

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

Re: Variance Application
159 Madison St
Portsmouth, NH 03801

To Whom It May Concern:

Below please find the attached documents in support of Zoning Relief for the construction of a 3rd floor addition to our house at 159 Madison Street within the side yard setback ordinance, to be considered by the ZBA at the January 23, 2024, meeting.

Property/Project

159 Madison St is a single-family home with street frontage on Madison St around the year 1792. We are proposing to add a 3rd floor addition above an existing 2 story part of the house. The project is seeking a variance, to the extent required, due to the fact that the existing footprint is **within the 10' side yard setback on one side only, that is required by the town.**

Variance Criteria

Granting this variance will not be contrary to the public interest and the spirit of ordinance is observed for the improvements to the existing property, which was built in 1792. The improvements include only a 3rd floor expansion which will allow the homeowners to improve the function and aesthetic of their home. This request is in alliance with similar properties in the neighborhood which have also improved the quality of their properties to the benefit of everyone within the community.

Substantial justice will be done

Substantial justice will be done so a small family can continue to grow and invest in their home/neighborhood as their neighbors kindly have. Allowing this variance releases the undue burden that allows the homeowner to make improvements to their property which will update the living space to be more functional for the time period we live in without any detrimental effect in the neighborhood or any harm on the public interest.

The values of surrounding properties will not be diminished

By granting this variance, the values of surrounding properties will not be diminished for said improvements. Through the proper design, construction and permitting process it will provide the same enhancements and improvements in value that we have benefited by from other like kind properties that have followed before us in our surrounding neighborhood.

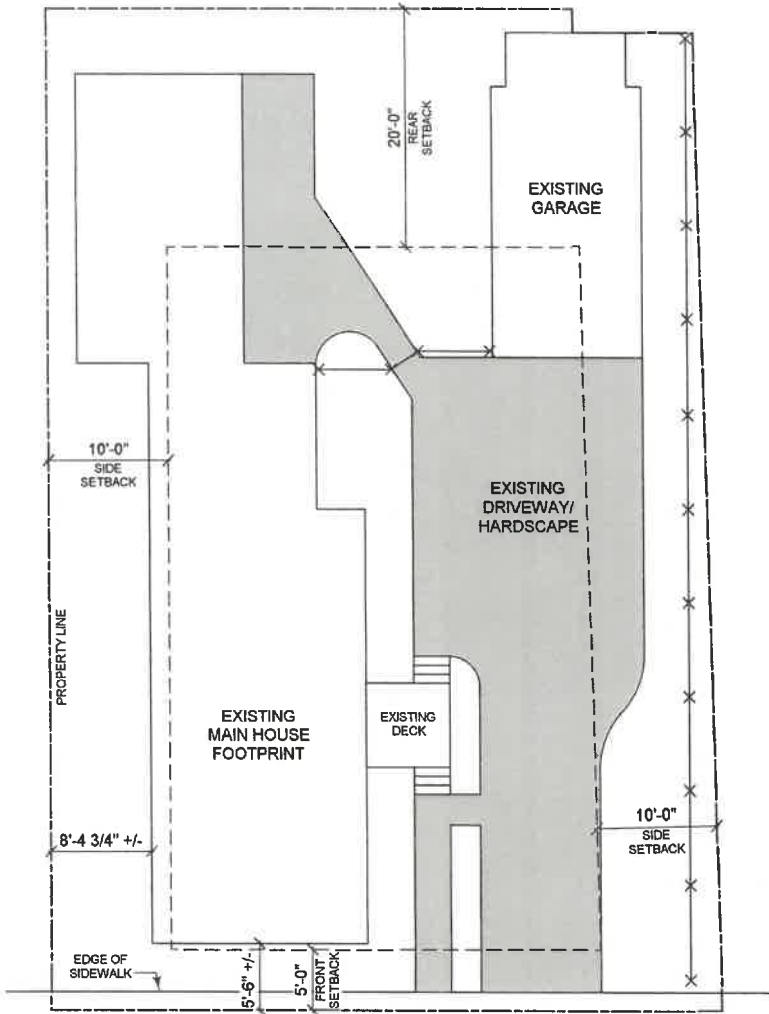
Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

Due to the unique circumstances of this property, a variance is reasonable and would not alter the essential character of the neighborhood. The suggested improvements will allow a small family to upgrade their home in a way that benefits the neighborhood and supports the aesthetics and the value that everyone in the community has attempted to maintain. Enforcing the provision would not allow a functional/beautification process that benefits the aggregate and would unnecessarily force a young family to move. By not granting this variance the Rouleau's would not be able to reside in the house given their need for additional functional living space for their family.

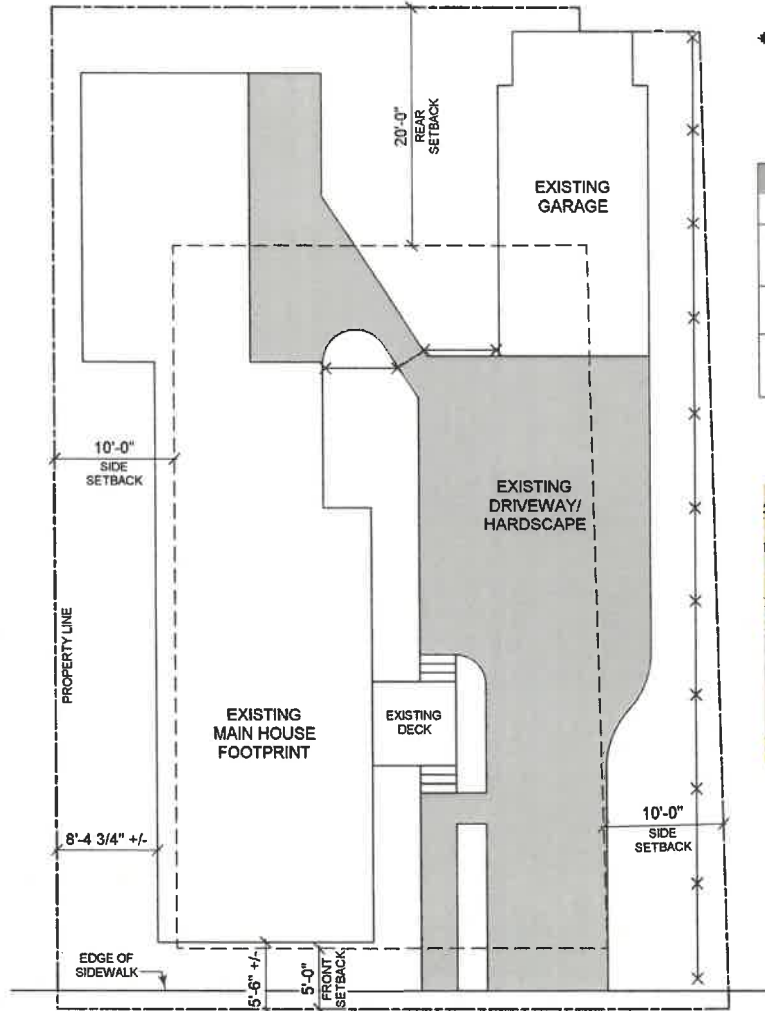
For the reasons described above, we respectfully request the Board grant this variance.

Respectfully,
Jeremy and Tamrah Rouleau

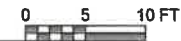
Section 10.521 GRC	Dimensional Requirements	Existing Dimensions	Proposed Dimensions	
Min Front Yard	5'	5' 6"	5' 6"	No Change
Min Side Yard	10'	Left: 8' 6" Right: 26'	Left: 8' 6" Right: 26'	No Change
Min Rear Yard	20'	43'	43'	No Change
Min Frontage	70'	56'	56'	No Change
Max Building Coverage	35%	32.53%	32.53%	No Change
Max Building Height	35'	25' 7"	31' 3.5"	Increase within requirements



EXISTING SITE PLAN
Scale: 1" = 10'-0"



PROPOSED SITE PLAN
Scale: 1" = 10'-0"



ZONE	GENERAL RESIDENCE C		
	DIMENSION	EXISTING	PROPOSED
BUILDING SETBACKS			
FRONT:	5 FT		
SIDE:	10 FT		
REAR:	20 FT		
MAX. BUILDING HEIGHT	35 FT	25'-7"	31'-3 1/2"
MAX. BUILDING COVERAGE	LOT - 4,543 SF 1.35% = 1,590 SF	1,478 SF (32.53%)	1,478 SF (32.53%)



SITE LOCATION

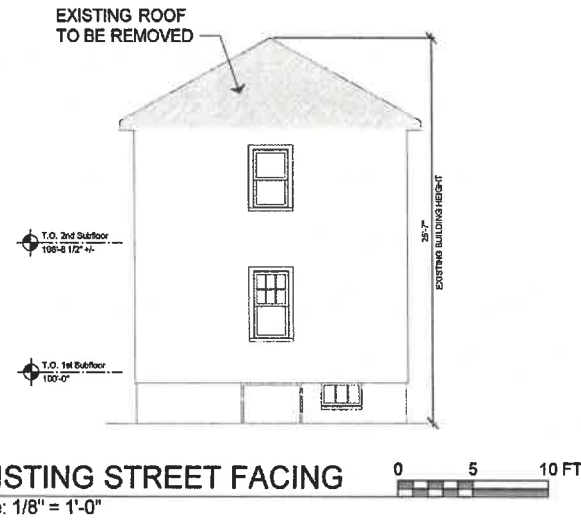
159 Madison St, Portsmouth, NH



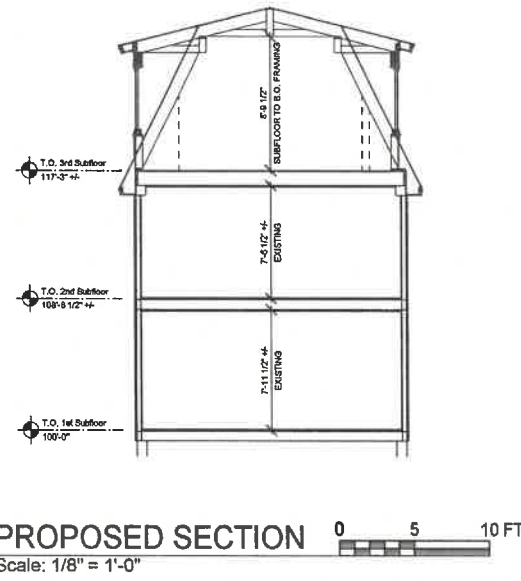
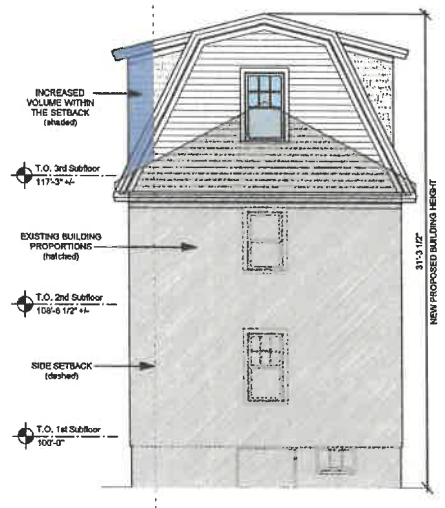
EXISTING CONDITIONS



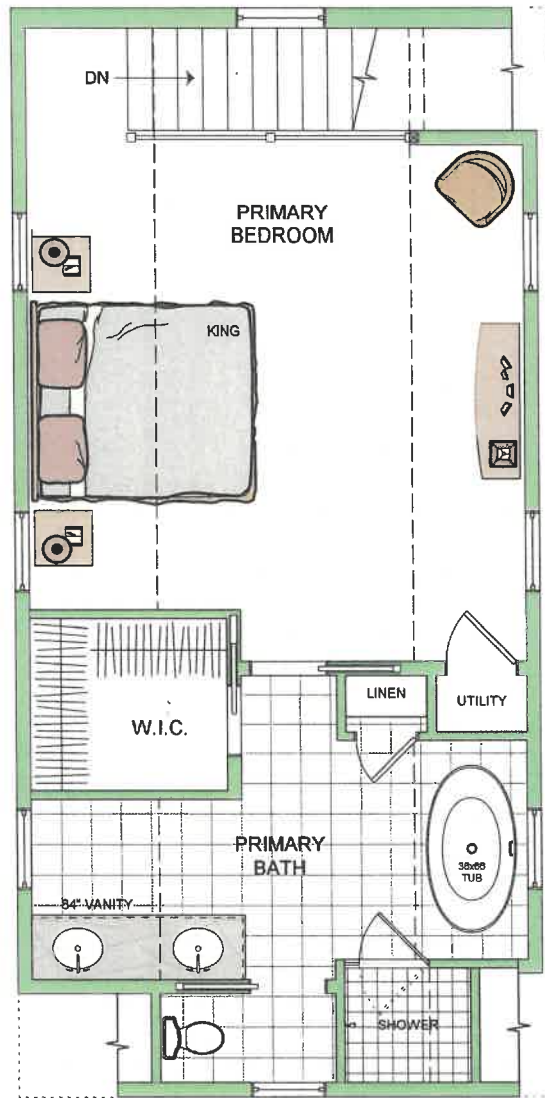
EXISTING CONDITIONS



159 Madison St, Portsmouth, NH



159 Madison St, Portsmouth, NH



NEW THIRD FLOOR PLAN

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

0 5 10 FT

NEW HEATED - 599 SQ. FT.

159 Madison St, Portsmouth, NH

Design

WORTH CALLING

HOME LLC

PAGE 4 OF 4



Tamrah Rouleau <rouleaut@newmarket.k12.nh.us>

Fwd: 159 Madison Street

1 message

Tamrah Rouleau <tamrah.rouleau@comcast.net>
To: rouleaut@newmarket.k12.nh.us

Wed, Dec 6, 2023 at 12:59 PM

Best Wishes,
Tamrah

Begin forwarded message:

From: Rick Condon <rec36@comcast.net>
Date: December 6, 2023 at 12:42:25 PM EST
To: Tamarah Madison St <Tamrah.Rouleau@comcast.net>
Subject: Fwd: 159 Madison Street

To: The Zoning Board of Adjustment;

I would like to offer my support for the 3rd floor addition at 159 Madison Street. I am an abutting neighbor and I support the addition for a young, growing family that needs more space. In this current climate of developers who tear down and replace, it is nice to see the current homeowners would like to preserve their home and the style of the neighborhood. Madison street has a long history of raising children in the neighborhood and it's encouraging to see that tradition continue. Please free to contact me with any questions or concerns.

Sincerely,
Rick Condon
141 Madison Street
603-828-6262



Tamrah Rouleau <rouleaut@newmarket.k12.nh.us>

Fwd: ZBA letter

1 message

Tamrah Rouleau <tamrah.rouleau@comcast.net>
To: rouleaut@newmarket.k12.nh.us

Wed, Dec 6, 2023 at 12:59 PM

Best Wishes,
Tamrah

Begin forwarded message:

From: Lee Frank <lfrank1975@gmail.com>
Date: December 1, 2023 at 6:34:59 AM EST
To: tamrah.rouleau@comcast.net
Cc: Abbie Frank <abbiefrank@gmail.com>
Subject: ZBA letter

To whom it may concern:

We write to express our support for the proposed improvements to our next-door neighbor's house at 159 Madison Street. The Rouleaus are requesting a variance in order to complete some improvements that would allow them to remain in their home raising their young family. We were lucky enough to complete improvements on our home a few years ago which required a variance, and we feel that not only did the renovation improve our family's quality of life but also improved the neighborhood. The same would be true of Jeremy and Tamrah's proposed plans. If you have any questions please let us know.

Thank you,
Abbie & Lee Frank
169 Madison Street
Portsmouth, NH
617-875-8343 (Abbie)
646-456-8116 (Lee)



Tamrah Rouleau <rouleaut@newmarket.k12.nh.us>

Fwd: Letter of support

Tamrah Rouleau <rouleaut@newmarket.k12.nh.us>
Draft

Wed, Dec 6, 2023 at 1:04 PM

From: dave.gaddy@gmail.com
Date: November 27, 2023 at 8:15:39 PM EST
To: tamrah.rouleau@comcast.net
Subject: Letter of support

To Whom it may concern:

As a 10 year resident on Madison St, I am happy to hear that Jeremy and Tamera are planning an addition to accommodate their growing family. I fully support the variance being requested. The request is similar to what was added to my home several years before I purchased it back in 2013. These additions provide a means to keep growing families in this great neighborhood.

Thanks,

Dave Gaddy

173 Madison St

Portsmouth, NH 03801

(919) 272-2525

--
Mrs. Tamrah Rouleau, M.Ed (She/Her/Hers) - [what is this?](#)
School Counselor (grades 6-8)
[Counseling Dept. Website](#)
Newmarket Junior High School
213 South Main Street
Newmarket, NH 03857
Ph: 603-292-7946
Fax: 603-659-1287
Go Mules!



The Right-To-Know Law provides that most e-mail communications to or from School District employees regarding the business of the School District are government records available to the public upon request. Therefore, this e-mail communication may be subject to public disclosure.