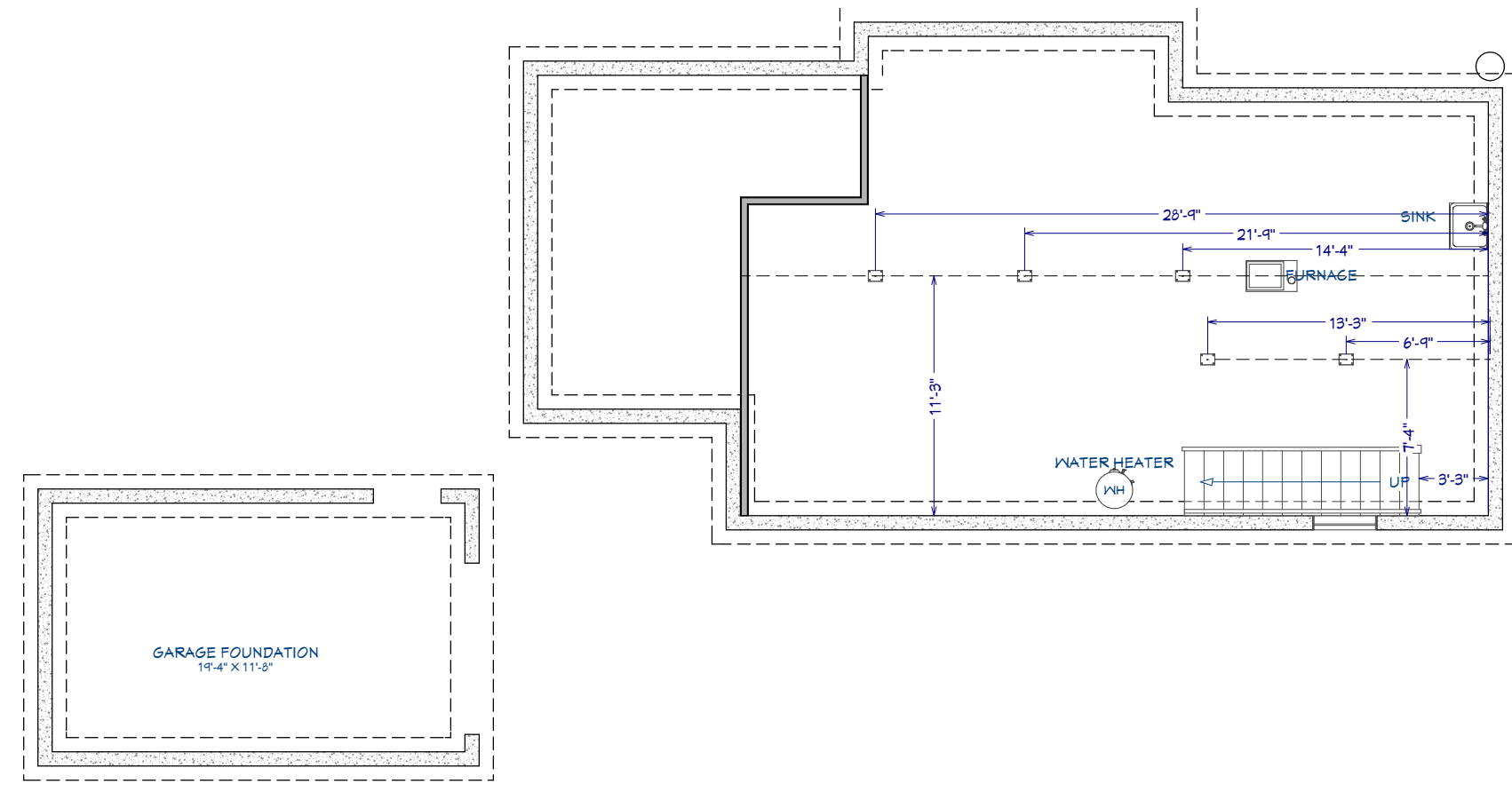
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SCALE:

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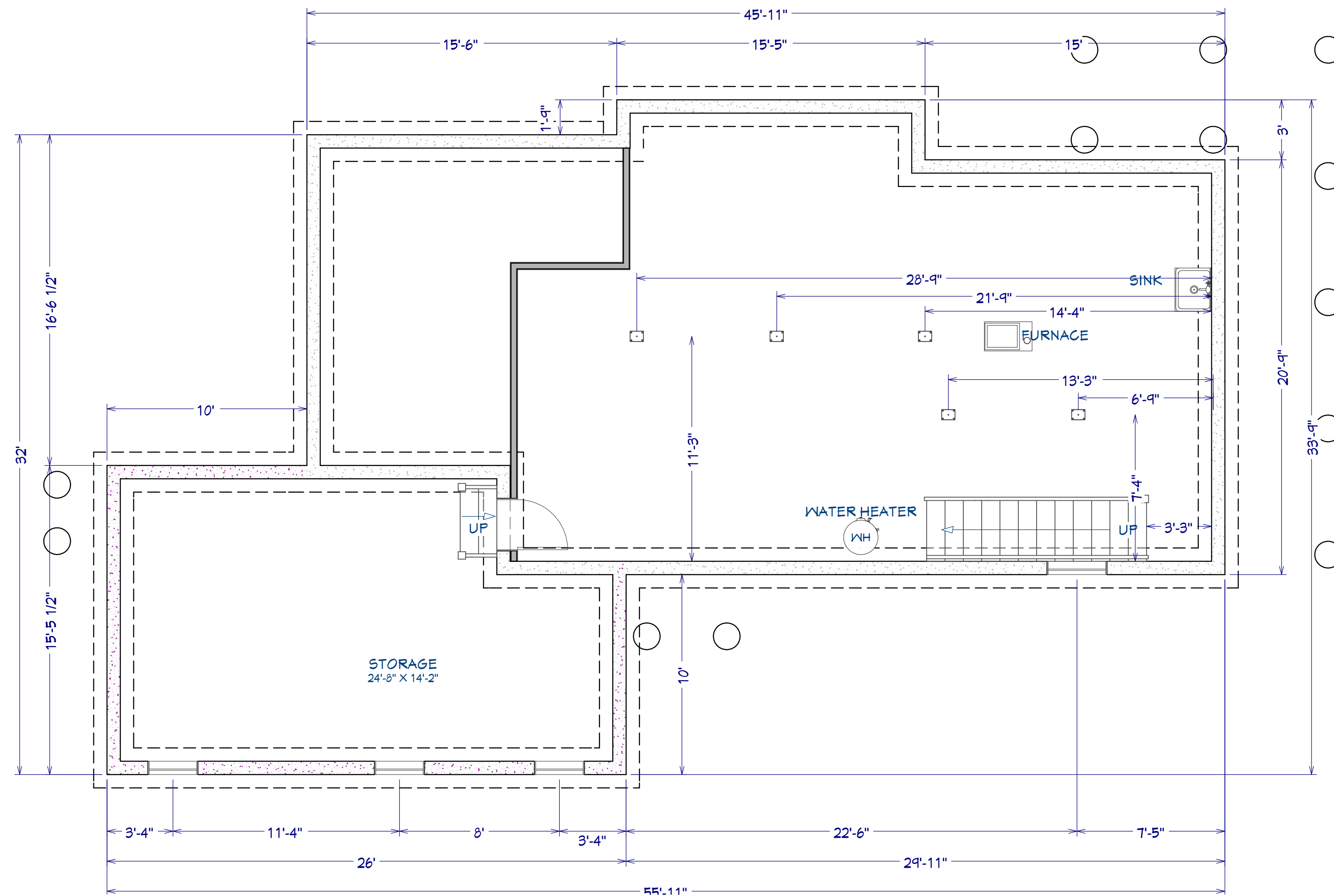
SHEET:

A-1



EXISTING FOUNDATION PLAN

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

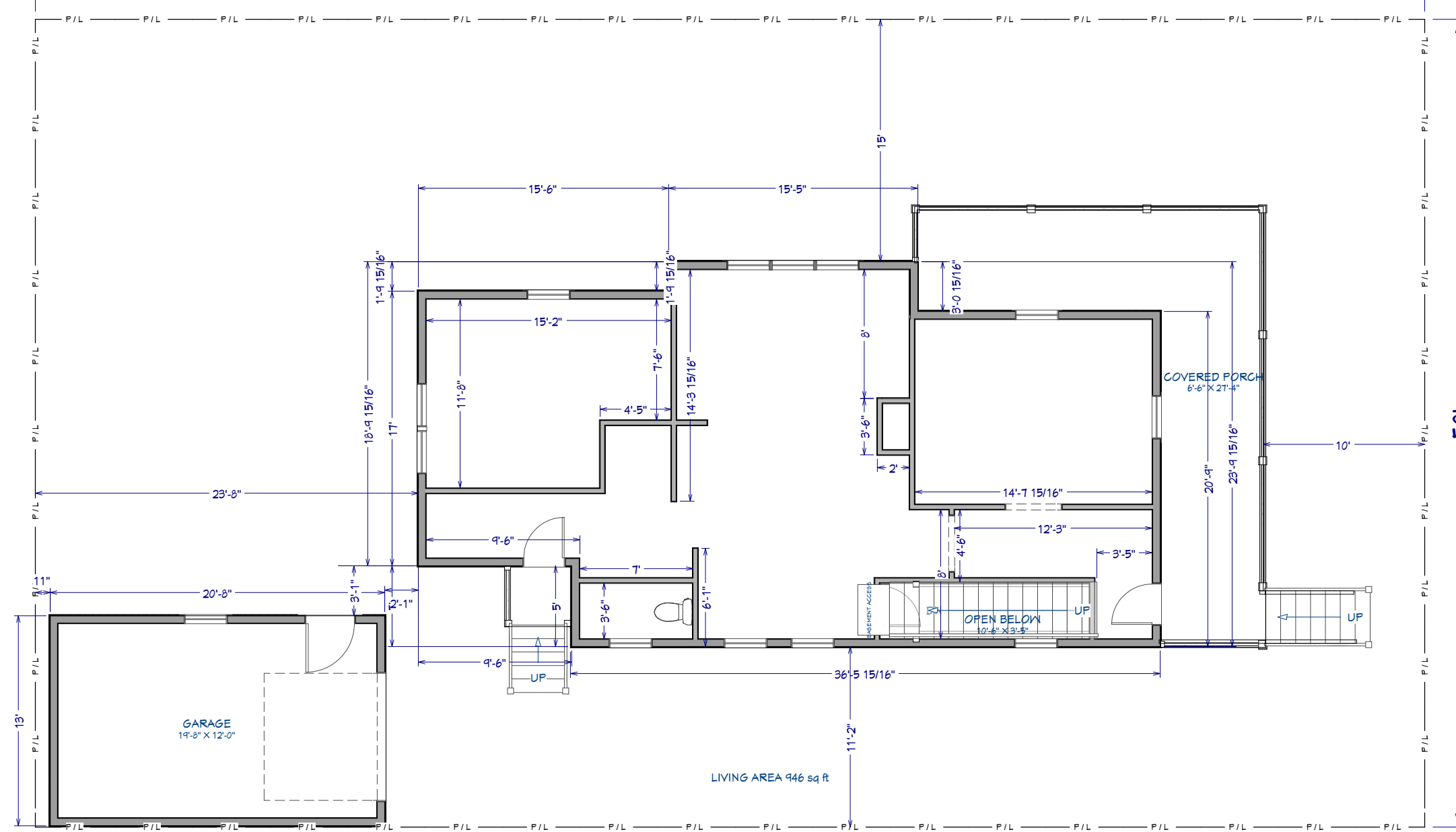


PROPOSED FOUNDATION PLAN

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

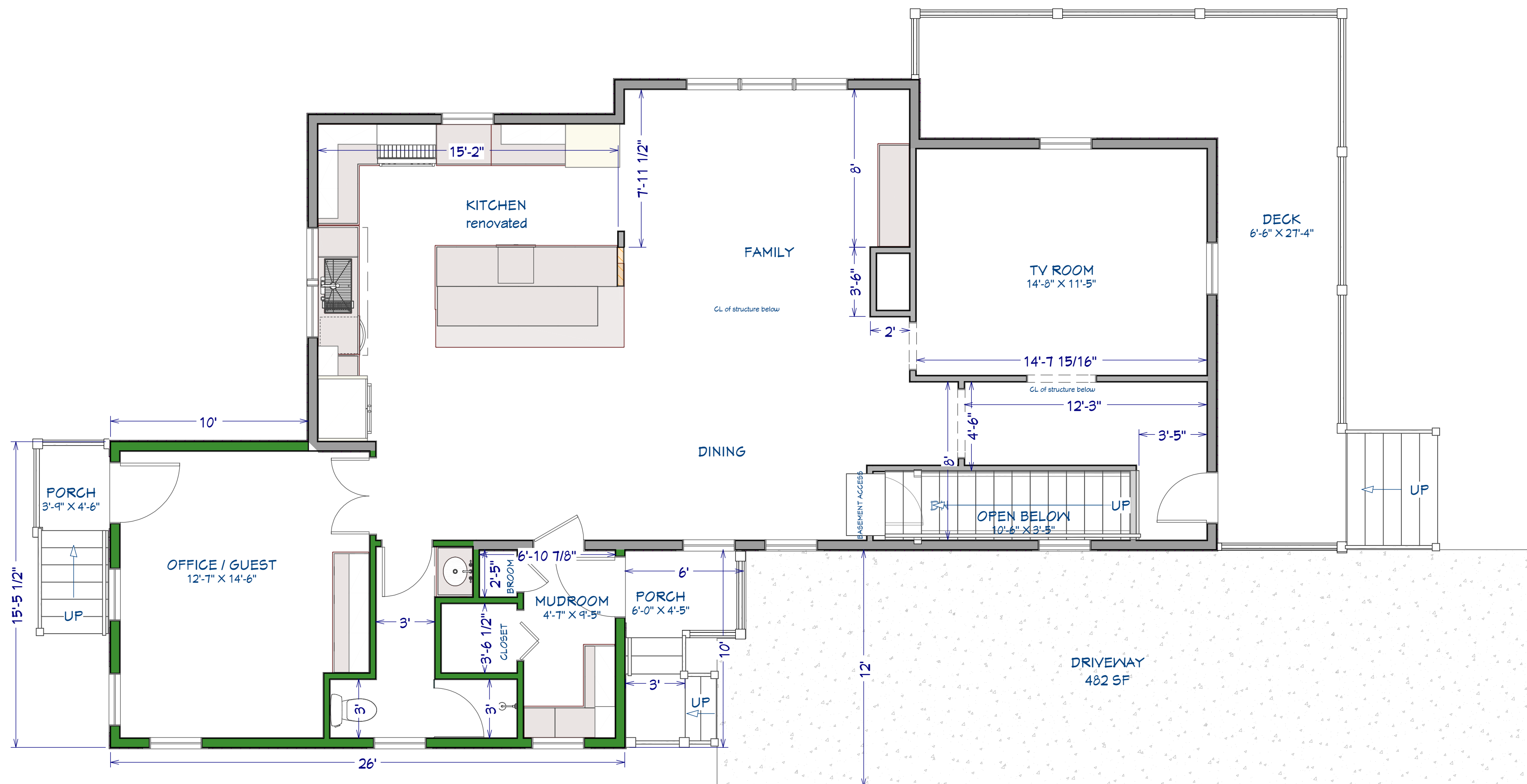
WALL SCHEDULE

2D SYMBOL	WALL TYPE	TOTAL LENGTH
	NEW SIDING-6	103'-0 5/8"
	NEW INTERIOR-4	46'-3 5/16"
	SIDING-6	446'-3"
	INTERIOR-4	210'-5 3/8"
	NEW 8" CONCRETE STEM WALL	61'-5 1/16"
	INTERIOR RAILING	97'-8 11/16"
	GLASS SHOWER	11'-5 1/4"
	DEMO INTERIOR-4	1'-11 7/8"
	EXISTING 8" CONCRETE STEM WALL	138'



EXISTING FIRST FLOOR PLAN

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

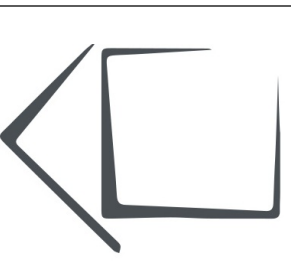


PROPOSED FIRST FLOOR PLAN

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

WALL SCHEDULE

2D SYMBOL	WALL TYPE	TOTAL LENGTH
	NEW, SIDING-6	103'-8 5/8"
	NEW, INTERIOR-4	46'-3 5/16"
	SIDING-6	446'-3"
	INTERIOR-4	210'-5 3/8"
	NEW 8" CONCRETE STEM WALL	61'-5 1/16"
	INTERIOR RAILING	97'-8 11/16"
	GLASS SHOWER	11'-5 1/4"
	DEMO, INTERIOR-4	1'-11 7/8"
	EXISTING 8" CONCRETE STEM WALL	138'



Revision Table	
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FIRST FLOOR

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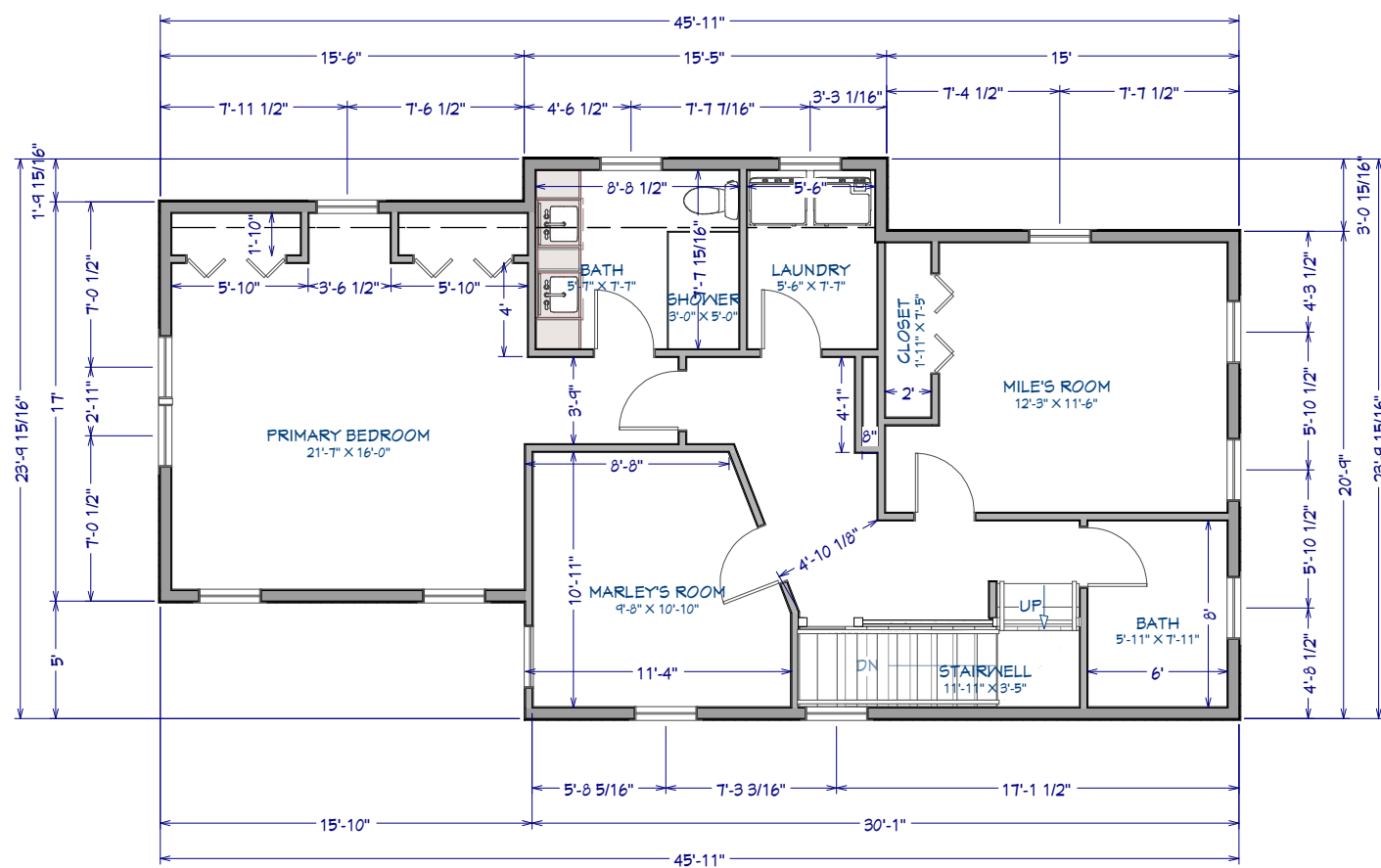
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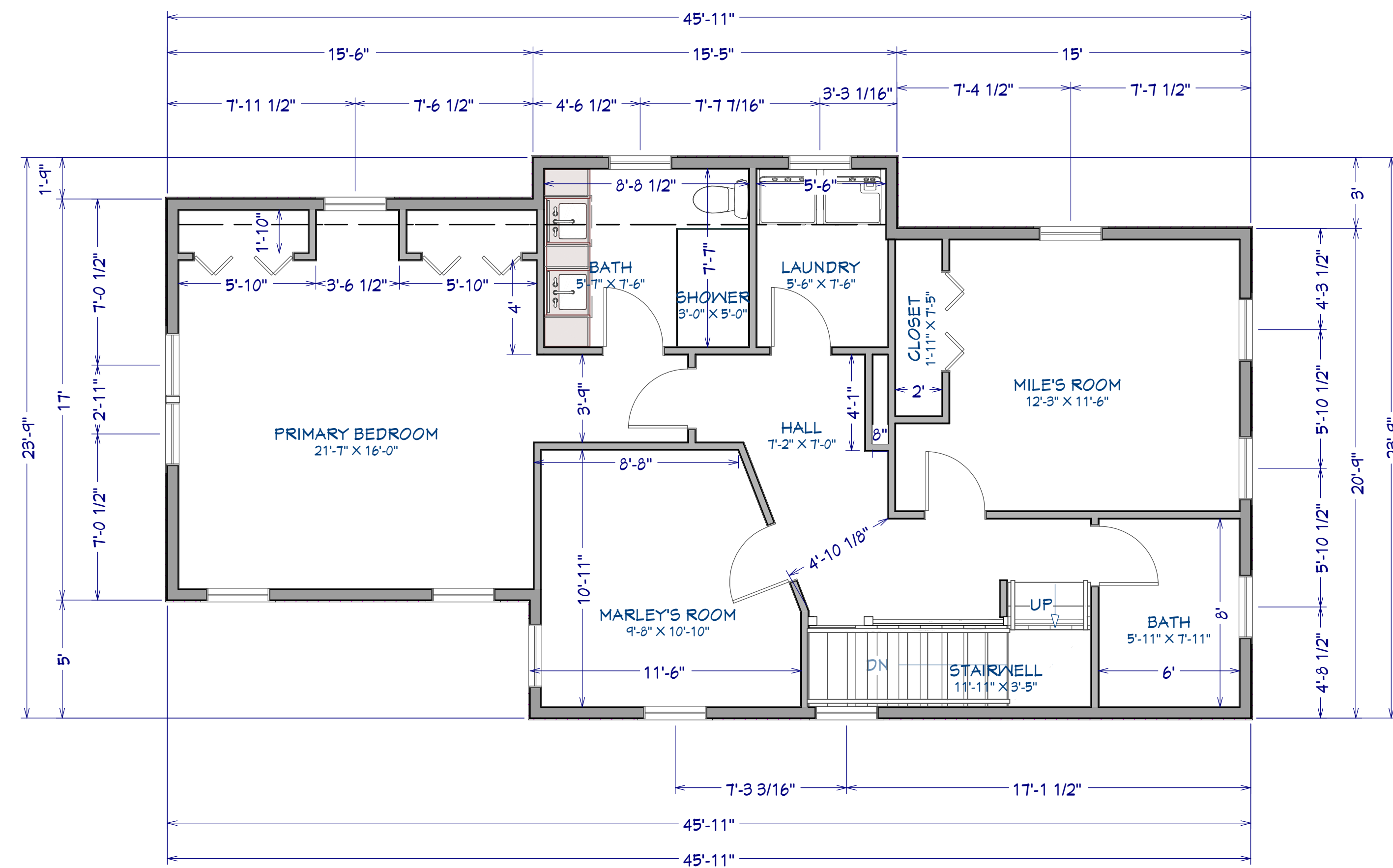
SHEET:

A-2



EXISTING SECOND FLOOR PLAN

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

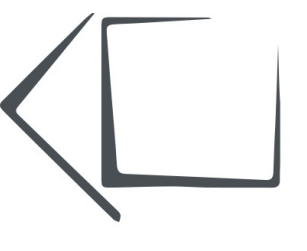


SECOND FLOOR PLAN REMAIN AS IS

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

WALL SCHEDULE

2D SYMBOL	WALL TYPE	TOTAL LENGTH
	NEW SIDING-6	103'-8 5/8"
	NEW INTERIOR-4	46'-3 5/16"
	SIDING-6	446'-3"
	INTERIOR-4	210'-5 3/8"
	NEW 8" CONCRETE STEM WALL	61'-5 1/16"
	INTERIOR RAILING	97'-8 11/16"
	GLASS SHOWER	11'-5 1/4"
	DEMO INTERIOR-4	1'-11 7/8"
	EXISTING 8" CONCRETE STEM WALL	138'



Revision Table	Description
Number	Date

SECOND FLOOR

CLIENT:
MEZANSKY RESIDENCE
 636 Lincoln Ave
 Portsmouth, NH 03801

CONTACT:
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 PO BOX 1564
 PORTSMOUTH, NH 03801
 207.345.6050

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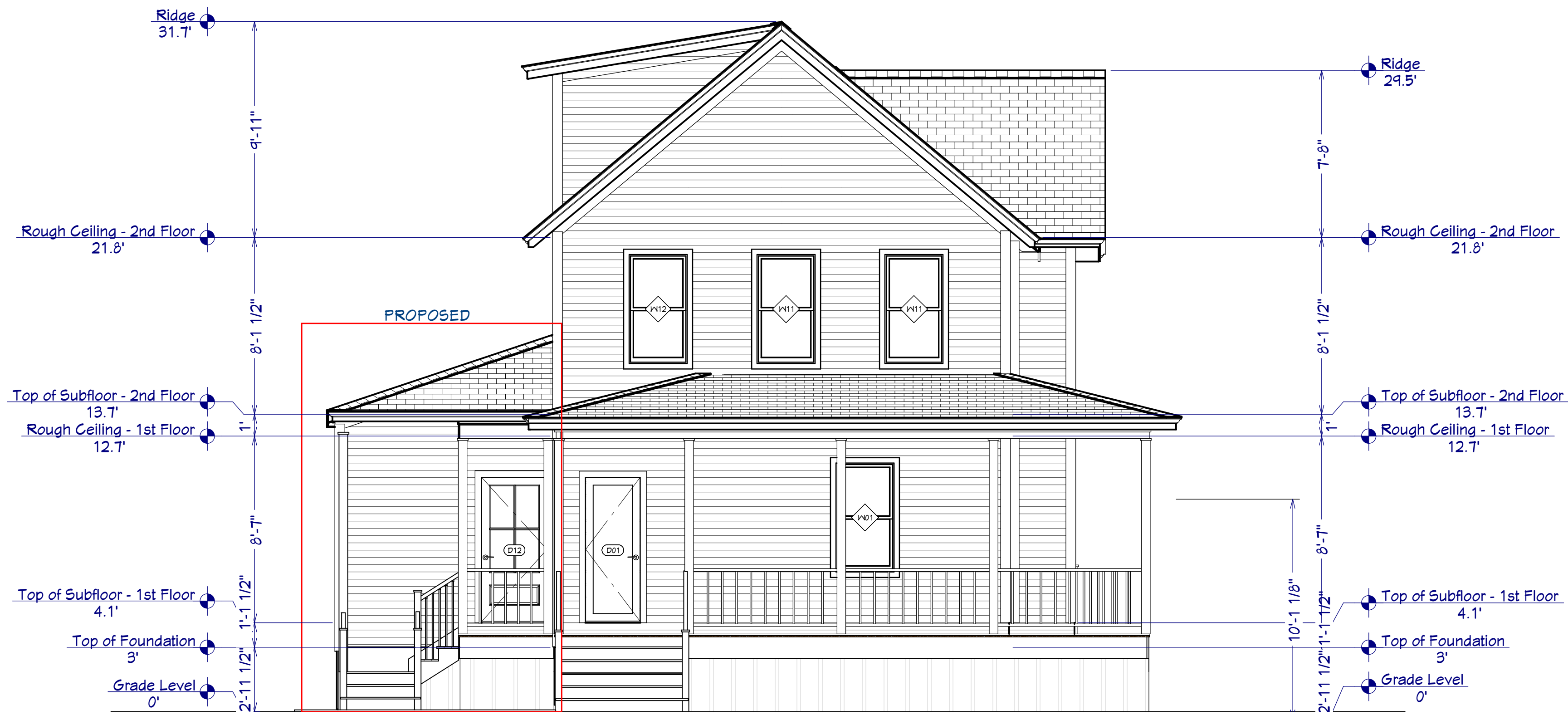
SCALED FOR:
24" X 36"

SCALE:

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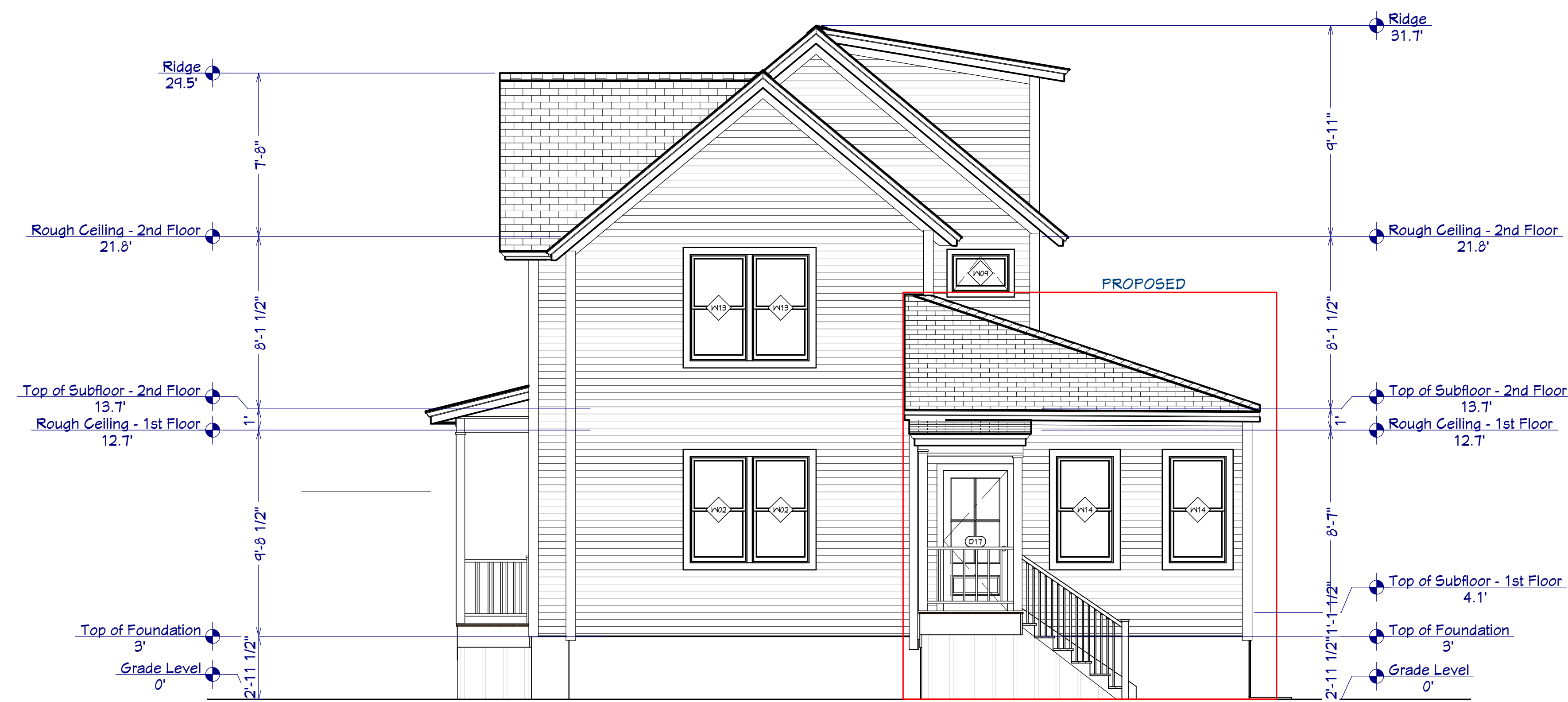
SHEET:

A-3



PROPOSED FRONT ELEVATION

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



PROPOSED REAR ELEVATION

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



EXISTING FRONT VIEW



EXISTING FRONT ELEVATION

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

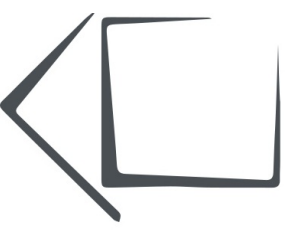


EXISTING REAR VIEW



EXISTING REAR ELEVATION

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



Revision Table

Number	Date	Description

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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SCALE:

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A-4

ELEVATIONS

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



EXISTING RIGHT ELEVATION | SIDE VIEW

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



EXISTING RIGHT SIDE

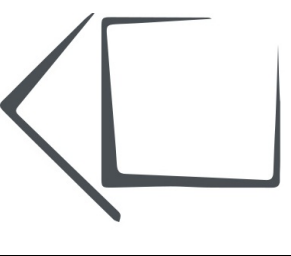


PROPOSED RIGHT ELEVATION | SIDE VIEW

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

ELEVATIONS

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



Revision Table	
Number	Date

ELEVATIONS

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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A-5



EXISTING LEFT ELEVATION | SIDE VIEW

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



EXISTING LEFT SIDE

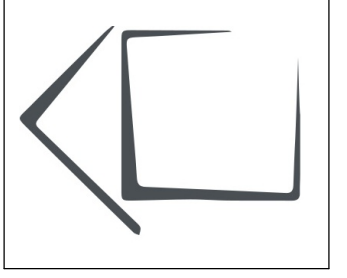


PROPOSED LEFT ELEVATION | SIDE VIEW

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

ELEVATIONS

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



Revision Table	
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ELEVATIONS

CLIENT:
MEZANSKY RESIDENCE
 636 Lincoln Ave
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CONTACT:
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SCALED FOR:
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SCALE:
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SHEET:
 A-6

March 24, 2025

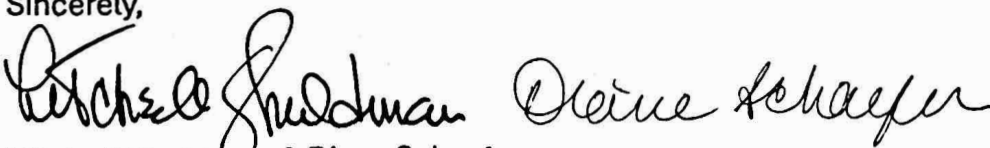
Phyllis Eldridge, Chair
Zoning Board of Adjustment
Portsmouth Planning Department
1 Junkins Ave.
Portsmouth, NH 03801

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,



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,



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