

# Variance Application

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

Alexandre LePage and Lauren LePage

## Dear Chair Margeson and Members of the Zoning Board of Adjustment:

This application is a revised submission following the Board's approval of our variance request on January 21, 2026 (LU-25-170). The scope of the proposed renovation remains the same: demolition of the existing one-story enclosed three-season porch on the rear of the structure, replacement with a three-story addition on a similar footprint, and the addition of an open front porch on the front of the home. Our builder, Mighty Roots, has since updated the construction plans, resulting in changes that require updated variance relief on three dimensions. We are therefore submitting this revised application to request approval of the updated plans.

## SUMMARY OF CHANGES FROM PREVIOUSLY APPROVED PLANS

The Board approved variances for front yard setback, right yard setback, left yard setback, and building coverage on January 21, 2026. Since that approval, our builder has revised the plans as follows:

- 1. Front Porch (Updated – No Variance Required):** The front porch has been enlarged. The front porch stairs now extend to a 3.5' front yard setback. However, pursuant to Section 10.516.10 of the Zoning Ordinance (front yard exception for existing alignments), a front yard setback variance is no longer required because the proposed structure will not extend closer to the street than the neighboring structures on McNabb Ct. As Board Member Rheume noted at the January 21 hearing, this provision is available to us and eliminates the need for front setback relief.
- 2. Left Side Yard Stairs (Updated – Variance Required):** The stairs on the left side of the house have been revised and now extend further into the left yard setback. The previously approved left yard setback for stairs was 9.1'; the updated plans propose an 8.5' left yard setback for stairs where 10' is required.
- 3. Right Side Yard Setback for Front Porch (Updated – Variance Required):** The enlarged front porch extends further into the right side yard than the previously approved porch. The updated plans propose a 6.1' right yard setback for the front porch where 10' is required. The previously approved right yard setback for the porch was 5.3', and the existing right yard condition for the porch is 4.8'. The right yard setback for the house itself remains unchanged at 4.5', consistent with what was previously approved.
- 3. Building Coverage (Updated – Variance Required):** The updated plans result in a building coverage of 30.1% where 25% is allowed. The previously approved building coverage was 28.9%. The increase of 1.2 percentage points is driven by the enlarged front porch and updated stair configuration.

## EXISTING AND PROPOSED CONDITIONS

Below are the existing, previously approved, and now 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. The proposed changes are modest updates to what the Board already approved.

Provision	Requirement	Existing Condition	Previously Approved	Now Proposed	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' 6.3'	11.7' 6.9'	11.7' 3.5'	House Stairs
Right Yard Setback	10'	4.5' 4.8'	4.5' 5.3'	4.5' 6.1'	House Porch/Stairs
Left Yard Setback	10'	14.1' 11.3'	12.2' 9.1'	12.2' 8.5'	House Stairs
Building Coverage	25%	24.3%	28.9%	30.1%	House

## ZONING RELIEF SUMMARY

We are seeking the following variance approvals from the Board:

### Section 10.521

- (a) To allow an 8.5' left yard setback for the construction of stairs where 10' is required. The previously approved left yard setback for stairs was 9.1'. The existing stairs have an 11.3' left yard setback.
- (b) To allow a 6.1' right yard setback for the construction of the front porch where 10' is required. The previously approved right yard setback for the porch was 5.3'. The existing right yard setback for the porch is 4.8'.
- (c) To allow 30.1% building coverage where 25% is allowed and 24.3% exists. The previously approved building coverage was 28.9%.

### 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 continues to meet the required variance criteria found in Section 10.233 for the following reasons. We note that the Board unanimously found these criteria satisfied on January 21, 2026, and the changes in this revised application are modest updates to dimensions already approved.

### **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. As the Board found in its January 21 decision, the variances will not have an adverse effect on the health, safety, and welfare of the neighborhood, will have no effect on light and air, and will not alter the essential characteristics of the neighborhood. The modest updates in this revised application – an additional 0.6' of encroachment into the left side yard for stairs and an additional 1.2 percentage points of building coverage – do not change this analysis. There will be no difference for the average pedestrian or neighbor.

### **10.233.22 The spirit of the Ordinance will be observed:**

**Setbacks:** The left yard setback for stairs moves from the previously approved 9.1' to 8.5' – an additional encroachment of only 0.6' (approximately 7 inches) beyond what the Board already approved. The right yard setback for the front porch moves from the previously approved 5.3' to 6.1', reflecting the enlarged front porch. Notably, the proposed 6.1' right yard porch setback is a meaningful improvement over the existing 4.8' condition – the porch will sit further from the right property line than what is there today. Only stairs and the porch encroach on the side yard requirements; the house itself is unchanged from previously approved dimensions. Granting the updated setback variances will not alter the essential character of the neighborhood or negatively affect public health, safety, or welfare.

**Building Coverage:** The increase from the previously approved 28.9% to 30.1% represents an additional 1.2 percentage points of coverage. This remains consistent with the neighborhood: the other three houses on McNabb Ct have approximately 29% (+/-) building coverage as a result of their renovations over the years, and our proposed 30.1% is closely in line with those figures. Even with the updated building coverage, the percent of the lot that is open space will remain at 44.3%, well above the 30% minimum requirement. The “green space” associated with the property will continue to be substantially preserved. 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. As the Board found in January, 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. The modest dimensional changes in this revised application do not

alter that calculus. It remains a small lot, a small house, and a growing family, and the benefit in having a more usable space clearly outweighs the minimal impact on the public.

**10.233.24 The values of surrounding properties will not be diminished:**

The changes proposed continue to be small and are designed to improve current impacts to the neighboring property. The addition is tastefully designed by a well-respected local builder (Mighty Roots) and will keep with the character of homes and structures on surrounding properties. As the Board found in January, there is no evidence that granting the variances would diminish the values of surrounding properties. If anything, the improvements will make the house more consistent with the other three properties immediately abutting the property, thereby preserving or enhancing surrounding property values.

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

The property continues to have the same special conditions the Board recognized in January – principally its size, width, and location at the end of a courtyard. 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. The lot is small and not obvious to anyone passing by on Lincoln Street, and making improvements to it will likely infringe on some setbacks. Literal enforcement of the ordinance would not serve the property in a fair and substantial way as it would prevent us from executing the renovation plans that the Board has already approved in concept. 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



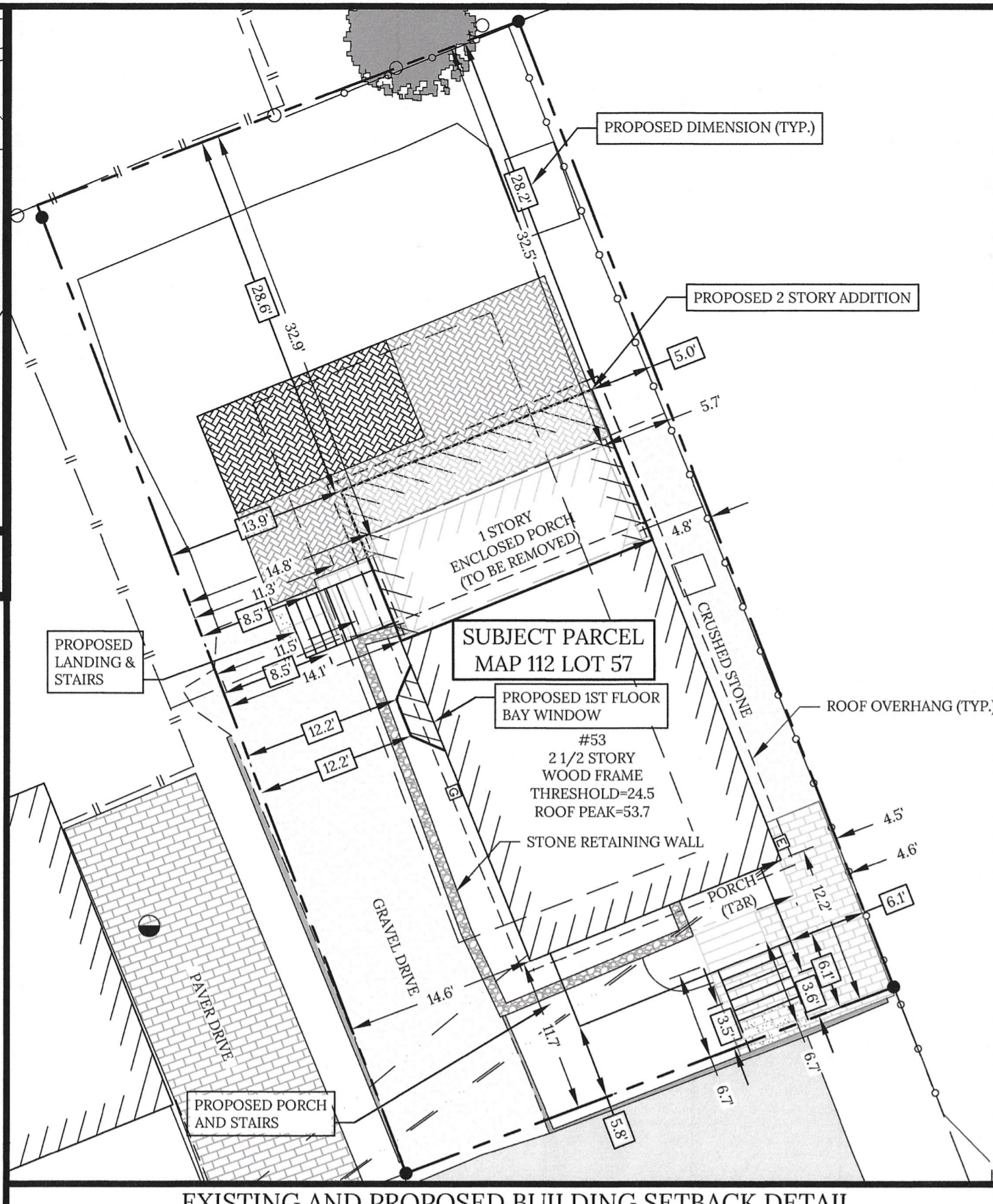
LOCATION MAP SCALE 1"=500'

**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) - 1,069 S.F.  
 NON-COMPACTED GRAVEL - 0 S.F.  
 PATIOS & WALKS - 315 S.F.  
 TOTAL OPEN SPACE-1,384 S.F. (PATIOS & WALKS ARE 22.8% OF OPEN SPACE)  
 PERCENT OF LOT THAT IS OPEN SPACE - 44.3%

**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%

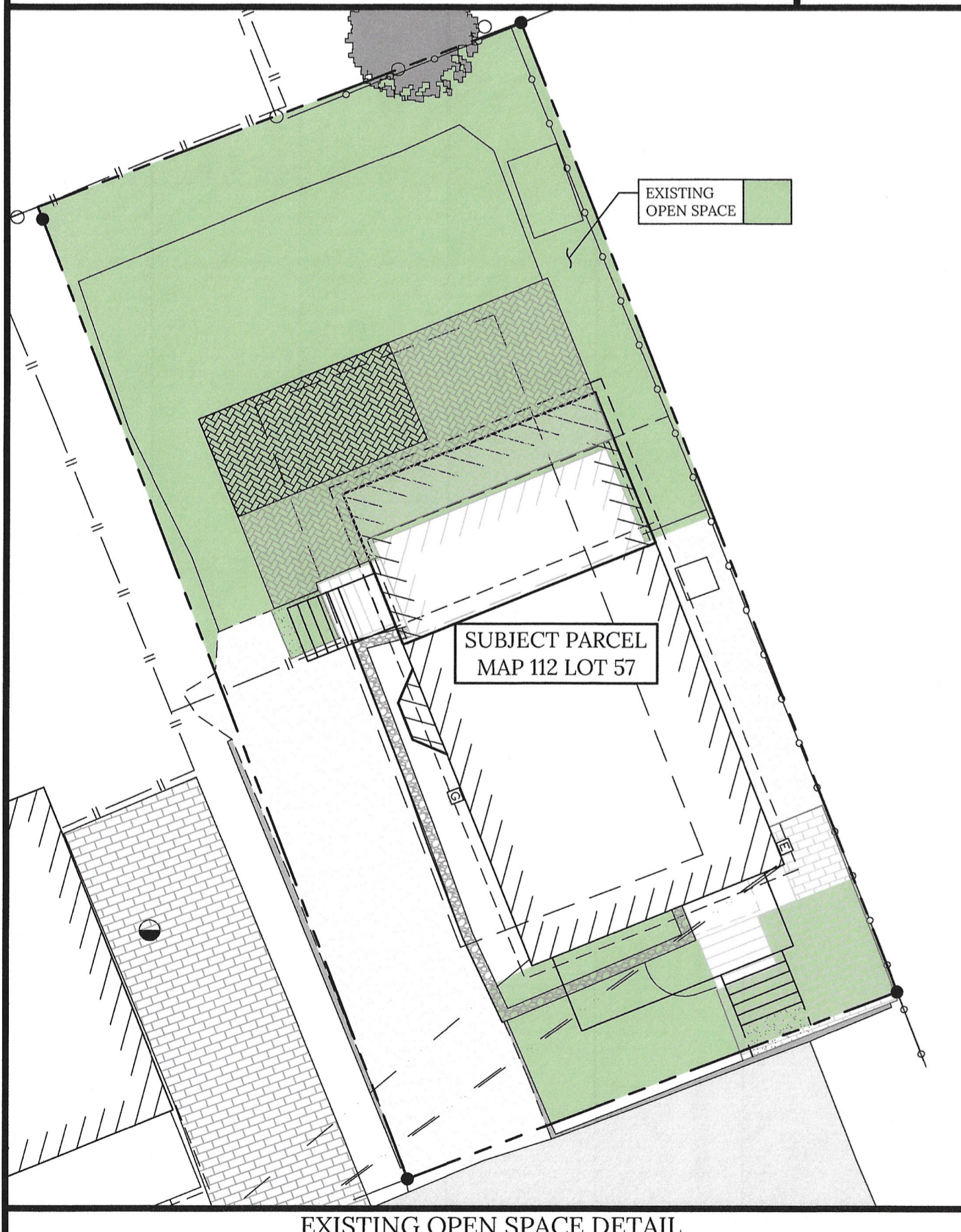
PROPOSED:  
 HOUSE - 799 S.F.  
 PORCHES & STAIRS - 141 S.F.  
 TOTAL BUILDING COVERAGE - 940 S.F.  
 BUILDING COVERAGE PERCENTAGE- 30.1%



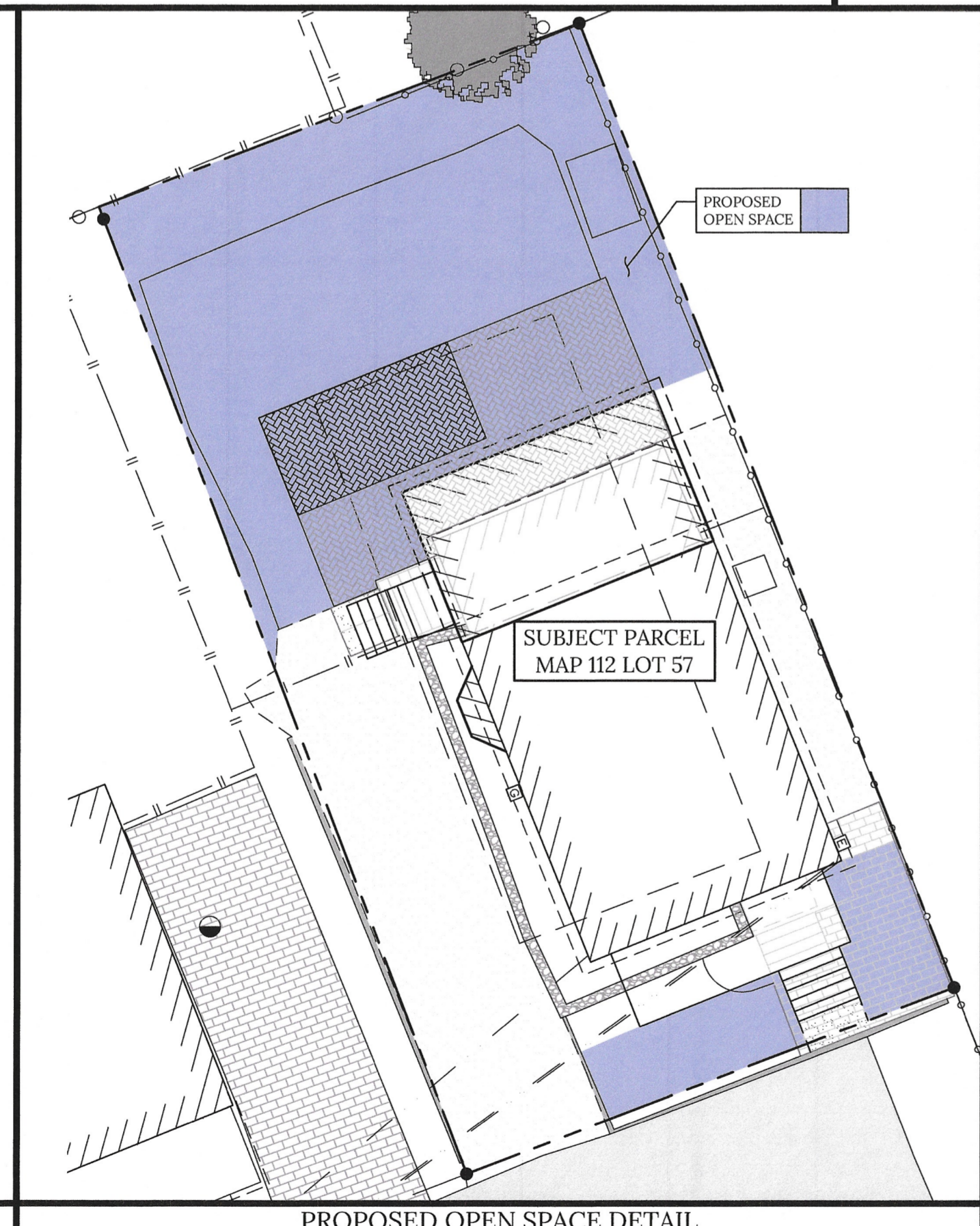
EXISTING AND PROPOSED BUILDING SETBACK DETAIL

**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)

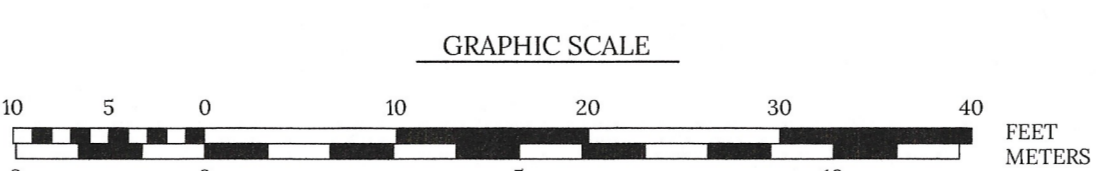
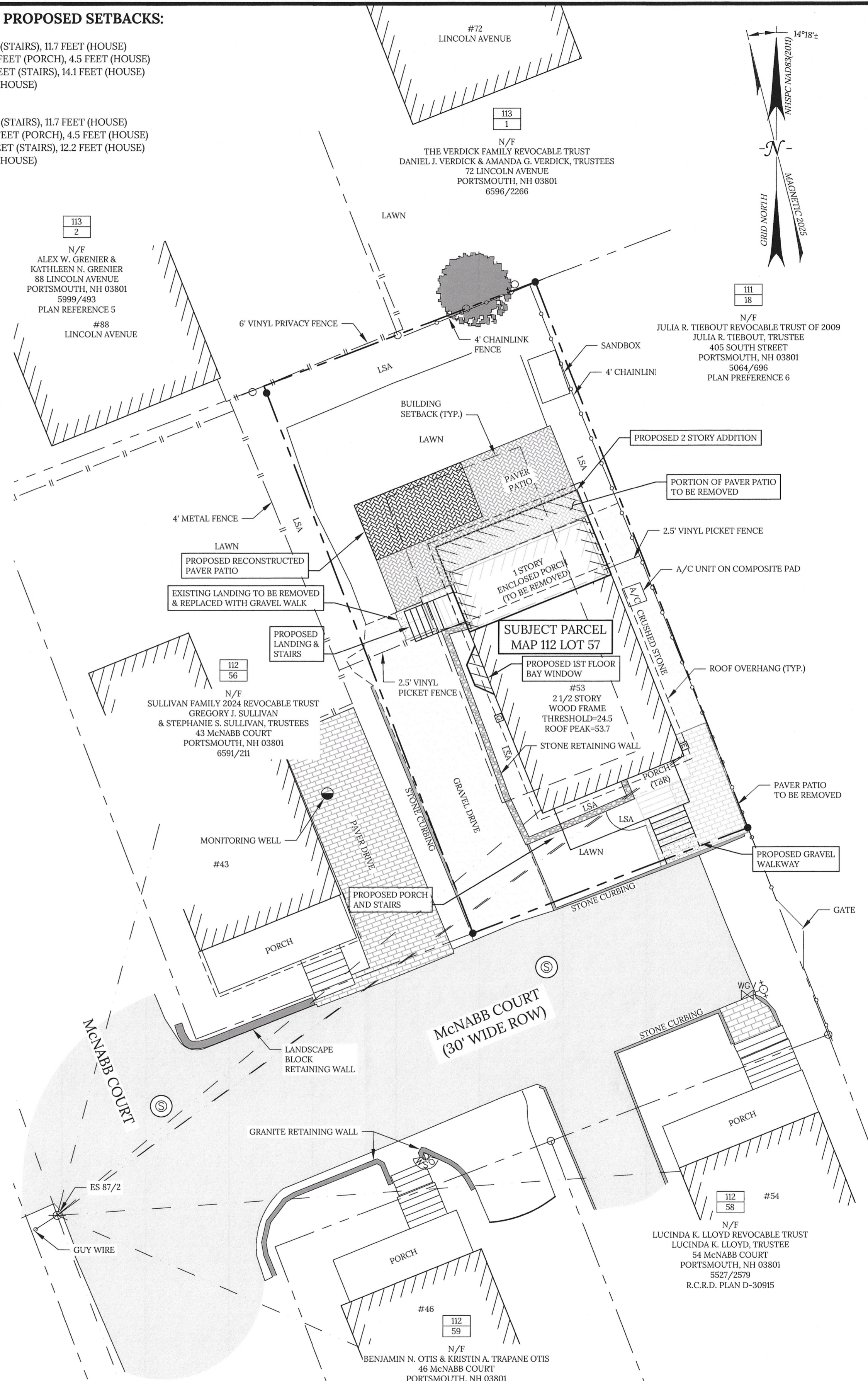
PROPOSED:  
 FRONT - 3.5 FEET (STAIRS), 11.7 FEET (HOUSE)  
 RIGHT SIDE - 6.1 FEET (PORCH), 4.5 FEET (HOUSE)  
 LEFT SIDE - 8.5 FEET (STAIRS), 12.2 FEET (HOUSE)  
 REAR - 28.2 FEET (HOUSE)



EXISTING OPEN SPACE DETAIL



PROPOSED OPEN SPACE DETAIL



REVISIONS		
NO.	DESCRIPTION	DATE
3	REVISE FRONT PORCH DIMENSIONS	3/19/26
2	REVISE FRONT PORCH & STAIRS, REVISE REAR STAIRS & LANDING	3/18/26
1	ADD PROPOSED BAY WINDOW	10/1/25

- NOTES:**
- 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.
  - SUBJECT PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 112 AS LOT 57.
  - OWNERS OF RECORD:  
 ALEXANDRE T. LePAGE & LAUREN M. LePAGE  
 53 McNABB COURT  
 PORTSMOUTH, NH 03801  
 6330/1980
  - 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.
  - SUBJECT PARCEL AREA:  
 3,124 S.F.  
 0.0717 ACRES
  - 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%
  - 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.
  - FOR COMPLETE EXISTING CONDITIONS AND BOUNDARY INFORMATION SEE PLAN REFERENCE 1.
  - PROPOSED ADDITION FROM PLANS BY MIGHTY ROOTS DATED 3/19/2026.

**PLAN REFERENCES:**

- 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.
- 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 WALKWAY
○	UTILITY POLE
○	WATER SHUT OFF/CURB STOP
WG	WATER GATE VALVE
+	HYDRANT
E	ELECTRIC METER
⊙	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

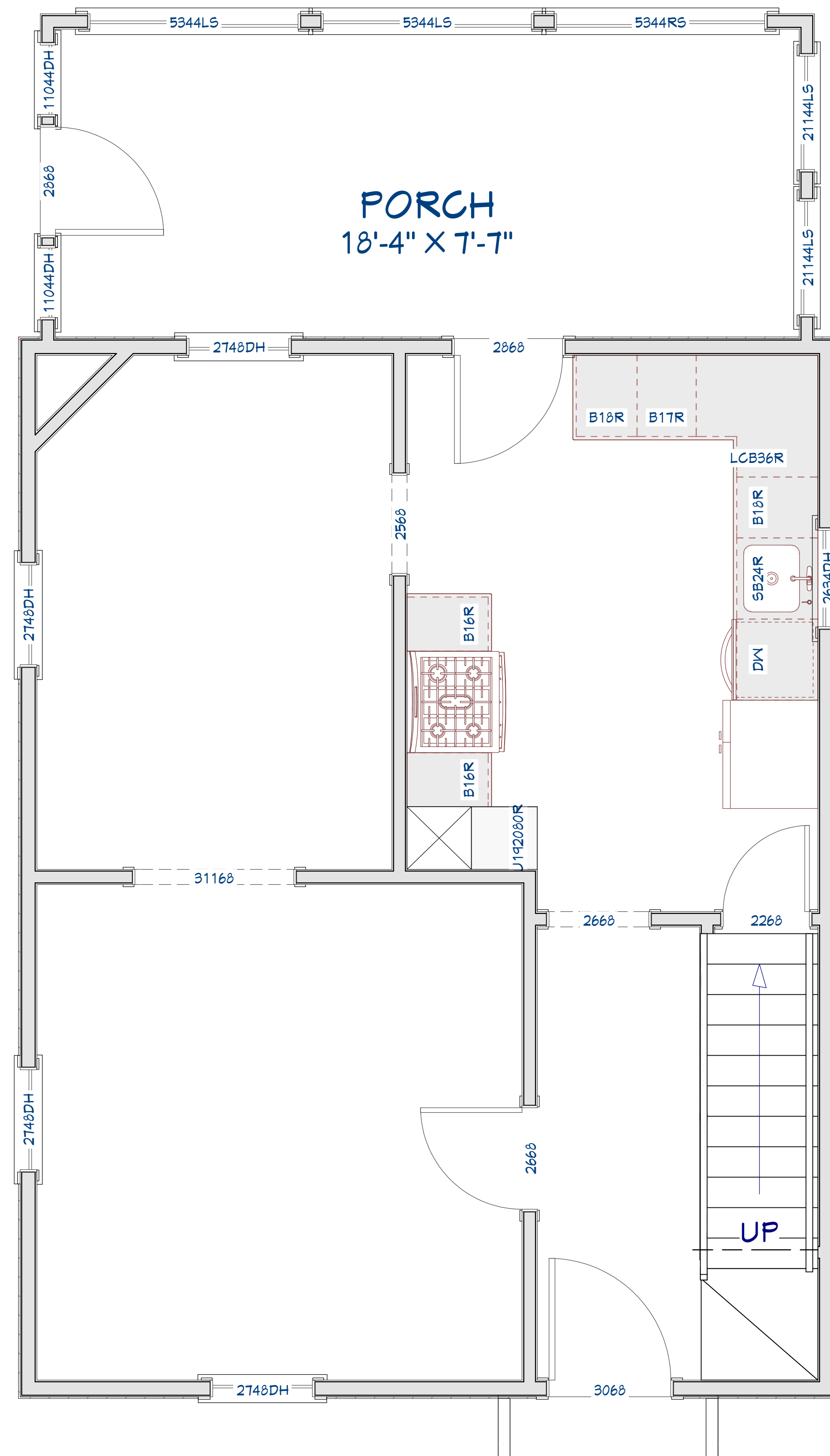
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

3/17/2026  
 DATE

PAUL A DOBBERSTEIN, LLS  
 SIGNATURE

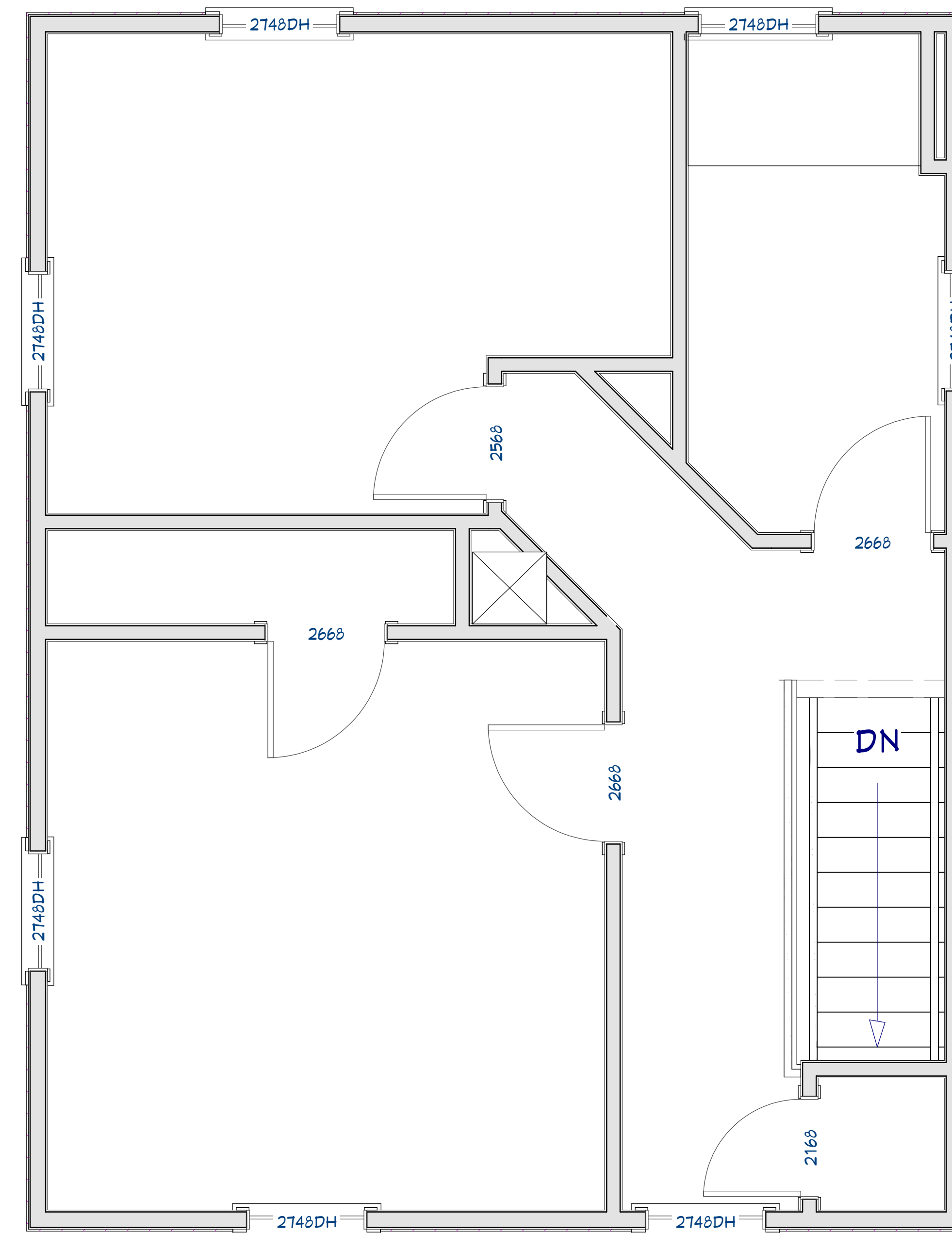
Stake & Stones Land Surveying, LLC  
 229 S Main Street Newmarket, NH 03857  
 603.292.5747 www.sslsnh.com

FB 27 PG 1 SCALE 1"=10' SEPTEMBER 21, 2025 JOB #266



FIRST FLOOR PLAN - EXISTING

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



SECOND FLOOR PLAN - EXISTING

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

REVISION TABLE	
NUMBER	DATE

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-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"

NUMBER	DATE	REVISION BY	DESCRIPTION

LEPAGE RESIDENCE  
53 McNabb Court  
Portsmouth, NH 03801

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

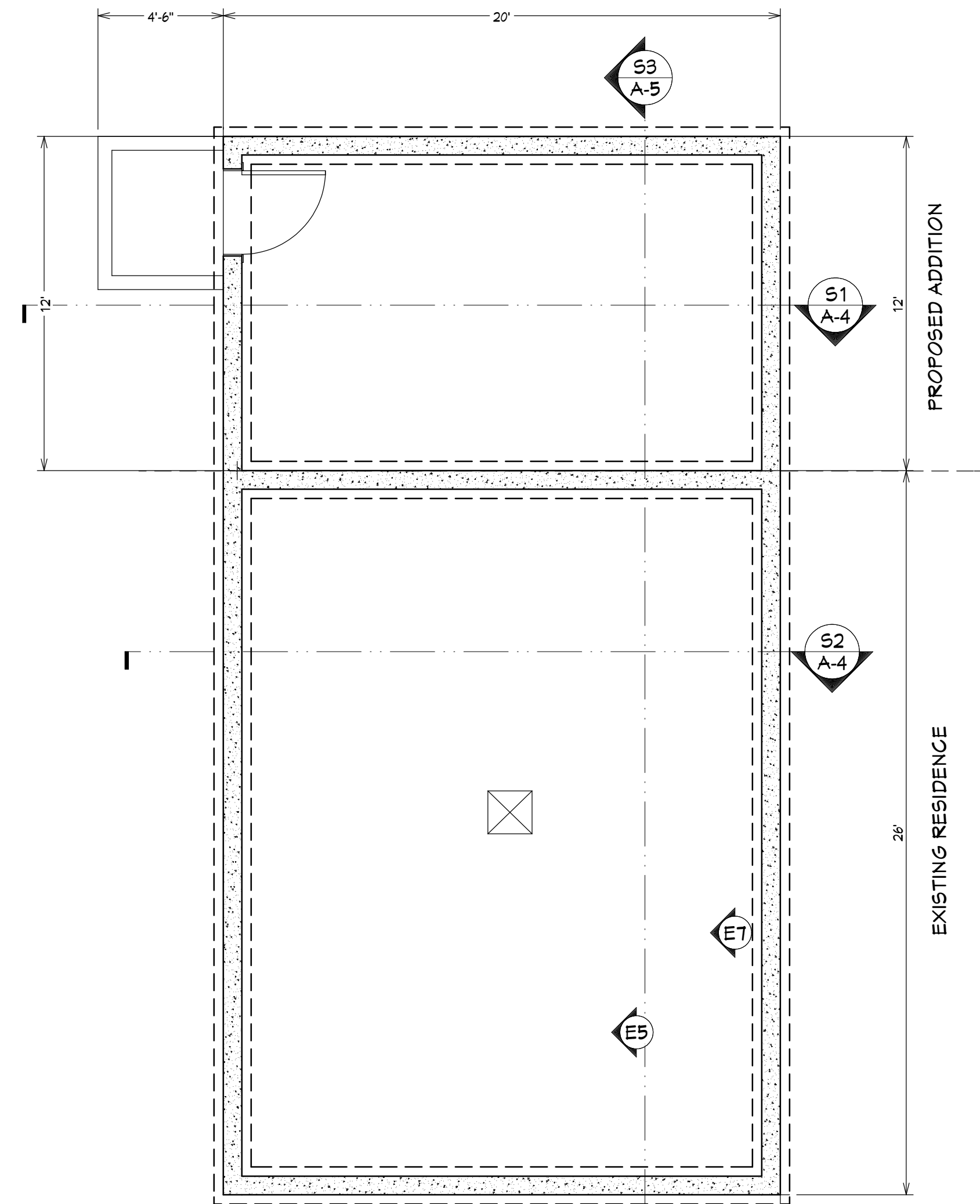
DATE:

9/30/2025

SCALE:

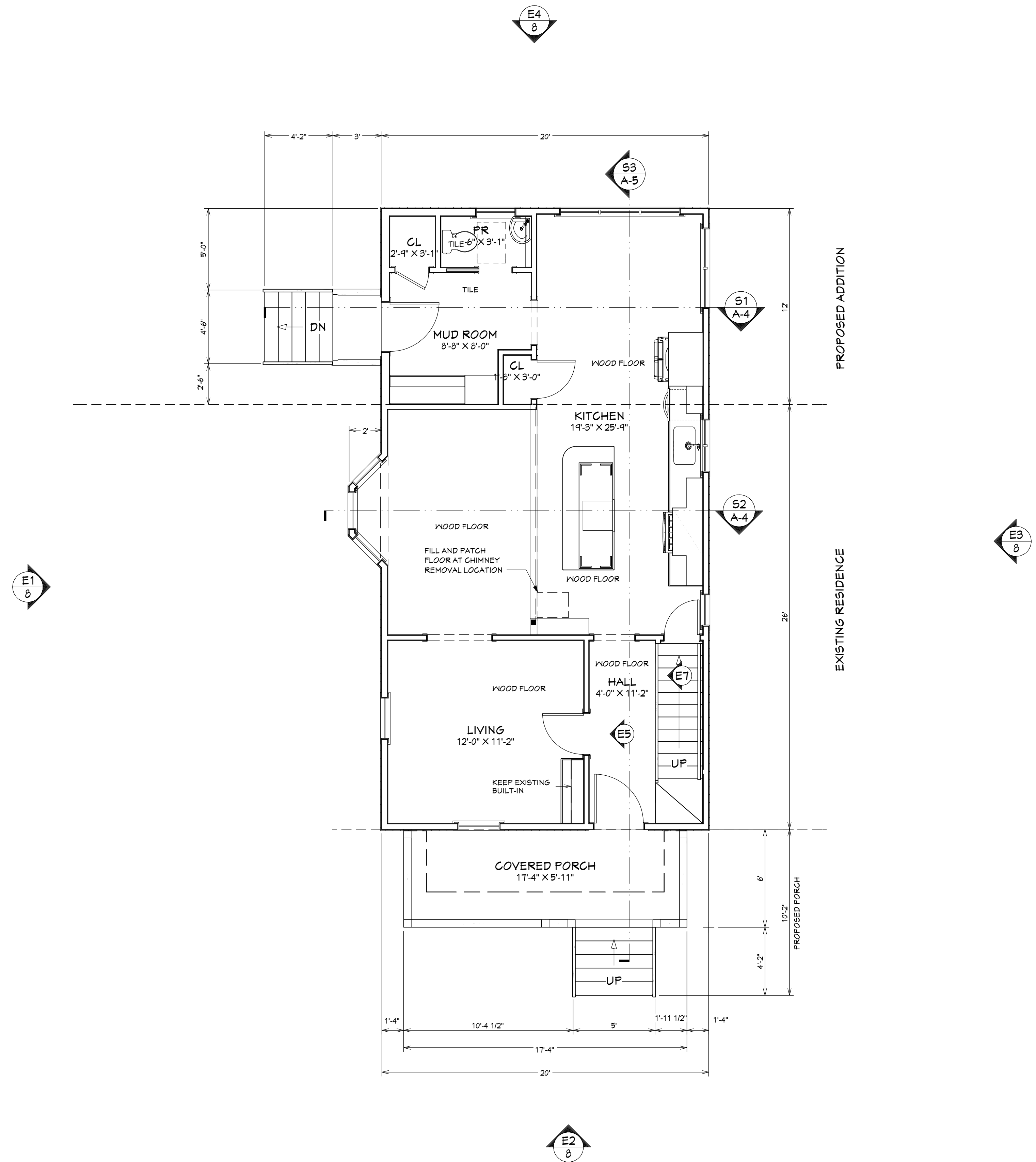
SHEET:

A-2



FOUNDATION PLAN

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



FIRST FLOOR PLAN

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



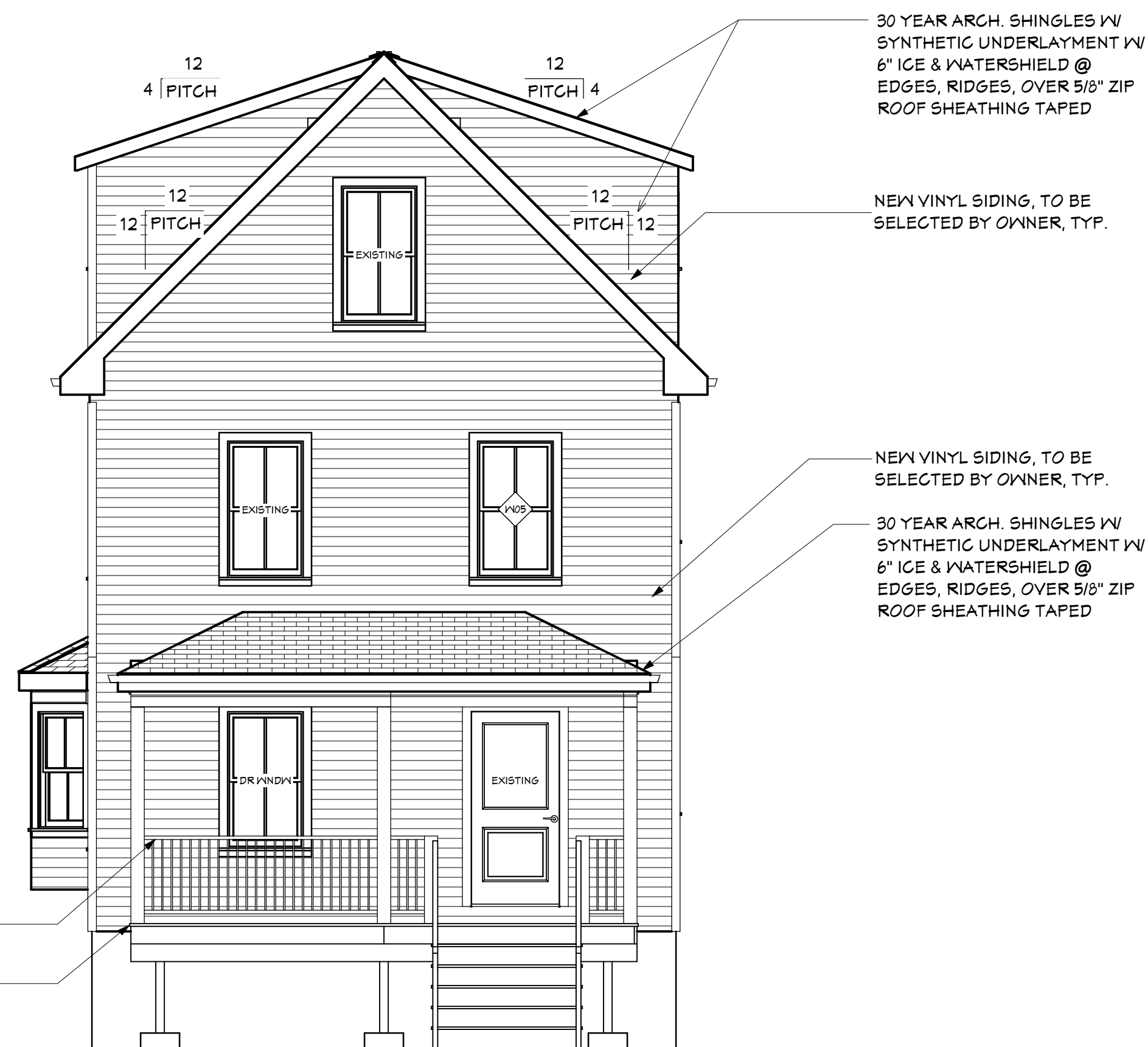
**NORTH ELEVATION**

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



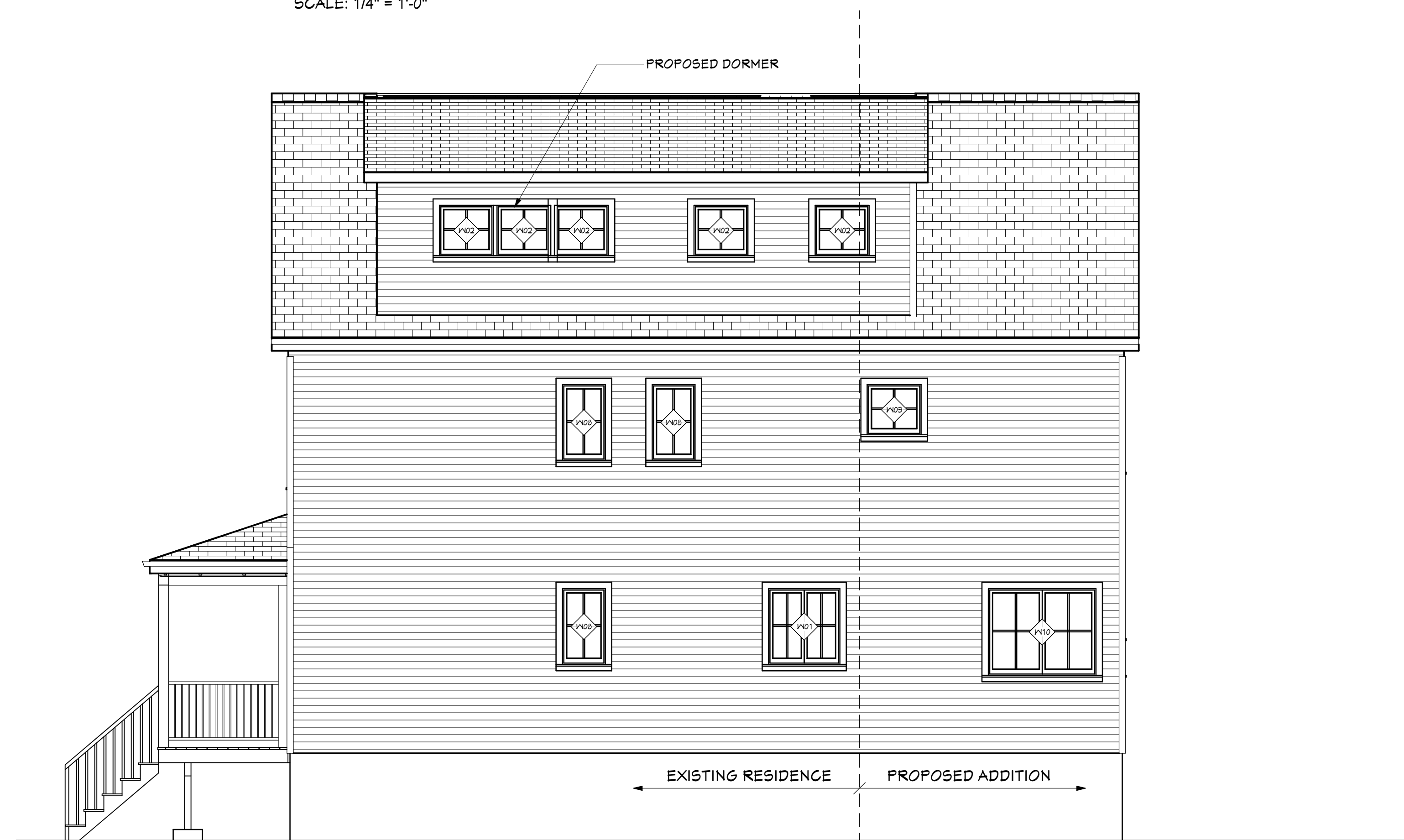
**WEST ELEVATION**

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



**SOUTH ELEVATION**

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



**EAST ELEVATION**

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



**MIGHTY ROOTS**

13 ALDEN AVE.  
GREENLAND, NH 03840  
603-319-8095  
www.mightyroots.com

PROJECT:

DATE:

REVISED 1:

REVISED 2:

DRAWN BY:

PHASE:

**LEPAGE RESIDENCE**  
**53 McNABB COURT**  
**PORTSMOUTH, NH, 03801**

**ELEVATIONS**

**A-3**