

648 LINCOLN AVE

VARIANCE APPLICATION

CITY OF PORTSMOUTH
Zoning Board of Adjustment
June 15, 2021

Zoning relief sought for the following conditions:

- 1. 10.321 - Expanding the proposed footprint and volume of the house within the setback, where existing building's relationship to the setback is lawfully non-conforming.
- 2. 10.521 - Increasing lot coverage by 3% above an existing lawfully non-conforming condition.
- 3. 10.521 - Building a 2' x 18.5' second story overhang such that it extends between the setback line and a property line where existing building's relationship to said setback is at present non-conforming.

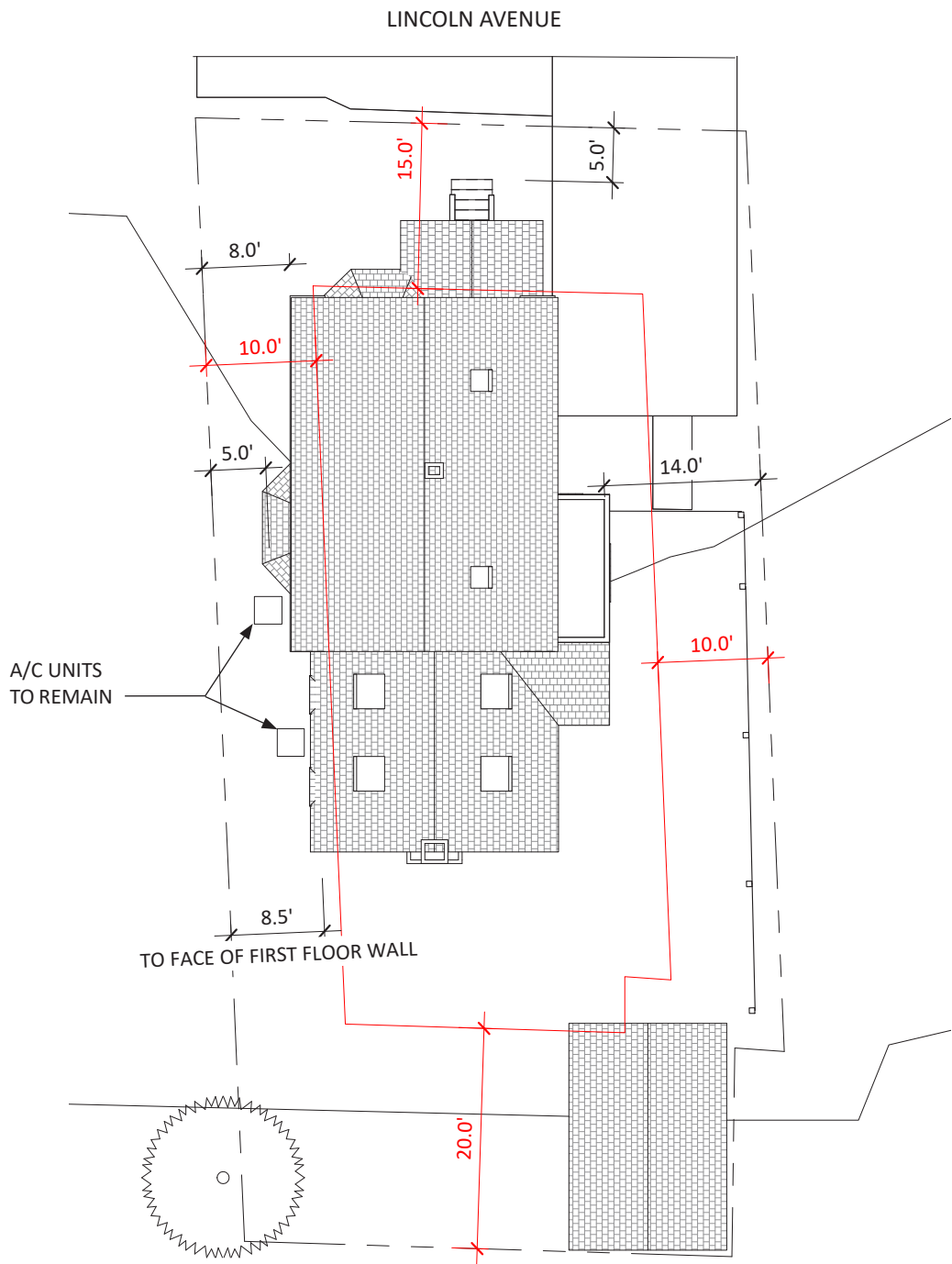


Composite image of proposed additions and existing structure.

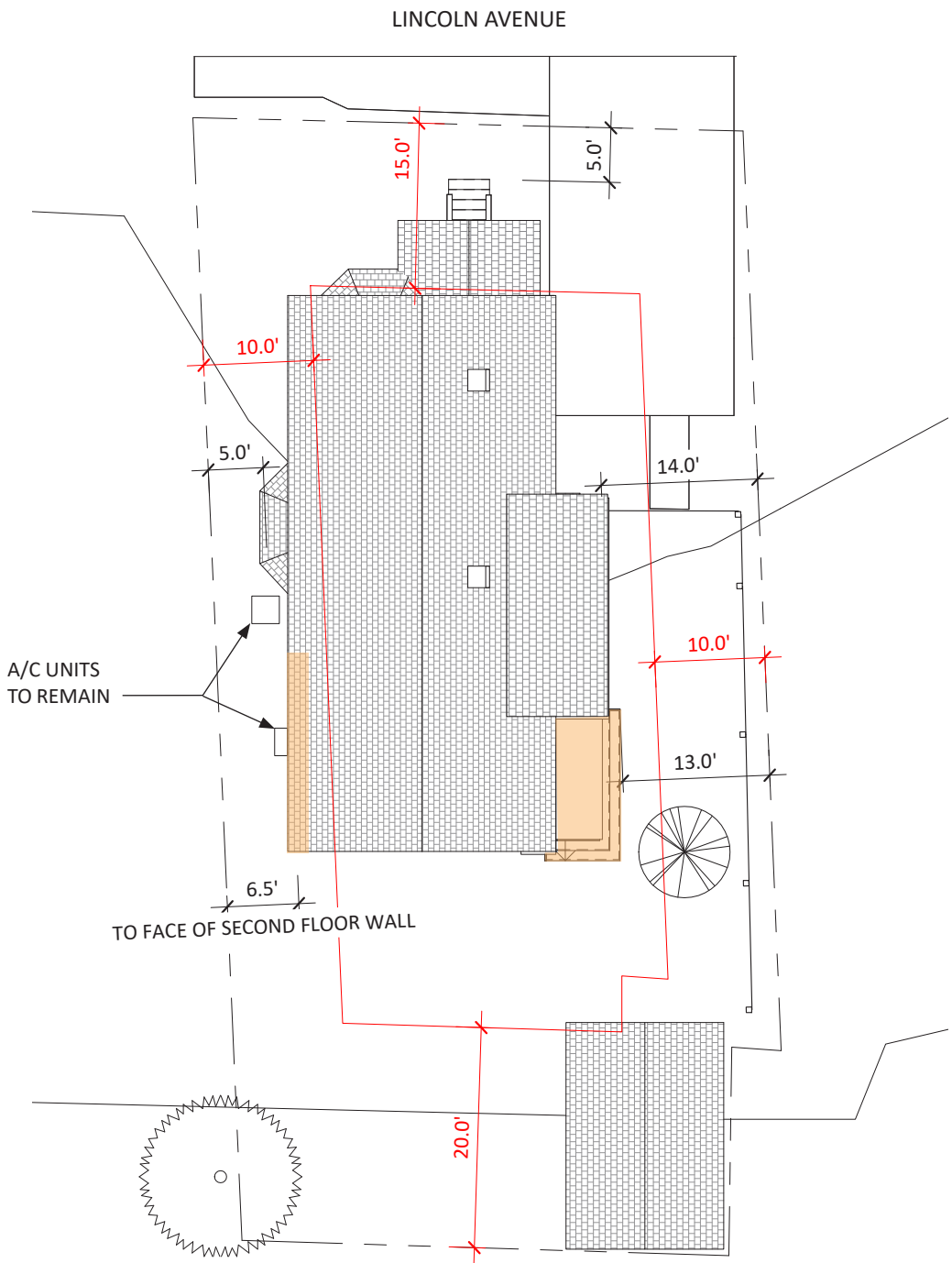
648 LINCOLN AVENUE
PORTSMOUTH, NH

SITE PLANS - EXISTING AND PROPOSED

SCALE: 1/16"=1'-0"



01 EXISTING SITE PLAN
1/16" = 1'



02 PROPOSED SITE PLAN
1/16" = 1'

Site dimensions are accurate up to +/- 6" based on field measurements. Professional survey was not conducted.

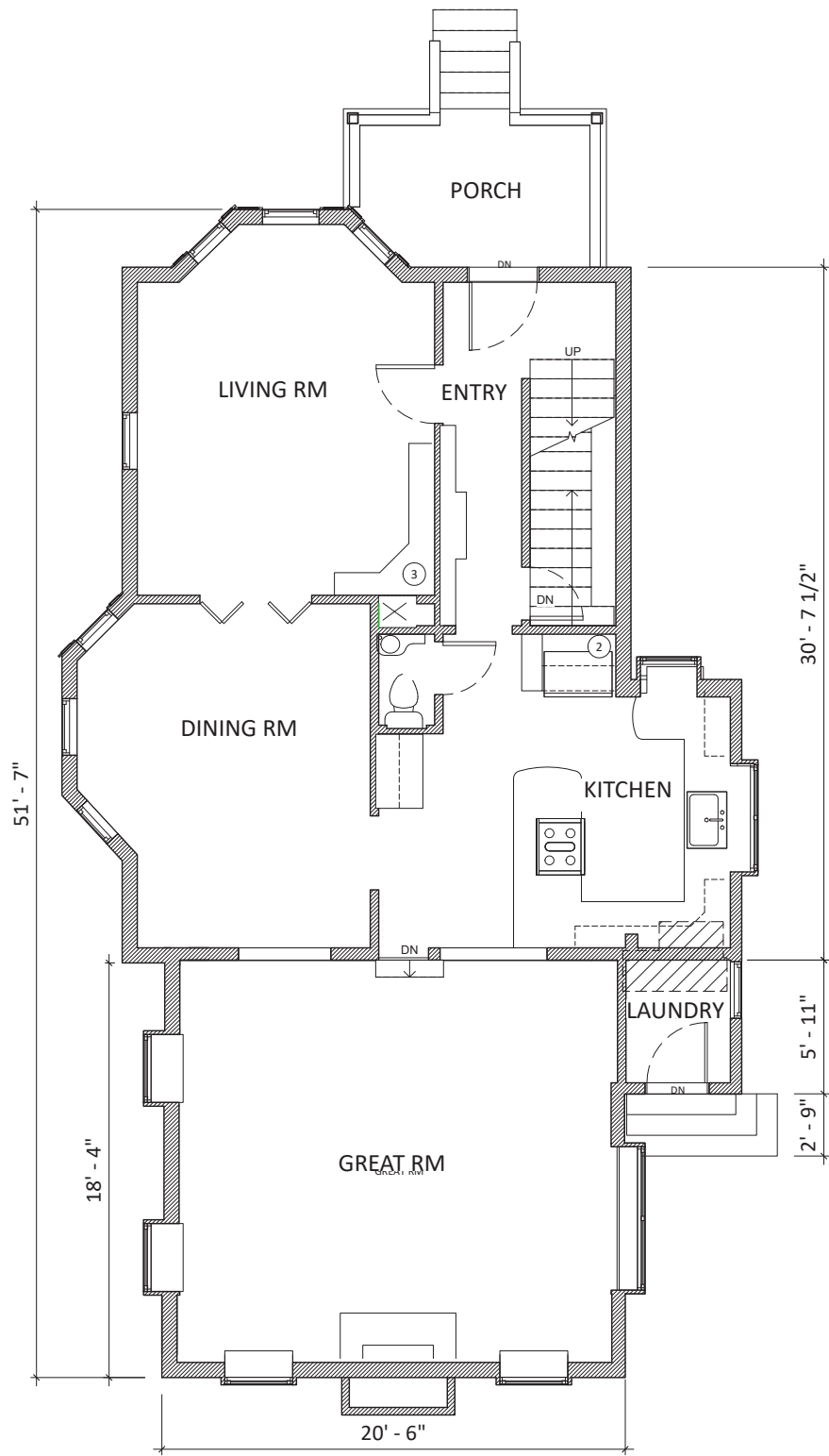
All measurements from the property line are measured to the face of the first floor wall.

Lot S.F.	5,048
Existing	
Main House Footprint S.F.	1,246
Gross Main House S.F.	2,063
Shed Square Footage	300
Lot Coverage %	31%
Proposed	
Footprint S.F.	1,408
Gross Main House S.F.	2,248
Lot Coverage %(incl. shed)	34%
Difference %	3%
Allowed %	25%

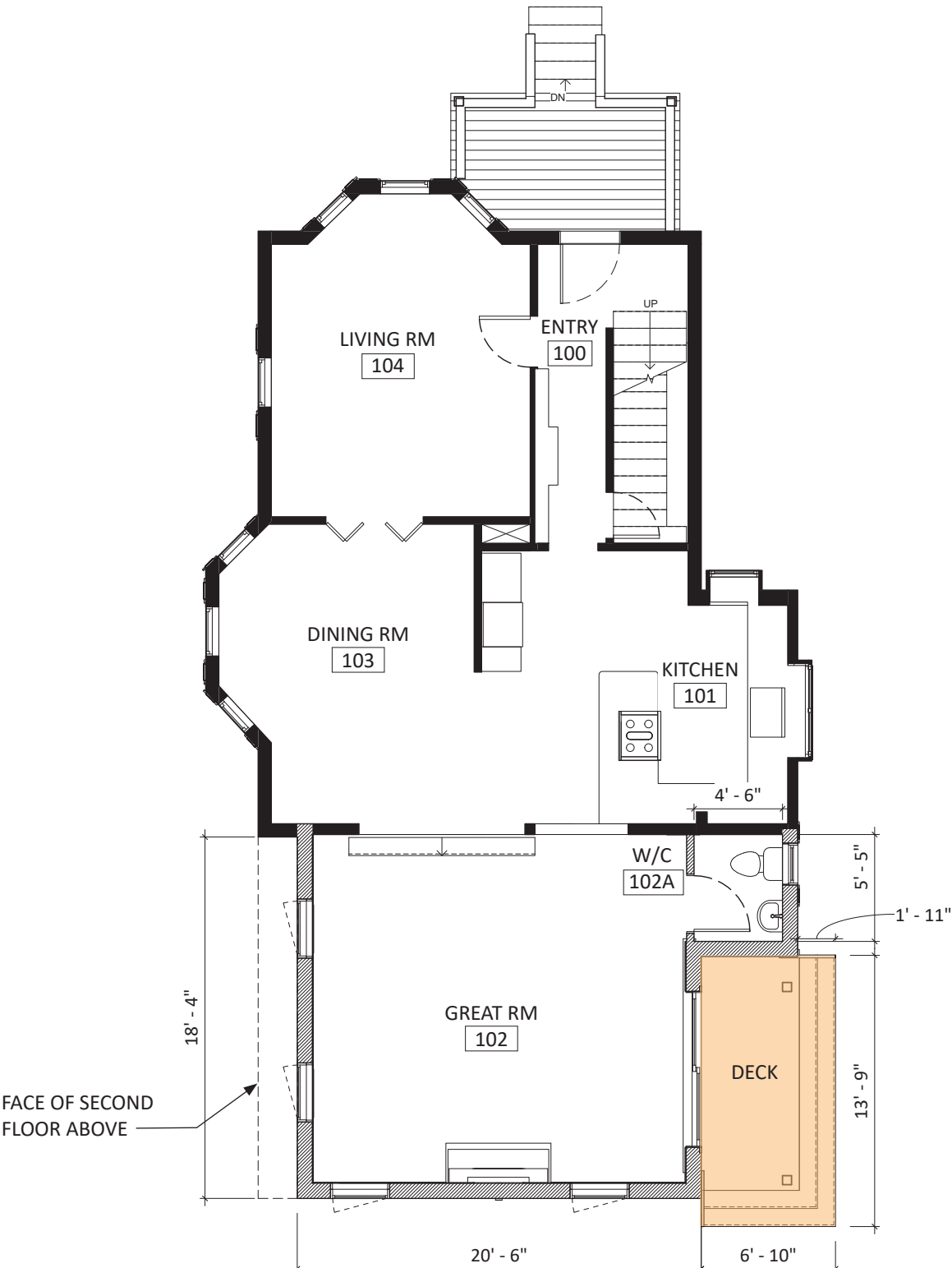
Denotes areas that contribute to new lot coverage %

FIRST FLOOR PLAN - EXISTING AND PROPOSED

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



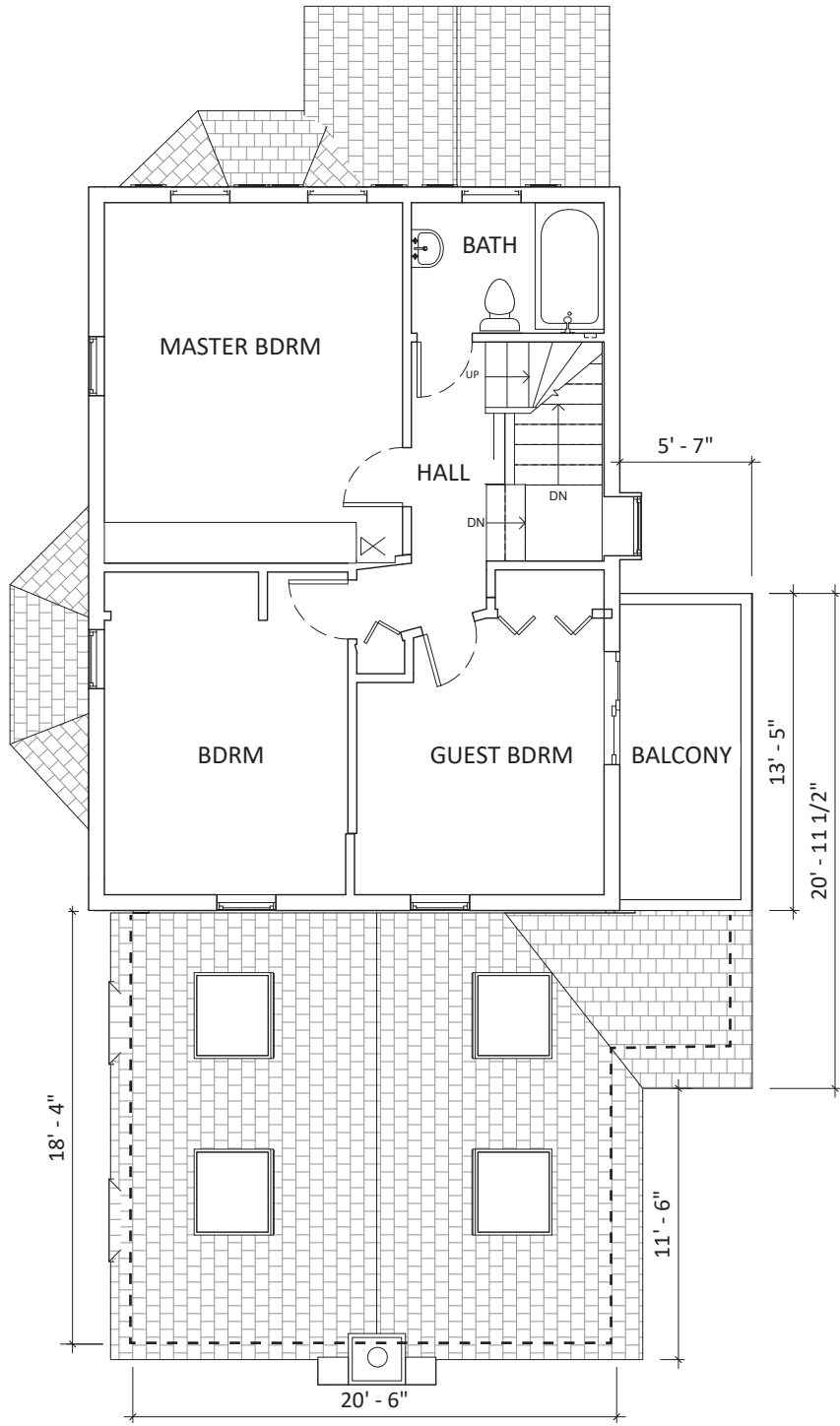
01 EXISTING GROUND FLOOR PLAN
1/8" = 1'



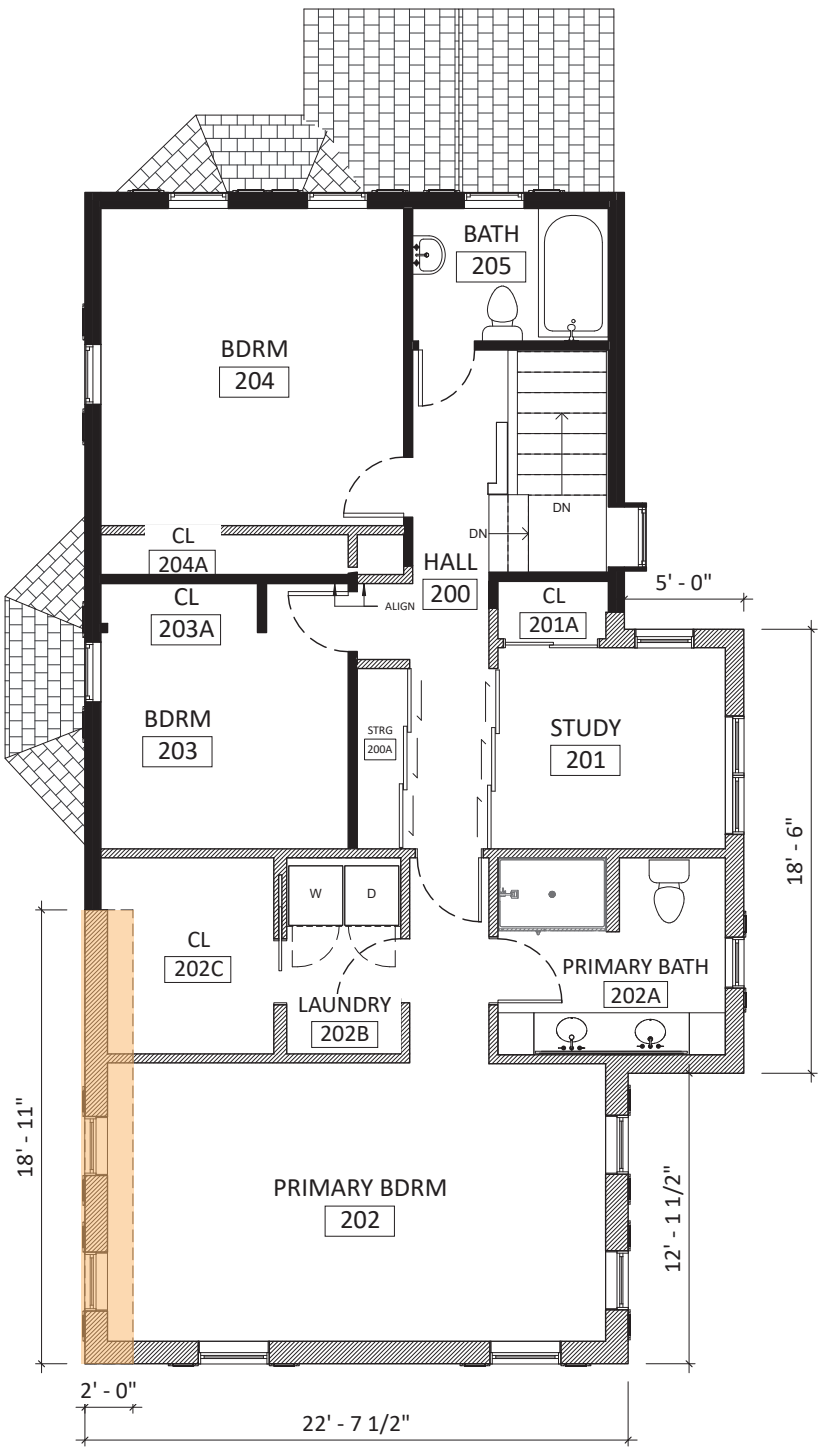
02 PROPOSED GROUND FLOOR PLAN
1/8" = 1'

SECOND FLOOR PLAN - EXISTING AND PROPOSED

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



01 EXISTING SECOND FLOOR PLAN
1/8" = 1'

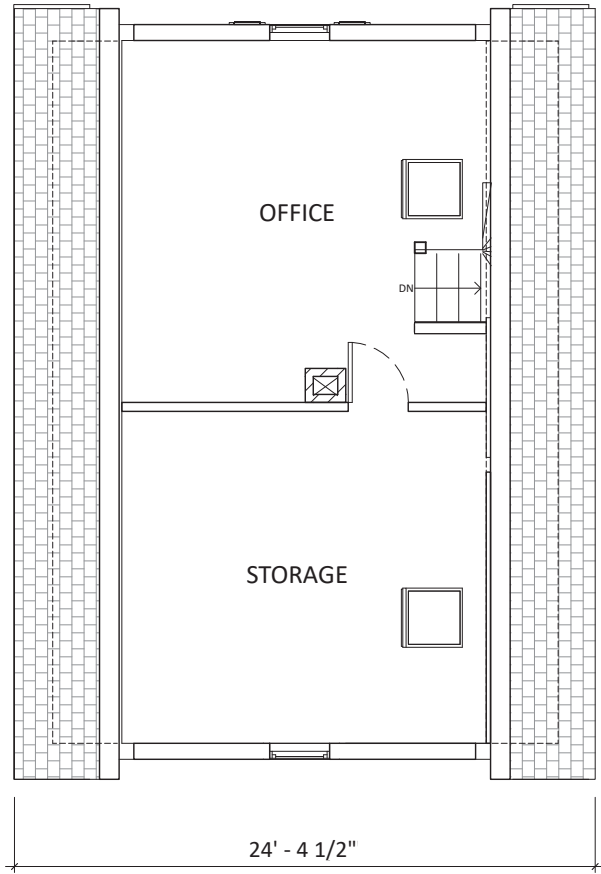


02 PROPOSED SECOND FLOOR PLAN
1/8" = 1'

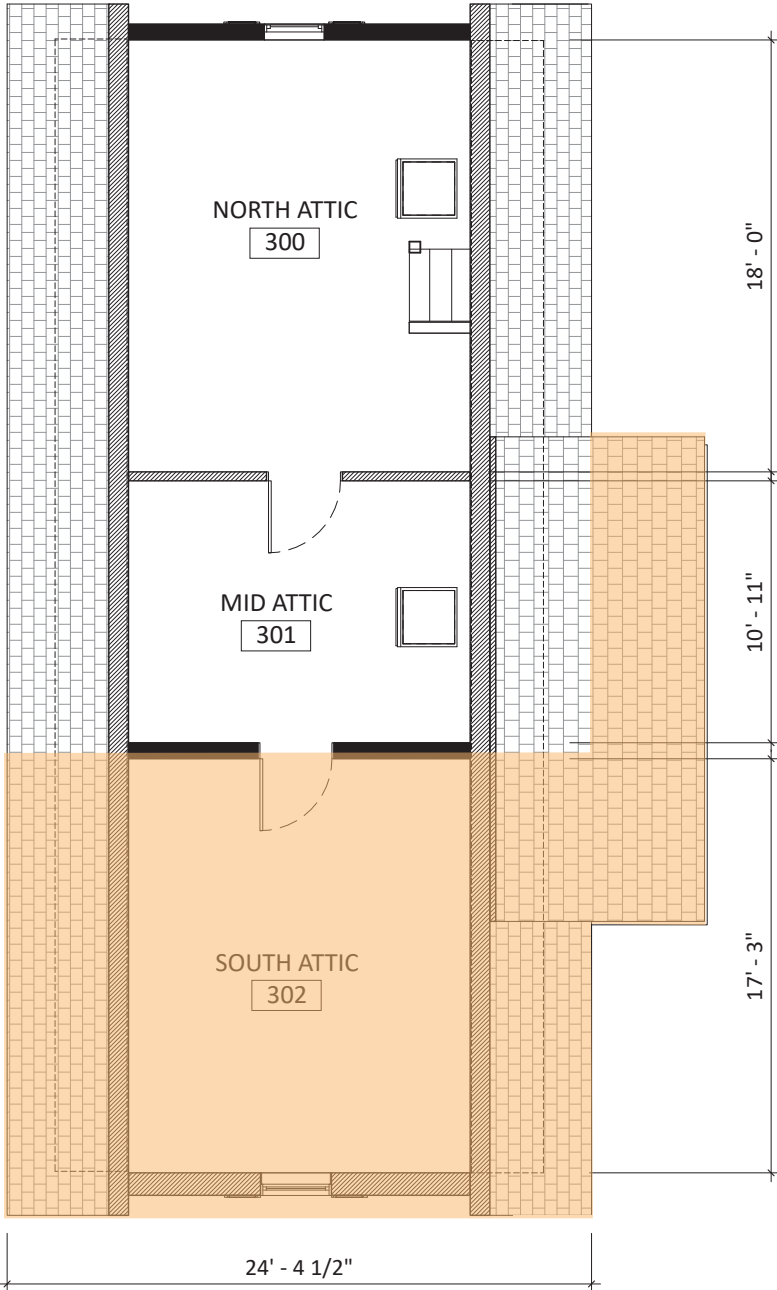


THIRD FLOOR PLAN - EXISTING AND PROPOSED

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



01 EXISTING ATTIC FLOOR PLAN
1/8" = 1'



02 PROPOSED ATTIC FLOOR PLAN
1/8" = 1'



NORTH ELEVATION - EXISTING AND PROPOSED

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



01 EXISTING NORTH ELEVATION
1/8" = 1'



02 PROPOSED NORTH ELEVATION
1/8" = 1'

WEST ELEVATION - EXISTING

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



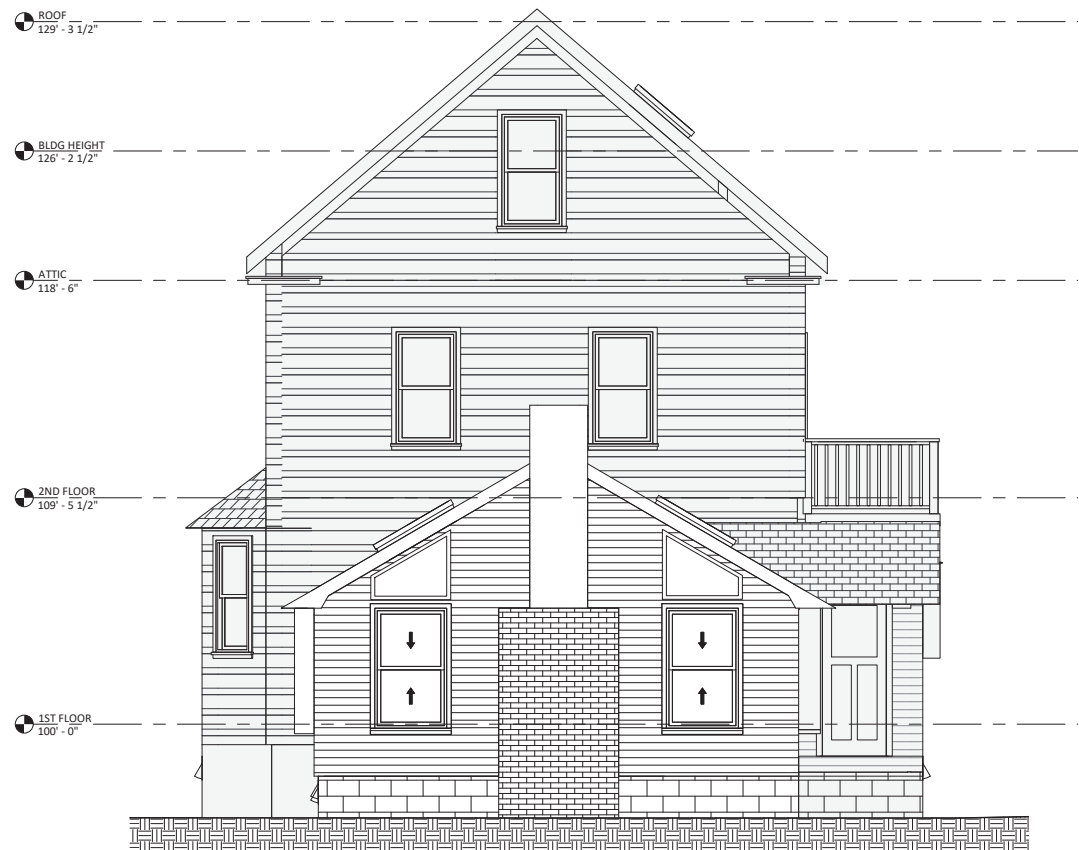
WEST ELEVATION - PROPOSED

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



SOUTH ELEVATION - EXISTING AND PROPOSED

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



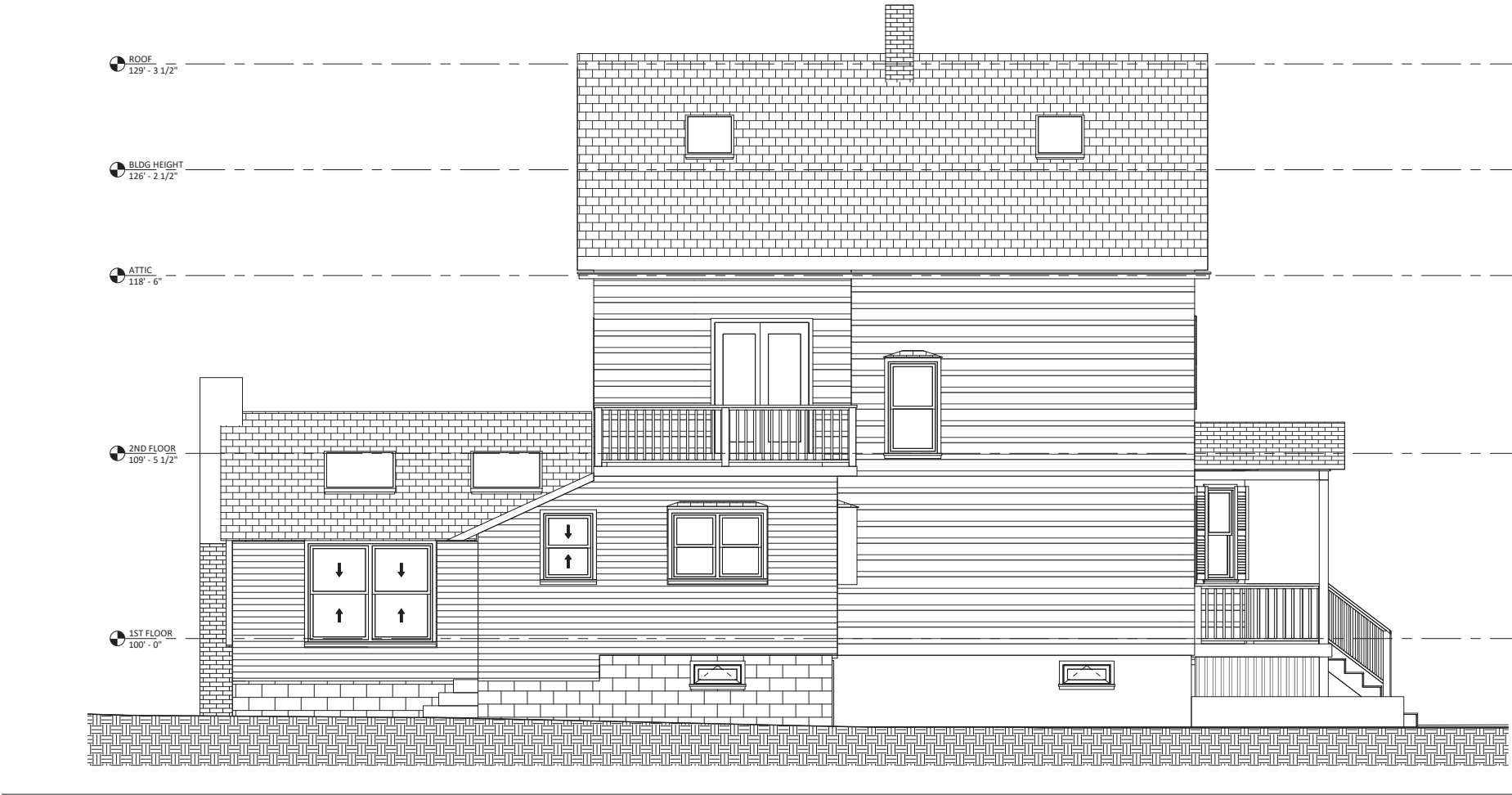
01 EXISTING SOUTH ELEVATION
1/8" = 1'



02 PROPOSED SOUTH ELEVATION
1/8" = 1'

EAST ELEVATION - EXISTING

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



EAST ELEVATION - PROPOSED

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





STREET VIEW- NORTH ELEVATION



STREET VIEW



BACK STEPS



WEST SIDE YARD, LOOKING NORTH



GREAT ROOM INTERIOR



SOUTH ELEVATION (GREAT ROOM EXTERIOR)

Deck will be covered by a solid roof plane. Renderings are for massing purposes; colors, materials and porch roof slope subject to change.



SOUTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE

May 14, 2021

Board of Adjustment Application
Karen & Peter Dawson
648 Lincoln Avenue
MLB: 0148-0018-0000-
Applicant's Narrative

Board Members:

As the homeowners of 648 Lincoln Avenue, my wife and I wish to relocate our primary bedroom by adding a second-floor addition over the existing Great Room at the rear of the home. We are also seeking to relocate our ground-floor back porch so that it accommodates the new great room entrance at the back of house. As a result of our desired project, we are seeking variance relief for the following conditions:

1. **Lot Coverage:** Increasing lot coverage by 3% above an existing lawfully non-conforming condition
2. **Setback:** Expanding the proposed footprint and volume of the house within the setback, where the existing building's relationship to the setback is lawfully non-conforming

10.233.21 The variance will not be contrary to the public interest;

- a) The additional 3% (approximately) is largely comprised of a porch with a stairway allowing for back of the home ingress/egress and cannot be avoided in order to meet building code requirements.
- b) The smaller percentage of lot coverage is due to extending the roof line to add a second level above the existing Great Room so that it is aligned with the existing roofline.
- c) The front setback of our home is lawfully non-conforming to setback requirements and does not change because of the proposed project.
- d) The west side setback of our home is lawfully non-conforming due to placement of the home relative to the property lines. As a result of the project, while the home is lawfully non-conforming, the project does not add substantial new encroachment to the distance between our home and our westerly neighbor's home at 664 Lincoln Avenue. The distance between our home (648 Lincoln Avenue) and our neighbor's home (664 Lincoln Avenue) is not reduced when measured at their closest points, and when considering the point of the new construction, the setback distance is reduced by just under two feet.
- e) It should be noted that the air conditioner units on the west side of our home will not be relocated because of our design approach of using the second story overhang; the air conditioner units will remain in their current placement.
- f) Proposed westerly setback modification and overall project are endorsed by our neighbor at 664 Lincoln Avenue who is the most impacted of any abutter. A coauthored letter of support is attached.
- g) The overall project and variance requests are endorsed by our easterly neighbor at 636 Lincoln Avenue, who is the next most impacted abutter. A coauthored letter of support is attached.

10.233.22 The spirit of the Ordinance will be observed;

- a) We understand the intent of the Ordinance is to maintain the essential character of the neighborhood and the relationship of one home to another. For our project, we are maintaining the existing foundational footprint of the home which we believe is preserving the spirit of the Ordinance.
- b) Additionally, we are sensitive to the history of our home, its historical place in the neighborhood and we believe by extending the existing roofline at the second-floor

addition, we will maintain conformity with the historic character of our home and our neighborhood.

- c) Maintaining the essential character of our home and its historical place in the neighborhood are very important to us. The importance is evident in past projects we have done where historical considerations were factored highly in the choices made regarding materials selected and appearance of our home.
 - i. A retaining wall constructed as part of 2013 front area landscaping project was specifically designed to mirror the exposed fieldstone foundation and made to appear as if it was part of the original pre-1900's construction.
 - ii. When the 1960's era aluminum siding was replaced, cedar shakes were selected as they were the original pre-1900's construction material. During the removal of the aluminum siding, it was discovered the coursing of the original shakes was an unusual thick-thin, thick, thin pattern. This original pattern was used for the new siding.

10.233.23 Substantial justice will be done;

- a) There would be no public benefit in denying the variance request as the spirit of the Ordinance is maintained due to our project approach being one where we are keeping within the existing foundational footprint of our home and we are striving to maintain our home's historical character.

10.233.24 The values of surrounding properties will not be diminished;

- a) The proposed variance request will include improvements to the overall property which will increase our home value and contribute to increased home values in the neighborhood.

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

- a) Our 1890 built home is currently legally non-conforming and could not be brought into conformance without substantially diminishing the value of the property and/or causing the entire home to be torn down, including the foundation, and rebuilt.

Thank you for your consideration.

Karen & Peter Dawson

Karen and Peter Dawson
648 Lincoln Avenue
Portsmouth, NH 03801

AND

Kristin and Aron Jeffrey
636 Lincoln Avenue
Portsmouth, NH 03801

May 22, 2021

City of Portsmouth
Zoning Board of Adjustments
1 Junkins Avenue
Portsmouth, NH 03801

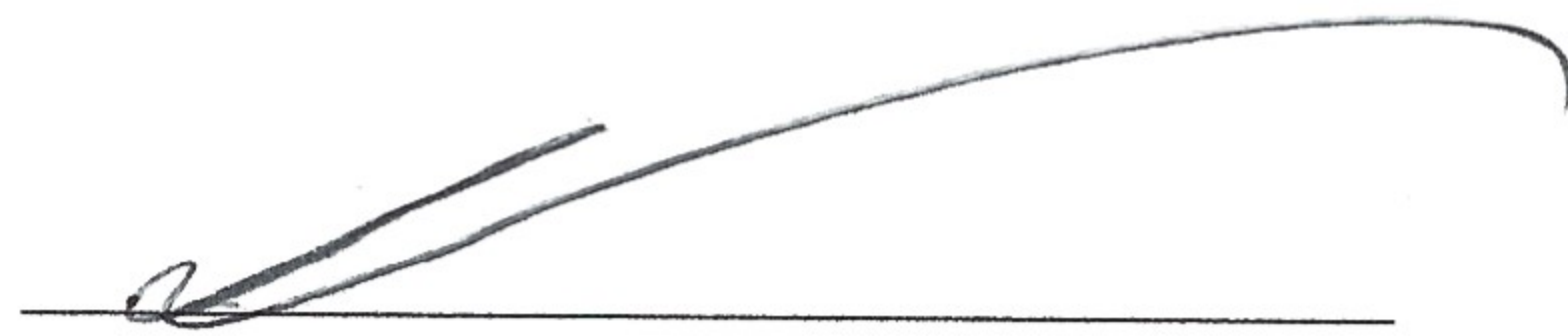
Dear Sir/Madame:

This letter is coauthored by Karen and Peter Dawson, the property owners of 648 Lincoln Avenue, and Kristin and Aron Jeffrey, property owners of 636 Lincoln Avenue, in response to the Lot Coverage and Setback variance requests by Karen and Peter Dawson which are related to a home renovation project.

Peter Dawson has fully explained the nature and scope of the project to Kristin and Aron Jeffrey, and has shown Kristin and Aron Jeffrey a full set of project drawings including architectural renderings of the final state. Peter Dawson has confirmed that there will be no change in setback between the two properties. The change in lot coverage has been explained to Kristin and Aron Jeffrey by pointing out the new lot coverage and where it will be placed relative to the Jeffrey's property.

Neither party feels their property values will be diminished because of the variance requests being granted nor as a result of the overall project. Rather, Kristin and Aron Jeffrey and Karen and Peter Dawson believe the resulting project will maintain, if not enhance neighborhood property values, as well as maintaining the essential character of the neighborhood.

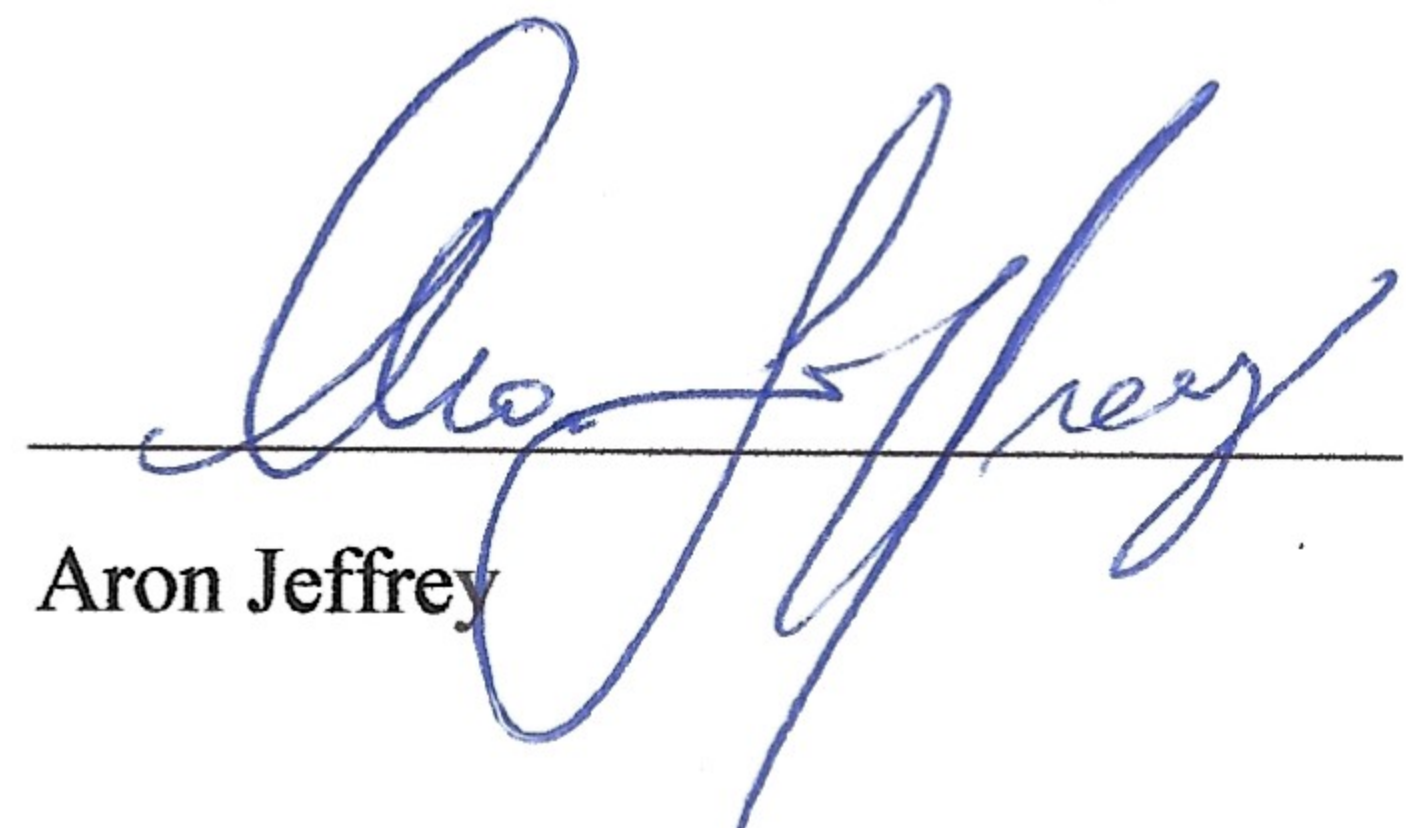
Respectfully,



Peter Dawson

5-23-21

Date



Aron Jeffrey

5/23/2021

Date

Karen and Peter Dawson
648 Lincoln Avenue
Portsmouth, NH 03801

AND

Karen and Robert Graham
664 Lincoln Avenue
Portsmouth, NH 03801

May 22, 2021

City of Portsmouth
Zoning Board of Adjustments
1 Junkins Ave
Portsmouth, NH 03801

Dear Sir/Madame

This letter is coauthored by Karen and Peter Dawson, the property owners of 648 Lincoln Avenue, and Karen and Robert Graham, property owners of 664 Lincoln Avenue, in response to the Lot Coverage and Setback variance requests by Karen and Peter Dawson which are related to a home renovation project.

Peter Dawson has fully explained the nature and scope of the project to Karen and Robert Graham, has shown Karen and Robert Graham a full set of project drawings including architectural renderings of the final state and has discussed the change in setback between their two properties. The change in lot coverage has also been explained to Karen and Robert Graham by pointing out where the new lot coverage will be placed relative to the Graham's property.

Neither party feels their property values will be diminished because of the variance requests being granted nor as a result of the overall project. Rather, Karen and Robert Graham and Karen and Peter Dawson believe the resulting project will maintain, if not enhance neighborhood property values, as well as maintaining the essential character of the neighborhood.

Respectfully,



Peter Dawson

5 - 22 - 21

Date



Robert Graham

5/22/21

Date