

**434 Marcy Street
Map 102 Lot 41**

Addition at Rear of Residence

To permit the following:

1. Building Coverage of 42.7% where 41.6% is existing & 30% is allowed.
2. Left Side Yard Setback of +/-8' where 10' is required
3. Rear Yard Setback of +/- 16' where 25' is required
4. Expansion of a non-conforming structure
5. A new Shed with a 1.5' Rear & Right Side Yard Setback

The undersigned agrees that the following circumstances exist.....

1. The Proposed 2nd Floor & Attic Addition will be built over the Existing Rear 1-Story EII, with a 2' 4" Cantilever. A, 1-Story Rear Entry Addition will provide Mudroom Space and the Exist Bay will be slightly enlarged & rebuilt. The Existing 160sf Shed in the Left Side Yard will be removed and a New 8'x14' (112sf) Shed will be located at the Right Side. These changes will result in a net 30 sf increase in Building Coverage.
2. Locating the Shed close to the Rear & Right Side will allow 2 cars to park in the driveway and maximize the use of the rear yard.
3. The Existing Residence is non-conforming to Building Coverage (40.9%) and on the Front, Rear & Left Side Setbacks The Proposed Additions continue the non-conformity at the Rear & Left Side Yards.

Criteria for the Variance:

1. The Variances are not contrary to the public interest in that many properties in this neighborhood are non-conforming to Building Area & Setbacks. The Addition is primarily built over the existing footprint. The Rear of this property is minimally visible from South Street.
2. The Variances are consistent with the spirit of the ordinance in that it will allow this small footprint change, which will add needed living space without adversely affecting the abutters & neighborhood.
3. Substantial justice will be done, as the Variances will allow expansion of the Living Space with minimal changes to Building Coverage & Setbacks.
4. These Variances will not diminish the value of surrounding properties.
5. The special condition of this property is the non-conformity of the Existing Residence and Lot. The Lot at 2700sf is just over half of the required 5000sf in this Zone.

ADDITIONS & RENOVATIONS

434 MARCY STREET PORTSMOUTH, NH
FOR: CHARLES SILVA & MARGARET MORAN

MAP 102 LOT 41
GENERAL RESIDENCE B (GRB)

LOT AREA = 0.062 ACRE, 2700 SF

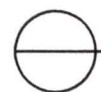
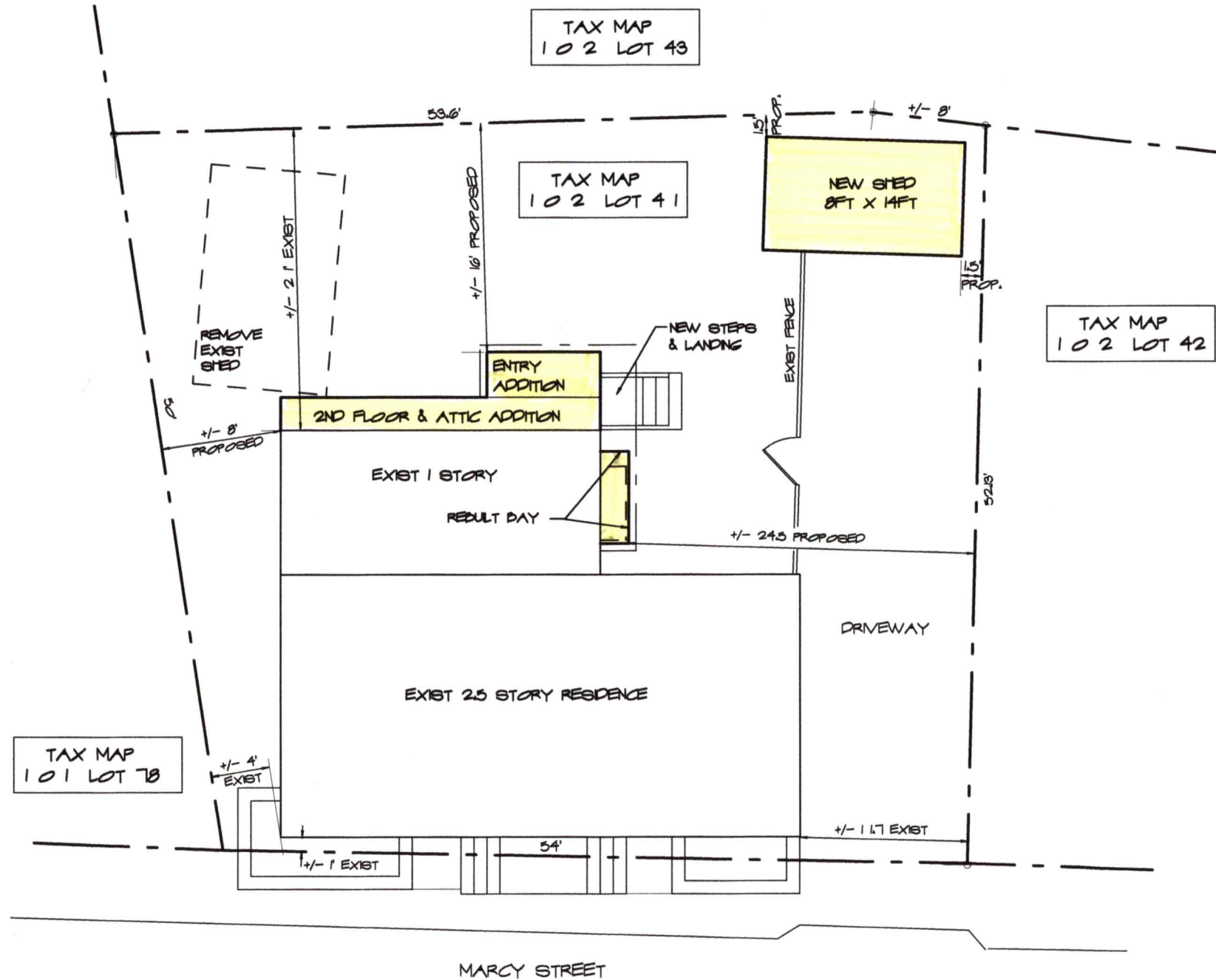
ALLOW. BUILDING COVERAGE 30%

EXISTING BUILDING COVERAGE

2 1/2 STORY RESIDENCE	666 SF
1 STORY BACK ELL	230 SF
BOX BAY	10 SF
ENTRY LANDING & STEPS OVER 18"	35 SF
REAR LANDING & STEPS OVER 18"	24 SF
SHED	160 SF
TOTAL	1125 SF (41.6%)

PROPOSED BUILDING COVERAGE

EXIST. 2 1/2 STORY RESIDENCE	666 SF
EXISTING 1 STORY BACK ELL	230 SF
EXIST FRONT ENTRY LANDING & STEPS OVER 18"	36 SF
ADDED COVERAGE FOR 2ND FLOOR/ATTIC & REAR ENTRY ADDITION OVER EXIST. ELL	78 SF
NEW BOX BAY	13 SF
NEW REAR LANDING & STEPS OVER 18"	20 SF
NEW 8FT X 14FT SHED RELOCATED	112 SF
TOTAL	1155 SF (42.7%)
(A NET INCREASE OF 30 SF)	



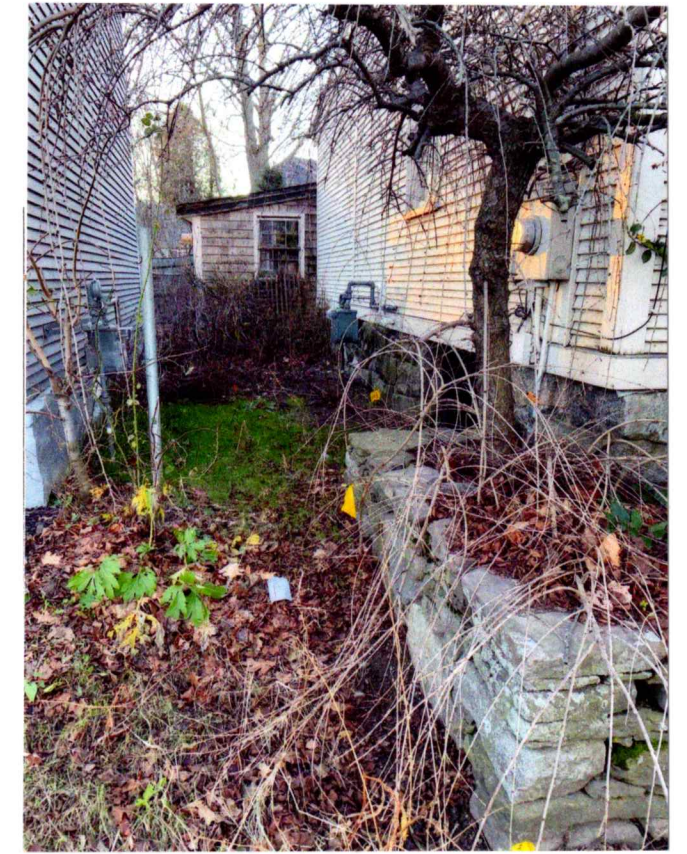
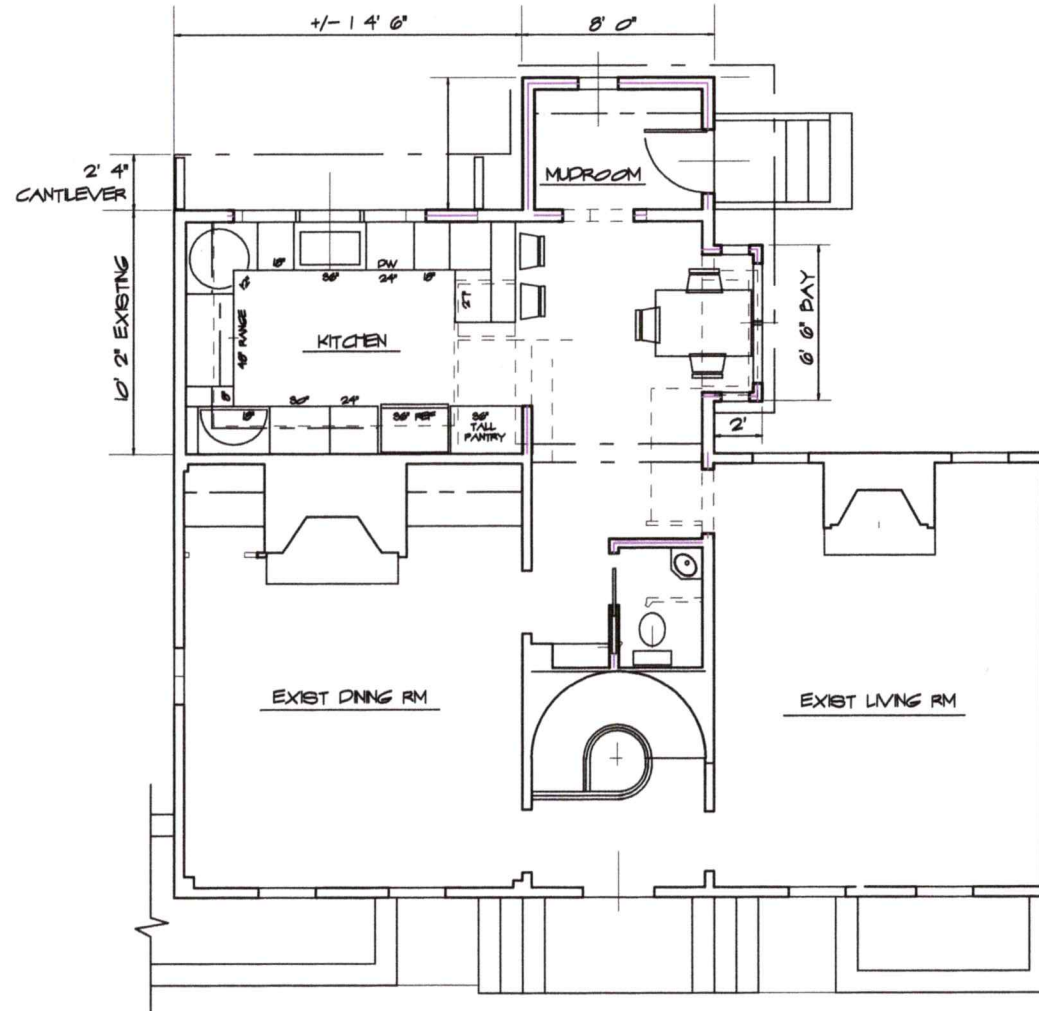
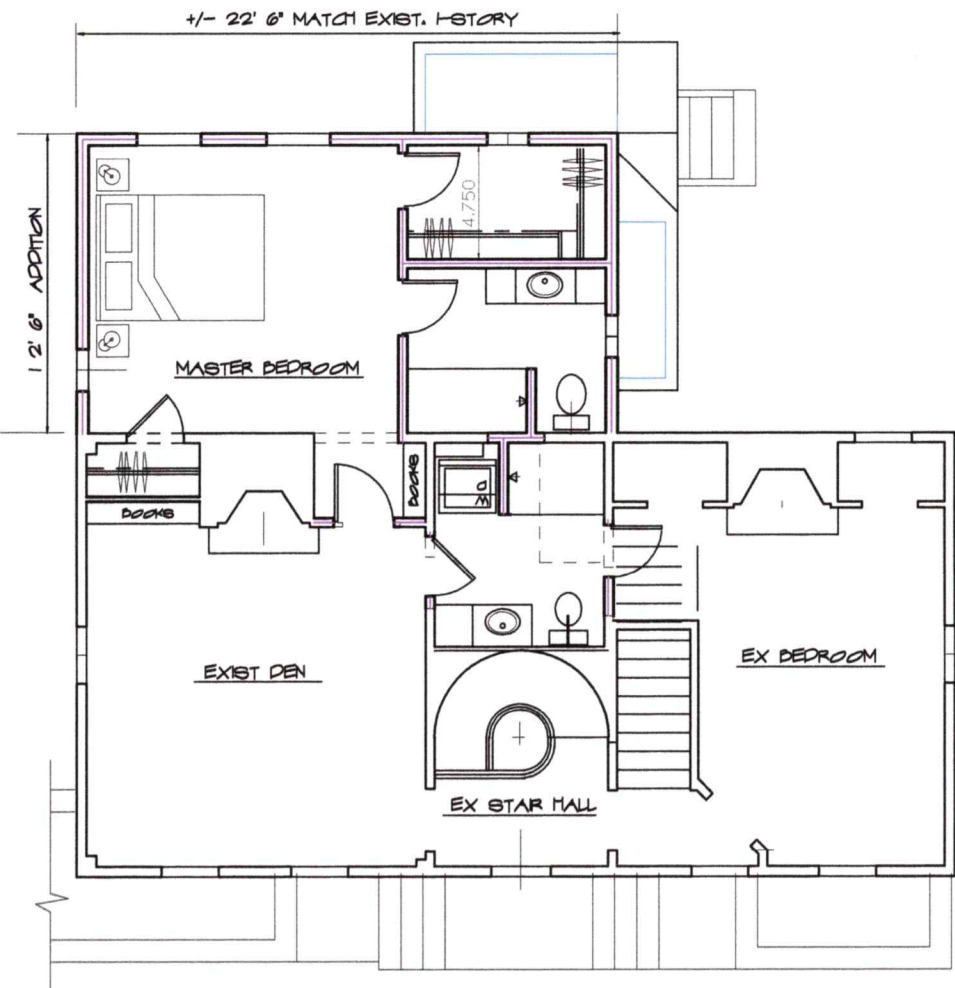
PROPOSED LOT PLAN

SCALE: 1" = 10'-0"

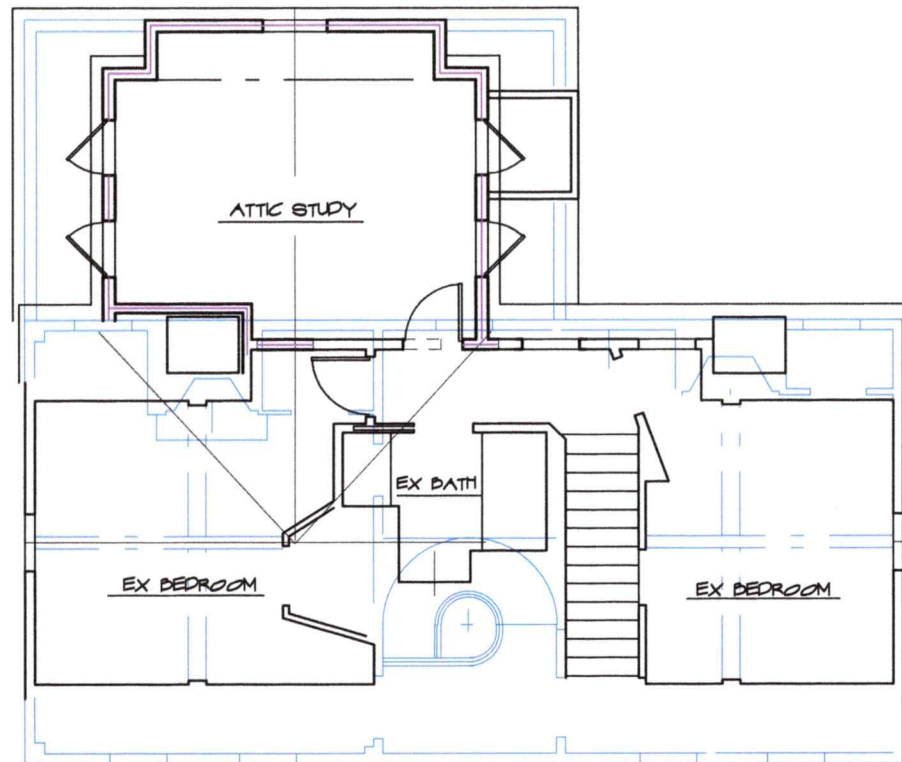
NOTE: LOT PLAN GENERATED FROM TAX MAP, 12 & 28 SOUTH STREET PROPERTY SURVEYS BY AMDIT ENGINEERING AND BY FIELD MEASUREMENTS BY ANNE WHITNEY ARCHITECT



<p>PROPOSED LOT PLAN</p> <p>NERBONNE RESIDENCE</p> <p>189 GATES STREET PORTSMOUTH, NH</p>	<p>801 Islington St, suite 32 Portsmouth, NH 03801 603-502-4387 archwhit@aol.com</p> <p>AW</p> <p>ANNE WHITNEY ARCHITECT</p>	<p>Project: 2202</p>	<p>Date: 4/20/23</p>
		<p>Revisions:</p>	<p>1 OF 4</p>



VIEW OF LEFT SIDE YARD



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

- KEY**
- NEW WALL
 - EXIST. WALL
 - EXIST. WALL / FIXTURES TO BE REMOVED



VIEW OF FRONT ELEVATION FROM MARCY STREET

SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, SLIVA-MORAN RESIDENCE 434 MARCY STREET		801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	Project: 2209 Date: 4/20/23
		ANNE WHITNEY ARCHITECT PORTSMOUTH, NH	Revisions: 2 OF 4



VIEW OF EXIST REAR 1-STORY & BAY



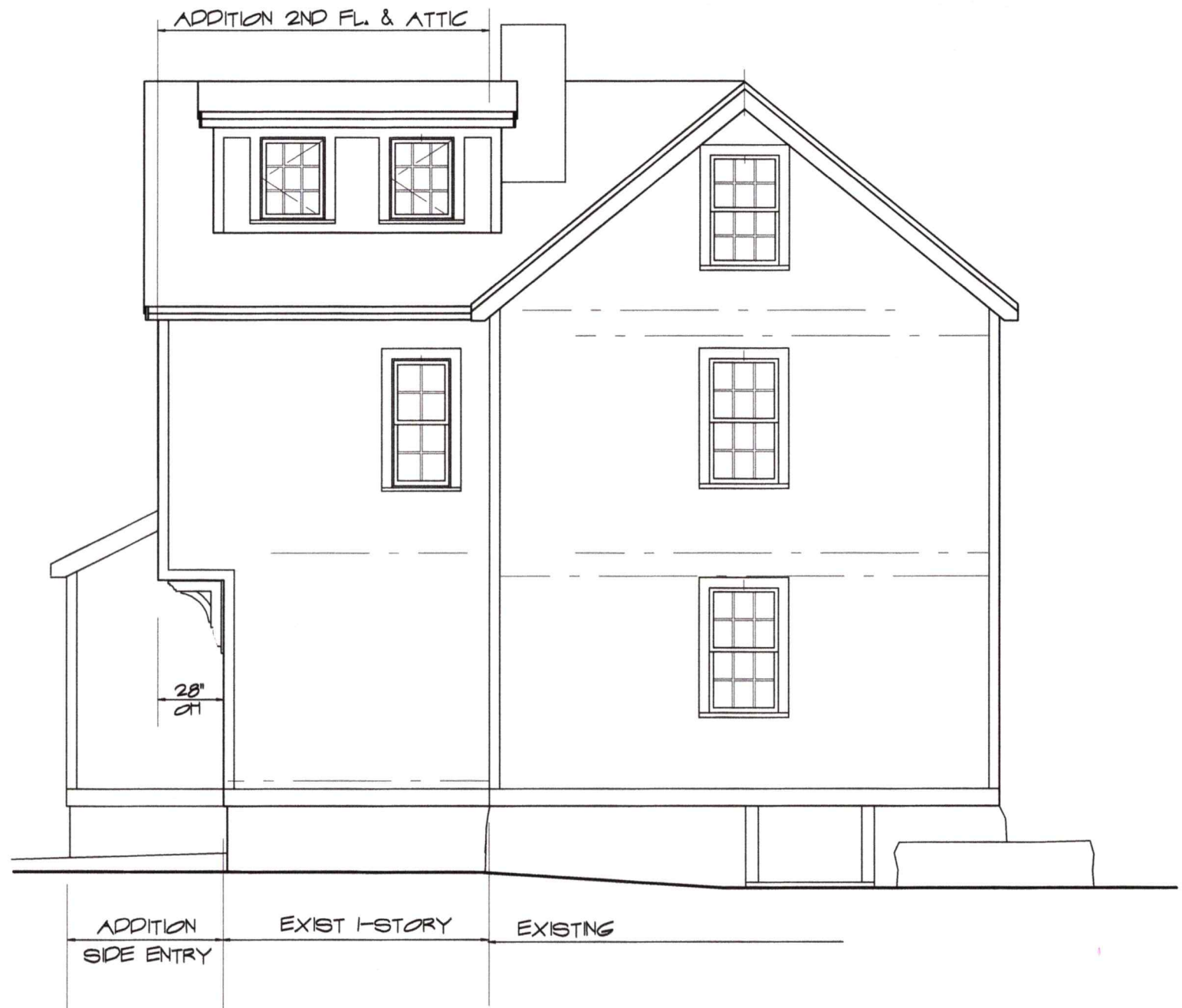
VIEW FROM DRIVEWAY OF 28 SOUTH STREET

REAR ELEVATION
SCALE: 3/16" = 1'-0"

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RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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