

**CONTENTS, BOA APPLICATION FOR PROPOSED REMODEL AND ADDITION AT #2
MONROE ST., PORTSMOUTH, NH.**

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**PROPOSED REMODEL AND ADDITION AT #2 MONROE ST.,
PORTSMOUTH, NH.**

NARRATIVE

The property is on the corner of Monroe and Middle Streets. The House is a classic “New Englander” with Victorian influences. Tax card information suggests the original structure was built in 1900.

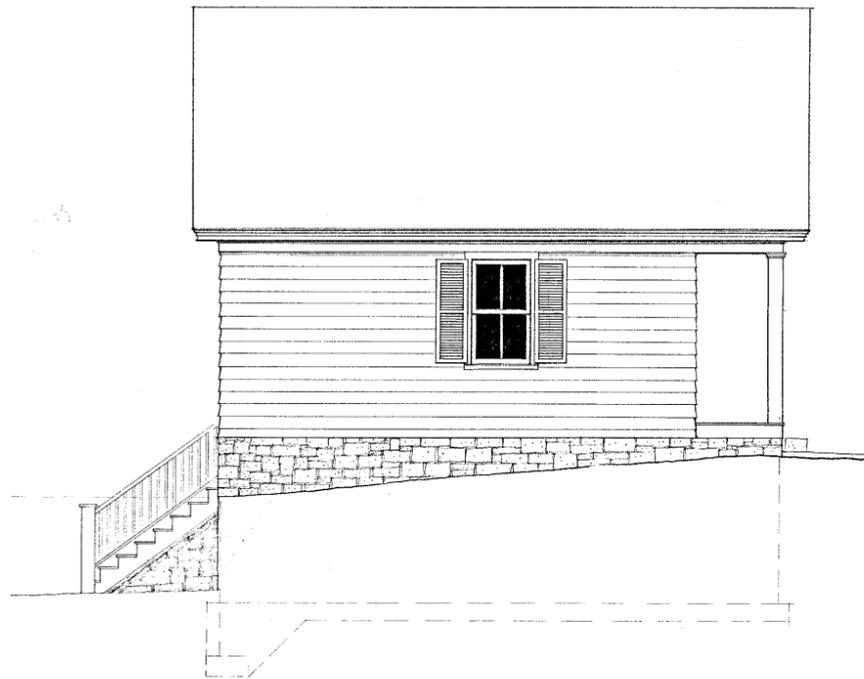
The existing structure consists of a 2 ½ story house with enclosed Front Porch and a Detached, Basement style Garage, with the foundation dug into the topography. The flat roof of the Garage is approximately aligned to the First Floor level of the House. The Garage is 8.25’ from the right side lot line. The Lot coverage is at 25.7%.

It is proposed to demolish the existing Garage and build a new, slightly smaller one, with 1 ½ story’s above. The New Garage would be 10.25’ from the right side lot line. The New Garage front would align to the existing. A Porch and steps, linking structure would be built to give First Floor access to both buildings. The New Lot Coverage would be 26.3%.

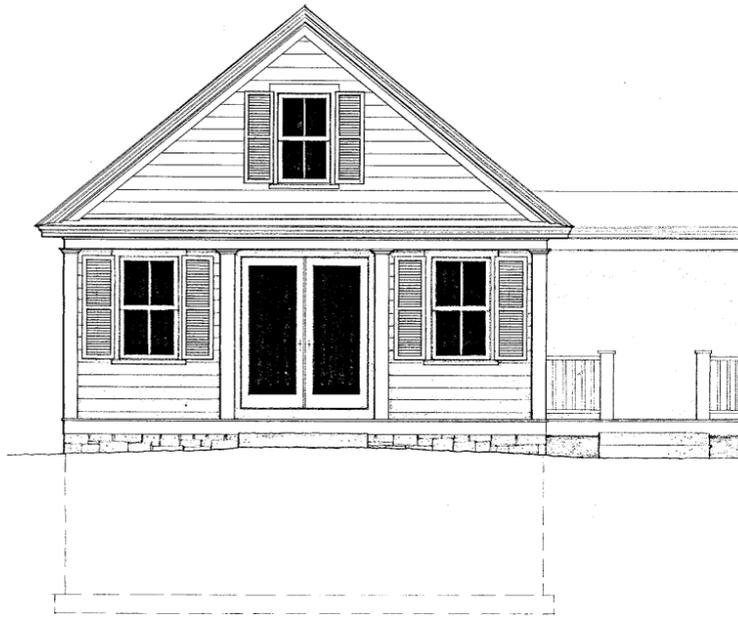
The area of Impervious Surface slightly less (-4sf) since the New Garage is slightly smaller and the added linking structure occurs over existing pavement/concrete. A stone drip edge (12” deep, 20” wide) will act as an infiltration trench on (3) sides of the New structure.



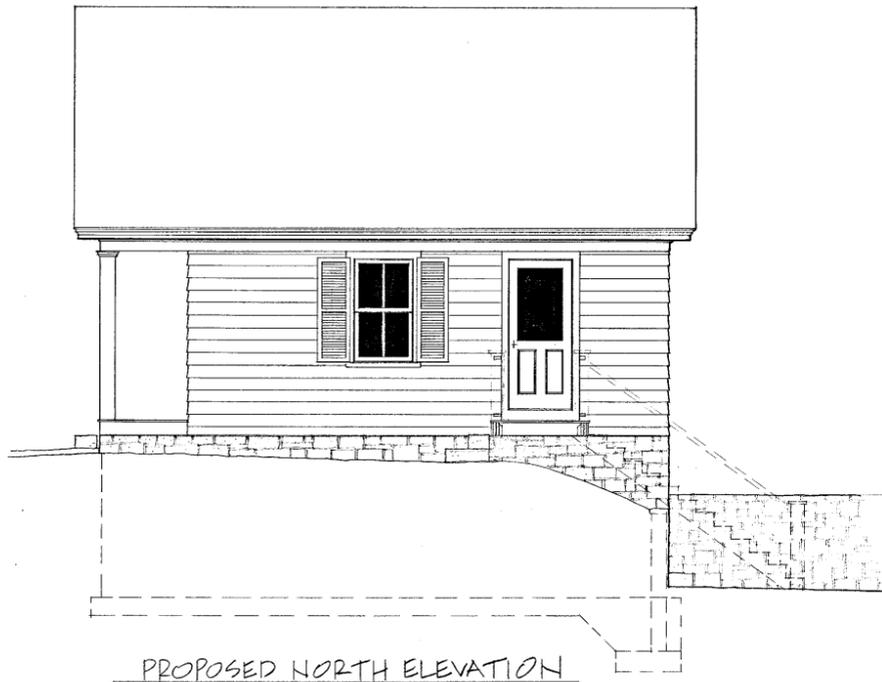
PROPOSED WEST (FRONT) ELEVATION



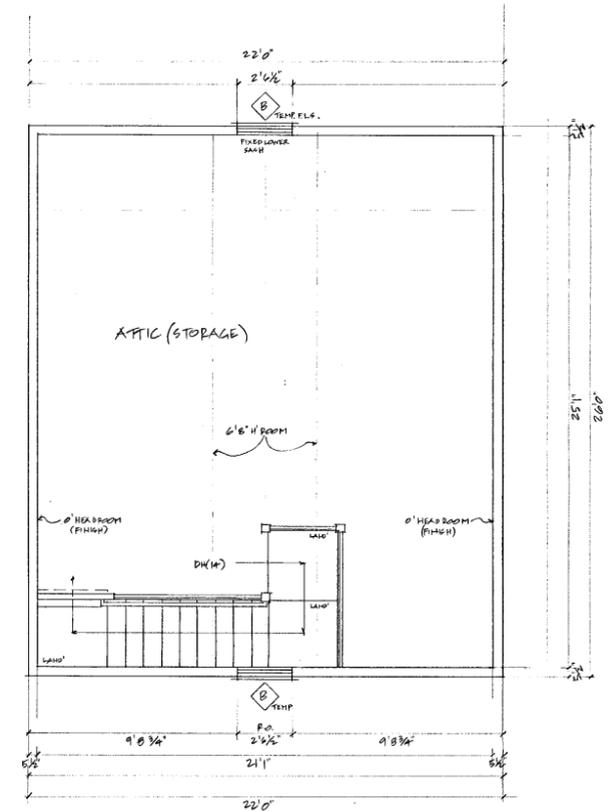
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

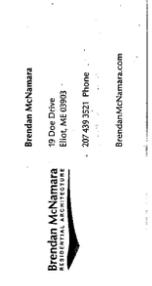


PROPOSED NORTH ELEVATION



PROPOSED ATTIC FLOOR PLAN
1/4" = 1'0"

TITLE: PROPOSED GARAGE ELEVATIONS & ATTIC PLAN
 SCALE: 1/4" = 1'0"
 DATE: 1.28.2021
 REVISIONS:
 REMODEL & ADDITION AT
 THE HARRIS RESIDENCE
 2 MONROE STREET
 PORTSMOUTH, NH.



REMODEL & ADDITION

2 MUNROE ST. PORTSMOUTH, NH

DIMENSIONAL TABLE

CONDITIONS	EXISTING	%	PROPOSED	%
LOT SIZE	7,492sf	-	7,492sf	-
LOT COVERAGE	1,927sf	25.7%	1,967sf	26.3%
RIGHT SIDE SETBACK	8.25'	-	10.25'	-
FRONT YARD TO GARAGE	7'19"	-	7'19"	-
FRONT YARD TO STEPS	15'	-	12.5'	-

ADDRESSING THE (5) "CRITERIA" AND "HARDSHIP", #2 MONROE ST., PORTSMOUTH, NH.

1: PUBLIC INTEREST.

The existing Garage is non-conforming due to Right side and Front yard setbacks (and contributory to Lot Coverage). The proposal decreases the set-back non-conformity and only slightly increases the Lot Coverage non-conformity. The existing Garage structure is an oddity and its incorporation into the "look" of the main house will enhance the essential character of the neighborhood. Through the necessity of meeting code compliance, the buildings will become more safe, and energy efficient. There does not appear to be any Public Interest contrary to this proposal.

2: SPIRIT OF THE ORDINANCE.

The proposal continues some of the original building's historic non-conforming use, but reduces the level of non-conformity. The re-developed structure will be more in keeping with the intent of the Zoning Ordinance.

3: SUBSTANTIAL JUSTICE.

The proposed use does not cause any harm to the general public or other individuals and accommodates substantive and costly renovation and improvements to the property.

4: VALUE OF SURROUNDING PROPERTIES WILL NOT BE DIMINISHED.

The increased investment and preservation of this property will enhance and elevate the value of the properties surrounding it.

5: LITERAL ENFORCEMENT WOULD RESULT IN "UNNECESSARY HARDSHIP".

The property is unique given its period of development and its historic use in its current form. This use predates the implementation of the current zoning ordinance. The proposed use, while continuing some non-conformities, more aligns with the intent of the ordinance. The period nature of this property, and the existing structure, make it a special case to accommodate moderate development in line, and enhancing, existing use.