

Project Introduction:
52 Mendum Avenue
BOA Variance request for Meeting July 15, 2025

The existing property at 52 Mendum Avenue is a Bungalow style home in Zone GRA. The owners, Stephen Sanger and Karen Mazzari, would like to make a small improvement to the home to establish single floor living and enable aging in place. The goal is to add a stackable washer / dryer in a 3' x 3'-9" (11.25sf) addition tucked onto the left side towards the rear of the home. Currently there is a bumped out 28sf enclosed porch with a left side yard of approximately 3', where a 10' side yard is required. We request a variance to build a 3' extension on piers onto the rear of this non-conforming enclosed porch, out of view from the street. The home is also non-conforming for Zone GRA in that the existing structure cover is at 34.6% where a maximum of 25% is required. To build the addition we request a variance to increase the structure cover to 34.9%.

The addition was designed to not be visible to any neighbors, except for the left side neighbors, the Lyons at 62 Mendum Ave, who will be able to see the addition if they look for it. Steve Sanger has spoken with them and they have given their full support of the project.

In order to achieve the age-in-place goal for Steve & Karen, we request Variances from the following regulations:

10.321 – EXPANSION OF A NON-CONFORMING STRUCTURE: REQUEST TO ALLOW AN 11.25sf ADDITION TO BE BUILT INCREASING THE PROPERTY'S STRUCTURE COVER FROM 34.5% TO 34.9% WHERE A 25% MAXIMUM COVER IS REQUIRED.

10.521 – TABLE OF DIMENSIONAL STANDARDS: EXTENSION OF A NON-CONFORMING CONDITION. REQUEST TO EXTEND AN EXISTING BUMPOUT WITH A 3' SIDE YARD, WHERE A 10' SIDE YARD IS REQUIRED.

JOANN M WARREN
REV. TRUST
49 MENDUM AVE
148-10

ASHLEY & ROBERT BLACKINGTON
65 MENDUM AVE
148-11

SARAH S. CULLEN
REV. TRUST
76 MENDUM AVE
149-56

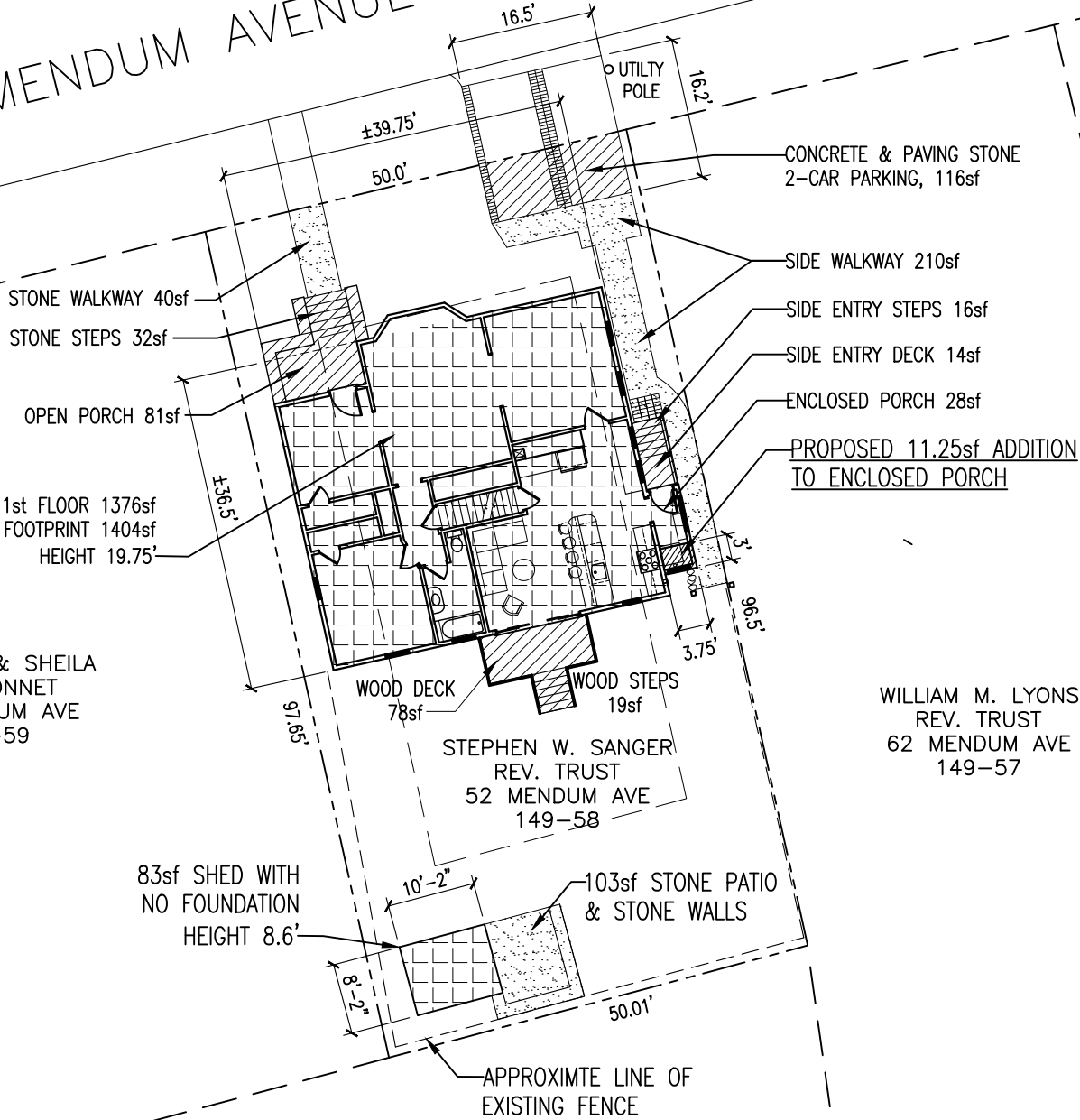
RAYMOND & SHEILA
CHANDONNET
44 MENDUM AVE
149-59

WILLIAM M. LYONS
REV. TRUST
62 MENDUM AVE
149-57

STEPHEN W. SANGER
REV. TRUST
52 MENDUM AVE
149-58

WALKER HOUSE CONDOMINIUMS
873 MIDDLE STREET
149-62

MENDUM AVENUE



- LIST OF DRAWINGS
- S1 PROPOSED SITE PLAN OVERVIEW
 - S2 PROPOSED SITE PLAN DETAIL
 - A1 PHOTOS FRONT & REAR
 - A2 PHOTOS OF EXIST. ENCLOSED PORCH
 - A3 PROPOSED FLOOR PLAN
 - A4 PROPOSED ELEVATIONS
 - A5 VARIANCE CRITERIA
 - A6 OWNER'S AUTHORIZATION

- PLAN REFERENCE:
- ALL SITE INFORMATION INCLUDING LOCATION OF EXISTING STRUCTURES REFERENCED FROM:
- CITY OF PORTSMOUTH GIS MAPPING SYSTEM
 - MENDUM AVENUE - FRONT OF HOUSE TO PAVEMENT (SHOWN ON PLAN S2) MEASURED BY ARCHITECTURAL DESIGNER IN FIELD

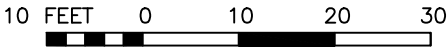
DIMENSIONAL REGULATIONS			
ZONE: GENERAL RESIDENCE A (GRA)			
LOT DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	7500 SF	4791.6± SF	4791.6 SF
MIN. LOT AREA PER DWELLING UNIT	7500 SF	4791.6± SF	4791.6 SF
MIN. YARD SIZES			
FRONT	15'	16.5'±	16.5'±
SIDE	10'	RT&LFT 3'±	RT&LFT 3'±
REAR	20'	43'±	43'±
MAX. HEIGHT	35'	19.75'±	19.75'±
MAX. STRUCTURE COVER (HOUSE/DECK/OPEN PORCH/SHED)	25%	34.6%±	34.9%±
MIN. OPEN SPACE	30%	54.1%±	53.9%±

STRUCTURES COVERAGE	EXISTING	PROPOSED
HOUSE	1376 SF	1376 SF
ENCLOSED PORCH	28 SF	39.25 SF
OPEN PORCH AT FRONT	81 SF	81 SF
SIDE ENTRY DECK	14 SF	14 SF
REAR WOOD DECK	78 SF	78 SF
SHED	83 SF	83 SF
TOTAL	1660 SF	1671.25

IMPERVIOUS SURFACE COVERAGE	EXISTING	PROPOSED
PARKING / DRIVEWAY	116 SF	116 SF
STONE WALKWAY AT FRONT ENTRY	40 SF	40 SF
STONE ENTRY STEPS AT HOUSE	32 SF	32 SF
CONCRETE SIDE WALKWAY	212 SF	210 SF
WOOD STEPS AT SIDE ENTRY	16 SF	16 SF
WOOD STEPS AT REAR DECK	19 SF	19 SF
STONE PATIO / WALL AT SHED	103 SF	103 SF
TOTAL IMPERVIOUS SURFACE:	538 SF	536 SF

STRUCTURES + IMPERVIOUS SURFACE: 2198 SF 2207.25

PROPOSED SITE PLAN - OVERVIEW



GRAPHIC SCALE 1" = 20'

SANGER - MAZZARI
52 MENDUM AVENUE
PORTSMOUTH, NH 03801

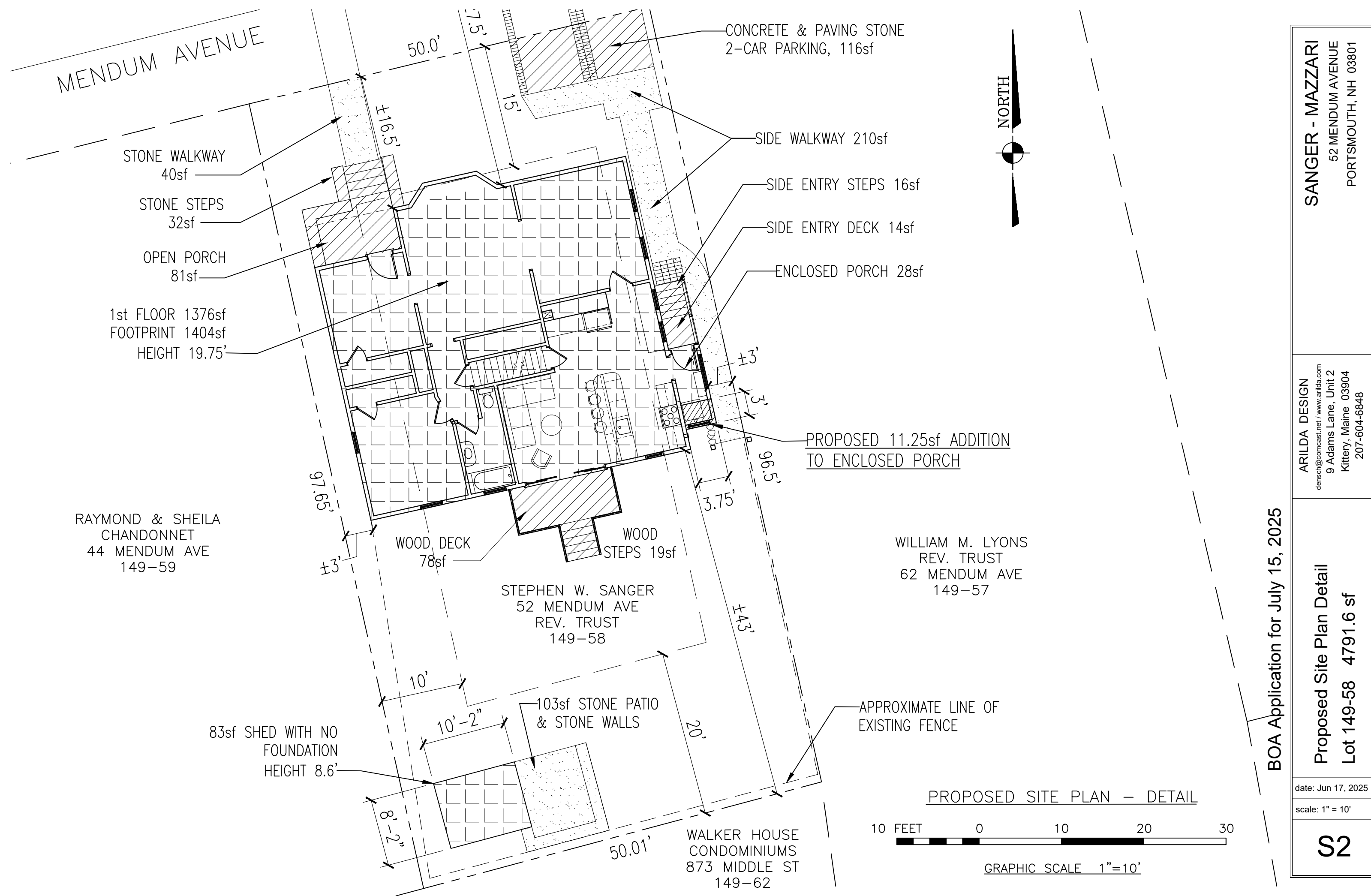
ARILDA DESIGN
densch@comcast.net / www.arilda.com
9 Adams Lane, Unit 2
Kittery, Maine 03904
207-604-6848

BOA Application for July 15, 2025
Proposed Site Plan Overview
Lot 149-58 4791.6 sf

date: Jun 17, 2025

scale: 1" = 20'

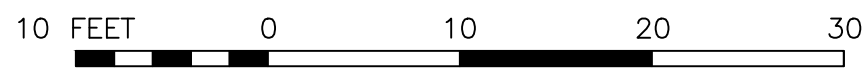
S1



SANGER - MAZZARI 52 MENDUM AVENUE PORTSMOUTH, NH 03801	
ARILDA DESIGN densch@comcast.net / www.arilda.com 9 Adams Lane, Unit 2 Kittery, Maine 03904 207-604-6848	
Proposed Site Plan Detail Lot 149-58 4791.6 sf	
date: Jun 17, 2025 scale: 1" = 10'	
S2	

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PROPOSED SITE PLAN - DETAIL



GRAPHIC SCALE 1"=10'



FRONT - LEFT SIDE



FRONT - RIGHT SIDE



REAR 1



REAR 2

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Existing Conditions
Photographs 1

date: Jun 17, 2025

scale: none

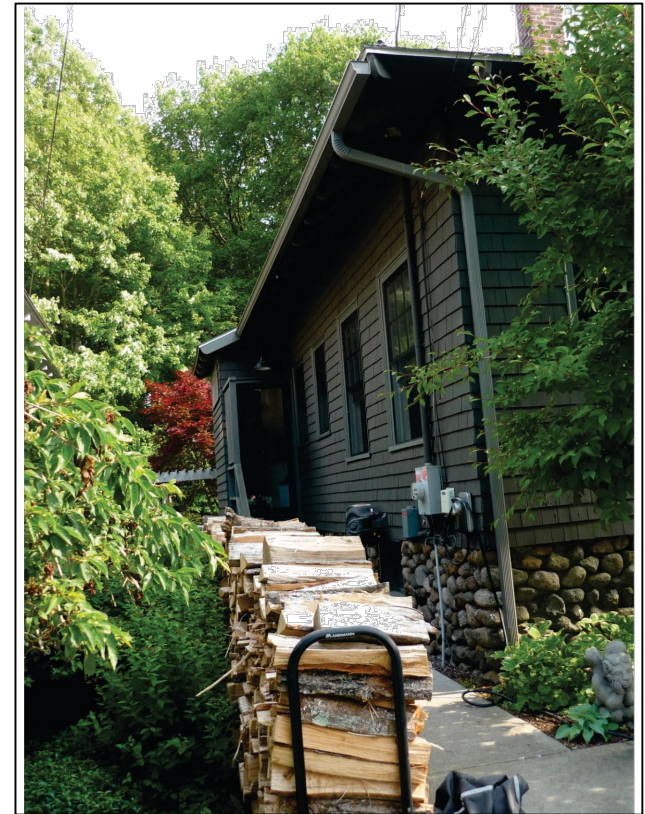
A1



REAR - ENCLOSED PORCH



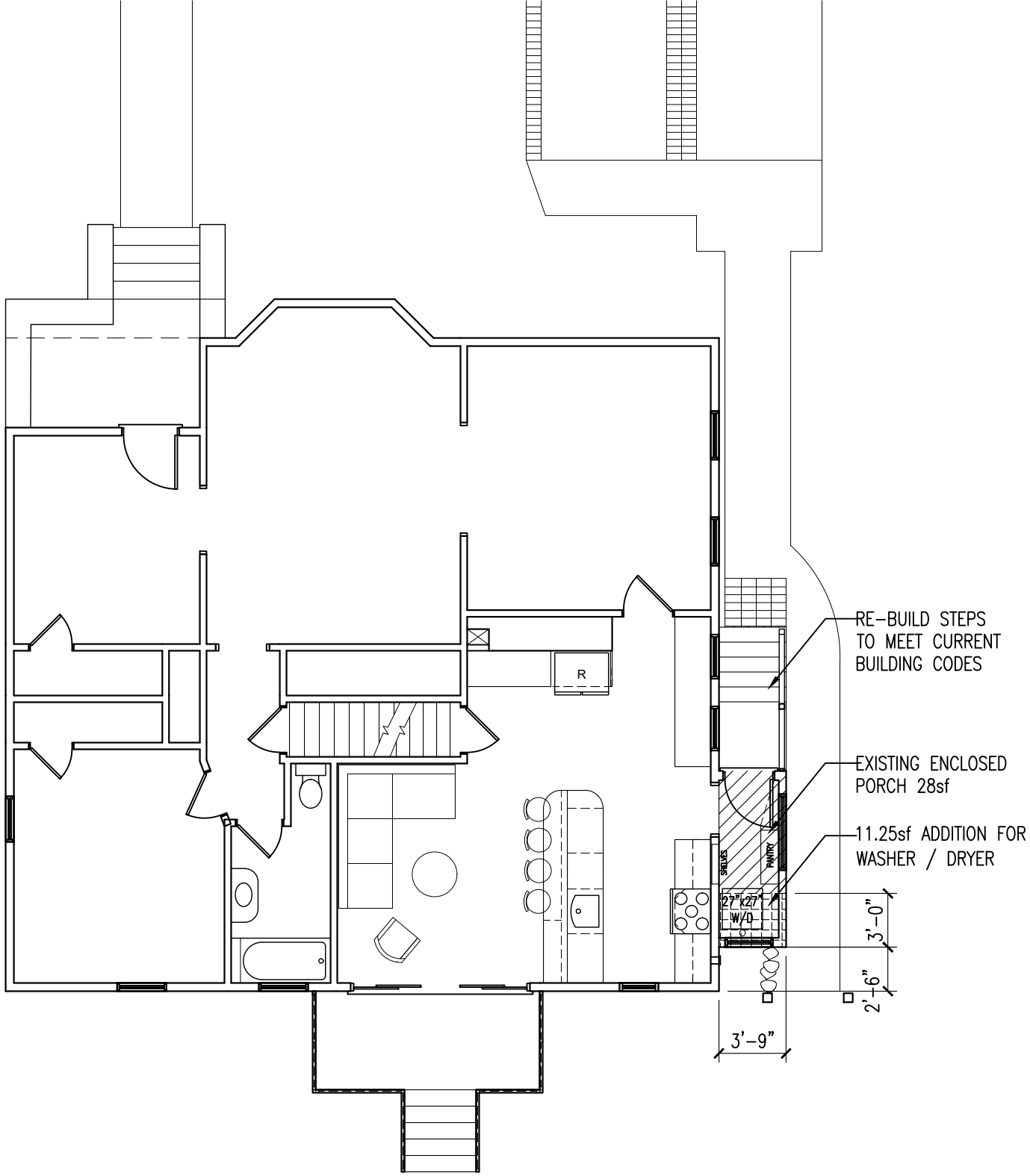
FRONT DETAIL - ENCLOSED PORCH



FRONT - ENCLOSED PORCH

BOA Application for July 15, 2025

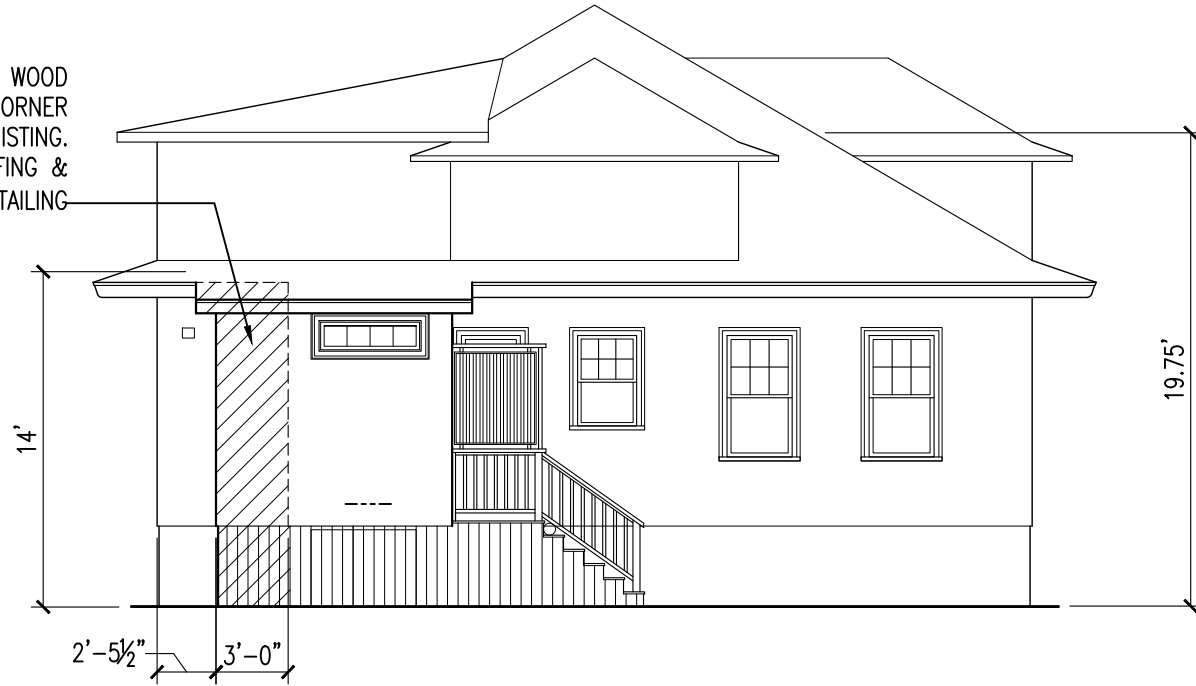
<p>SANGER - MAZZARI 52 MENDUM AVENUE PORTSMOUTH, NH 03801</p>	<p>ARILDA DESIGN densch@comcast.net / www.arilda.com 9 Adams Lane, Unit 2 Kittery, Maine 03904 207-604-6848</p>	<p>Existing Conditions Photographs 2</p>	<p>date: Jun 17, 2025 scale: none</p>	<p>A2</p>
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BOA Application for July 15, 2025

A3	date: Jun 17, 2025 scale: 1/8" = 1'-0"	Proposed 1st Floor Plan	ARILDA DESIGN densch@comcast.net / www.arilda.com 9 Adams Lane, Unit 2 Kittery, Maine 03904 207-604-6848	SANGER - MAZZARI 52 MENDUM AVENUE PORTSMOUTH, NH 03801
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PROPOSED ADDITION, BUILT ON WOOD
PIERS WITH CONCRETE CORNER
SUPPORT POSTS TO MATCH EXISTING.
MATCH SIDING, ROOFING &
ROOF TRIM / DETAILING



Proposed Left Side Elevation



Proposed Rear Elevation

PROPOSED ADDITION ON WOOD
PIERS WITH CONCRETE CORNER
SUPPORT POSTS, BUILT TO
MATCH EXISTING. REUSE
EXISTING WINDOW & TRIM

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**Proposed Rear &
Left Side Elevations**

date: Jun 17, 2025

scale: 1/8" = 1'-0"

A4

Zoning Ordinance Criteria to be met, as per City Ordinance Section 10.233.20:

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

The property at 52 Mendum Ave, Tax Map 149, Lot 58 is in General Residence A (GRA). The proposed 1 story 3' x 3'-9" addition on the left rear of the home will not be visible to any but the immediate abutter on the left side and they have given their full support to this project. Being of virtually no impact to the neighborhood it is not contrary to the public interest.

10.233.22 The spirit of the ordinance will be observed.

A modest addition to allow space for a stackable washer / dryer and establish one-story 1st floor living for the owners without impacting any neighbors allows the spirit of the ordinance to be observed.

10.233.23 Substantial justice will be done.

The property at 52 Mendum is a 50' wide lot in a zone with a 100' street frontage requirement, and is a 4791.6 square foot lot where 7500sf min is required. No footprint additions have been made to the home since it was built in 1914. Placing the addition elsewhere does not make sense either with the interior layout or the exterior design. Allowing this small hidden addition on the side to achieve the ability for the current owners to age-in-place will allow substantial justice to be done.

10.233.24 The values of surrounding properties will not be diminished.

Because care is being taken to keep this addition very small and hidden from view and to match all the historic detailing of the Bungalow style home, the values of surrounding properties will not be diminished.

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

10.233.31 a) Given the extra small size and narrow lot of the 52 Mendum Ave. property and the width & layout of the existing historic home it is not possible to make any 1st floor addition without bumping into the need to ask for a variance. 10.233.31 b) The proposed 11.25sf addition requiring a 3'-0" extension of an enclosed porch with a non-conforming side setback of 3'-0"+/- where 10' is required, and increasing building coverage from 34.6% to 34.9% where 25% max is required in order to establish 1 story living are reasonable requests and so literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

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Proposed Addition
10.233.20 Criteria

date: Jun 17, 2025

scale: 1/8" = 1'-0"

A5

June 16, 2025

Owner's Letter of Authorization

To whom it may concern,

As trustees of the Stephen Sanger Revocable Trust, the owner of the property located at 52 Mendum Avenue, Portsmouth we give our permission for Arilda Densch of Arilda Design, Kittery, Maine to be the primary point of contact for the application for the Sanger-Mazzari Project.

Stephen Sanger, Trustee



Karen Mazzari, Trustee



BOA Application for July 15, 2025

Owner's Authorization

date: Jun 17, 2025

scale: none

A6

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