

Variance Application

53 McNabb Ct; Assessor Map 112 Lot 57, General Residence A (GRA) District

Alexandre LePage and Lauren LePage

Dear Chair Eldridge and Members of the Zoning Board of Adjustment:

We are applying for variances to allow for the renovation of our home. This proposed renovation involves the demolition of an existing one-story enclosed three-season porch 18.4'x7.7' on the rear of the current structure, which would be replaced with a three-story addition to the current structure on a similar footprint 20'x12', as well as the addition of an open front porch 18.11'x4.6' on the front of the home (please see floor plans and existing conditions pictures for more details).

McNabb Ct is a dead-end street with four houses, all built circa ~1920. The other three houses have undergone similar renovations over the years (additions to the back of the main structure and front porches) and ours is the last home that has yet to undergo any significant changes. Our proposed renovation is being done in the same spirit as those already done on McNabb Ct and the variance reliefs are similar to those applied for by our neighbors in the past. Ultimately the goal of the project is to create a better home for our growing family in a way that matches the character of our neighbor's homes while minimizing the impact to our neighbors.

As such, we are requesting the following variances: 1) Section 10.521 to allow for setbacks and building coverage relief (please see details below) and 2) Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance.

EXISTING AND PROPOSED CONDITIONS

Below are the existing and proposed setbacks and building coverage for our home. Since 53 McNabb Ct is a small, nonconforming lot – the existing structure is already outside of most setbacks. Therefore, the proposed setbacks are modest increases (or decreases, in some cases) and again, reflect very similar renovations done to the other three properties on McNabb Ct.

Provision	Requirement	Existing Condition	Proposed Condition	Non-Conforming Feature
Lot Area / Lot Area per Dwelling Unit	7,500 sq. ft.	3,124 sq. ft.	-	Lot
Frontage	100'	40'	-	Lot
Front Yard Setback	15'	11.7' 6.7'	11.7' 6.9'	House Stairs
Right Yard Setback	10'	4.5' 4.6'	4.5' 5.3'	House Porch
Left Yard Setback	10'	14.1' 11.3'	12.2' 9.1'	House Stairs
Building Coverage	25%	24.3%	28.9%	House

ZONING RELIEF SUMMARY

We are seeking the following variance approvals from the Board:

Section 10.521

- (a) To allow a 6.9' front yard setback for the construction of the proposed front porch stairs where 15 is required. The existing front stairs have a 6.7' front yard setback.
- (b) To allow a 4.5' right yard setback for the construction of the proposed addition and front porch where 10' is required. The existing house has a 4.5' right yard setback.
- (c) To allow a 9.1' left yard setback for the construction of stairs where 10' is required. The existing stairs have a 11.3' right yard setback.
- (d) To allow 28.9% building coverage where 25% is allowed and 24.3% exists.

Section 10.321

To allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance.

VARIANCE CRITERIA

We believe our project meets the required variance criteria found in Section 10.223 for the following reasons:

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

The existing small single-family home will remain a small single-family home. There will be no change in the function or purpose of the home and it will continue to have a very similar footprint. There will be no difference for the average pedestrian with the exception of improved aesthetics and conformity with the surrounding neighborhood.

10.233.22 The spirit of the Ordinance will be observed:

Setbacks: Due to the small size of the lot, the existing house already encroaches into the front and right yard setbacks and barely maintains the 10' left yard setback line. The proposed renovations do not increase the setback encroachments for either the front or right yard setbacks. Only the stairs in the proposed renovation encroach on the 10-foot left yard requirement, and even then it is by less than a foot (9.1'). Accordingly, granting the setback variances will not alter the essential character of the neighborhood or negatively affect the public health, safety or welfare.

Building Coverage: The increase in 5.6% building coverage is driven primarily by the diminutive size of the property – at 3,124 sq. ft., any reasonably sized addition to the existing house necessitates building coverage relief. In fact, the other 3 houses on McNabb Ct. have 29% (+/-) building coverage as a result of their renovations to the original structures throughout the years. Also, even with the proposed addition and increase of 5.6% in building coverage, the percent of the lot that is open space will remain at 45.2%, well above the 30% minimum requirement. Much of the “green space” associated with the property will be preserved with the addition. As such, granting the building coverage variance will not alter the essential character of the neighborhood or negatively affect public health, safety or welfare.

10.233.23 Substantial justice will be done:

The benefit to the applicant will not be outweighed by the harm to the public. The public will not notice any difference between how the property is being used currently and the proposed changes. The only differences noticed will be positive – the public will now notice that all four homes on McNabb Ct. follow a more similar design with rear additions and front porches.

10.233.24 The values of surrounding properties will not be diminished:

The changes proposed are small and are designed to improve current impacts to the neighboring property. The addition is tastefully designed and will be handled by a well-respected local builder (Mighty Roots) and will keep with the character of homes and structures on surrounding

properties. Therefore, the proposed improvements should only help to preserve or enhance surrounding property values.

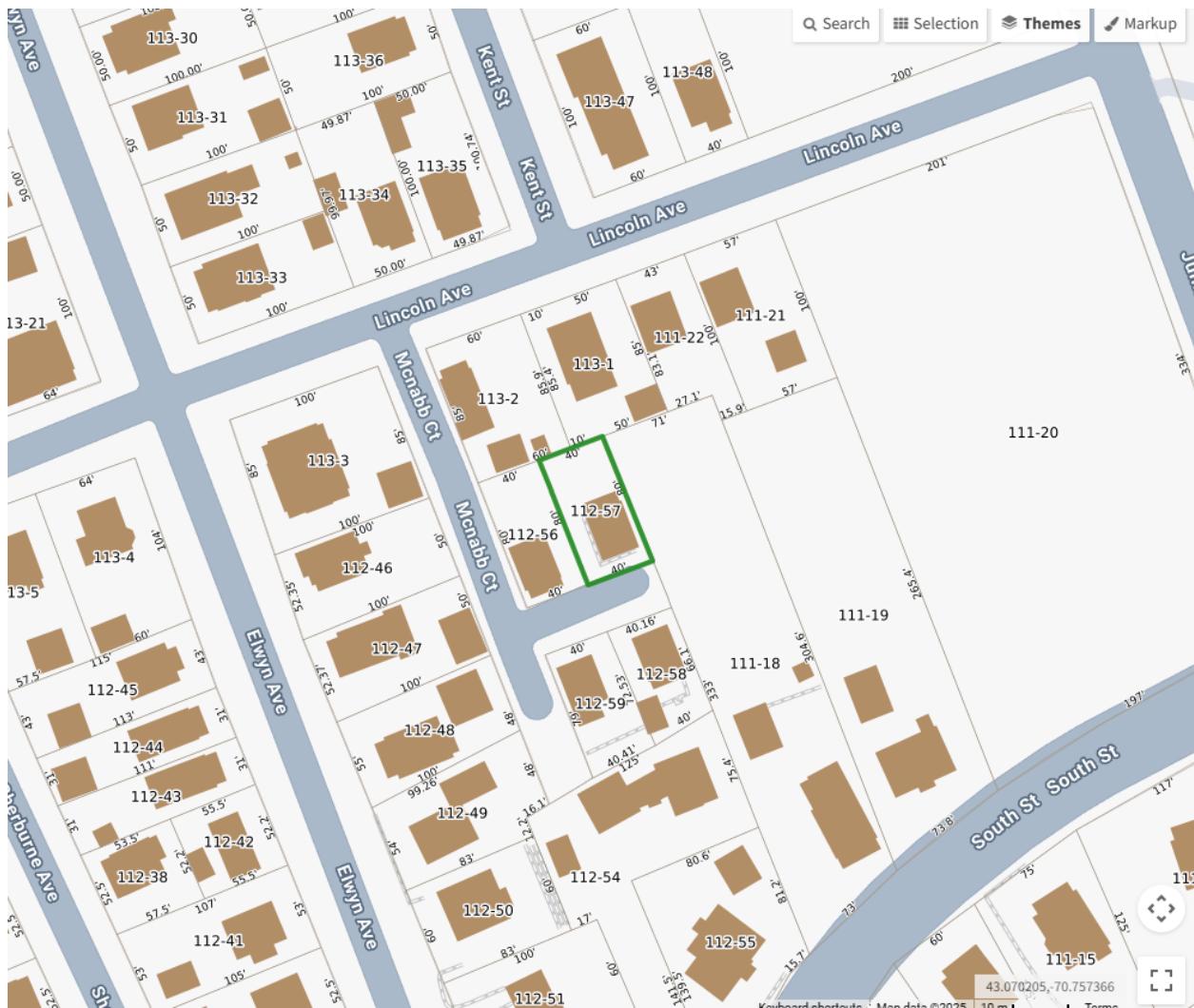
10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

The property has special conditions – principally its size and width. The property was created long before current GRA zoning standards were adopted. It has only 3,124 square feet of land area, which is 41.7% of what is required in the GRA Zoning District. Literal enforcement of the ordinance would not serve the property in a fair and substantial way as it would prevent us from using the existing footprint in a sustainable way. The proposed use of the property is reasonable as it will continue to be used for single-family residential purposes.

Sincerely,

Alexandre LePage and Lauren LePage

Owners

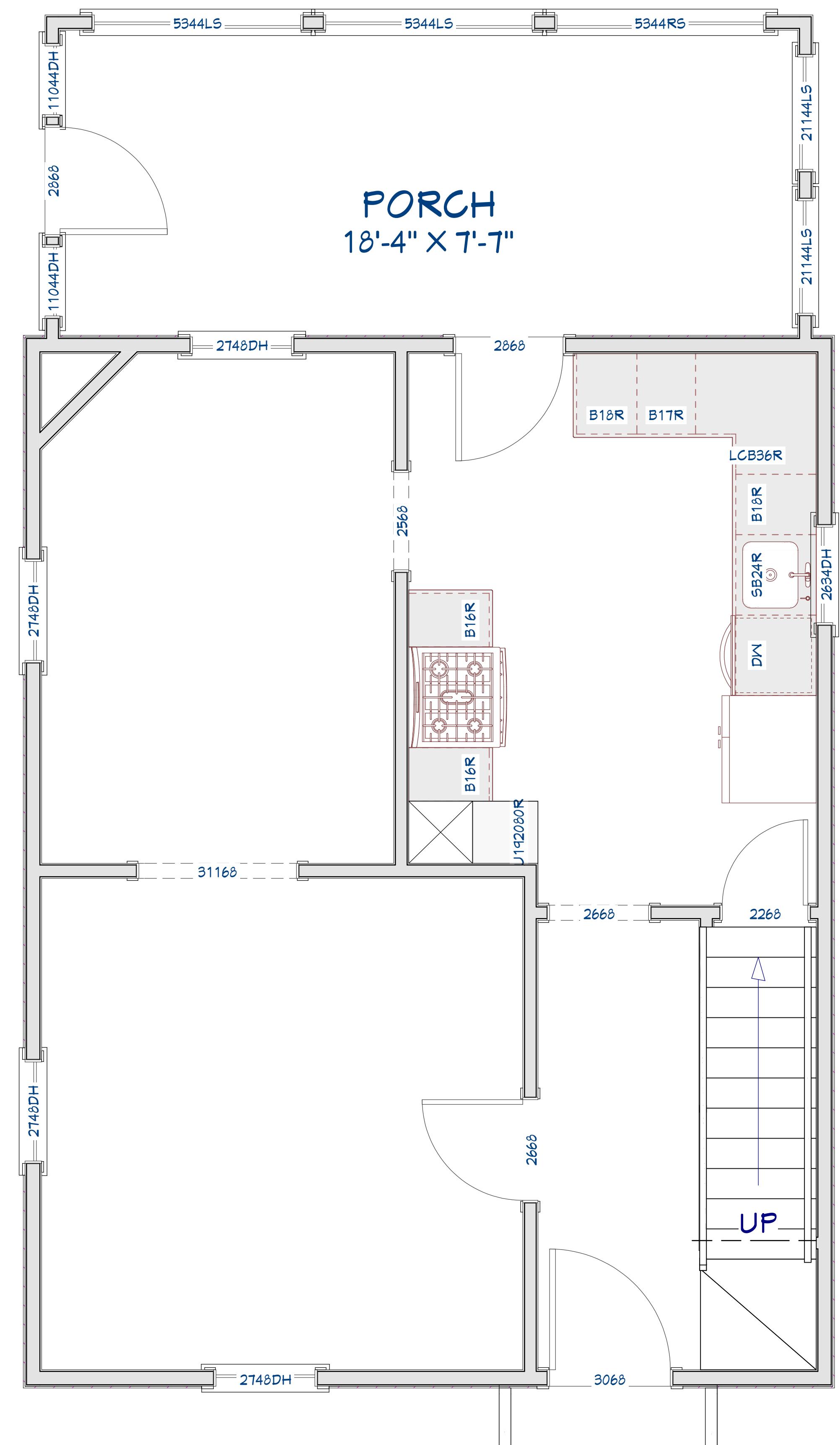




View of the front of the property

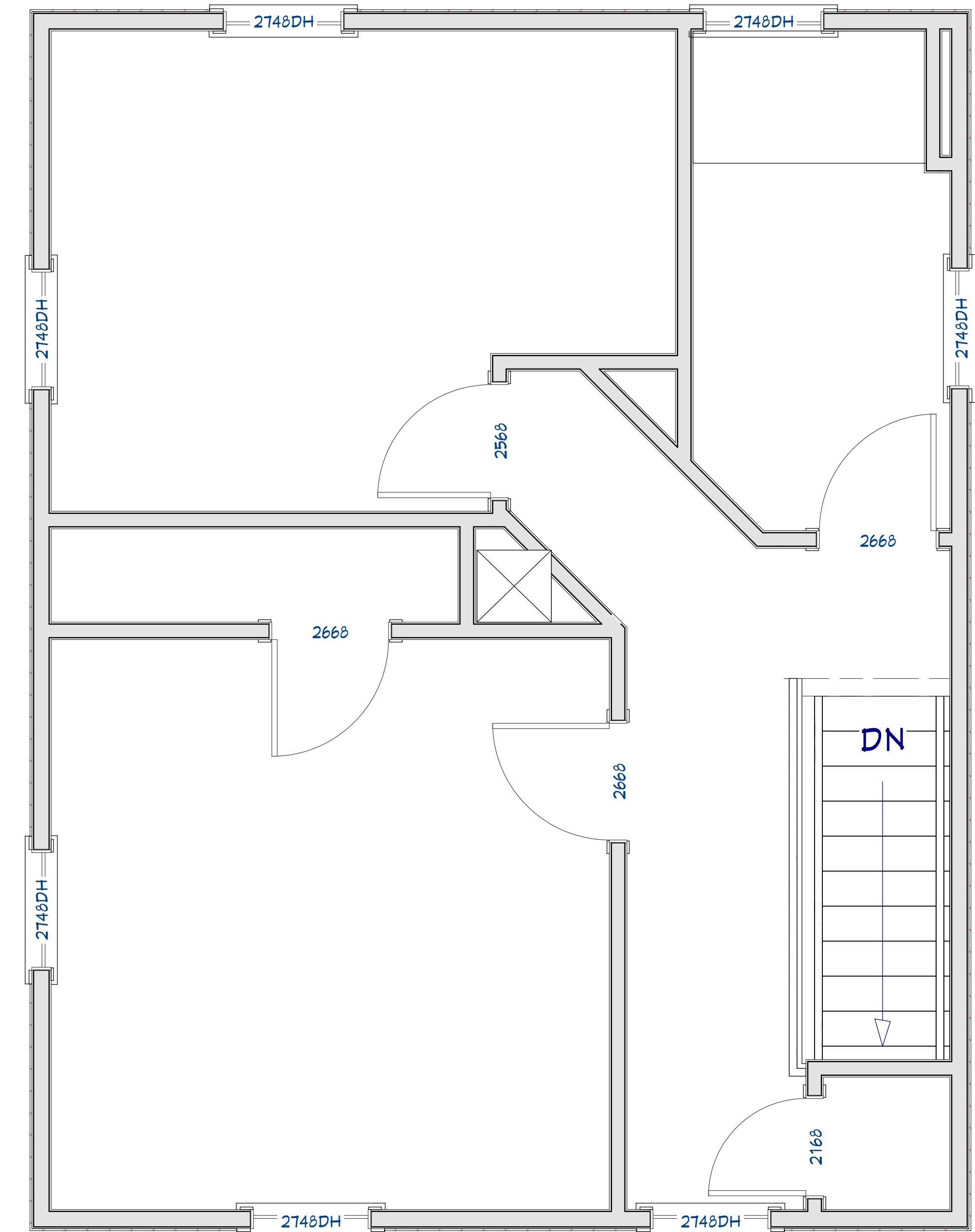


View of the rear of the property



FIRST FLOOR PLAN - EXISTING

SCALE: 1/2" = 1'-0"



SECOND FLOOR PLAN - EXISTING

SCALE: 1/2" = 1'-0"

ANSWER

DRAWINGS PROVIDED BY:
Mighty Roots, LLC
113 Alden Ave.
Greenland NH 03844

DATE:

SCALE:

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LEPAGE RESIDENCE
53 McNabb Court
Portsmouth, NH 03801

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DRAWINGS PROVIDED BY:
Mighty Roots, LLC
113 Alden Ave.
Greenland NH 03840

DATE:

SCALE:

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RIGHT SIDE ELEVATION - EXISTING

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



REAR ELEVATION - EXISTING

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



LEFT SIDE ELEVATION - EXISTING

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



FRONT ELEVATION - EXISTING

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

LEPAGE RESIDENCE
53 McNabb Court
Portsmouth, NH 03801

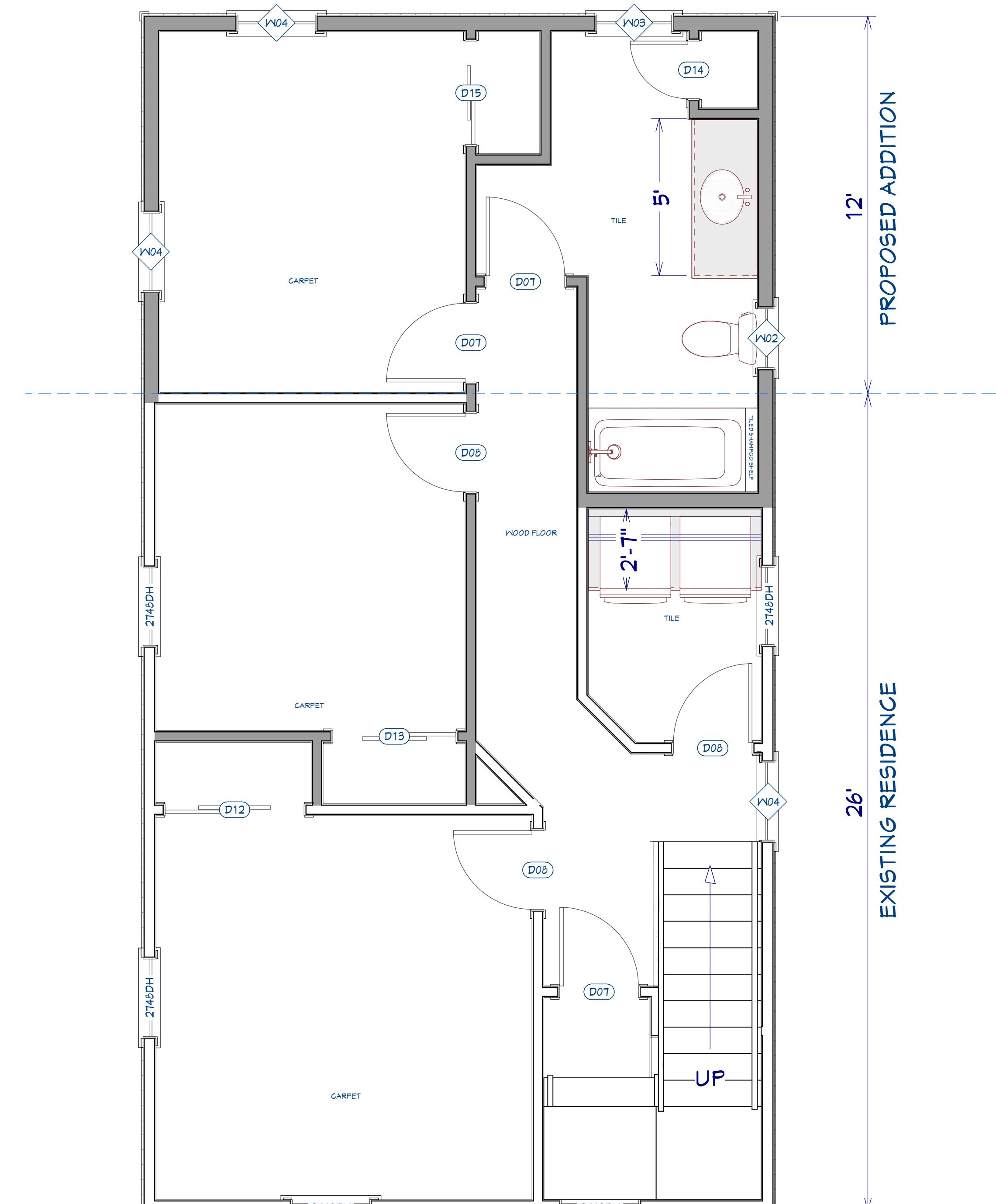
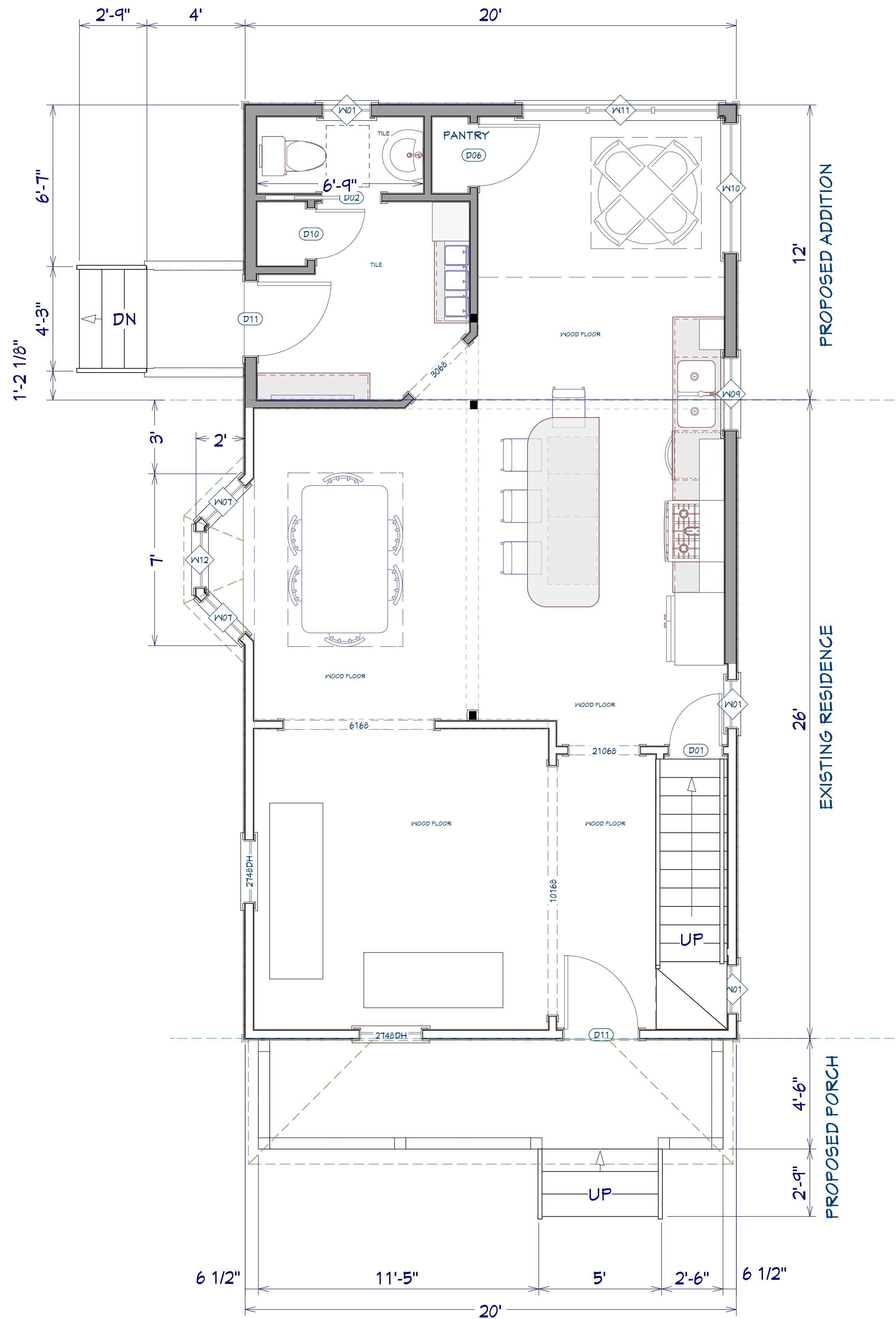
DRAWINGS PROVIDED BY:
Mighty Roots, LLC
113 Alden Ave.
Greenland, NH 03886

DATE:

SCALE:

SHEET:

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NUMBER DATE REVISION TABLE
REVISED BY DESCRIPTION

LEPAGE RESIDENCE
53 McNabb Court
Portsmouth, NH 03801

FLOOR PLANS

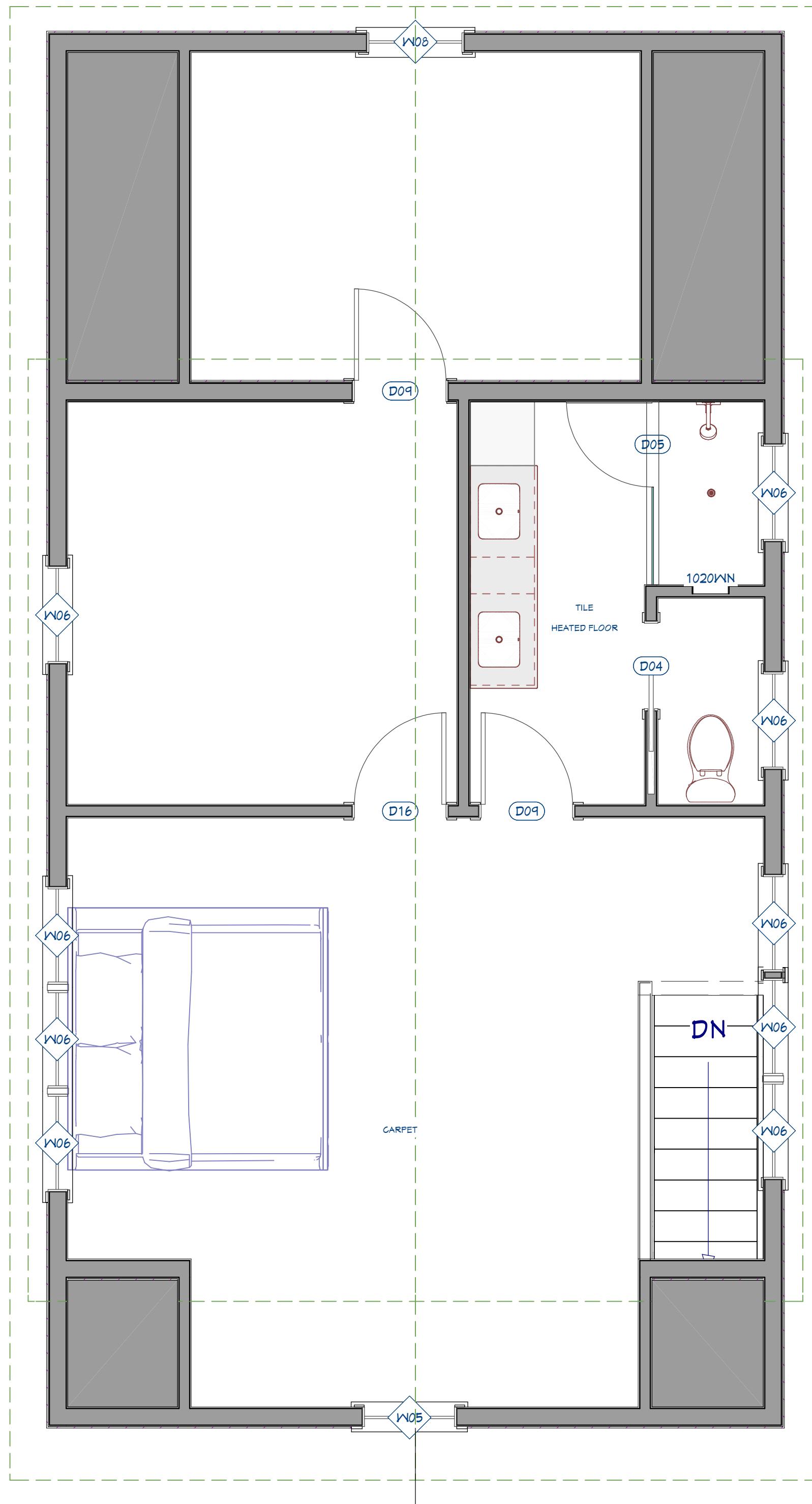
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13 Aiden Ave.
Greenland, NH 03840

DATE:
9/30/2025

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THIRD FLOOR PLAN - PROPOSED

SCALE: 1/2" = 1'-0"

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FLOOR PLANS

LEPAGE RESIDENCE
53 McNabb Court
Portsmouth, NH 03801

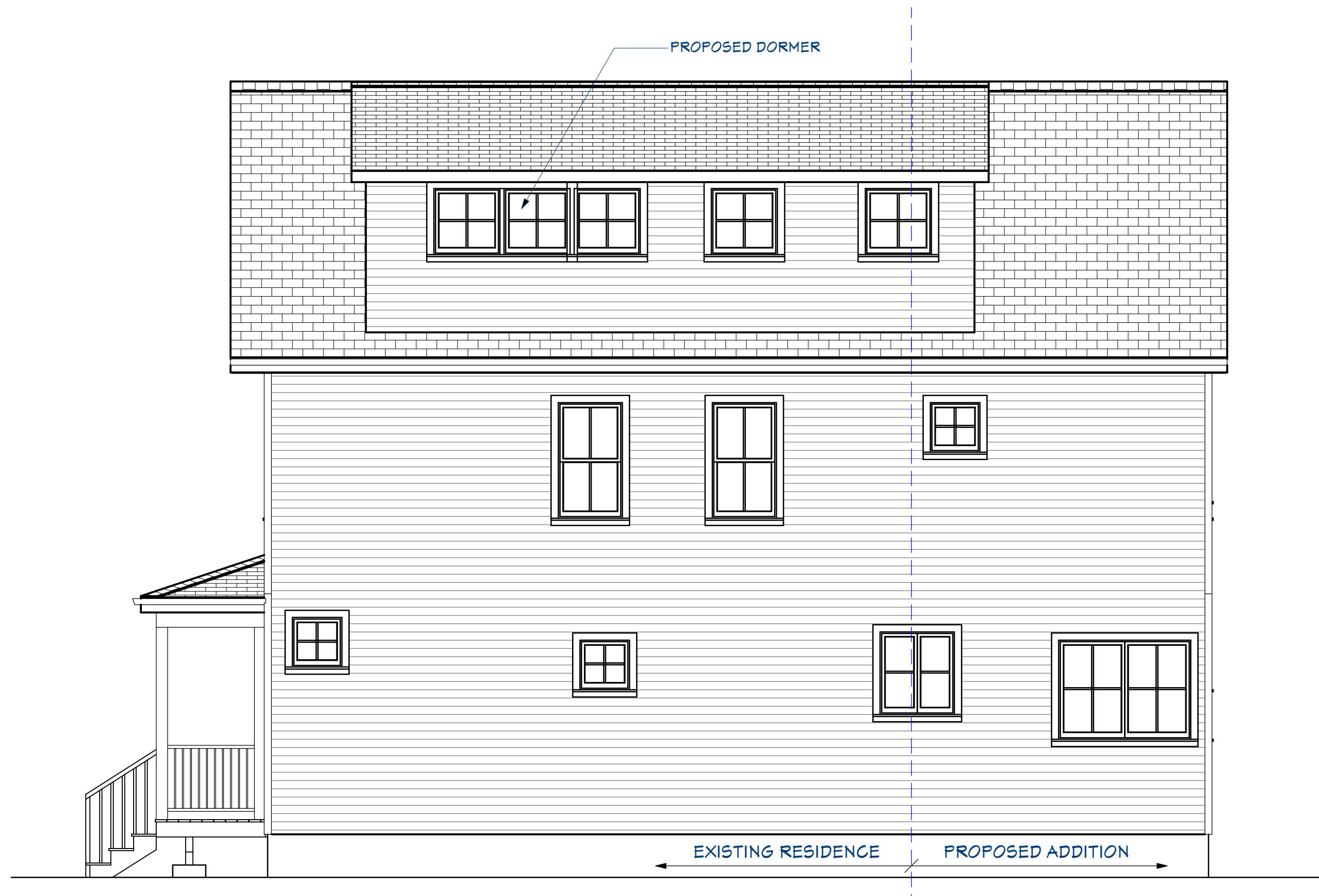
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13 Aiden Ave.
Greenland, NH 03830

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REVISION TABLE
NUMBER DATE REVISED BY DESCRIPTION



RIGHT SIDE ELEVATION - PROPOSED

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



REAR ELEVATION - PROPOSED

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



LEFT SIDE ELEVATION - PROPOSED

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



FRONT ELEVATION - PROPOSED

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

EXTERIOR ELEVATIONS

DRAWINGS PROVIDED BY:
Mighty Roots, LLC
13 Aiden Ave.
Greenland, NH 03880

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9/30/2025

SCALE:

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LEPAGE RESIDENCE
53 McNabb Court
Portsmouth, NH 03801

NUMBER DATE REVISION TABLE
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