

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



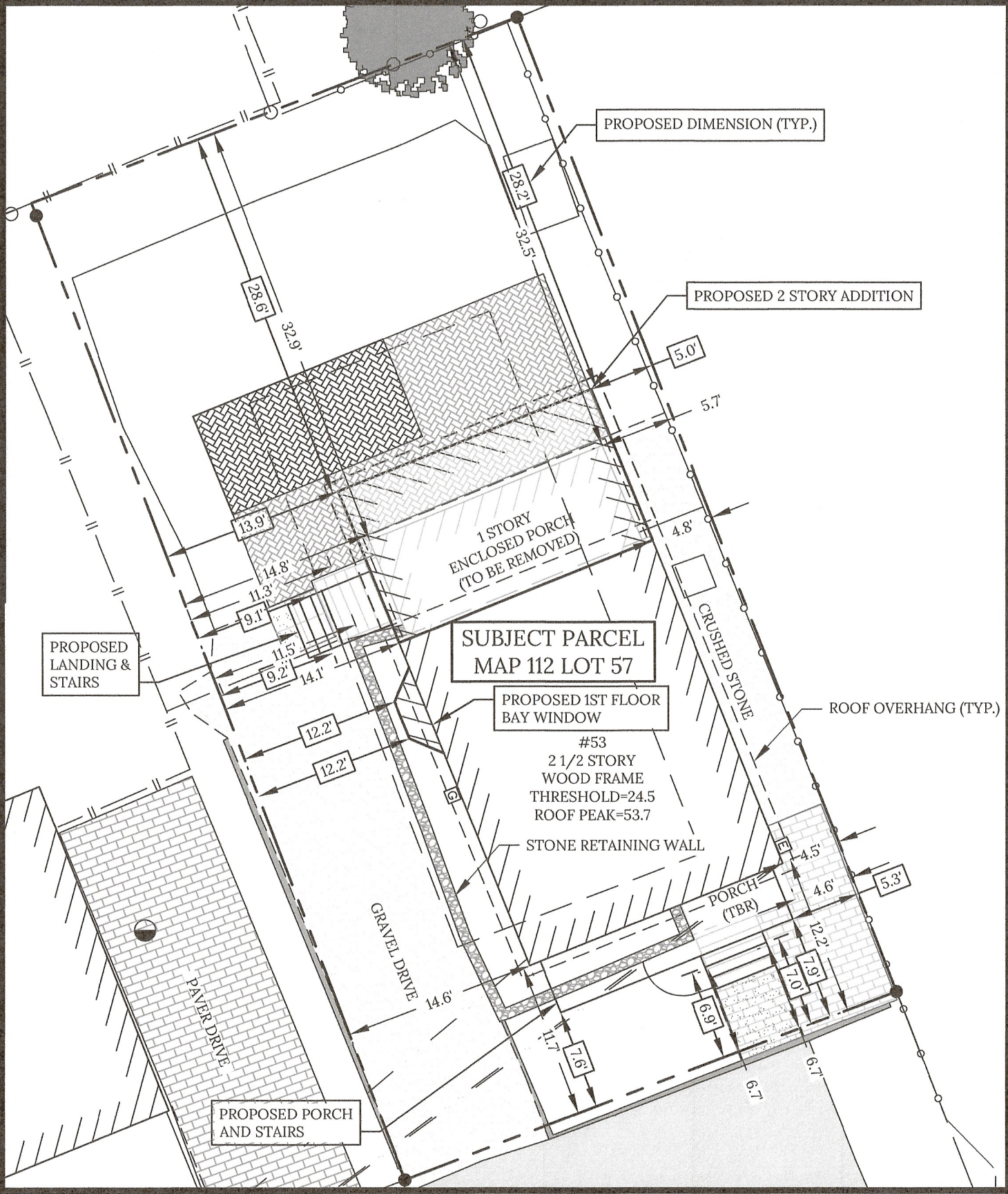
LOCATION MAP
SCALE 1"=500'

OPEN SPACE CALCULATION (TO PROPERTY LINE):
EXISTING:
LAWN & LANDSCAPED AREAS (COMPLIANT WITH SECTION 10.515.20) - 1,224 S.F.
NON-COMPACTED GRAVEL - 46 S.F.
PATIOS & WALKS - 382 S.F.
TOTAL OPEN SPACE-1,652 S.F. (PATIOS & WALKS ARE 23.1% OF OPEN SPACE)
PERCENT OF LOT THAT IS OPEN SPACE - 52.9%

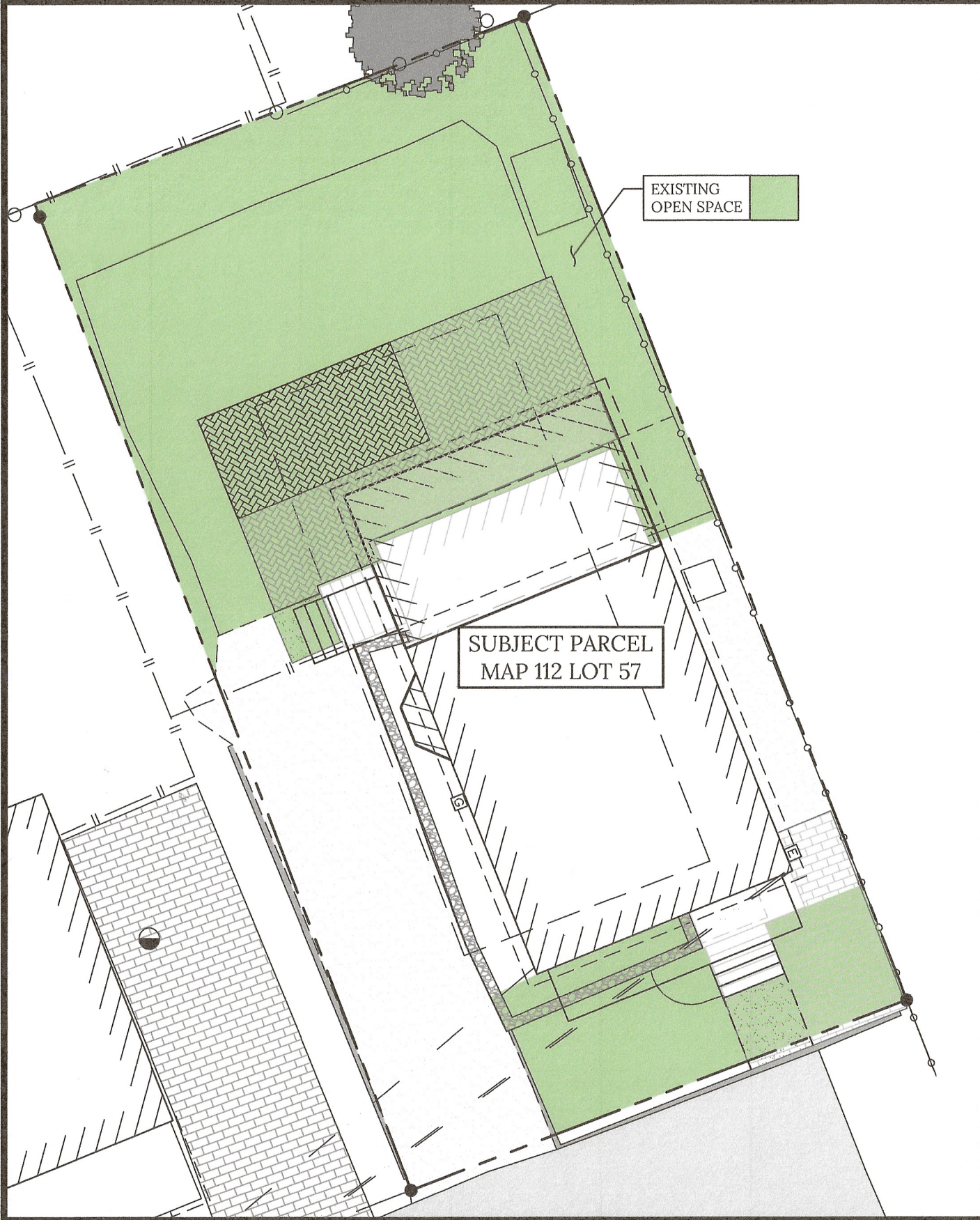
PROPOSED:
LAWN & LANDSCAPED AREAS (COMPLIANT WITH SECTION 10.515.20) - 1,097 S.F.
NON-COMPACTED GRAVEL - 0 S.F.
PATIOS & WALKS - 315 S.F.
TOTAL OPEN SPACE-1,412 S.F. (PATIOS & WALKS ARE 22.3% OF OPEN SPACE)
PERCENT OF LOT THAT IS OPEN SPACE - 45.2%

BUILDING COVERAGE CALCULATION (TO PROPERTY LINE):
EXISTING:
HOUSE - 708 S.F.
PORCHES & STAIRS - 52 S.F.
TOTAL BUILDING COVERAGE- 760 S.F.
BUILDING COVERAGE PERCENTAGE- 24.3%

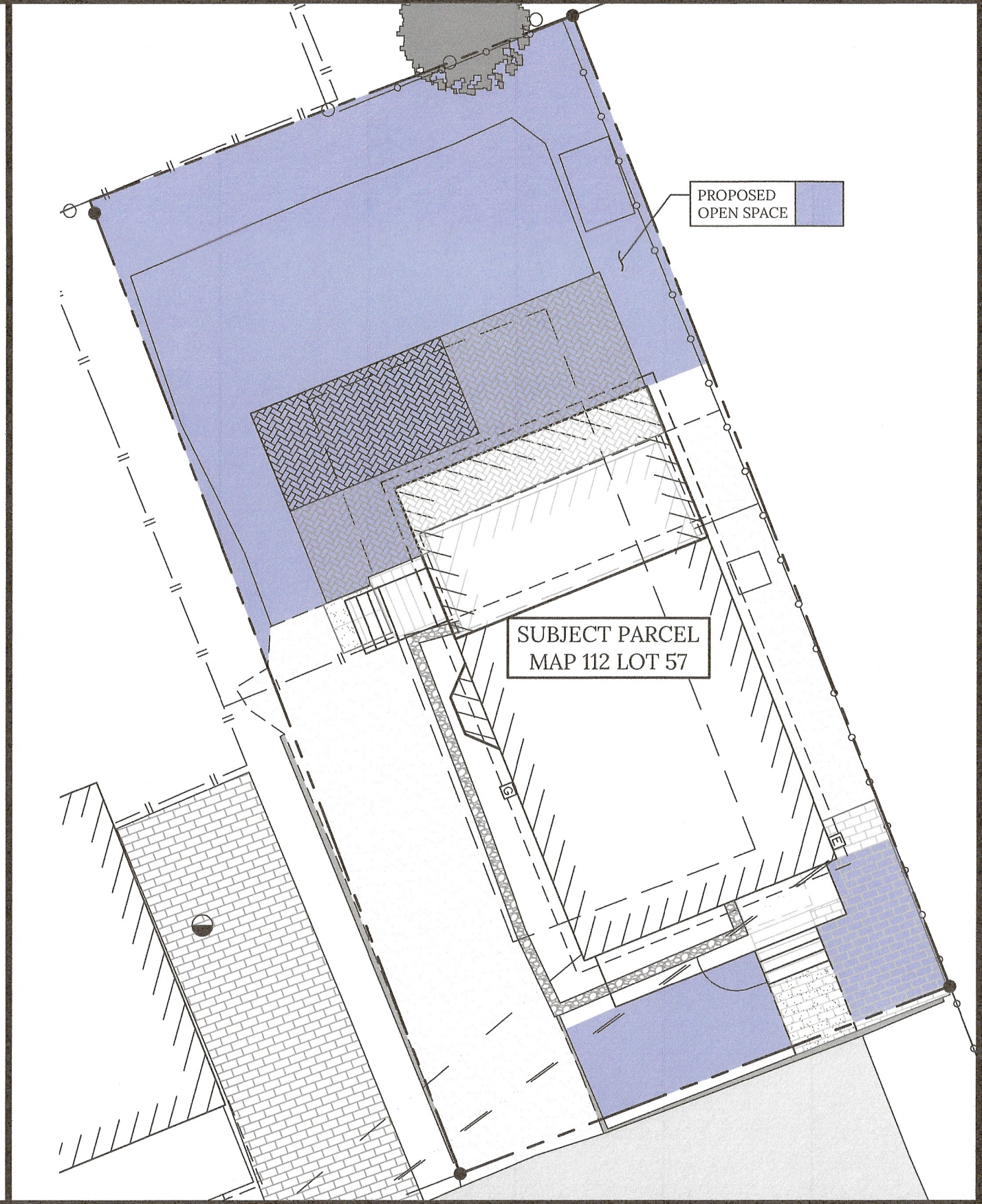
PROPOSED:
HOUSE - 799 S.F.
PORCHES & STAIRS - 105 S.F.
TOTAL BUILDING COVERAGE - 904 S.F.
BUILDING COVERAGE PERCENTAGE- 28.9%



EXISTING AND PROPOSED BUILDING SETBACK DETAIL



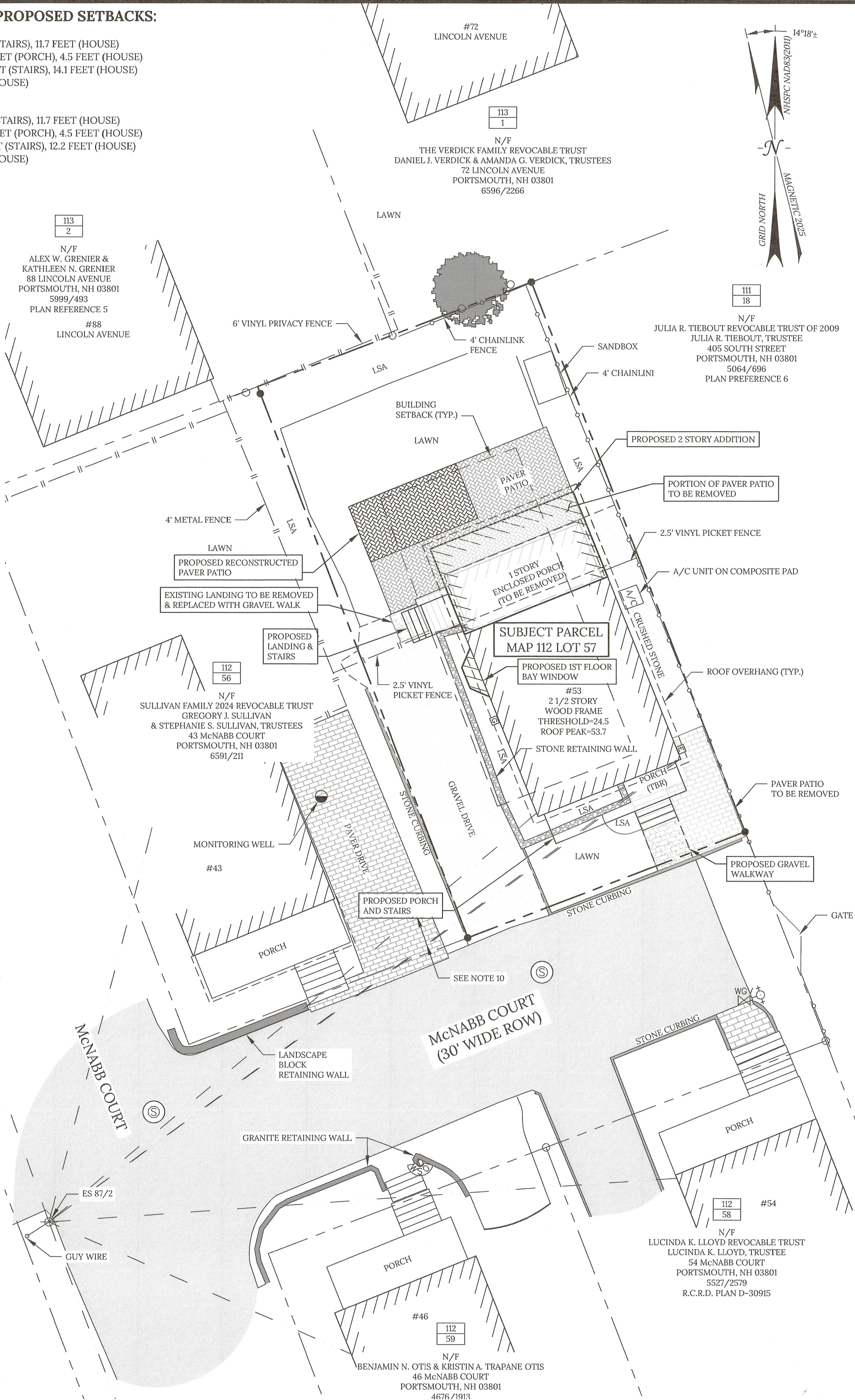
EXISTING OPEN SPACE DETAIL



PROPOSED OPEN SPACE DETAIL

EXISTING & PROPOSED SETBACKS:
EXISTING:
FRONT - 6.7 FEET (STAIRS), 11.7 FEET (HOUSE)
RIGHT SIDE - 4.6 FEET (PORCH), 4.5 FEET (HOUSE)
LEFT SIDE - 11.3 FEET (STAIRS), 14.1 FEET (HOUSE)
REAR - 32.5 FEET (HOUSE)

PROPOSED:
FRONT - 6.9 FEET (STAIRS), 11.7 FEET (HOUSE)
RIGHT SIDE - 5.3 FEET (PORCH), 4.5 FEET (HOUSE)
LEFT SIDE - 9.1 FEET (STAIRS), 12.2 FEET (HOUSE)
REAR - 28.2 FEET (HOUSE)



- NOTES:**
- 1) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED ADDITION AND ASSOCIATED SITE IMPROVEMENTS ON ASSESSOR'S MAP 112 LOT 57 IN THE CITY OF PORTSMOUTH.
 - 2) SUBJECT PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 112 AS LOT 57.
 - 3) OWNERS OF RECORD:
ALEXANDRE T. LePAGE & LAUREN M. LePAGE
53 McNABB COURT
PORTSMOUTH, NH 03801
6330/1980
 - 4) THE SUBJECT PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL 33015C0259F. PANEL EFFECTIVE DATE JANUARY 29, 2021.
 - 5) SUBJECT PARCEL AREA:
3,124 S.F.
0.0717 ACRES
 - 6) SUBJECT PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	7,500 S.F.
FRONTAGE	100 FEET
DEPTH	70 FEET
SETBACKS	FRONT 15 FEET SIDE 10 FEET REAR 20 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM BUILDING COVERAGE	25%
MINIMUM OPEN SPACE	30%
 - 7) BASIS OF BEARING & HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD83(2011). BASIS OF HORIZONTAL DATUM IS POST-PROCESSED STATIC GNSS OBSERVATIONS.
 - 8) FOR COMPLETE EXISTING CONDITIONS AND BOUNDARY INFORMATION SEE PLAN REFERENCE 1.
 - 9) PROPOSED ADDITION FROM PLANS BY MIGHTY ROOTS DATED 9/4/2025.

- PLAN REFERENCES:**
- 1) EXISTING CONDITIONS PLAN, OWNERS OF RECORD ALEXANDRE T. LePAGE & LAUREN M. LePAGE, ASSESSOR'S MAP 112 LOT 57, 53 McNABB COURT, CITY OF PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE. PREPARED BY STAKE & STONES LAND SURVEYING, LLC. DATED AUGUST 16, 2025, FINAL REVISION DATE, SEPTEMBER 18, 2025.
 - 2) SEE PLAN REFERENCE 1 FOR ADDITIONAL PLAN REFERENCES.

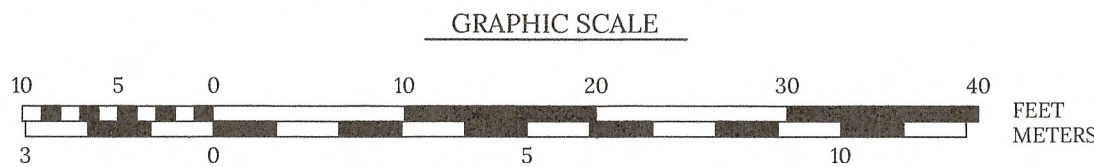
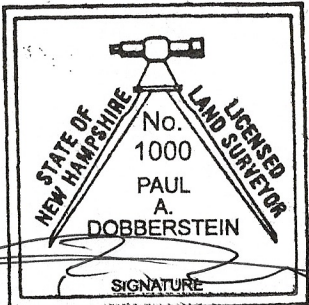
LEGEND:

N/F	NOW OR FORMERLY
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
1 2	ABUTTER TAX MAP & LOT NUMBER
---	BOUNDARY
---	BUILDING SETBACK
○	IRON ROD/PIPE FOUND
●	IRON ROD SET
---	OVERHEAD ELECTRIC/WIRES
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL
---	UTILITY POLE
⊕	WATER SHUT OFF/CURB STOP
WGV	WATER GATE VALVE
+	HYDRANT
E	ELECTRIC METER
S	SEWER MANHOLE
AC	AIR CONDITIONER UNIT
ELEV.	ELEVATION
FF	FINISHED FLOOR
TYP.	TYPICAL
LSA	LANDSCAPED AREA

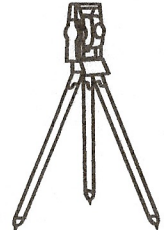
BUILDING PERMIT PLAN
OWNERS OF RECORD
ALEXANDRE T. LePAGE & LAUREN M. LePAGE
ASSESSOR'S MAP 112 LOT 57
53 McNABB COURT
CITY OF PORTSMOUTH
ROCKINGHAM COUNTY
NEW HAMPSHIRE

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

PAUL A. DOBERSTEIN, LLS
DATE 10/1/2025



REVISIONS		
NO.	DESCRIPTION	DATE
1	ADD PROPOSED BAY WINDOW	10/1/25



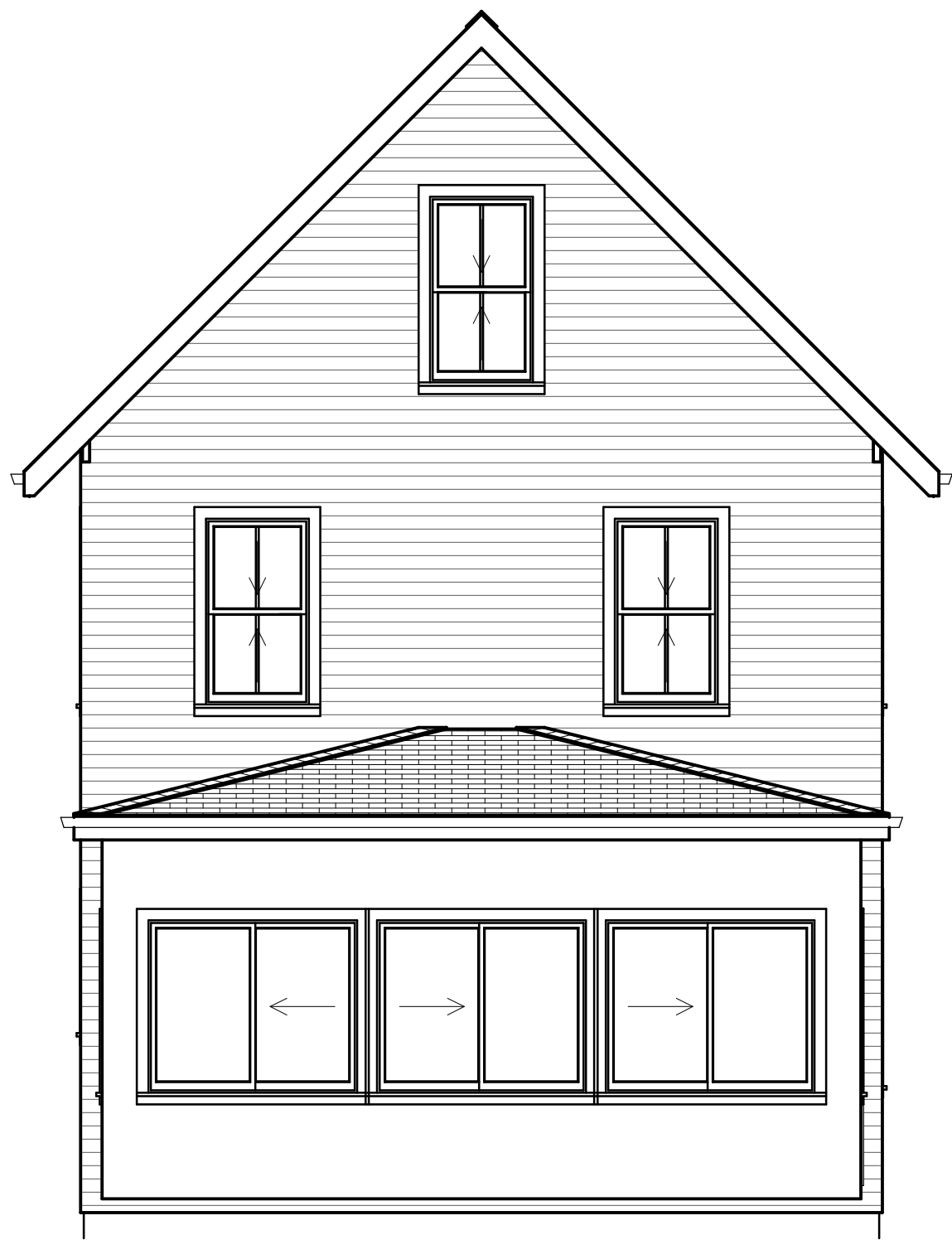


A-1



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
13 Alden Ave.
Greenland, NH 03840

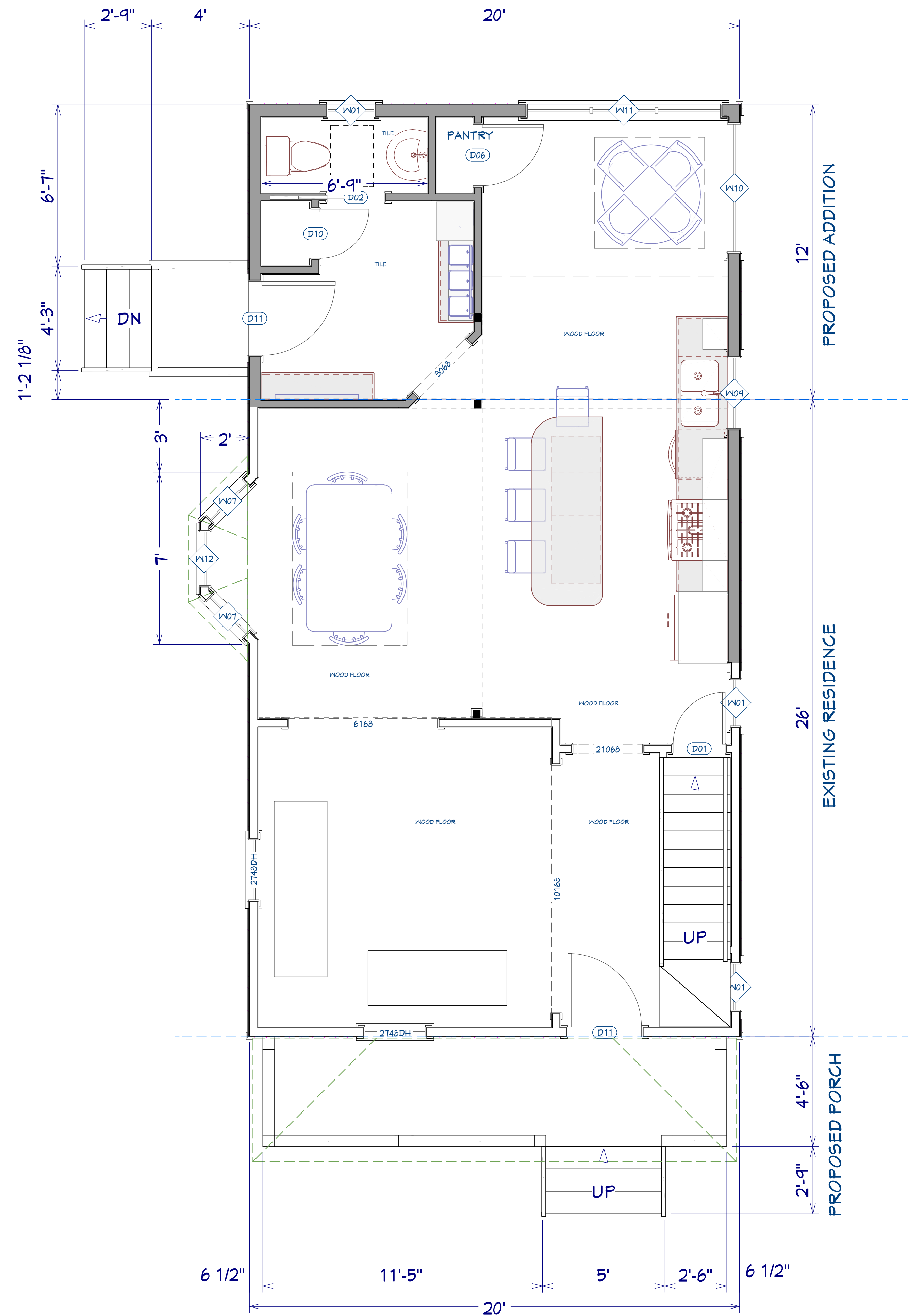
DATE:

9/30/2025

SCALE:

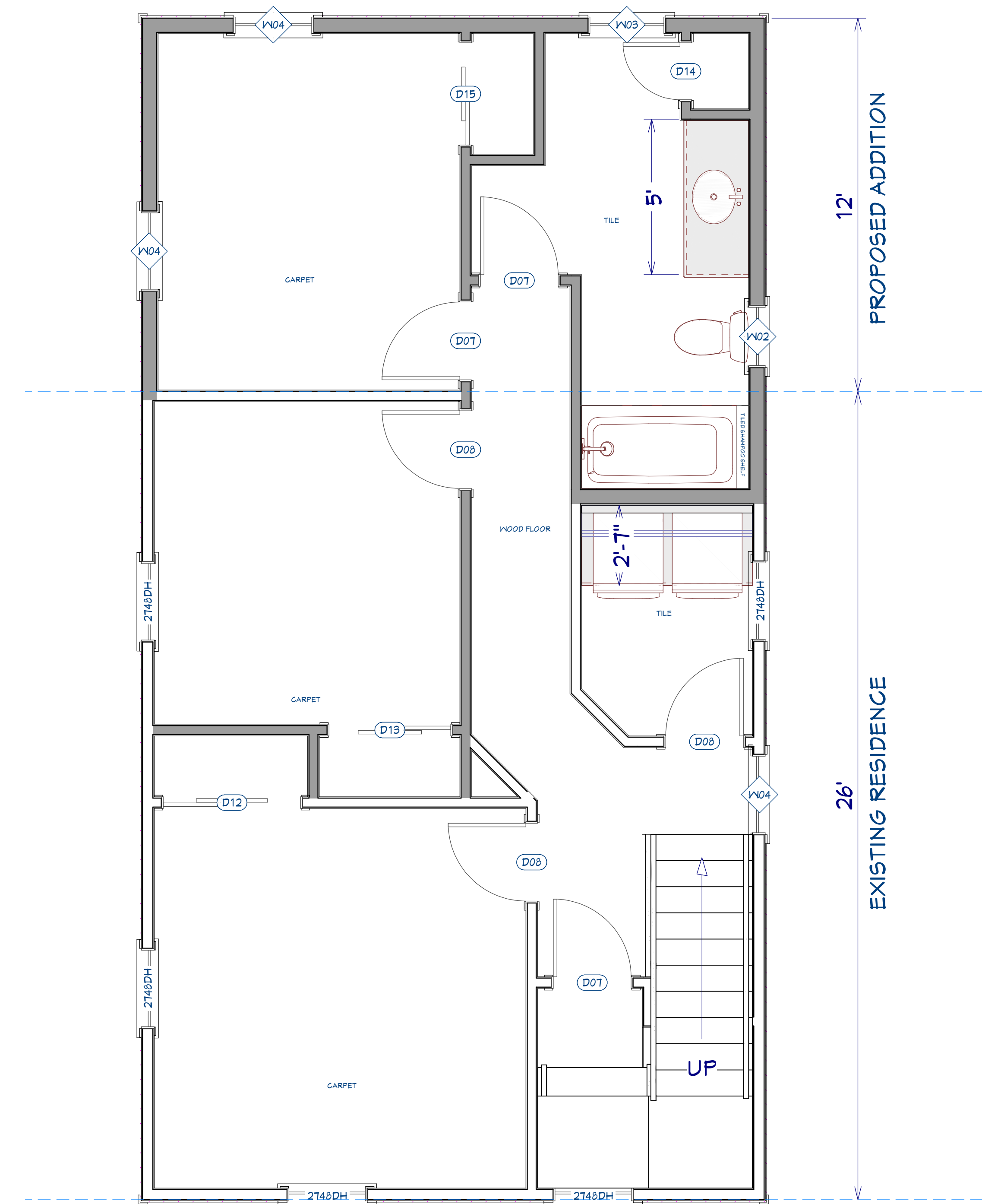
SHEET:

A-2



FIRST FLOOR PLAN - PROPOSED

SCALE: 3/8" = 1'-0"



SECOND FLOOR PLAN - PROPOSED

SCALE: 3/8" = 1'-0"

[illegible]

LEPAGE RESIDENCE
53 McNabb Court
Portsmouth, NH 03801

FLOOR PLANS

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

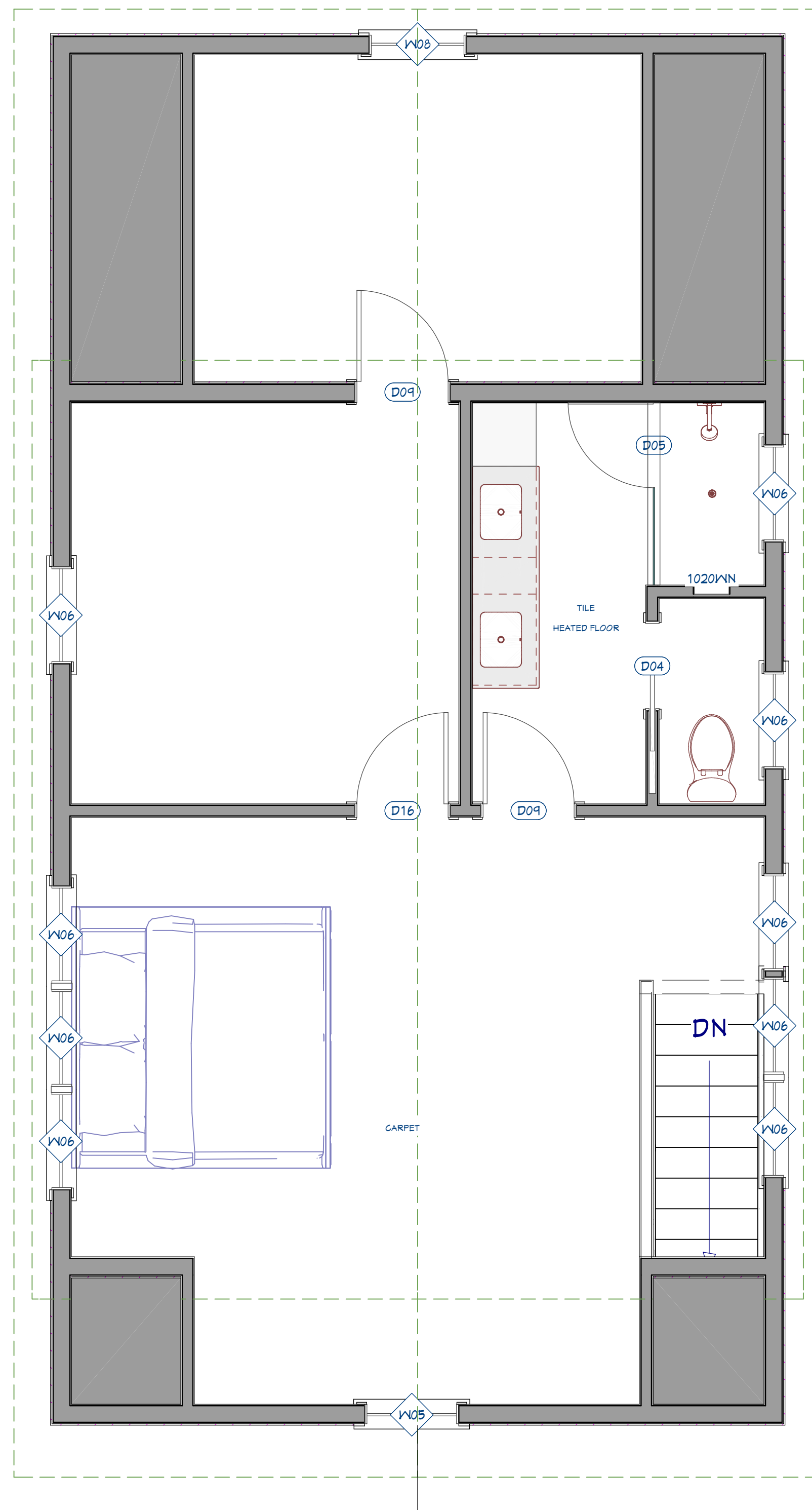
DATE:

9/30/2025

SCALE:

SHEET:

A-3



LEPAGE RESIDENCE
53 McNabb Court
Portsmouth, NH 03801

FLOOR PLANS

Mighty Roots, LLC
13 Alden Ave.
Greenland, NH 03840

DATE:

/30/2025

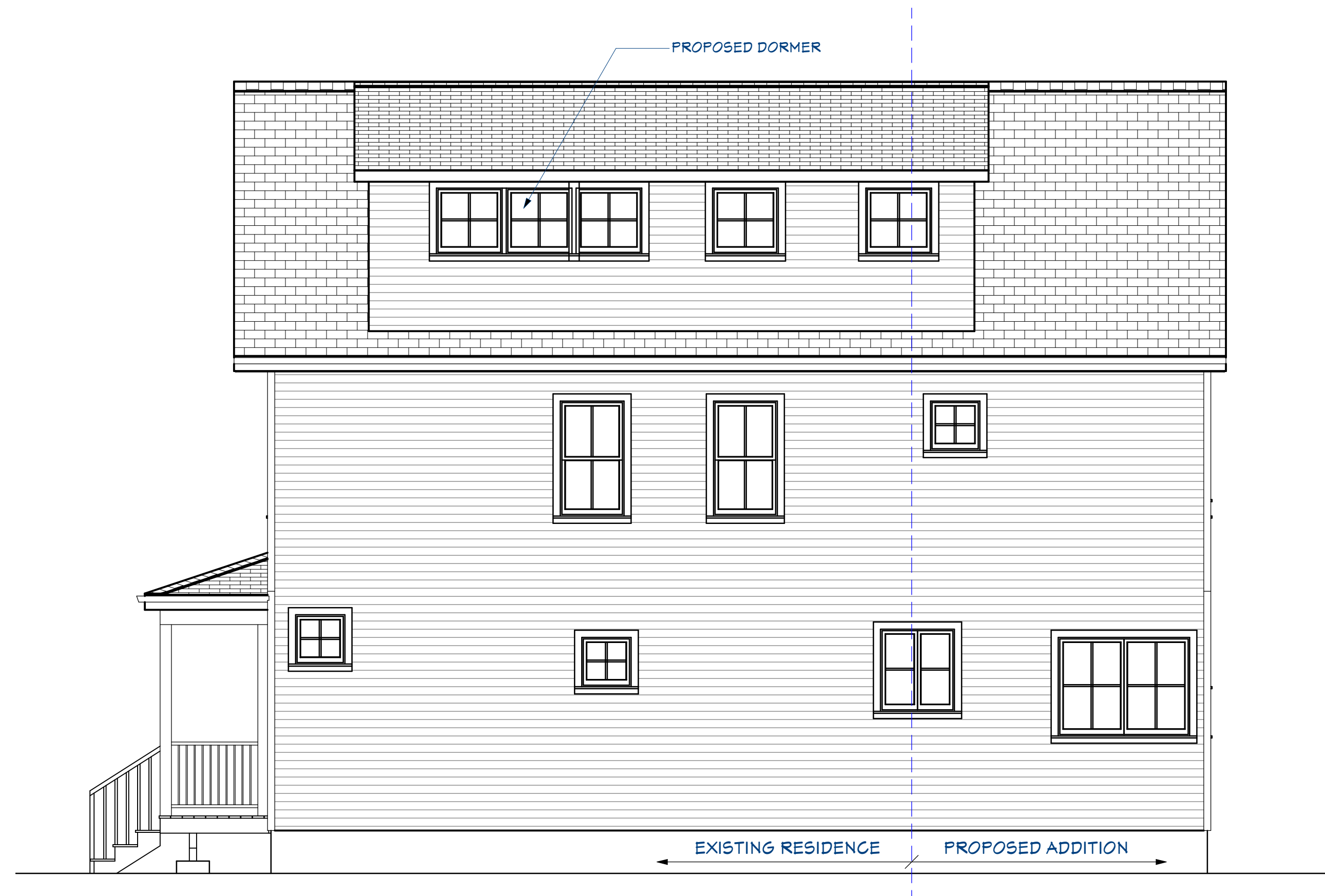
SCALE:

SHEET:

A-4

THIRD FLOOR PLAN - PROPOSED

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



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"

LEPAGE RESIDENCE
53 McNabb Court
Portsmouth, NH 03801

EXTERIOR ELEVATIONS

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

DATE:
9/30/2025

SCALE:

SHEET:

A-5