

Petition of Mark N. Franklin and Julie S. Franklin for property located at 168 Lincoln Ave, wherein relief is required from the Zoning Ordinance to allow for the following:

The removal of an existing detached 2-car garage (412 sq ft), located within both side yard setbacks, and the removal of an existing deck (274 sq ft, 24" above grade), partially located within the side yard setback

The construction of a new attached 2-car garage (775 sq ft) with two stories of living space above.

The removal of an existing covered front porch (200 sq ft) partially located in the front yard setback, and the construction of a new wrap-around covered porch (382 sq ft) partially located in the front yard and secondary front yard setbacks in it's place;

The construction of a 13'-4" wide and 2'-2" deep 2-story extension at the first floor kitchen and second floor laundry and bath;

The construction of two new dormers on the third floor;

The construction of a new roof on the south-west corner to allow for a connection to the third story of the new garage addition.

Variances are requested from:

1) Section 10.321 (Nonconforming Buildings and Structures) to

- a. Allow a lawful nonconforming building (residence) to be extended and enlarged.

2) Section 10.521 (Table of Dimensional Relief Standards) to allow construction with the following parameters:

- a. A lot area of 5,925 sq ft where 7,500 is required
- b. A front yard setback of approximately 7'-6" where 15' is required and 7'-6" is existing.
- c. A secondary front yard setback of approximately 9'-0" where 15' is required and 16'-2" is existing.
- d. Building coverage of 37.6% where 25% is allowed and 33% is existing

We are adding onto our house to make it more livable for our family and visitors. Two bedrooms are being added so that family and guests can stay with us when visiting. Both of our families live out of state and enjoy visiting New Hampshire and seeing us. We have previously hosted Rwandan medical residents who spent up to 8 weeks working with Mark in the ICU where they gain skills to bring back to home. We hope to continue this in Portsmouth and having a private living space is important for them.

**The variance will not be contrary to the public interest.**

The proposed addition will not alter the essential character of the neighborhood. We will maintain the exterior of the house in a similar style that fits in well with the surrounding properties. The addition will improve the energy efficiency of the home with new windows, doors, and a new heating system.

**The spirit of the ordinance will be observed.**

The proposed exterior improvements will actually enhance the character of the neighborhood. The proposed addition will improve the performance and look of the property. By adding within the buildable area and removing the nonconforming garage outside of the buildable area, we will bring our house more into compliance with the ordinance.

**Substantial Justice will be done.**

The house in its current configuration is inadequate for a family raising children in the 21st century. The proposed addition and renovation creates a new master suite, a new guest suite, a new mudroom, and more flexibility of home and work space overall. This will allow the owners to face the challenges of the foreseeable future in a home adapted for 21st century living. The removal of the existing detached garage creates a visual buffer with the abutting neighbor.

**The values of surrounding properties will not be diminished.**

The renovations and additions to the house and property will enhance this corner lot, making the neighborhood more desirable to live in. The proposed enhancements will add value to the property and thereby increase the value of the surrounding homes.

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

Literal enforcement would prevent the owners from raising their family and meeting the challenges of the foreseeable future in a fully functional 21st century home. With increased expectations to work or study from home during weather events and illnesses, more space and privacy is needed for each member of the family.

## Application for a Variance to permit the following:

- The removal of an existing detached 2-car garage (412 sq ft), located within both side yard setbacks, and the removal of an existing deck (274 sq ft, 24" above grade), partially located within the side yard setback
- The construction of a new attached 2-car garage (775 sq ft) with two stories of living space above.
- The removal of an existing covered front porch (200 sq ft) partially located in the front yard setback, and the construction of a new wrap-around covered porch (382 sq ft) partially located in the front yard and secondary front yard setbacks in it's place;
- The construction of a 13'-4" wide and 2'-2" deep 2-story extension at the first floor kitchen and second floor laundry and bath;
- The construction of two new dormers on the third floor;
- The construction of a new roof on the south-west corner to allow for a connection to the third story of the new garage addition.

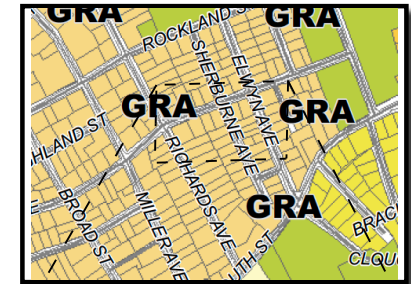
### Variances requested:

- 1) Section 10.321 (Nonconforming Buildings and Structures) to
  - a. Allow a lawful nonconforming building (residence) to be extended and enlarged.
- 2) A variance from Section 10.521 (Table of Dimensional Relief Standards) to allow construction with the following parameters:
  - a. A lot area of 5,925 sq ft where 7,500 is required
  - b. A front yard setback of approximately 7'-6" where 15' is required and 7'-6" is existing.
  - c. A secondary front yard setback of approximately 9'-0" where 15' is required and 16'-2" is existing.
  - d. Building coverage of 37.6% where 25% is allowed and 33% is existing

## List of Drawings

- AD-01 COVER SHEET & LOCATION MAP
- AD-02 EXISTING PLOT PLAN
- AD-03 PROPOSED PLOT PLAN
- AD-04 EXISTING & PROPOSED FLOOR PLANS @ FIRST FLOOR
- AD-05 EXISTING & PROPOSED FLOOR PLANS @ SECOND FLOOR
- AD-06 EXISTING & PROPOSED FLOOR PLANS @ THIRD FLOOR
- AD-07 EXISTING & PROPOSED ROOF PLANS
- AD-08 PROPOSED ELEVATION NORTH
- AD-09 PROPOSED ELEVATION EAST
- AD-10 PROPOSED ELEVATION SOUTH
- AD-11 PROPOSED ELEVATION WEST
- AD-12 SUMMARY FIVE CRITERIA

## Location Map



Location of property  
168 Lincoln Ave,  
Portsmouth NH 03801,  
Tax Map 113, Lot 6.



Variance Submittal for an Addition to  
**The Franklin Residence**  
168 Lincoln Ave, Portsmouth NH 03801

## Cover Sheet

Issue date: March 01, 2023    Scale: n/a  
Revision dates:

# AD-01

**lot 113-6: 5,925 sq ft**

existing residence footprint: 1,068 sq ft

existing front porch footprint: 200 sq ft

existing garage footprint: 412 sq ft

existing deck footprint: 274 sq ft

existing o.a. footprint: 1,954 sq ft

existing lot coverage: 33 %

existing lot coverage  
if lot were 7,500 sq ft: 26%

GRA zoning requirements:

min lot size: 7,500 sq ft

front yard : 15'

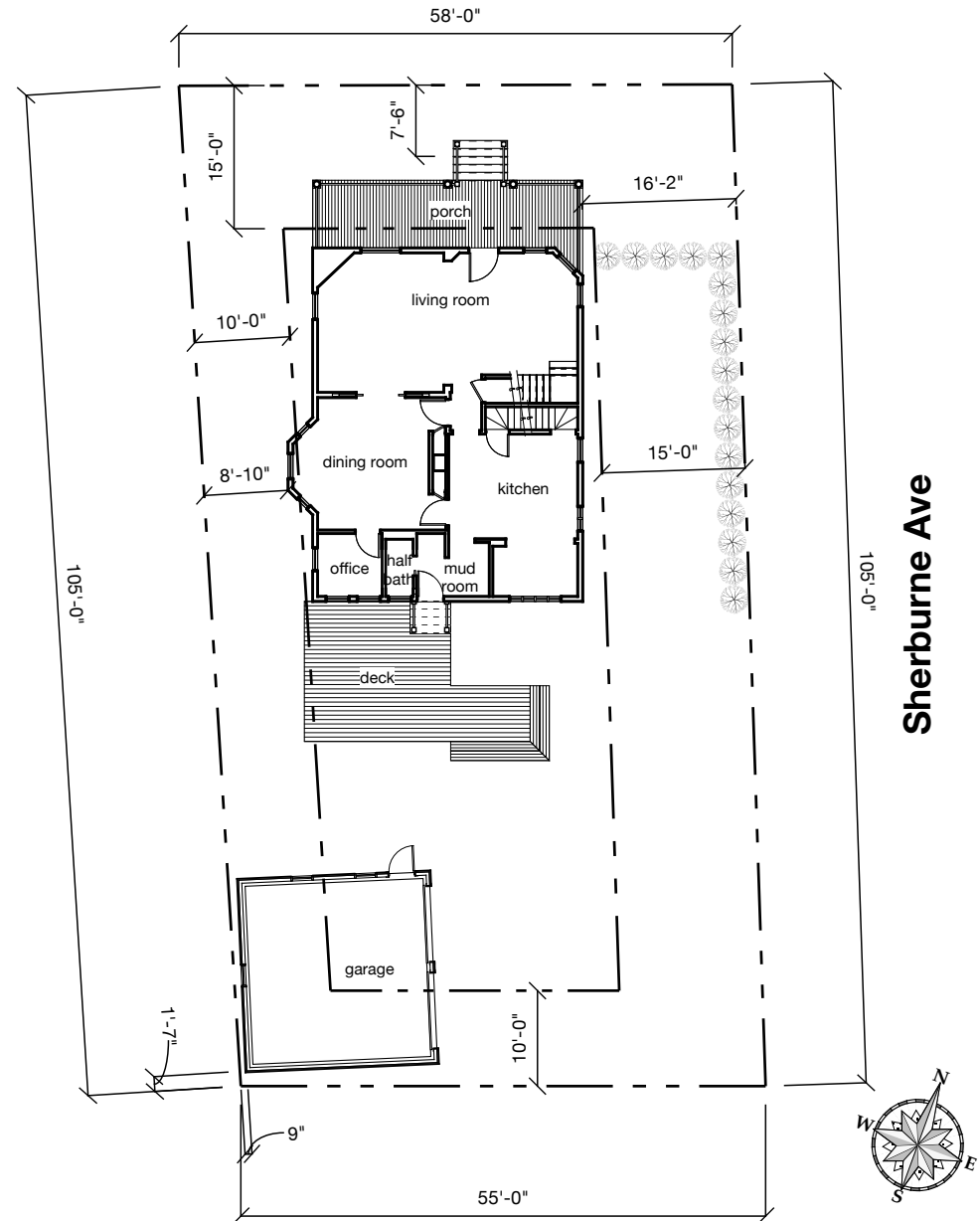
side yard : 10'

rear yard: 20'

building coverage 25%

minimum open space 30%

**Lincoln Ave**



**NOTE:**

THIS PLOT PLAN WAS DRAWN FROM INFORMATION GATHERED  
OFF THE OFFICIAL TAX MAP & MAPGEO INFORMATION.  
ALL DIMENSIONS TO BE VERIFIED IN FIELD.



Variance Submittal for an Addition to  
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168 Lincoln Ave, Portsmouth NH 03801

**Existing Plot Plan**

Issue date: March 01, 2023 Scale: 1" = 20'-0"  
Revision dates:

**AD-02**



**lot 113-6:****5,925 sq ft**

existing residence footprint: 1,068 sq ft

proposed front porch footprint: 382 sq ft

addition footprint: 775 sq ft

proposed o.a. footprint: 2,225 sq ft

proposed lot coverage: 37.6 %

proposed lot coverage  
if lot were 7,500 sq ft: 29.7%

GRA zoning requirements:

min lot size: 7,500 sq ft

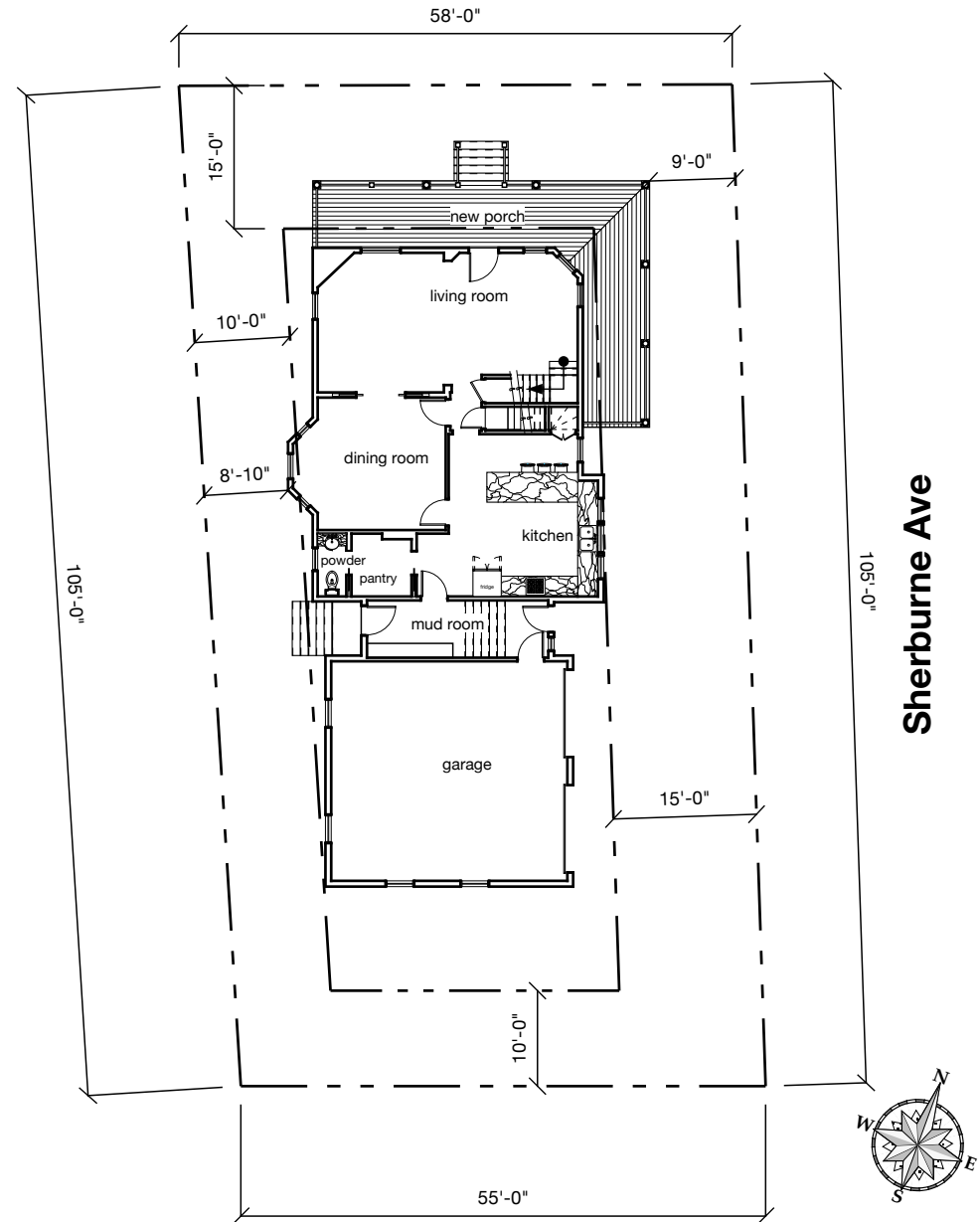
front yard : 15'

side yard : 10'

rear yard: 20'

building coverage 25%

minimum open space 30%

**Lincoln Ave****NOTE:**

THIS PLOT PLAN WAS DRAWN FROM INFORMATION GATHERED  
OFF THE OFFICIAL TAX MAP & MAPGEO INFORMATION.  
ALL DIMENSIONS TO BE VERIFIED IN FIELD.



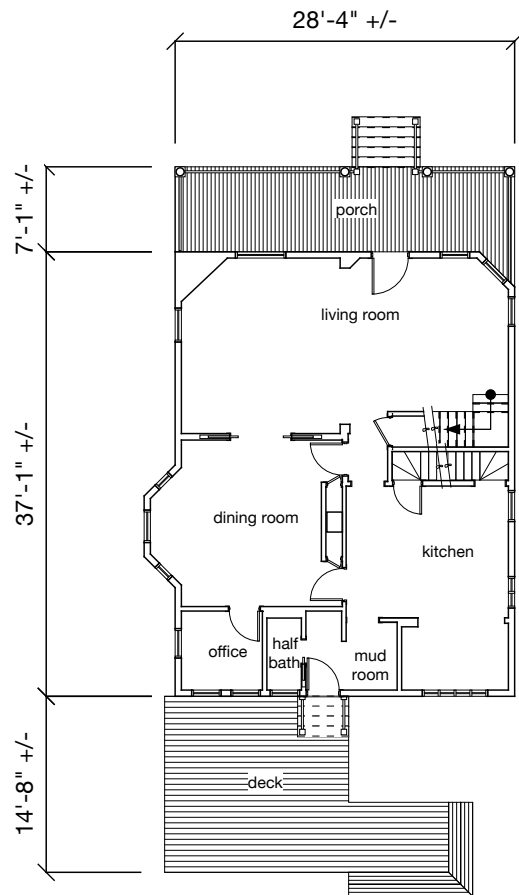
Variance Submittal for an Addition to  
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**Proposed Plot Plan**

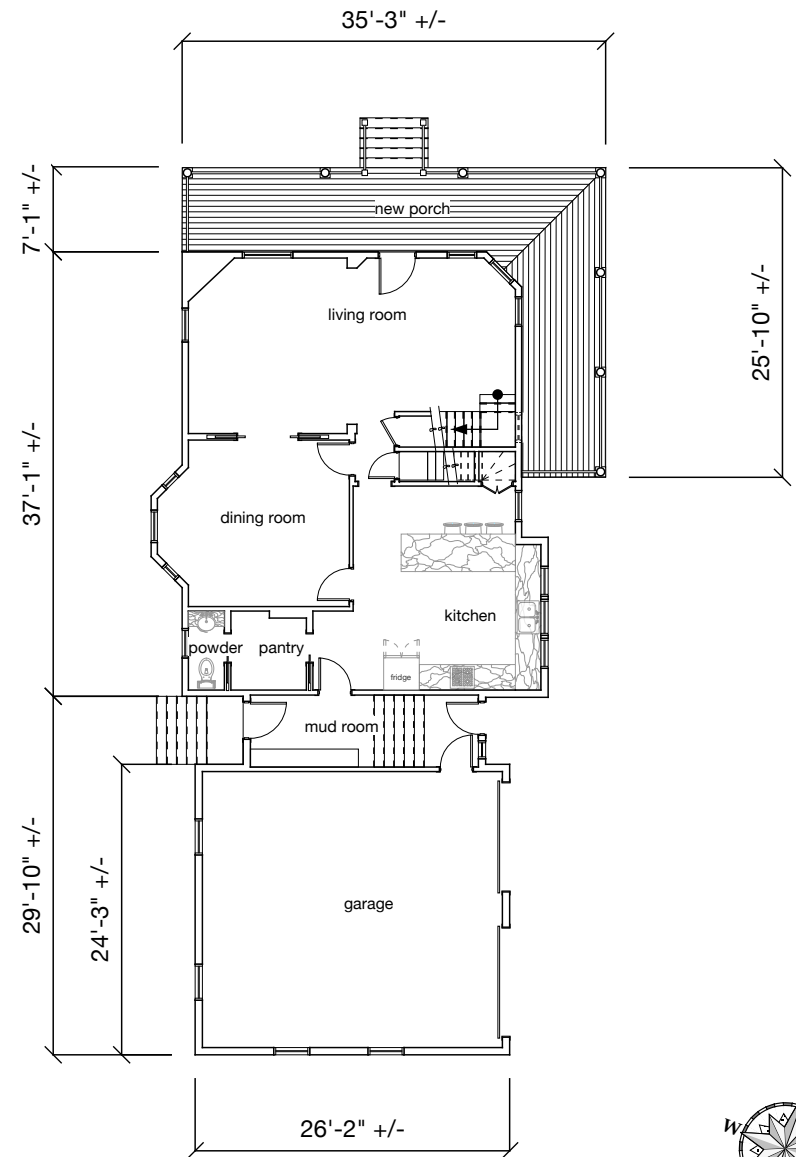
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Revision dates:

**AD-03**

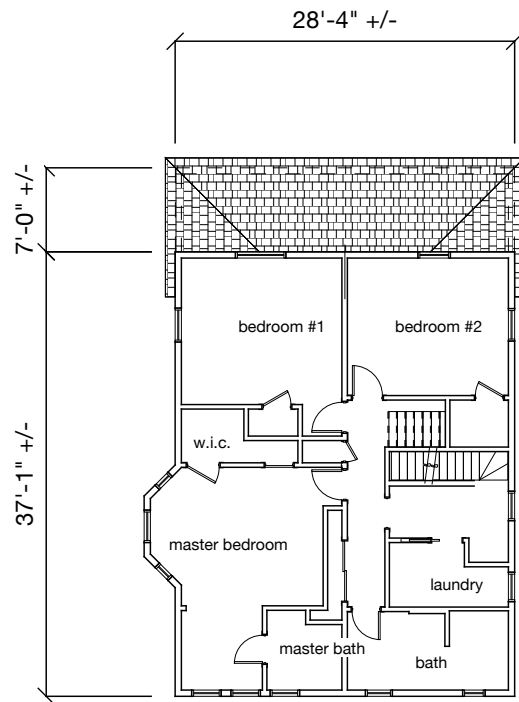


existing

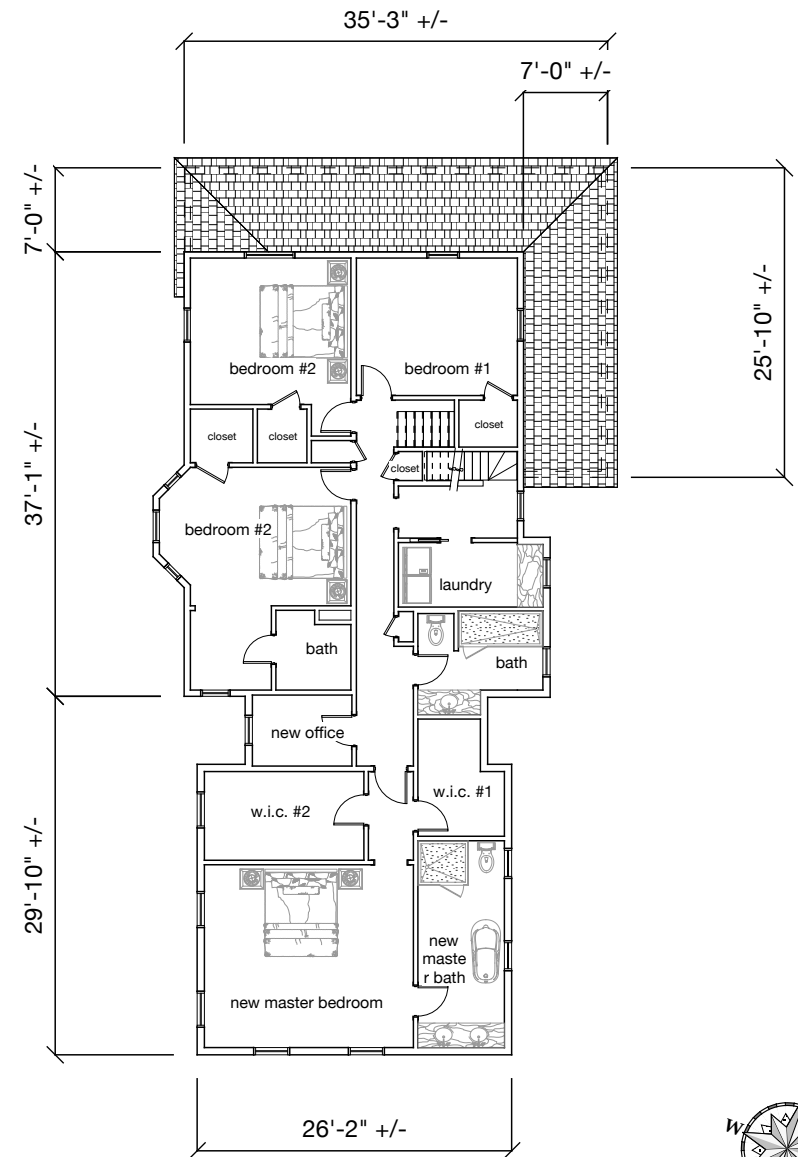


proposed

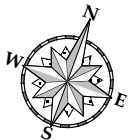


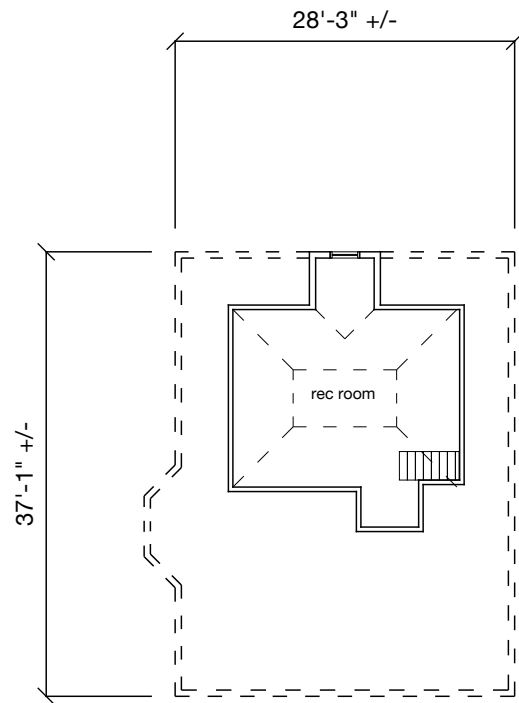


existing

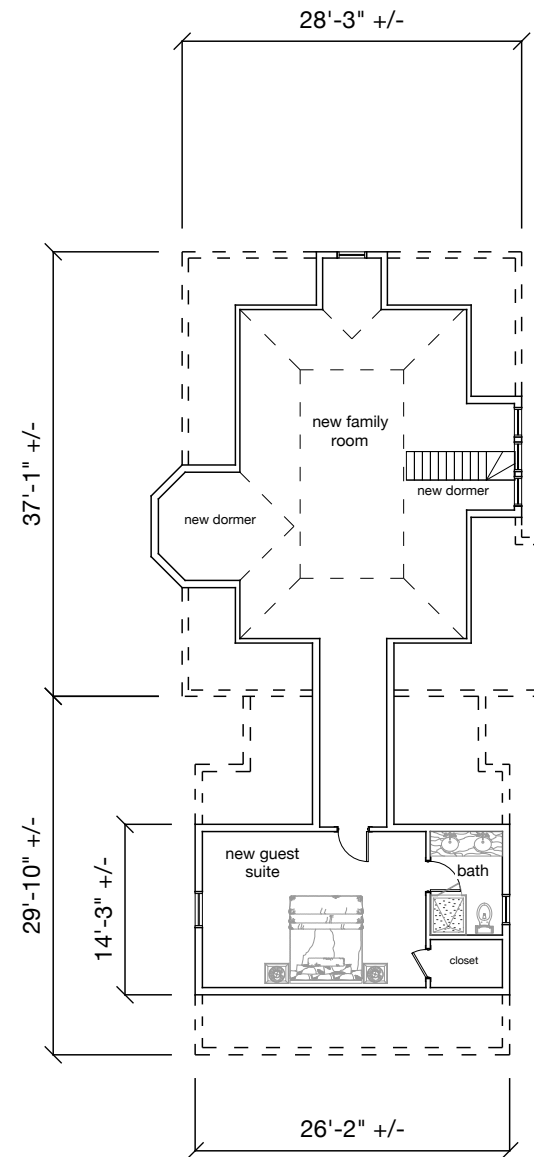


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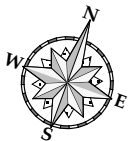


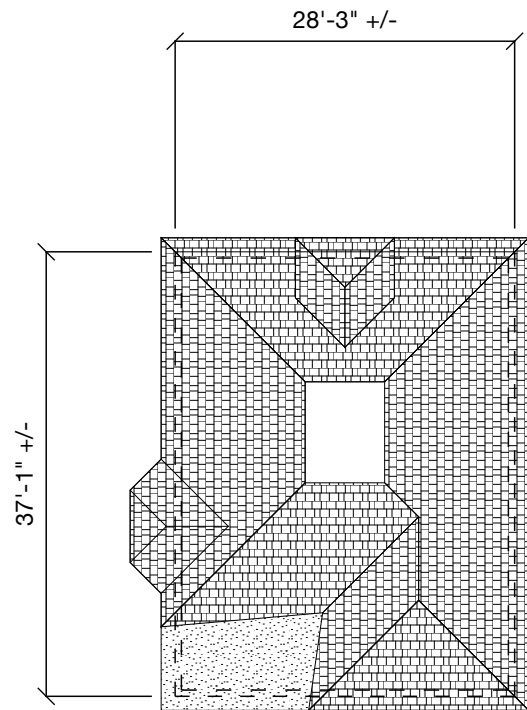


**existing**

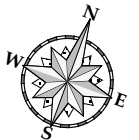
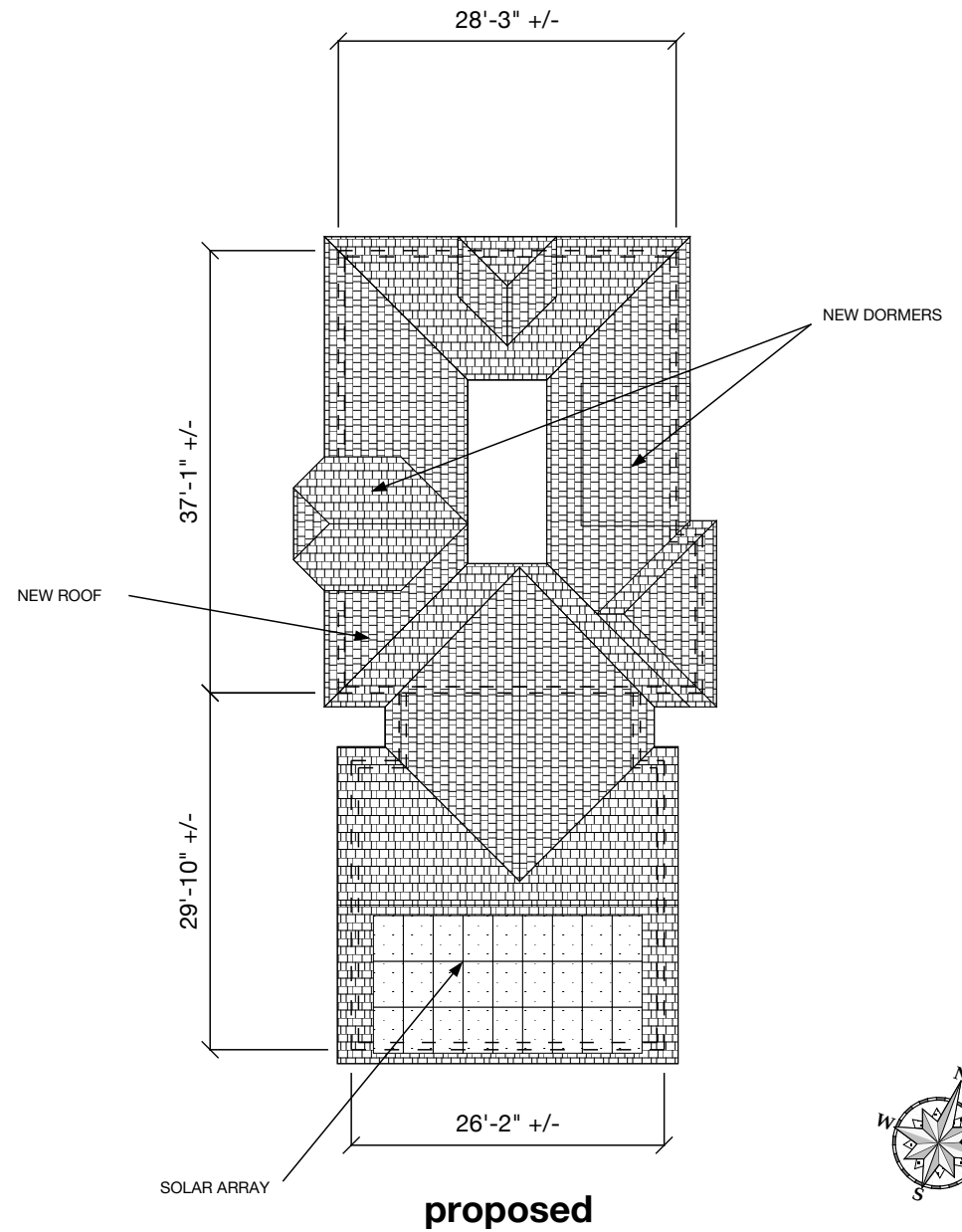


**proposed**





**existing**



## Roof Plans

Issue date: February 28, 2023    Scale: 1/16" = 1'-0"

Revision dates:

**AD-07**



Variance Submittal for an Addition to  
**The Franklin Residence**  
168 Lincoln Ave, Portsmouth NH 03801

## Exterior Elevation North

Issue date: March 01, 2023    Scale: 1/8" = 1'-0"

Revision dates:

**AD-08**



Variance Submittal for an Addition to  
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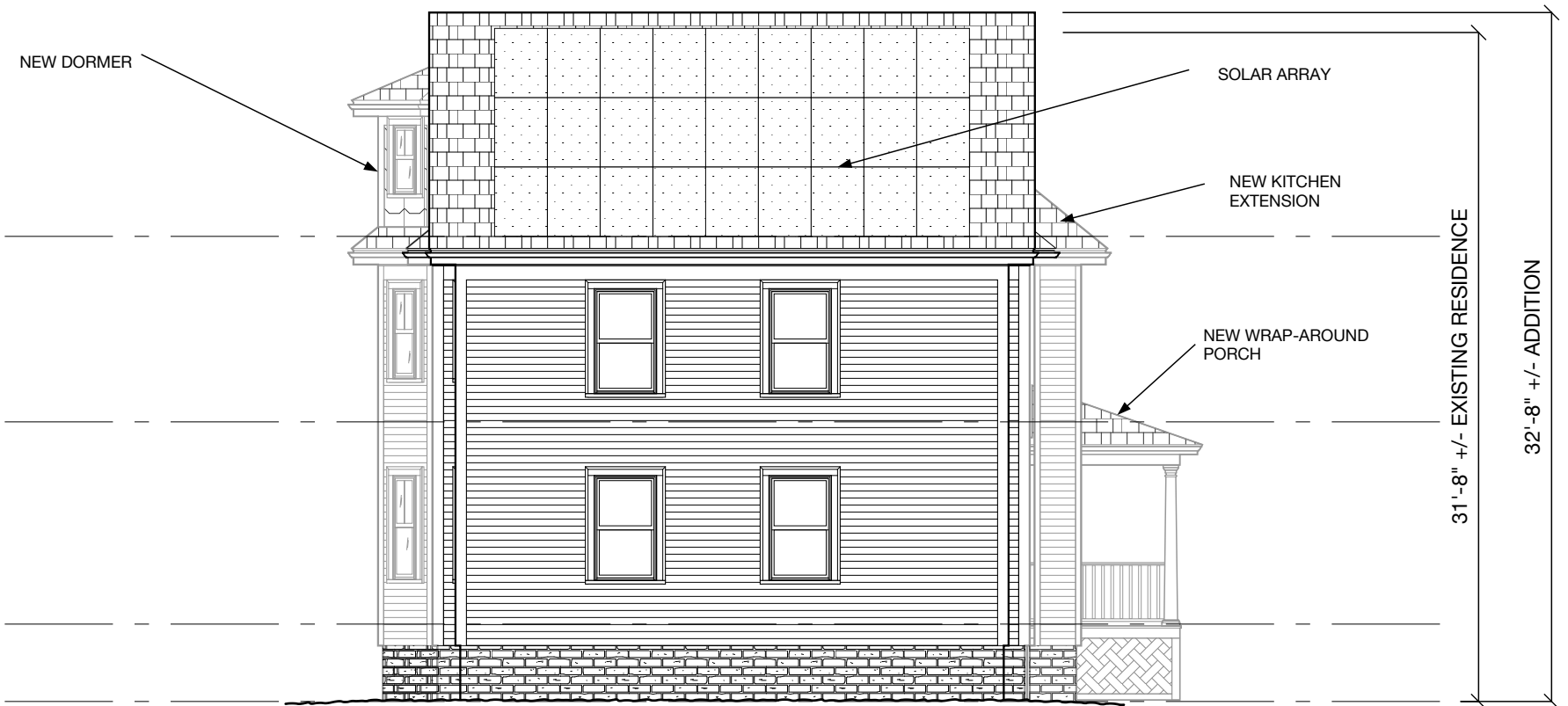
## Exterior Elevation East

Issue date: March 01, 2023    Scale: 1/8" = 1'-0"

Revision dates:

**AD-09**





Variance Submittal for an Addition to  
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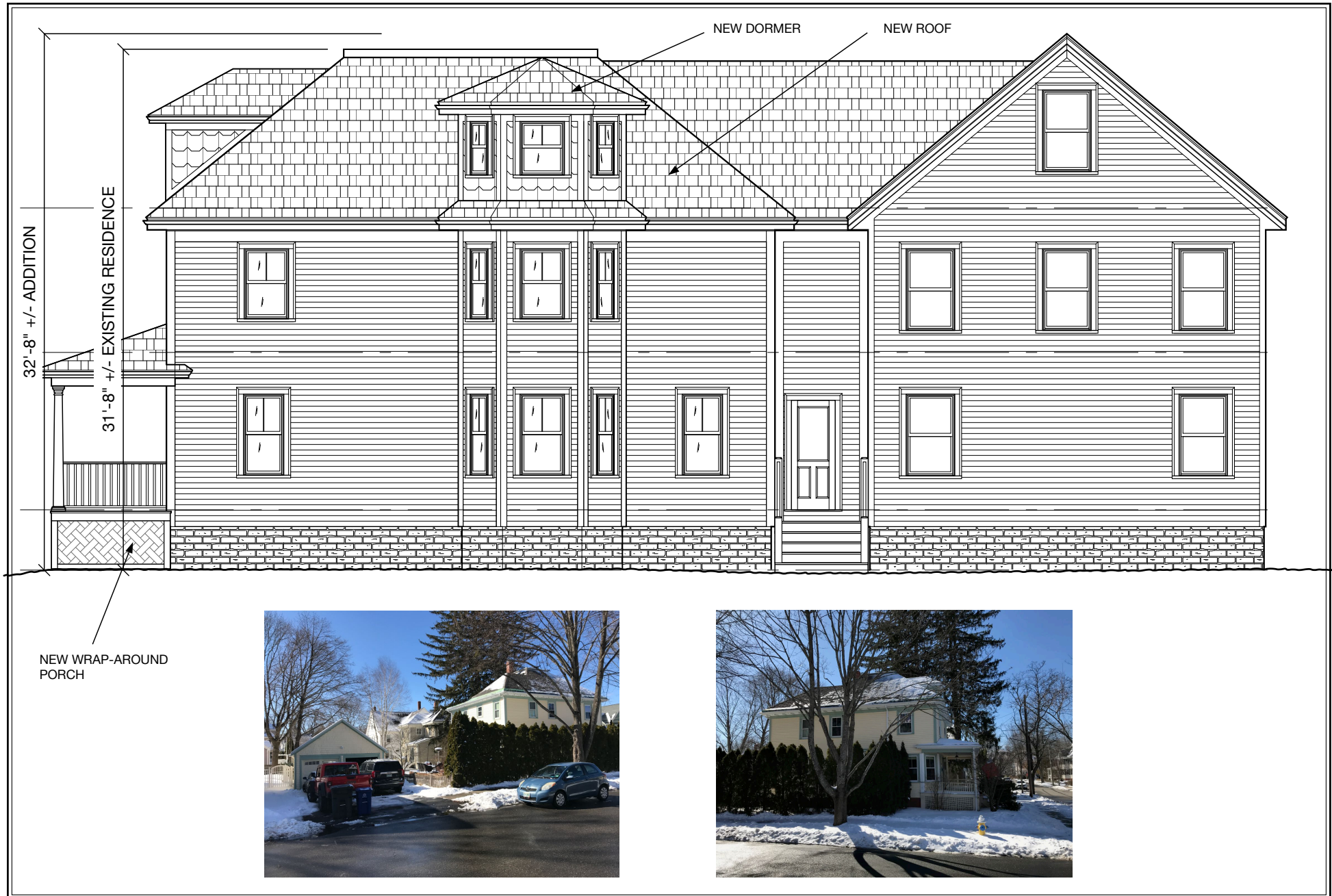
## Exterior Elevation North

Issue date: March 01, 2023    Scale: 1/8" = 1'-0"

Revision dates:

**AD-10**





Variance Submittal for an Addition to  
**The Franklin Residence**  
 168 Lincoln Ave, Portsmouth NH 03801

## Exterior Elevation East

Issue date: March 01, 2023    Scale: 1/8" = 1'-0"

Revision dates:

**AD-11**

## Five Criteria Summary

- **The variance will not be contrary to the public interest.**

The proposed addition will not alter the essential character of the neighborhood. The proposed exterior improvements will actually enhance the character of the neighborhood.

- **The spirit of the ordinance will be observed.**

The proposed addition will improve the performance and look of the property.

- **Substantial Justice will be done.**

The house in it's current configuration is inadequate for a family raising children in the 21st century. The proposed addition and renovation creates a new master suite, a new guest suite, a new mudroom, and overall more flexibility of home and work space. This will allow the owners to face the challenges of the foreseeable future in a home adapted for 21st century living.

The removal of the existing detached garage provides a visual separation with the abutting neighbor.

- **The values of surrounding properties will not be diminished.**

The proposed addition will add value to the property and thereby increase the value of the surrounding homes.

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

Literal enforcement would prevent the owners from raising their family and meeting the challenges of the foreseeable future in a fully functional 21st century home. With increased expectations to work or study from home during weather events and illnesses, more space and privacy is needed for each member of the family.



Variance Submittal for an Addition to  
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### Summary

Issue date:	March 01, 2023	Scale: n/a
Revision dates:		

**AD-12**