

Application for a Variance to permit the following:

The construction of

- a 12'-0" deep one storey addition with full basement at the rear
- a 9'-0" wide by 5'-0" deep covered porch in the front
- a 25'-0" wide by 12'-8" deep deck on the side, 50% of which is less than 18" above grade
- a full height second floor to replace the existing half height floor of the residence.

Relief is requested from

- section 10.521, to allow for an existing 14'-6" +/- front yard where 30'-0" would be required;
to allow for an new 8'-0" +/- side yard where 10'-0" would be required;
to allow for a 20.6% lot coverage where 20% would be required
- section 10.321, to allow for the enlargement of a non-conforming structure

- **The variance will not be contrary to the public interest.**

The proposed additions and renovations will not alter the essential character of the neighborhood.

- **The spirit of the ordinance will be observed.**

The proposed additions and renovations will improve the performance and look of the property.

- **Substantial Justice will be done.**

In it's current configuration, the residence is too restrictive for a growing young family. The first floor features two small bedrooms, and the second floor offers a 6'-0" ceiling height. Working from home and hospitality are part of the family's lifestyle. The proposed additions and renovations wil allow this family to thrive and grow in place.

- **The values of surrounding properties will not be diminished.**

The proposed additions and renovations will add value to the property and thereby increase the value of the surrounding homes.

- **Literal enforcement of the provisions of the Ordinance would result in unnecessary hardship.**

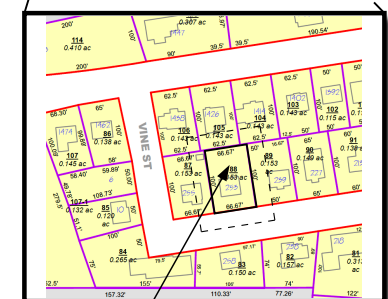
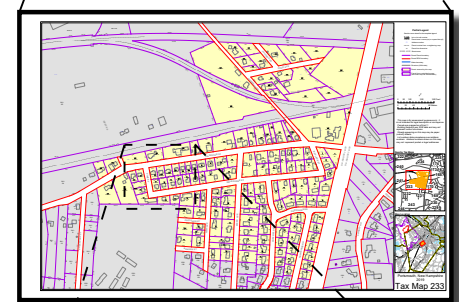
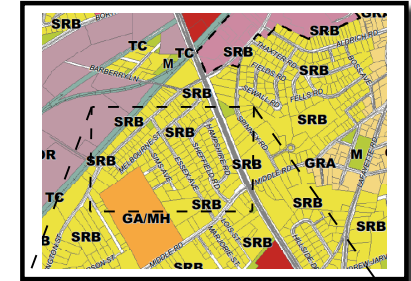
Literal enforcement would prevent the owners from using their residence to it's fullest potential.

List of Drawings

AD-01 COVER SHEET & LOCATION MAP
AD-02 EXISTING & PROPOSED PLOT PLANS
AD-03 EXISTING FLOOR PLANS
AD-04 PROPOSED FLOOR PLANS

AD-05 PROPOSED ELEVATION NORTH
AD-06 PROPOSED ELEVATION EAST
AD-07 PROPOSED ELEVATION SOUTH
AD-08 PROPOSED ELEVATION WEST

Location Map



Location of property
253 Melbourne Street,
Portsmouth NH 03801,
Tax Map 233, Lot 88.

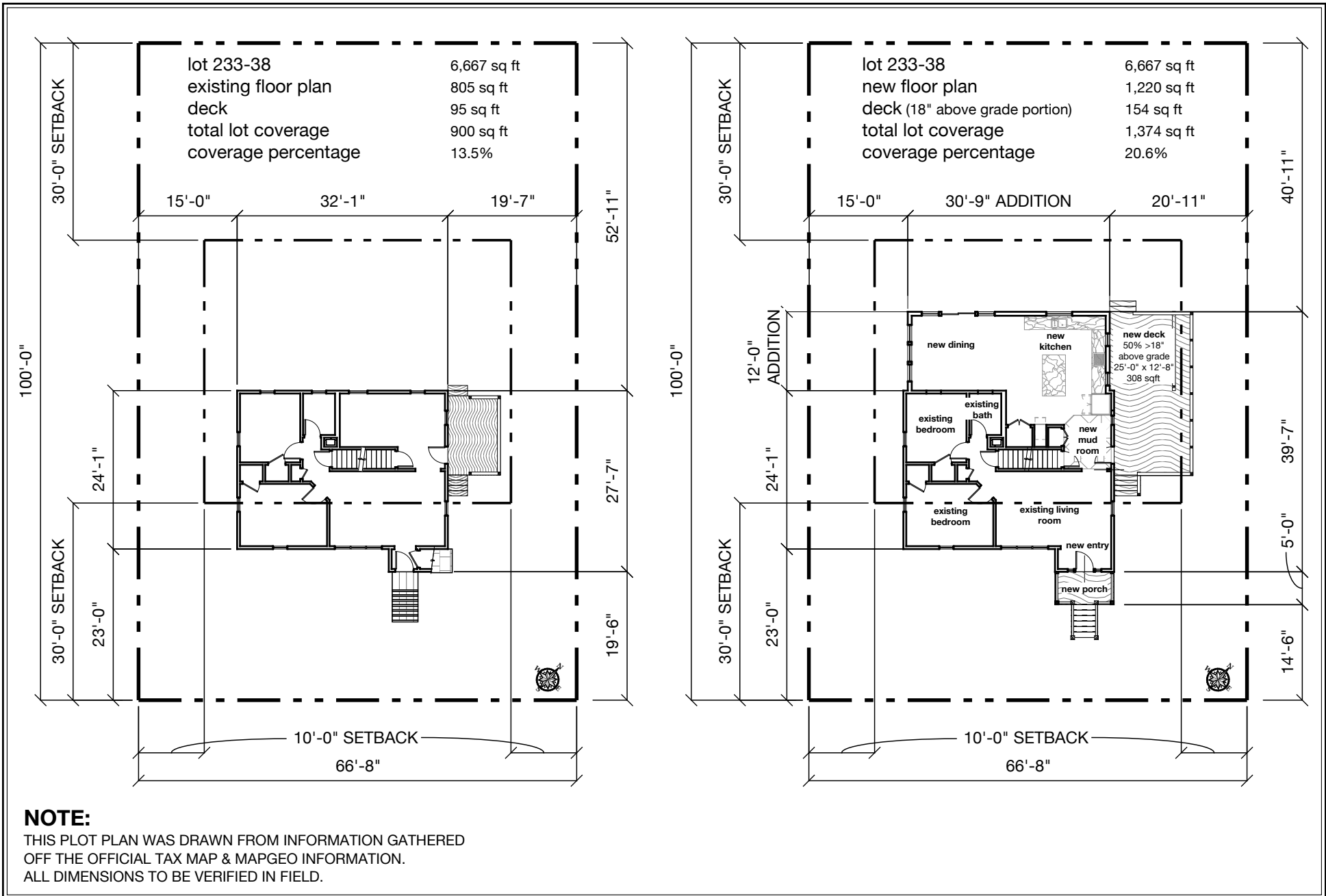


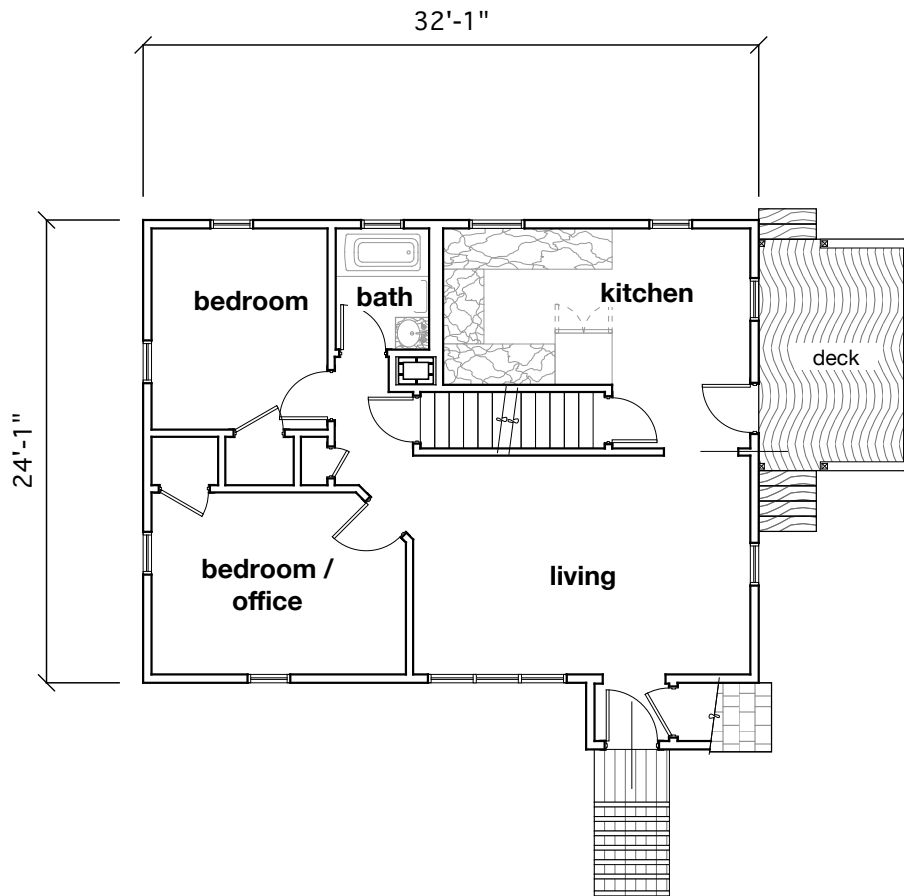
Additions & Renovations for
The Dunaway Residence
253 Melbourne Street, Portsmouth NH 03801

Cover Sheet

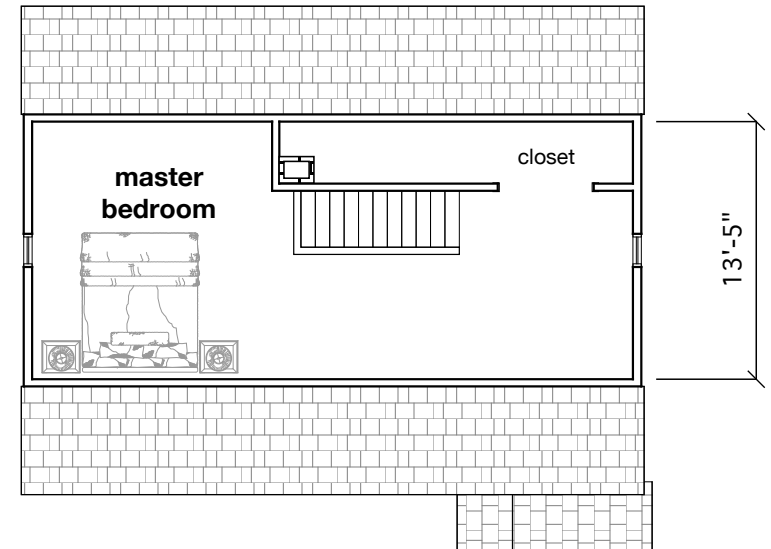
Issue date: May 14, 2020 Scale: n/a
Revision dates: June 30, 2020

AD-01

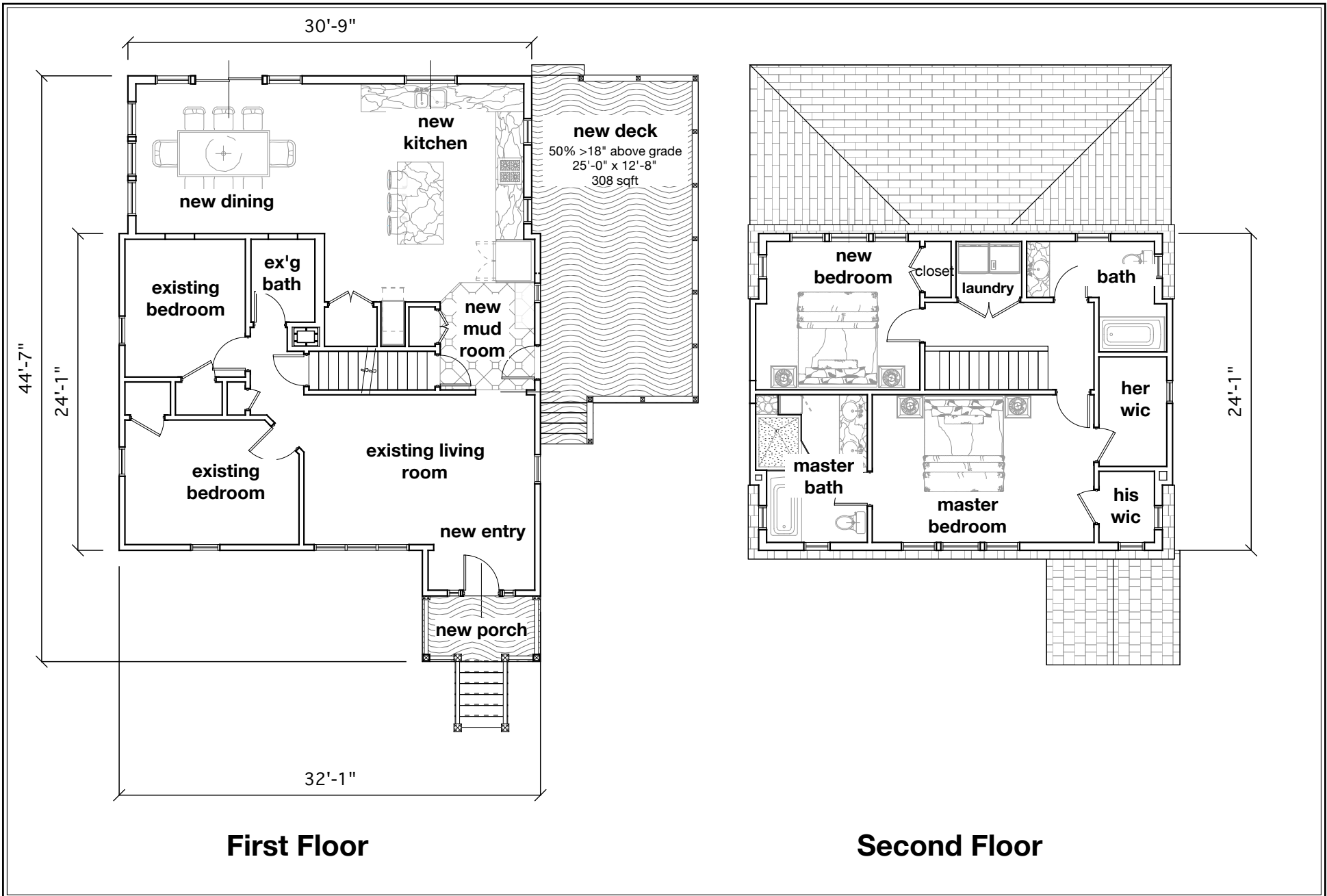


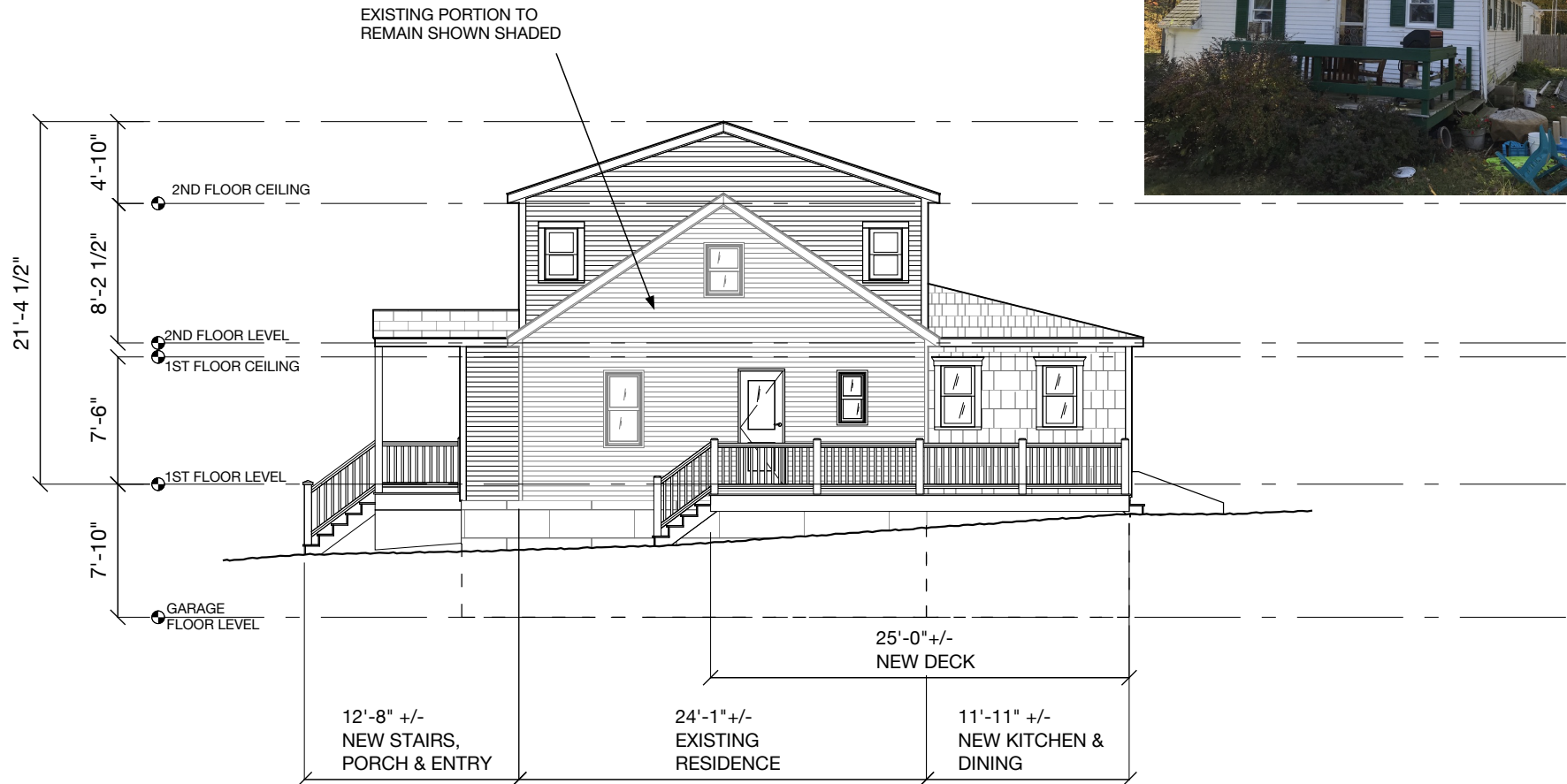


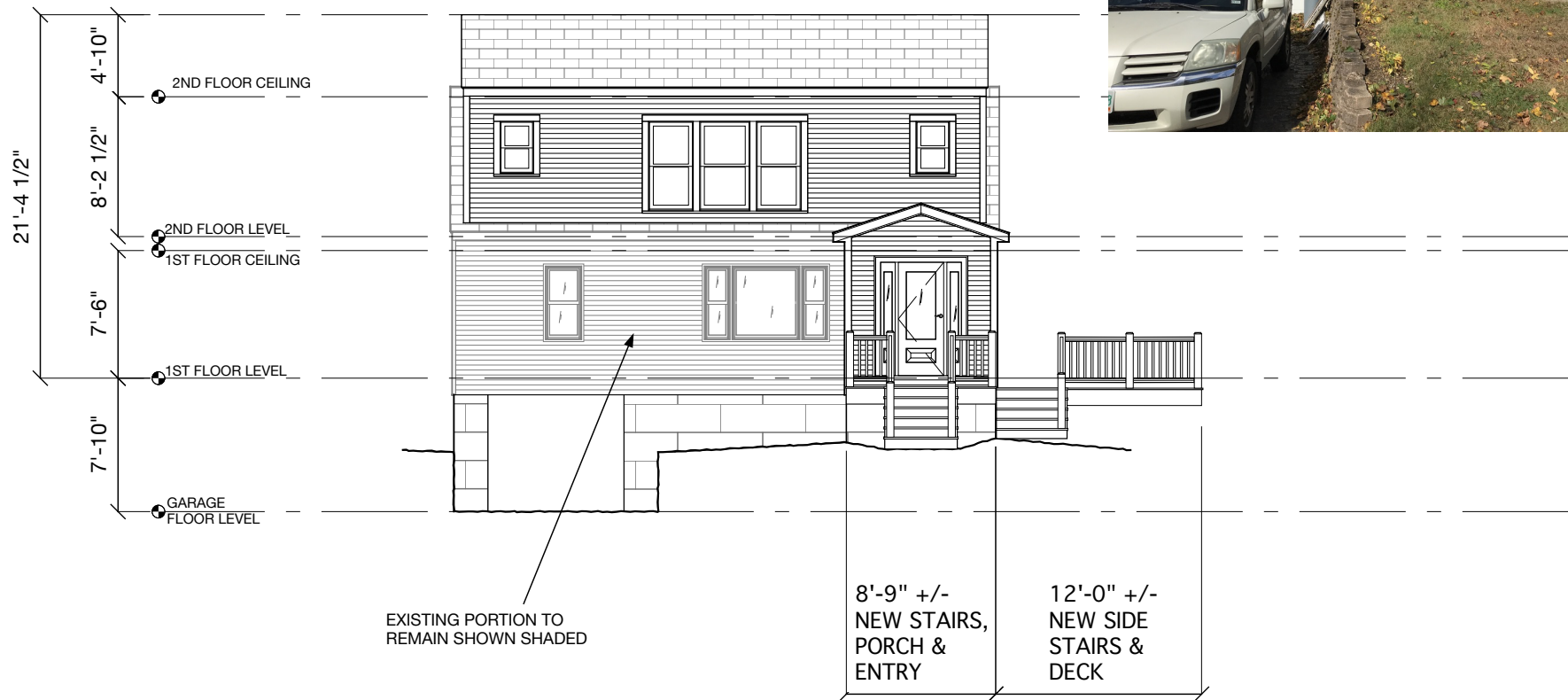
First Floor



Second Floor







Additions & Renovations for
The Dunaway Residence
 253 Melbourne Street, Portsmouth NH 03801

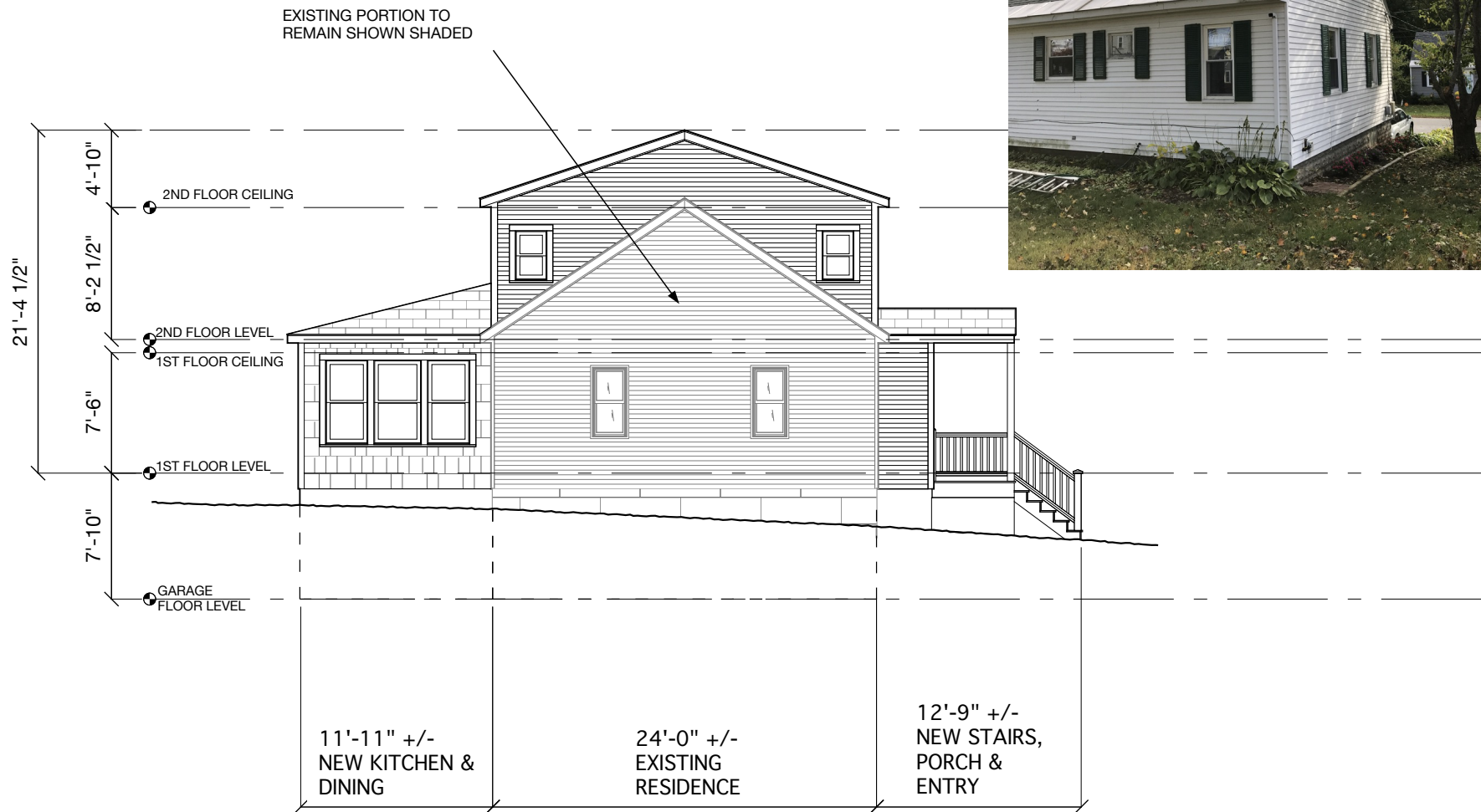
Proposed East Elevation

Issue date: May 14, 2020

Scale: 1" = 10'-0"

Revision dates: June 30, 2020

AD-06



Additions & Renovations for
The Dunaway Residence
 253 Melbourne Street, Portsmouth NH 03801

Proposed South Elevation

Issue date: May 14, 2020

Scale: 1" = 10'-0"

Revision dates:

AD-07

