

June 26, 2019

VIA HAND DELIVERY

Arthur Parrott, Chair  
Zoning Board of Adjustment  
1 Junkins Ave.  
Portsmouth, NH 03801

RE: 15 Mount Vernon Street, Map 111 Lot 33

Dear Mr. Parrott:

In order for a second floor addition to be constructed above and fully within the existing building footprint, the applicant requests relief from Section 10.521 Table of Dimensional Standards: Minimum Yard Dimensions.

Per measurements taken from map geo:

Front	Permit existing front yard setback of 2.6 feet where 5 feet is required.
Right Side	Permit existing right-side yard setback of 8.9 feet where 10 feet is required.
Rear	Permit existing rear yard setback of 20 feet where 25 feet is required.

Enclosed please find the original and eleven copies of the following relative to the above property:

1. Zoning Board of Adjustment Application
2. Applicant's Narrative
3. Historic Photo
4. Map Geo image.
5. Copy of the Historic District Commission Application showing proposed second floor expansion over existing garage.

Thank you for your consideration.

Drew and Brittany Schulthess  
Owners  
15 Mount Vernon Street  
Portsmouth, NH 03801

**Board of Adjustment Application**  
**July 16, 2019**  
**Drew & Brittany Schulthess**  
**15 Mount Vernon Street**  
**Map 111, Lot 33**  
**Applicants' Narrative**

**Zoning Ordinance Criteria to be met, per City Ordinance 10.233.20:**

**10.233.21 The variance will not be contrary to the public interest:** The proposed expansion over the existing garage would not alter the characteristics of the neighborhood or threaten the health, safety and welfare of the public. The residence would remain a single-family dwelling with three off-street parking spaces.

**10.233.22 The spirit of the ordinance will be observed:** The proposed expansion occurs on the second floor above an existing garage and will not extend beyond the existing footprint.

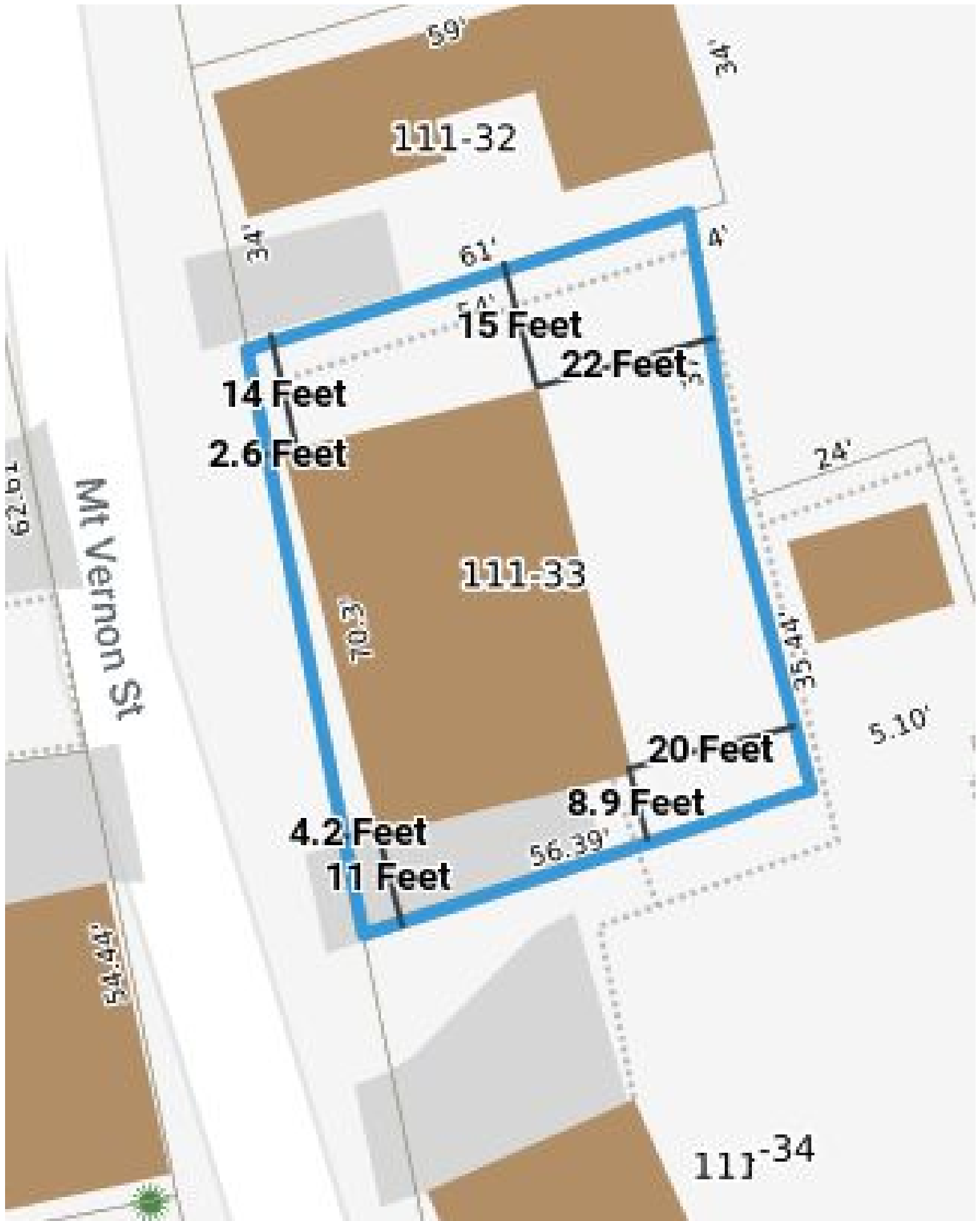
**10.233.23 Substantial justice will be done:** Whereas denial of the variance does not confer any benefit to the public, it would create a substantial hardship for the property owners. Additionally, it would be substantially just to allow property owners the reasonable use of their property.

**10.233.24 The values of surrounding properties will not be diminished:** The proposed expansion will necessarily include improvements to the exterior of the dwelling which will increase the value of the dwelling and contribute to increased values in the neighborhood as a whole. Three bedroom dwellings are a common occurrence in the surrounding properties.

**10.233.25 Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:** The medical needs of one child in the family make it necessary to provide an unshared bedroom for that child. The home currently has only two bedrooms. In the absence of the ability to expand the living space to include a third bedroom, the property owners would have to contemplate a move, which is not the desired outcome for the family.

**There is no fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property:** The original historic structure, including the footprint of the house and garage, was built in 1800 and pre-dates current setback requirements. Much of the original materials and windows have been replaced by previous owners. Building over the existing, non-conforming garage means that no new setback infringements are being requested to accommodate alternatives, and lot coverage will remain unchanged.

**The proposed use is a reasonable one:** The proposed expansion of living space above an existing garage is a reasonable one within a residential neighborhood. The height of the existing roofline will be extended over the addition without increase.







EXISTING ELEVATIONS



FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

AERIAL VIEW



15 MOUNT VERNON STREET  
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW AND EXISTING ELEVATIONS  
HDC APPLICATION FOR WORK SESSION/PUBLIC HEARING: JULY 10, 2019



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1.0





VIEW FROM SITE TOWARDS CITY HALL



VIEW FROM SITE TOWARDS SOUTH STREET

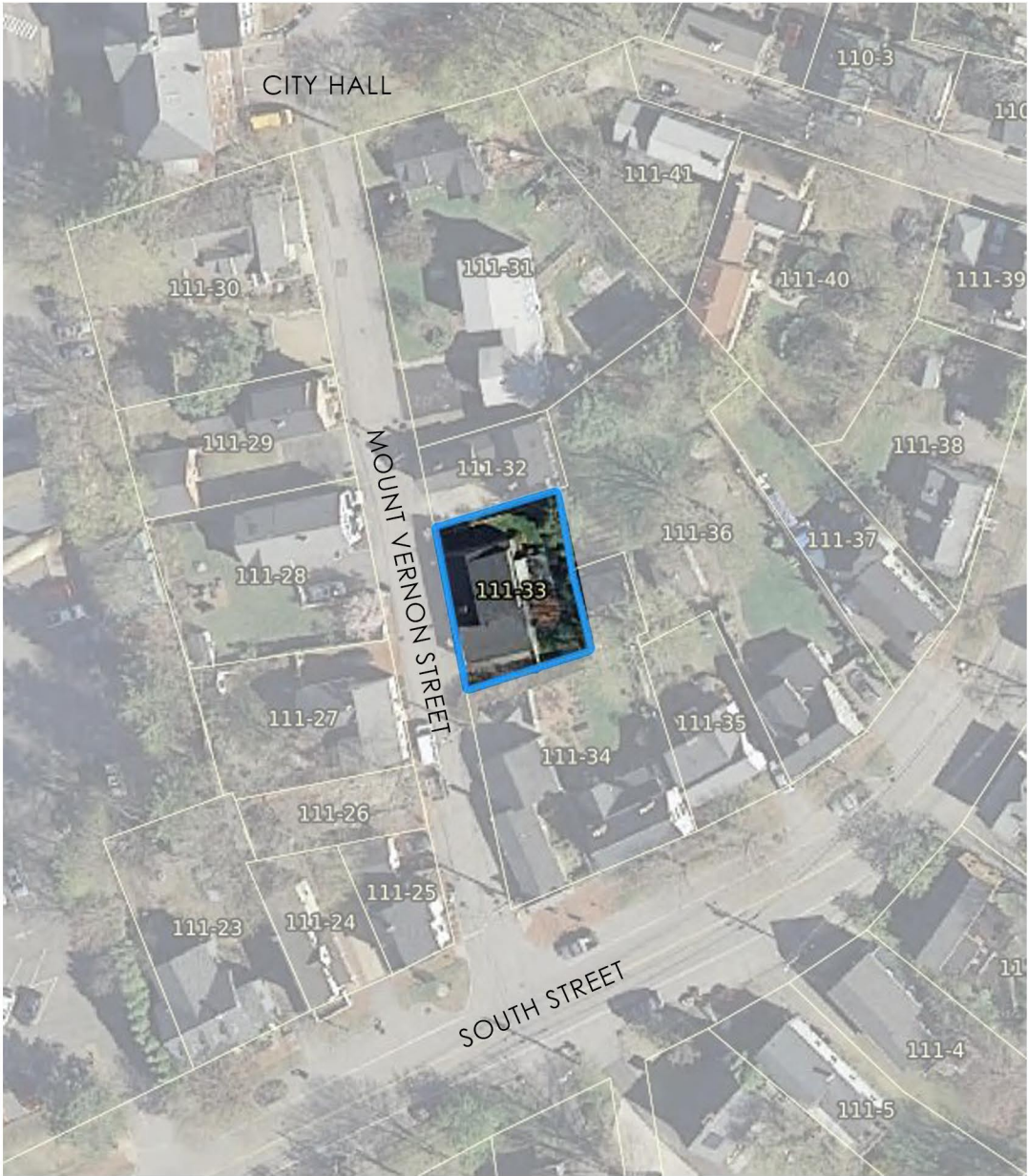


VIEW FROM CITY HALL TOWARDS SITE



VIEW FROM SOUTH STREET TOWARDS SITE

SITE MAP



15 MOUNT VERNON STREET  
PORTSMOUTH, NEW HAMPSHIRE

# STREET VIEWS

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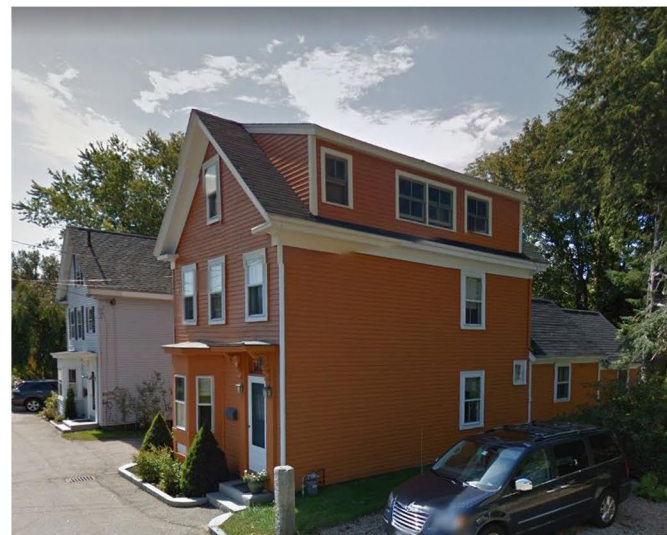




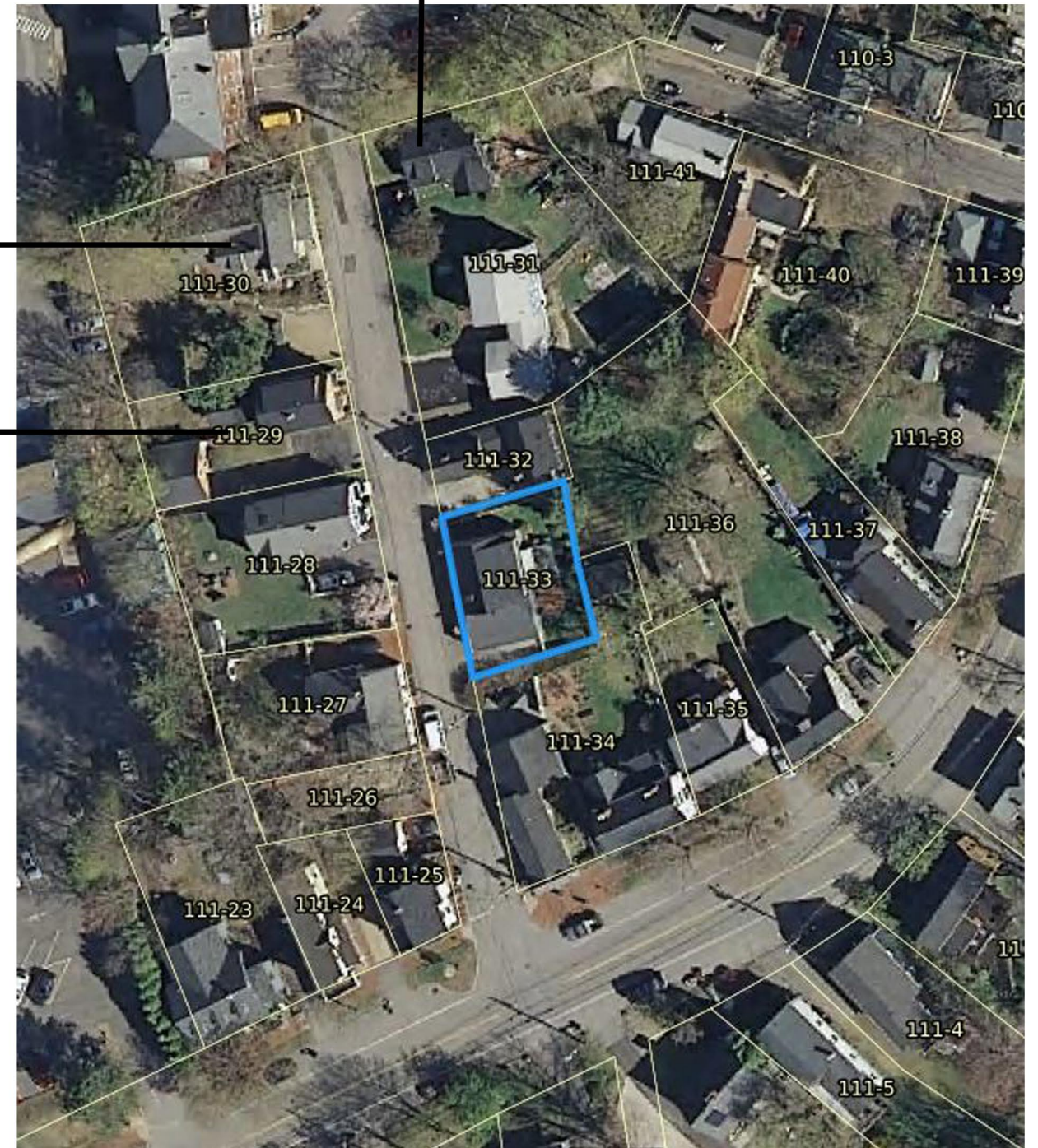
57 MOUNT VERNON STREET



64 MOUNT VERNON STREET



50 MOUNT VERNON STREET



15 MOUNT VERNON STREET  
PORTSMOUTH, NEW HAMPSHIRE

### NEIGHBORING BUILDINGS WITH DORMERS

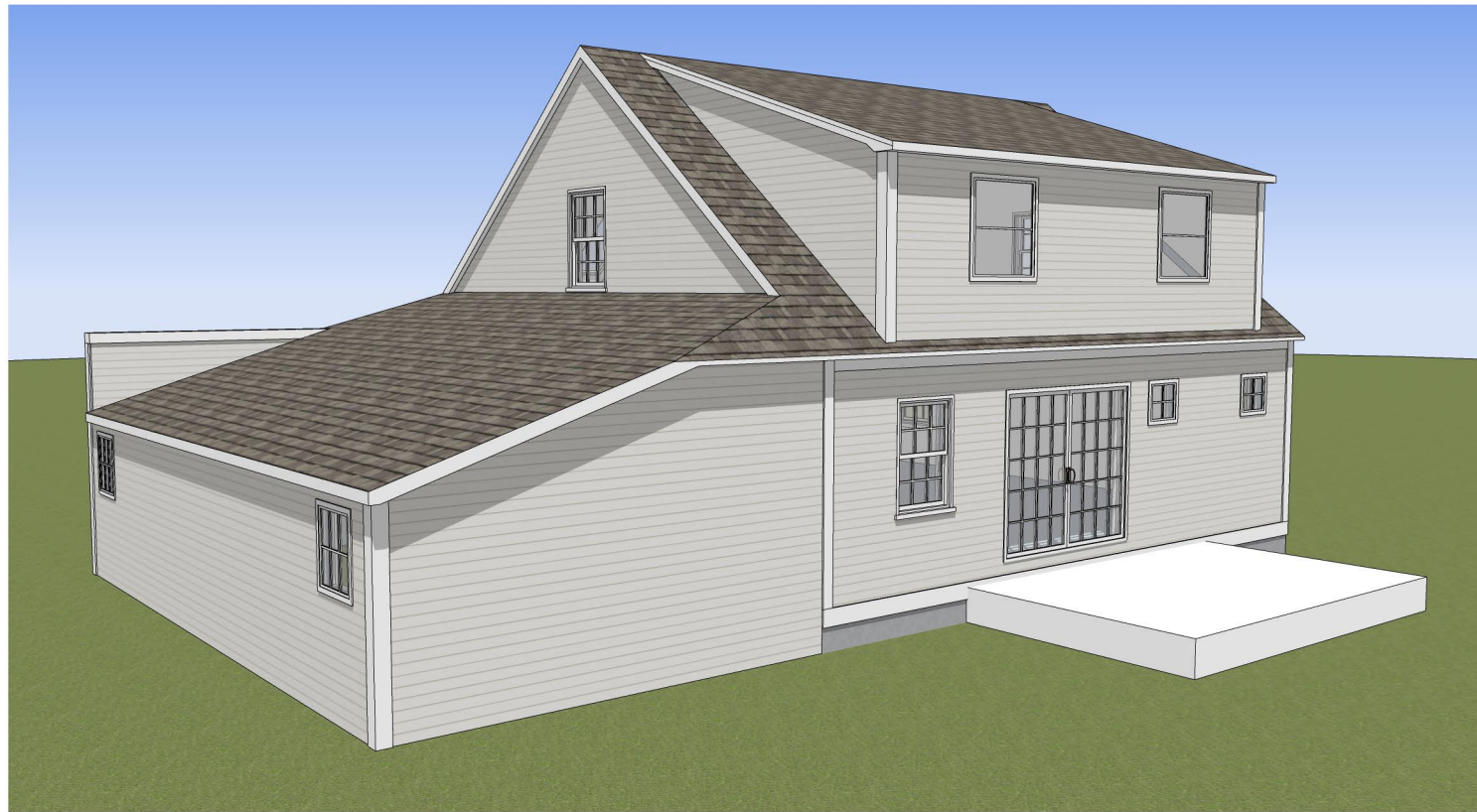
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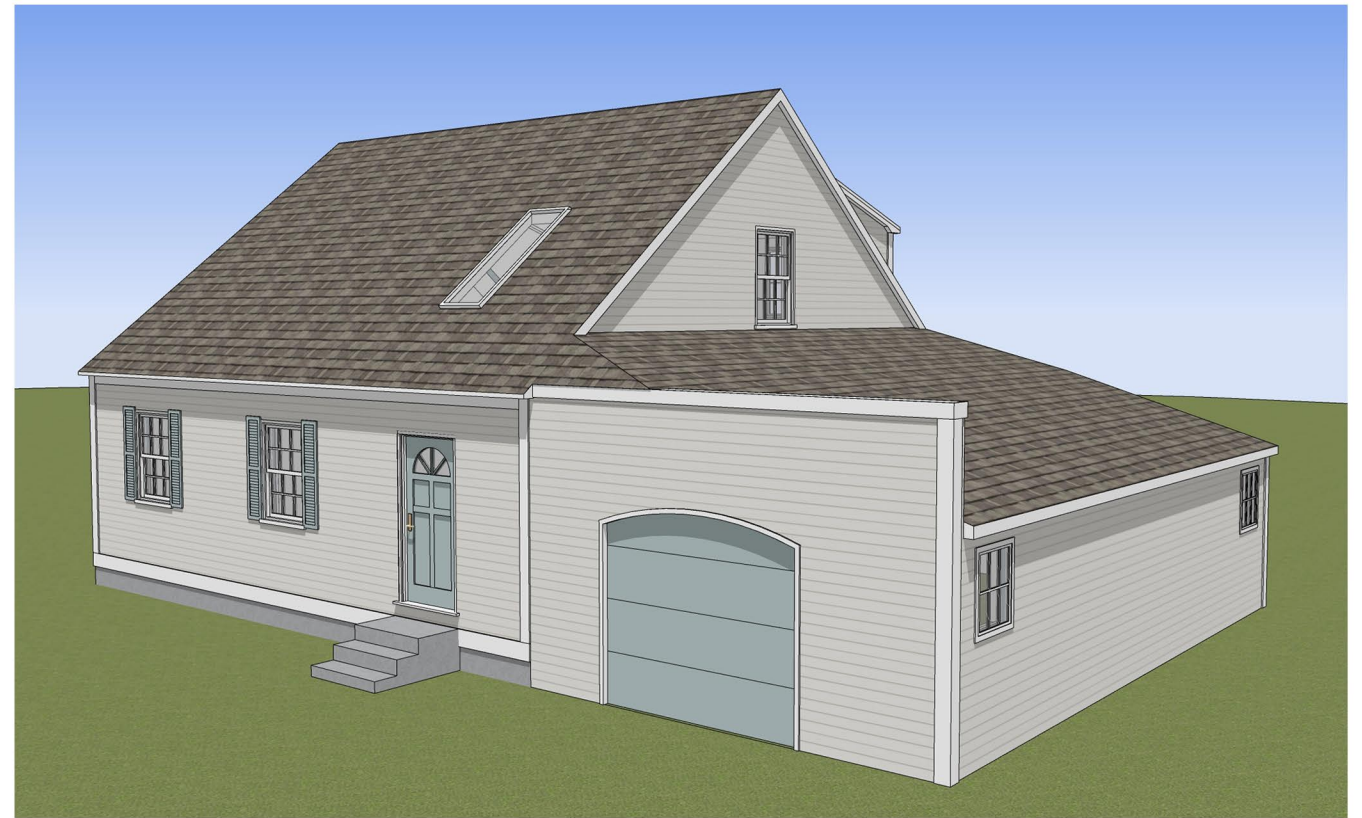
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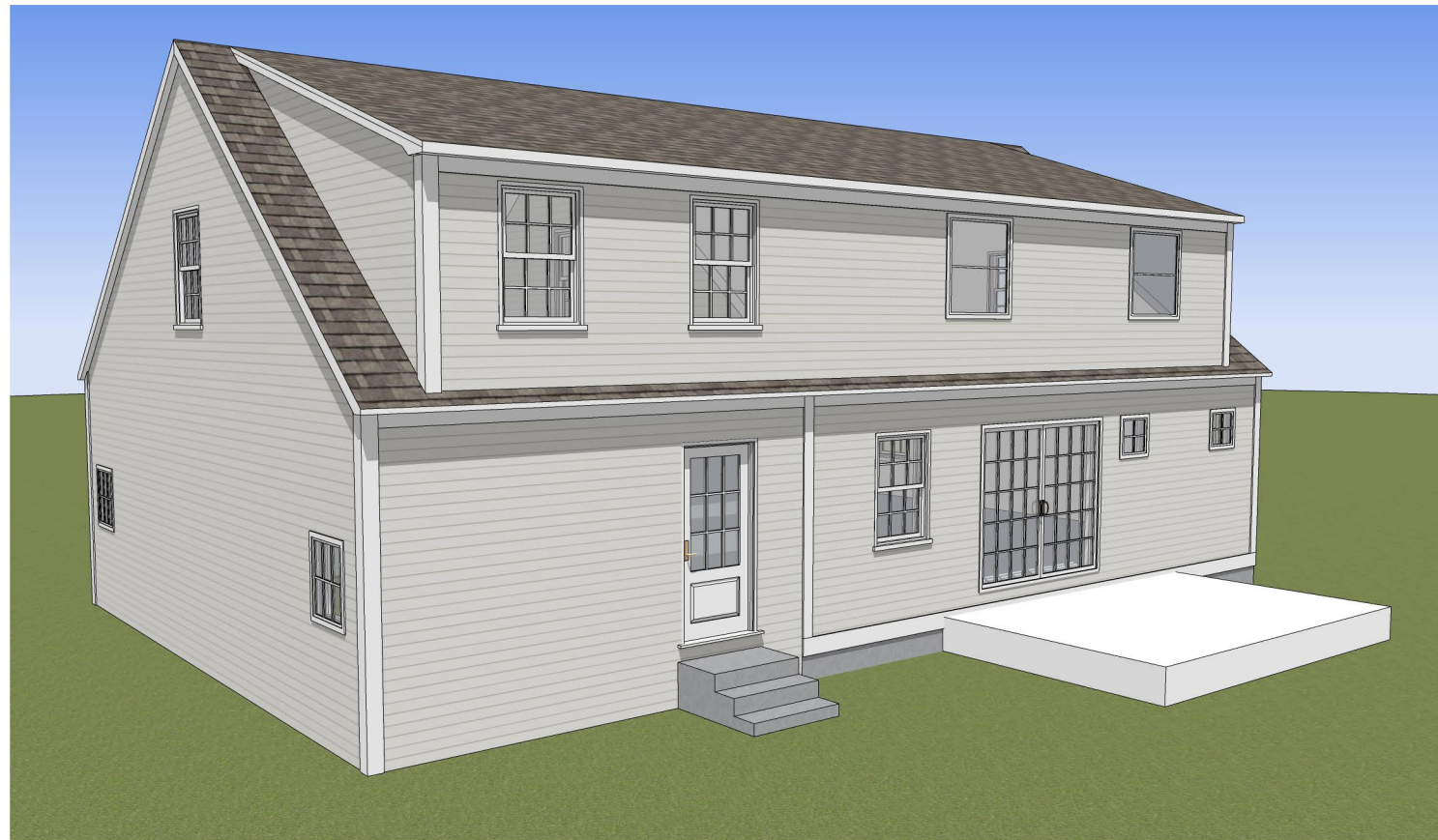




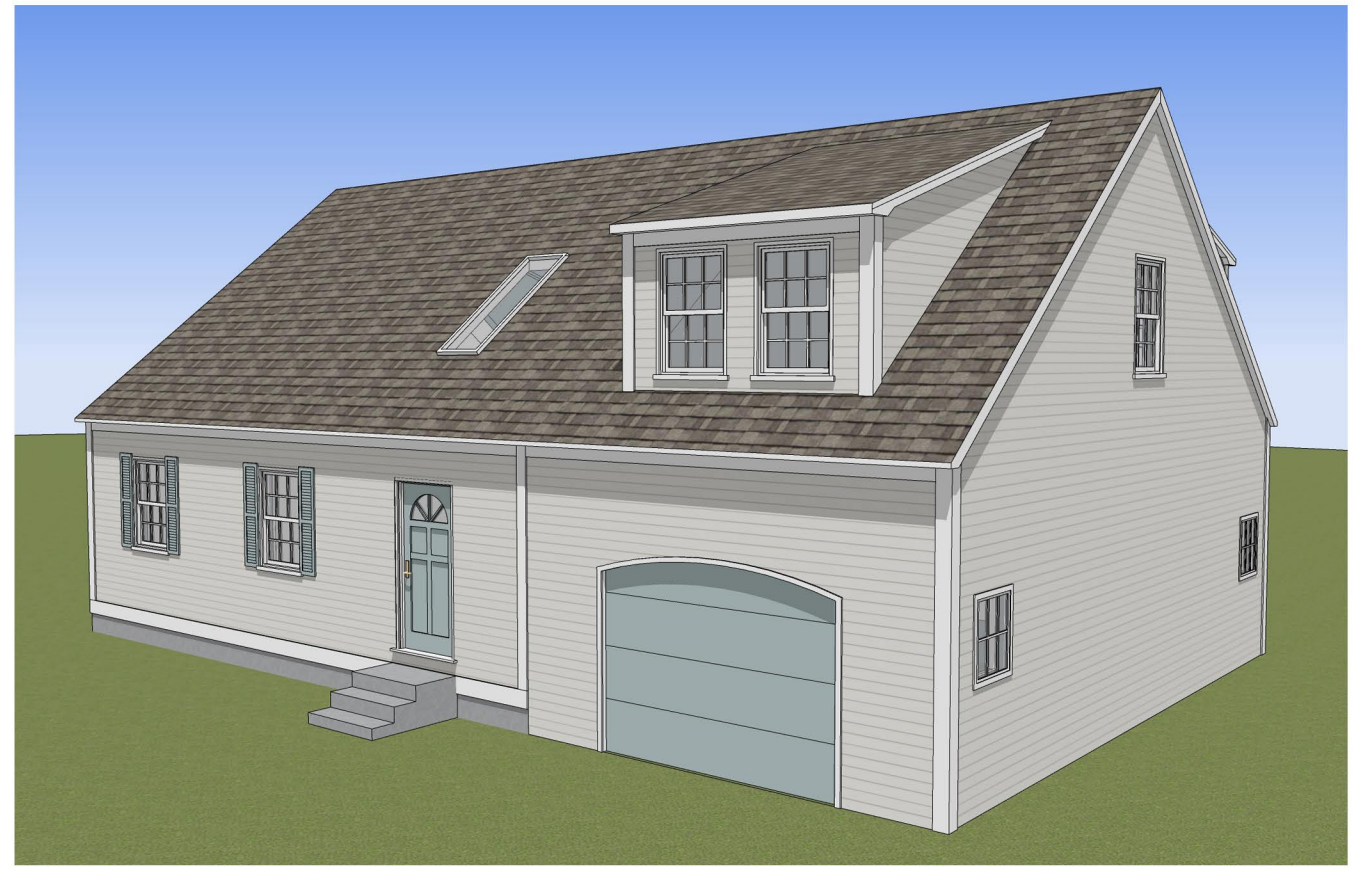
EXISTING REAR VIEW



EXISTING FRONT VIEW



PROPOSED REAR VIEW



PROPOSED FRONT VIEW

15 MOUNT VERNON STREET  
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### EXISTING & PROPOSED VIEWS

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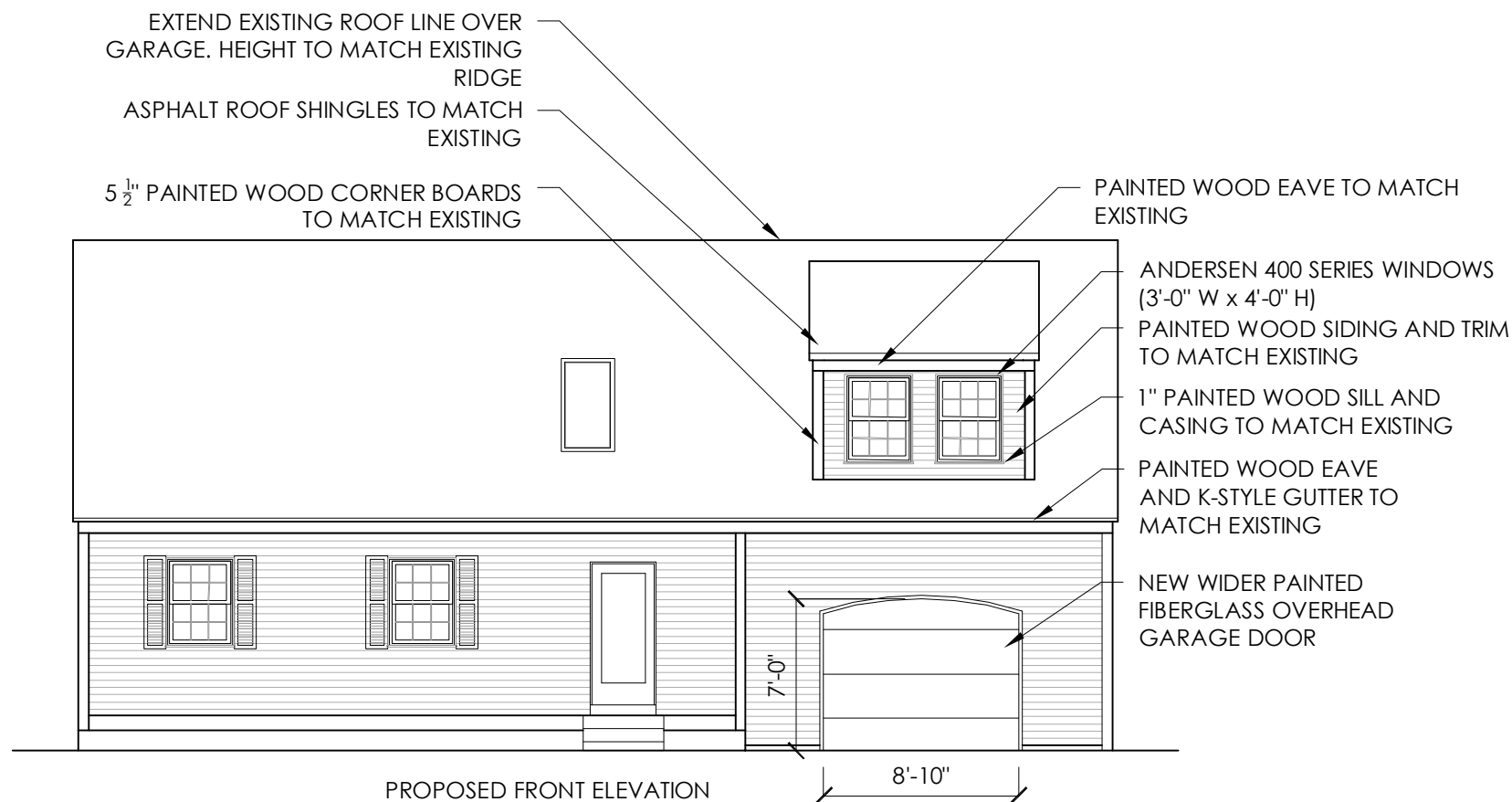




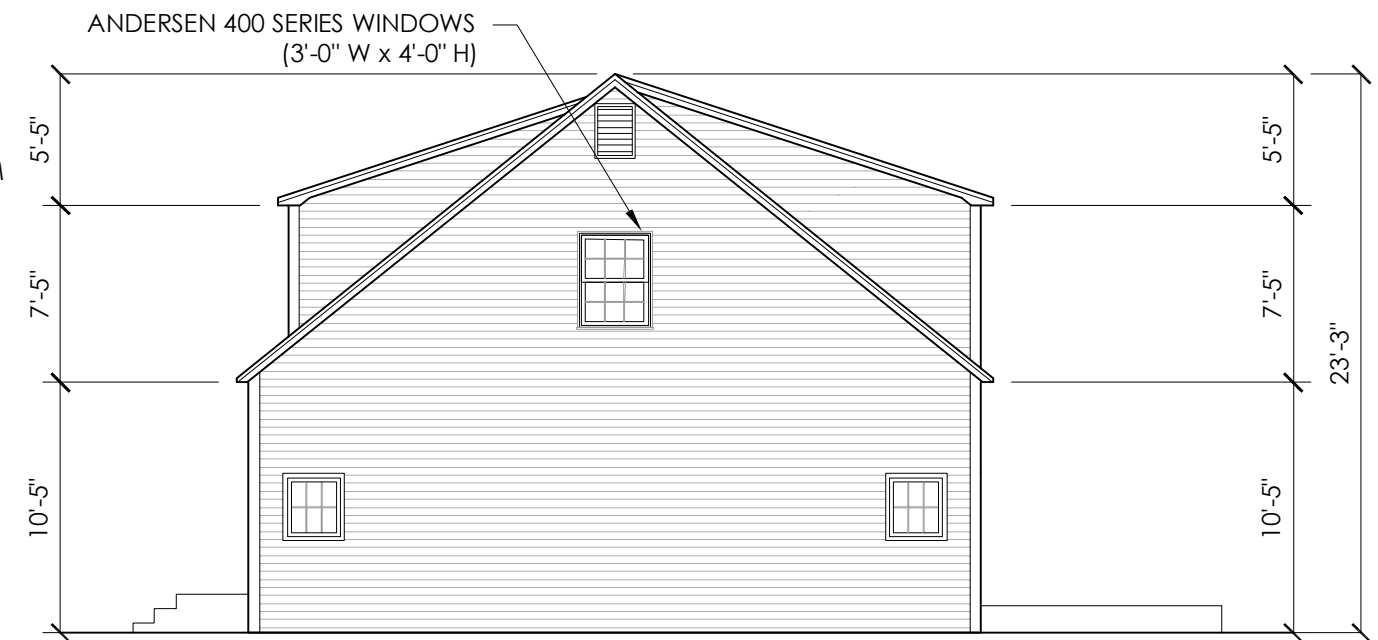
EXISTING FRONT ELEVATION



EXISTING RIGHT ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION

15 MOUNT VERON STREET  
PORTSMOUTH, NEW HAMPSHIRE

EXISTING AND PROPOSED ELEVATIONS  
SCALE: 1/8" = 1'-0"

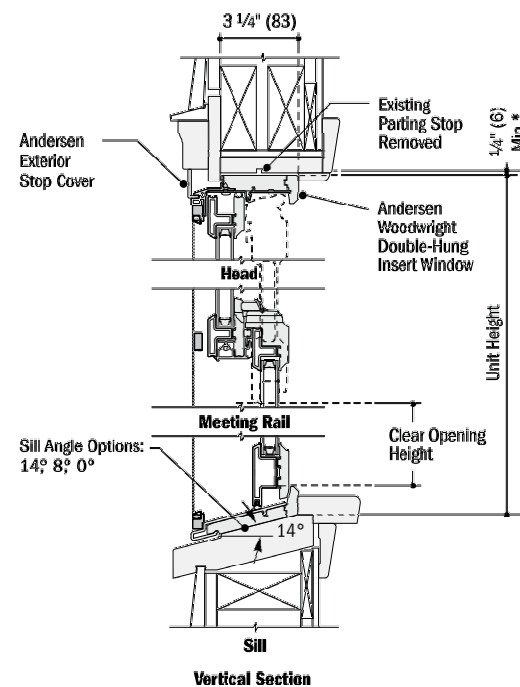
HISTORIC DISTRICT COMMISSION WORK SESSION: JULY 10, 2019



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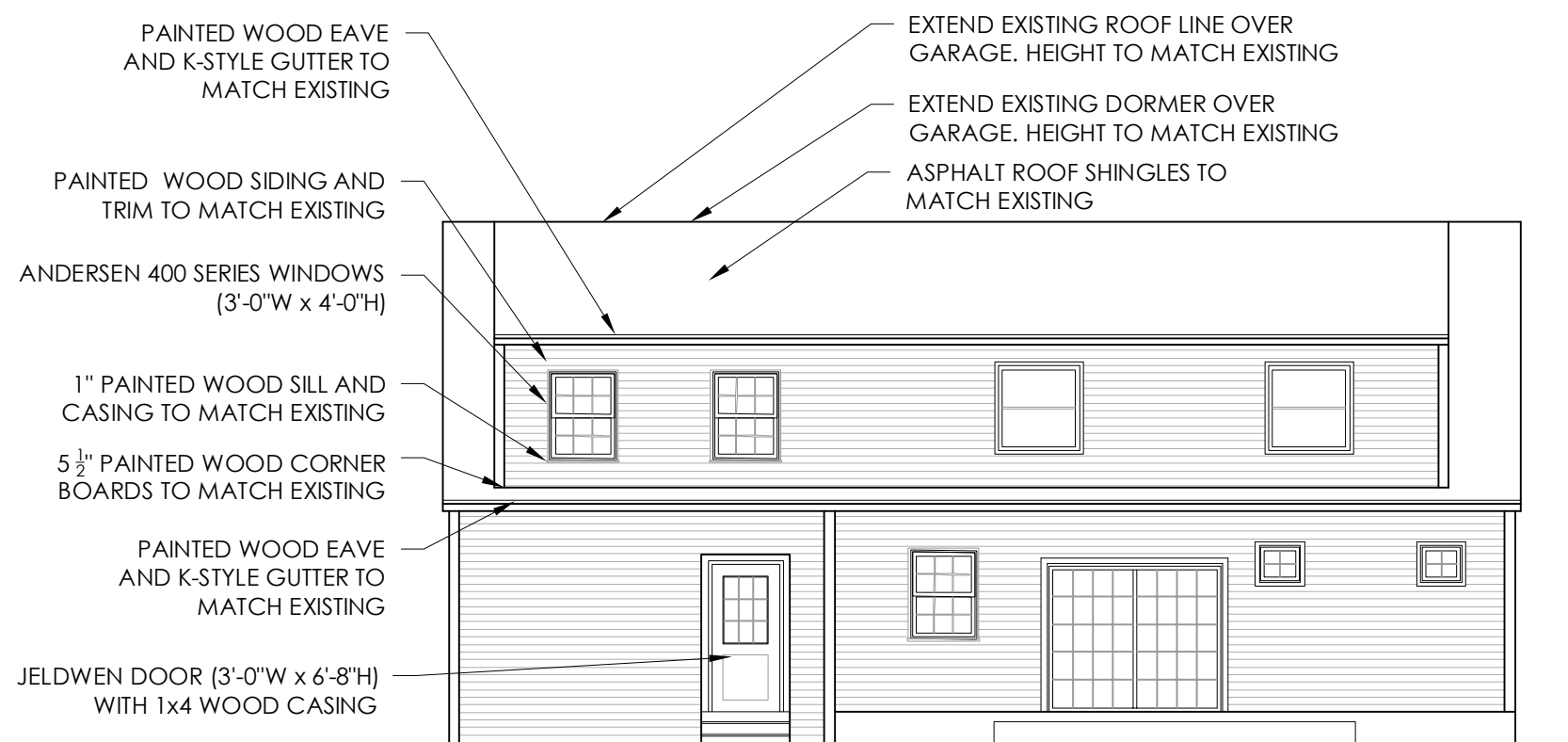
ANDERSEN 400 SERIES WINDOW



EXISTING BACK ELEVATION



EXISTING LEFT ELEVATION



PROPOSED BACK ELEVATION



PROPOSED LEFT ELEVATION

15 MOUNT VERNON STREET  
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EXISTING AND PROPOSED ELEVATIONS  
SCALE: 1/8" = 1'-0"

HISTORIC DISTRICT COMMISSION WORK SESSION: JULY 10, 2019



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