### Zoning Board of Adjustment City of Portsmouth New Hampshire

Stephen & Bridget Viens, homeowners of 78 Marne Avenue request relief from setback and maximum building coverage requirements for construction of an attached one story two-car garage to replace an existing one story one-car garage.



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<sup>\*</sup> Available as Attachments in ViewPointCloud <a href="https://portsmouthnh.viewpointcloud.com/track/48833/submission">https://portsmouthnh.viewpointcloud.com/track/48833/submission</a>

Property Address: 78 Marne Ave. Portsmouth, NH 03801

We have submitted this application to request relief from setback and maximum building coverage requirements for construction of an attached one story two-bay garage to replace an existing one story one-bay garage. The proposed garage to be located 11.8' from the rear lot line where a minimum of 20' is required, 9.9' from the side lot line where a minimum of 15' is required, and building lot coverage of 27% where a minimum of 25% is required.

### 1. The variance is not contrary to the public interest.

We feel the proposed one story addition will provide a safer home without disrupting our neighbors privacy, nor will it cause undue overcrowding. The one story garage will also provide improved and safer access to garage attic storage. The one story garage will not materially impact the light and air of the rear abutters. Both rear and side abutters, as well as other neighbors within view of the proposed garage have reviewed our plans and voiced support for the project.

### 2. The spirit of the ordinance is observed.

The proposed one story garage will greatly benefit our family and at the same time not adversely affect the surrounding community. The spirit of the ordinance is to protect abutters and allow for ample light and air which we believe the proposed garage will respect. Our goal is to rebuild our one story garage in a way that matches the character of the existing home and neighborhood.

### 3. Substantial justice is done.

We do not believe that any perceived harm to our neighbors is outweighed by the gain to ourselves. Both rear and side abutters, as well as other neighbors within view of the proposed garage have reviewed our plans and voiced support for the project.

### 4. The values of the surrounding properties are not diminished.

A new, up-to-code one story 2-car garage will increase the value of the home. The one story addition will not infringe upon our neighbors' property, privacy, views, nor the aesthetics of their homes. Therefore, the value of the surrounding properties should not diminish.

## <u>Literal enforcement of the ordinance would result in unnecessary hardship.</u> The location of the existing home, which was built in the 1950's, is roughly 7 feet over the current rear set back requirement and thus the location of the home poses zoning challenges for any addition.

For the reasons stated above, we believe there is no benefit to the public from denying the variance. Conversely, our family will be harmed by the denial of our right to utilize the home as we

variance. Conversely, our family will be harmed by the denial of our right to utilize the home as we see fit. We therefore humbly request that the board grant the requested variance. We look forward to presenting our proposal to the zoning board on September 15, 2020.

Please feel free to contact us with any questions and thank you for your consideration.

Sincerely, Stephen and Bridget Viens

### **EXISTING**





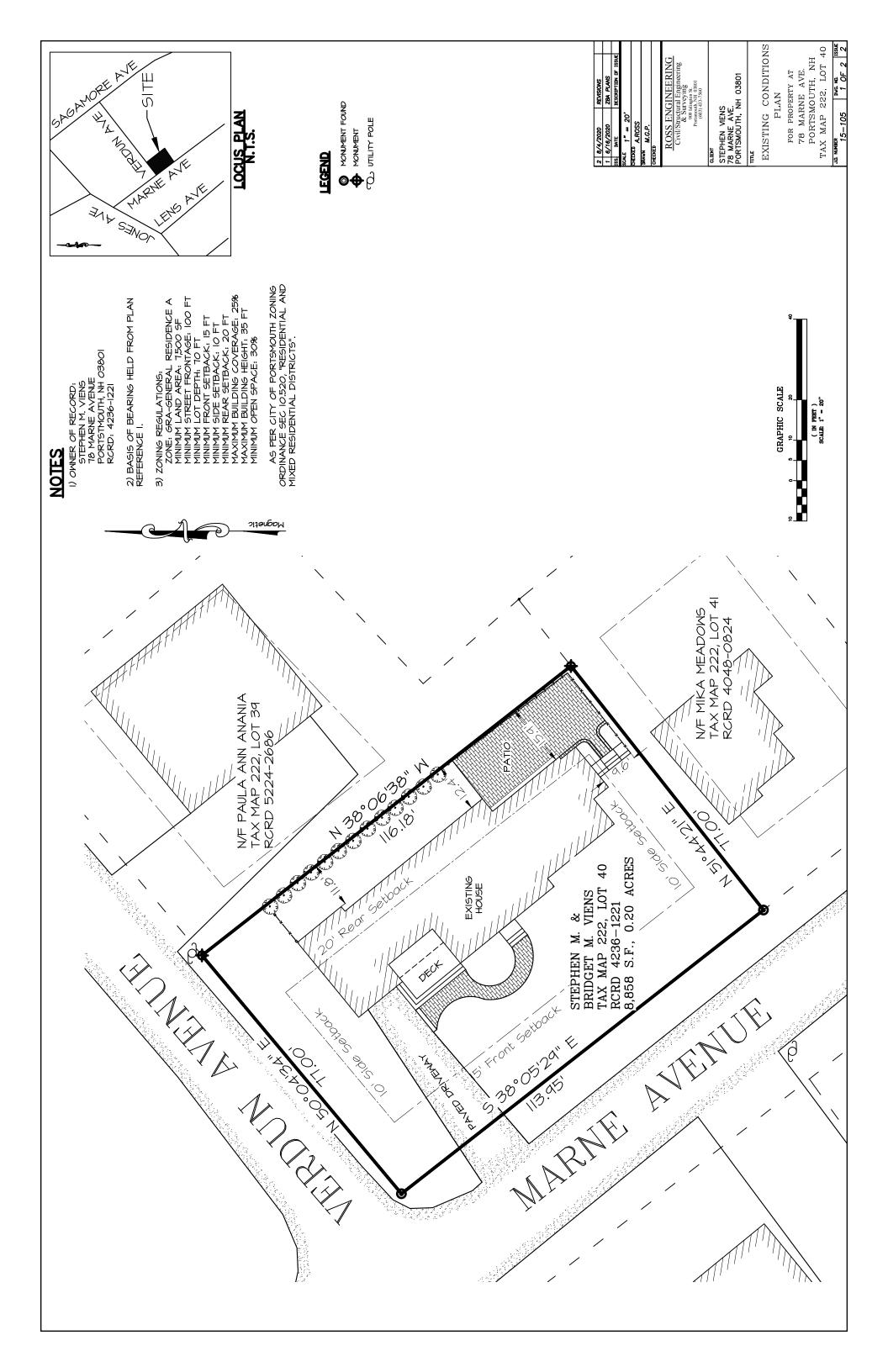


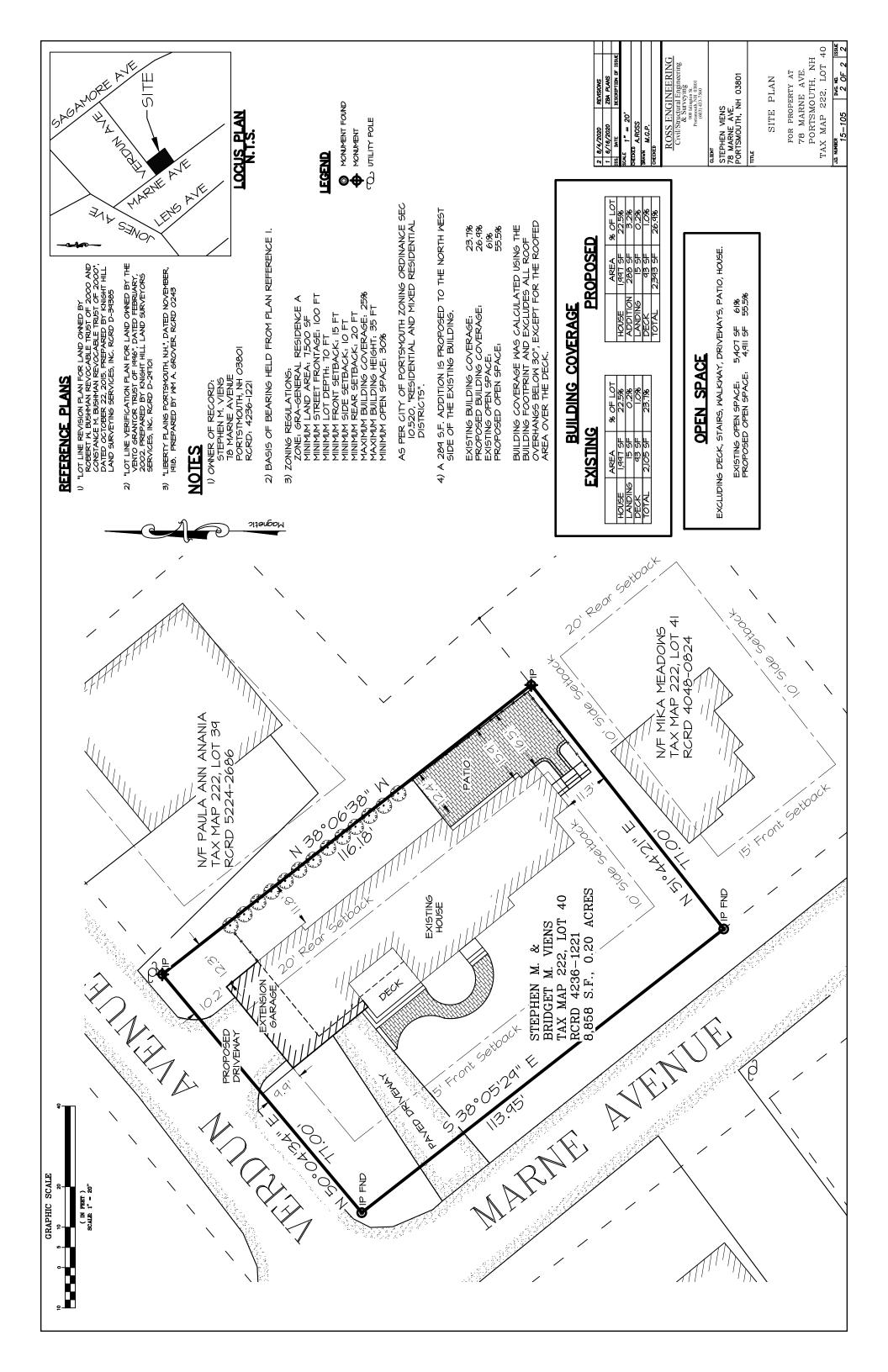
### **PROPOSED**











### REFERENCE PLANS

- "LOT LINE REVISION PLAN FOR LAND OWNED BY ROBERT W. BUSHMAN REVOCABLE TRUST OF 2000 AND CONSTANCE M. BUSHMAN REVOCABLE TRUST OF 2000", DATED OCTOBER 22, 2015. PREPARED BY KNIGHT HILL LAND SURVEYING SERVICES, INC. RCRD D-34385
- "LOT LINE VERIFICATION PLAN FOR LAND OWNED BY THE VENTO GRANTOR TRUST OF 1996", DATED FEBRUARY, 2002. PREPARED BY KNIGHT HILL LAND SURVEYORS SERVICES, INC. RCRD D-29701
- "LIBERTY PLAINS PORTSMOUTH, N.H.", DATED NOVEMBER, 1916. PREPARED BY WM A. GROVER. RCRD 0243

### <u>NOTES</u>

I) OWNER OF RECORD:
STEPHEN M. VIENS
18 MARNE AVENUE
PORTSTMOUTH, NH 03801
RCRD: 4236-1221

STORE PLAN

LOCUS PLAN

- 2) BASIS OF BEARING HELD FROM PLAN REFERENCE I.
- 3) ZONING REGULATIONS:

ZONE: GRA-GENERAL RESIDENCE A
MINIMUM LAND AREA: 7,500 SF
MINIMUM STREET FRONTAGE: 100 FT
MINIMUM LOT DEPTH: 70 FT
MINIMUM FRONT SETBACK: 15 FT
MINIMUM SIDE SETBACK: 10 FT
MINIMUM REAR SETBACK: 20 FT
MAXIMUM BUILDING COVERAGE: 25%
MAXIMUM BUILDING HEIGHT: 35 FT
MINIMUM OPEN SPACE: 30%

### **LEGEND**

9

MONUMENT FOUND

MONUMENT

UTILITY POLE

- AS PER CITY OF PORTSMOUTH ZONING ORDINANCE SEC 10.520, "RESIDENTIAL AND MIXED RESIDENTIAL DISTRICTS".
- A 289 S.F. ADDITION IS PROPOSED TO THE NORTH WEST SIDE OF THE EXISTING BUILDING.

EXISTING BUILDING COVERAGE: 23.7%
PROPOSED BUILDING COVERAGE: 26.9%
EXISTING OPEN SPACE: 61%
PROPOSED OPEN SPACE: 55.5%

BUILDING COVERAGE WAS CALCULATED USING THE BUILDING FOOTPRINT AND EXCLUDES ALL ROOF OVERHANGS BELOW 30", EXCEPT FOR THE ROOFED AREA OVER THE DECK.

### **BUILDING COVERAGE**

### **EXISTING**

### **PROPOSED**

	AREA	% OF LOT
HOUSE	1,997 SF	22.5%
LANDING	15 SF	0.2%
DECK	93 SF	1.0%
TOTAL	2,105 SF	23.7%

	AREA	% OF LOT
HOUSE	1,997 SF	22.5%
ADDITION	288 SF	3.2%
LANDING	15 SF	0.2%
DECK	93 SF	1.0%
TOTAL	2,393 SF	26.9%

### OPEN SPACE

EXCLUDING DECK, STAIRS, WALKWAY, DRIVEWAYS, PATIO, HOUSE.

EXISTING OPEN SPACE: 5,407 SF 61% PROPOSED OPEN SPACE: 4,911 SF 55.5%

2	8/4/2020	REVISIONS
1	6/16/2020	ZBA PLANS
188.	DATE	DESCRIPTION OF ISSUE

DRAVN M.G.P.

CHECKED

### ROSS ENGINEERING

Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560

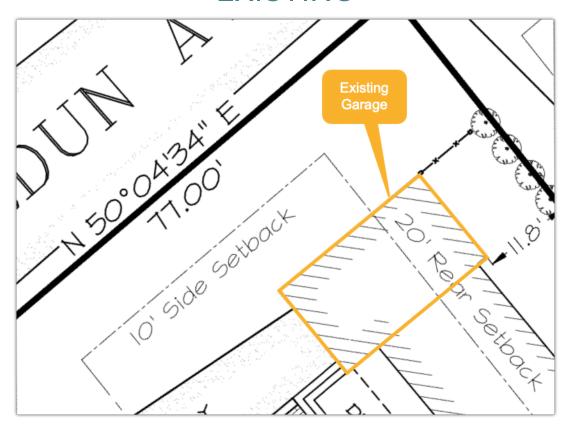
CLIENT

STEPHEN VIENS 78 MARNE AVE. PORTSMOUTH, NH 03801

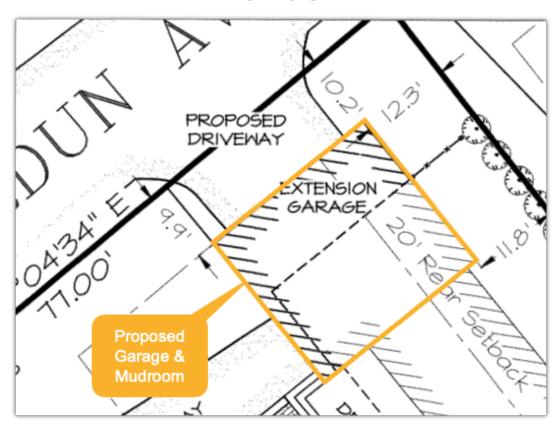
TITLE

SITE PLAN

### **EXISTING**



### **PROPOSED**



区別 Roar Rear & Side Set Back Details 12.3' approx 77 SF over rear setback 7 118.8" - Q. Q TANDA DA DEC Ø Existing | Garage 24' MINISTON OF THE POST OF THE PO Proposed Garage SON BY BY <u>p</u>.

Size of Existing vs. Proposed

NENS RESIDENCE

OBAMINGS PROVIDED BY:

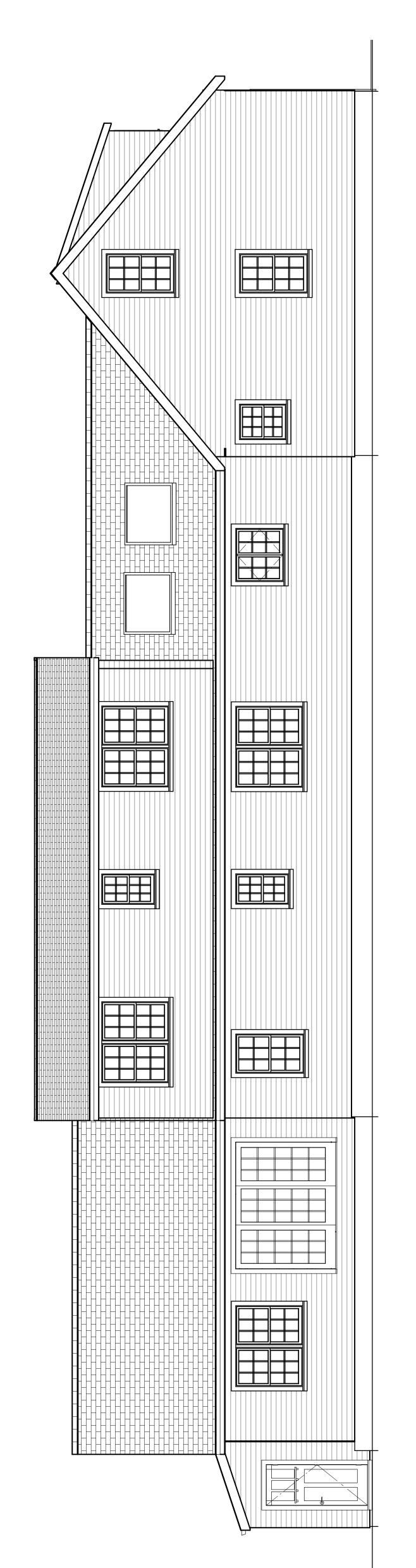
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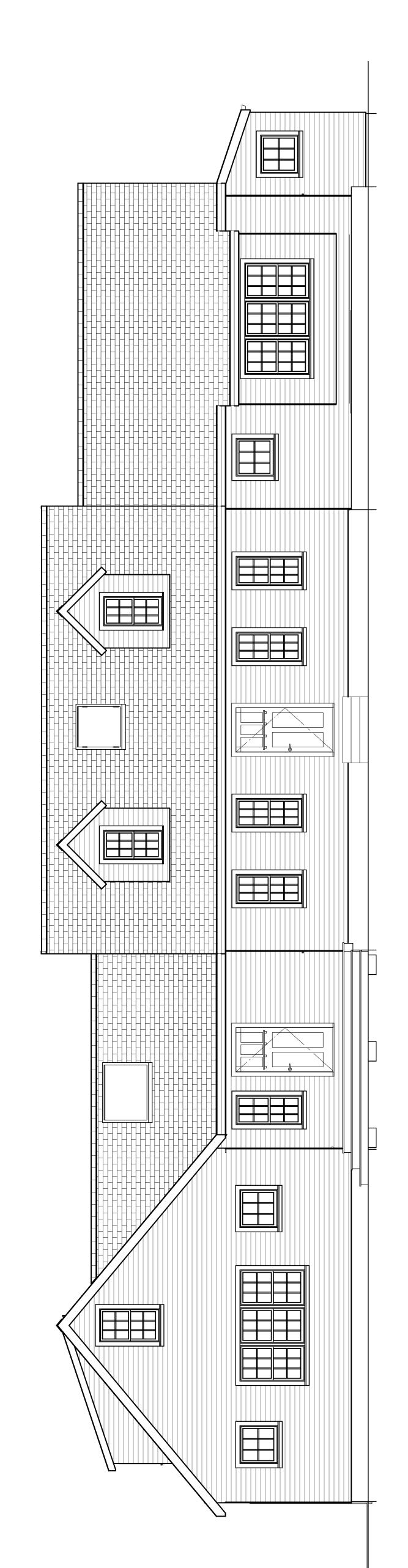
To Marine Ave.
Pottemouth, NH 03801

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## REAR ELEVATION

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

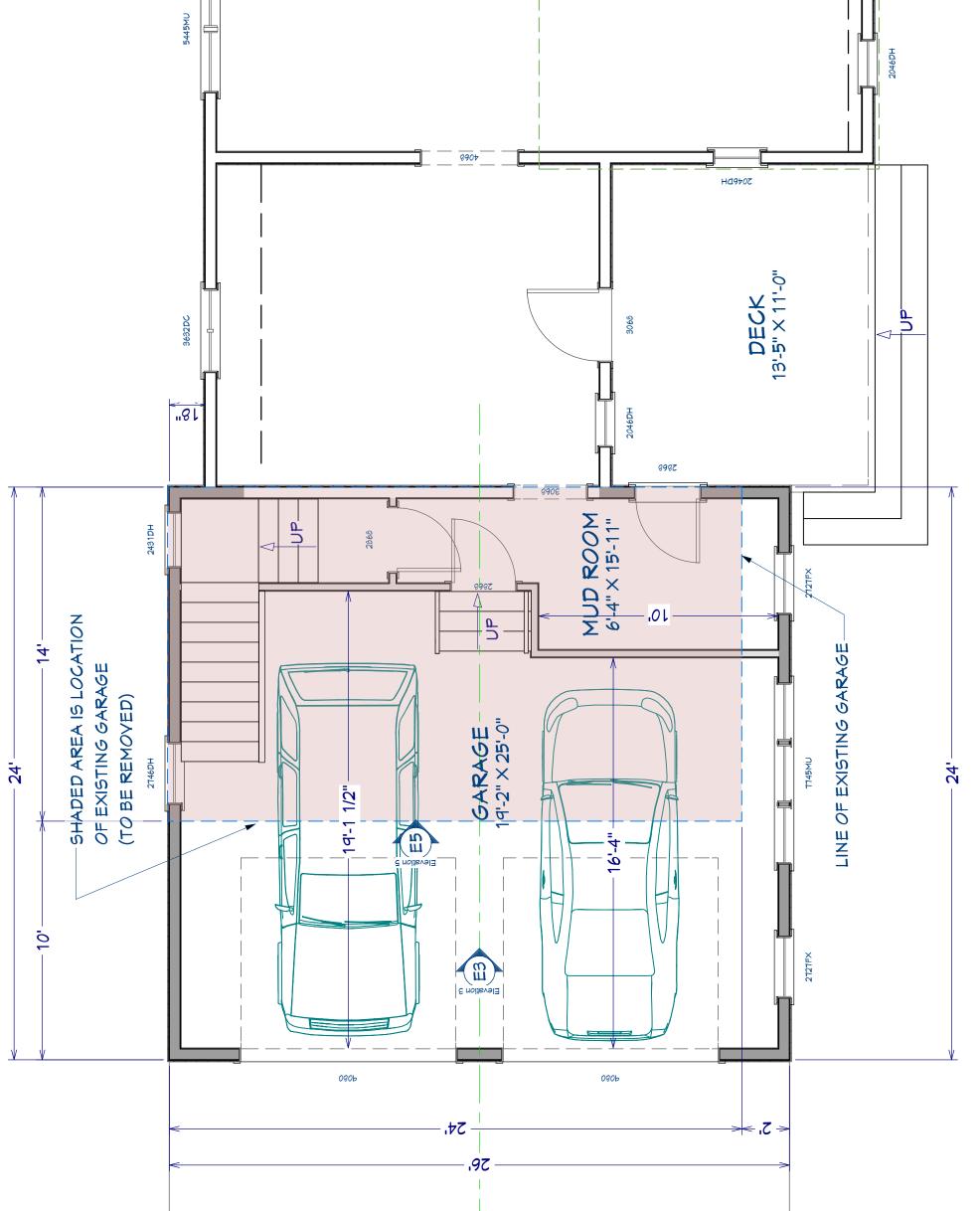


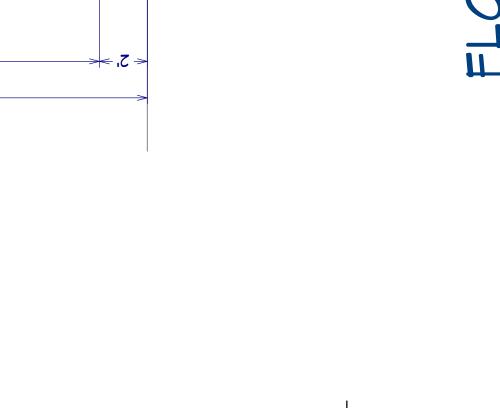
## FRONT ELEVATION

SCALE:

SIDE ELEVATION

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



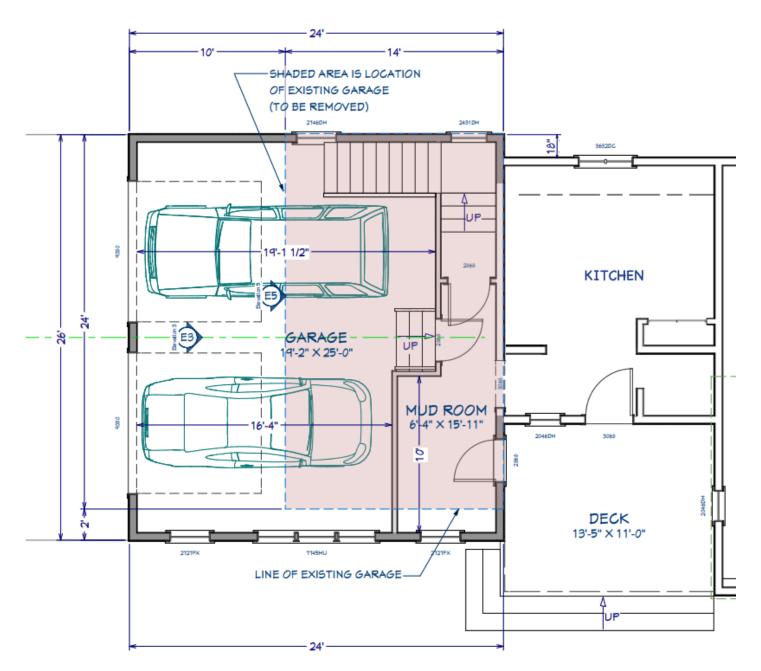


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## BUILDING SECTION

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

### Proposed Garage Floor Plan



### FLOOR PLAN

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

To whom it may concern,

We, Paula Anania, and Barbara Baker, homeowners of 50 Verdun Ave and abutters to Bridget and Stephen Viens are in full support of their plans to replace their existing 1-bay garage with a larger 2-bay garage and mudroom. The new garage will not infringe upon our property, privacy, view, or the aesthetics of our home. We are also in favor of their request to allow access to the new garage from Verdun Avenue.

Sincerely,

Paula Anania

Barbara Baker

July 28, 2020

Dear Portsmouth NH Zoning Board of Adjustment,

We, Mika Meadows and Gwen Gallassio, homeowners of 84 Marne Avenue, and abutters to Steve and Bridget Viens at 78 Marne Avenue are not opposed to their plans to replace their existing 1-bay garage with a larger 2-bay garage.

Sincerely yours,

Mika Meadows

MAn hear

Swen Gallassio

To whom it may concern,

We, Elizabeth and Jeff Stacy, homeowners of 77 Marne Ave and neighbors to Bridget and Stephen Viens have reviewed and support their plans to replace the existing attached garage with a larger garage+mudroom with access from Verdun avenue.

We also support their wish to retain the existing driveway on Marne Avenue. The new garage will not infringe upon our property, privacy, view, or the aesthetics of our home.

Thank you,

Beth & Jeff Stacy

Beth Stacy

To the Zoning Board of Adjustment for Portsmouth NH,

We, Charles and Meaghan Cullinane, homeowners of 49 Marne Ave and neighbors to Bridget and Stephen Viens have reviewed their plans to replace their 1-bay garage with a 2-bay garage and mudroom. We fully support the project as well as their request to be able to access the new garage from Verdun Avenue. The garage will not infringe upon our property, privacy, view, or the aesthetics of our home. We also recommend allowing them to continue to have and use their current driveway.

Sincerely yours,

Charles & Meaghan Cullinane

49 Marne Avenue

Portsmouth NH

To whom it may concern,

I, Matthew Bushman, homeowner of 34 Marne Avenue, and neighbor to Steve and Bridget Viens at 78 Marne Avenue have reviewed and fully support their plan to build a 2-car garage and mudroom to replace their existing garage. I also support their request to allow access to the new garage from Verdun Avenue.

Sincerely,

Matthew Bushman

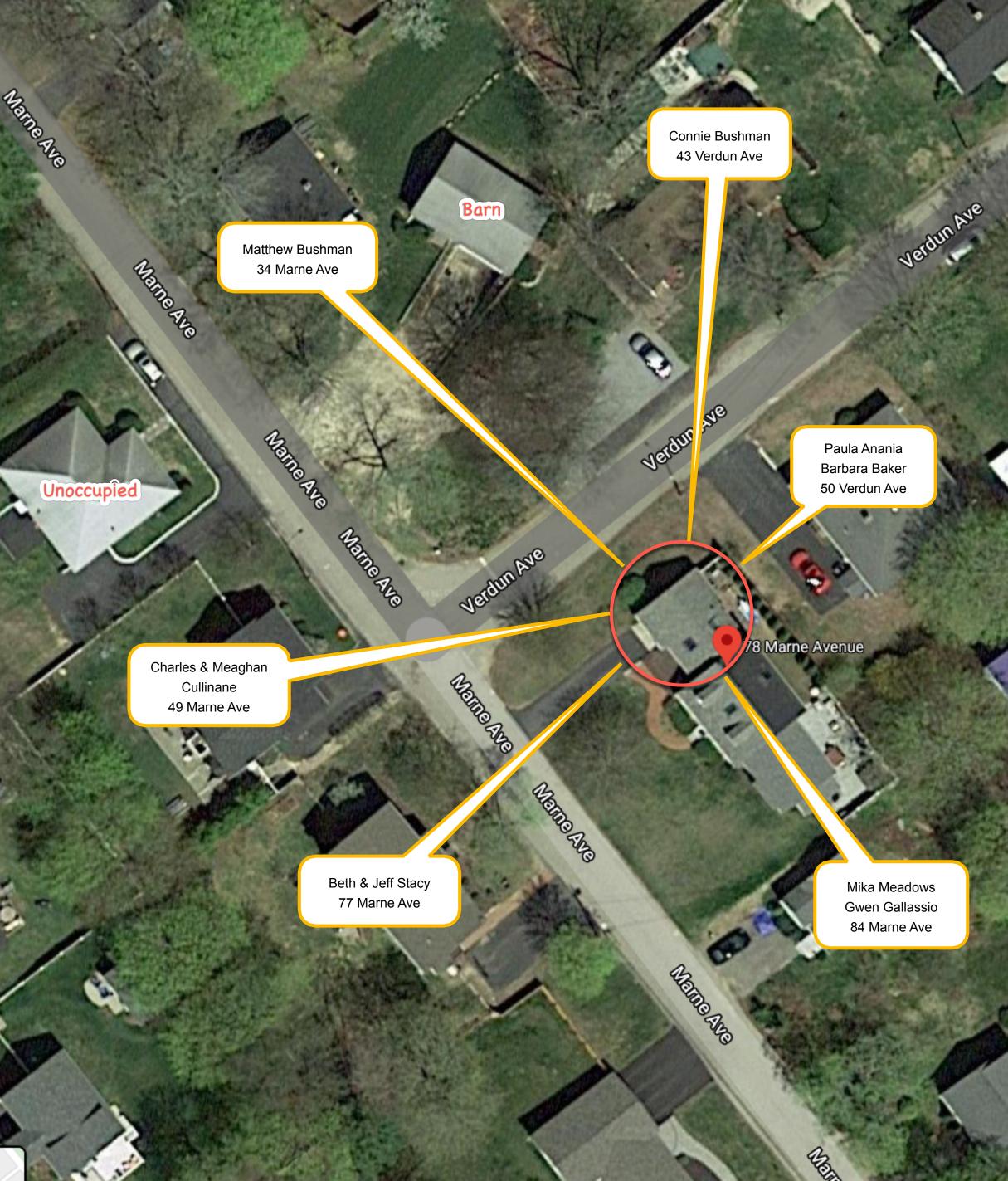
Dear Portsmouth NH Zoning Board of Adjustment,

I, Connie Bushman, homeowner of 43 Verdun Avenue, and neighbor to Steve and Bridget Viens at 78 Marne Avenue are not opposed to their plans to replace their existing 1-bay garage with a slightly 2-bay garage. I also support their request to allow access to the new garage from Verdun Avenue.

Sincerely,

Commie Bushman

Connie Bushman



Portsmouth NH Zoning Board of Adjustment:

Property Address: 78 Marne Ave. Portsmouth, NH 03801

We, the undersigned, are in support of Stephen and Bridget Viens' plans to replace the attached 1-bay garage with an attached two-bay garage on their property at 78 Marne Avenue and petition the Portsmouth ZBA for approval of the following:

- 1. Rear yard setback variance from 20' to 12.3'
- 2. Side yard setback variance from 10' to 9.9'
- 3. Maximum building coverage variance from 25% to 26.9%

	Name	Street Address	Signature
1	Chuck & Christine	100 Mamo Aven	0.6
2	Chambes Childank	49 marne Auc.	434
3	Mallonules	25/Mane Ave	Wall R
4	Coonie Bushman	43 Verdun Ave	e Bushman
5	1	26 Veray AVE	Shopping
6		327 SAGAWORE AUT	Mari
7	TOWALCO.	327 Sagemore An	
8	Michael + Cathy	622 Broad St	1111
9	PALL Que	65 mod Rom	DO Lous
10	lacaveline lucas	61 Jones Ave.	Jull
11	Gwen Gallassi	84 Marne fre.	Jun Gillers
12	Mika hersous	84 Mane Ave	In the he
13	Crain Orland	26 Vecdon Ave	60
14	Denex Sarasus	26 Verdun Ave	

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