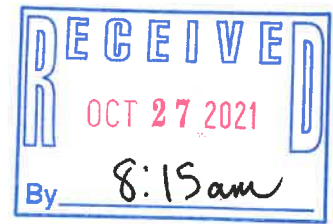


October 27, 2021

VIA HAND DELIVERY

David Rheaume, Chair  
Zoning Board of Adjustments  
1 Junkins Ave.  
Portsmouth, NH 03801



RE: 15 Mt Vernon Street, Map 111 Lot 33

Dear Mr. Rheaume,

We are requesting approval to proceed with the second floor addition (to be constructed above and fully within the existing building footprint) that received approval from the Zoning Board of Adjustments and the Historic District Commission in 2019. We applied for a building permit prior to expiration of the HDC permit only to find that the land use permit had expired. Therefore we are submitting the prior application for relief from Section 10.521 Table of Dimensions 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 12 copies of the original application including 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.

Cyrus Noble MD  
Robin Noble MD  
Owners  
15 Mt Vernon Street  
Portsmouth, NH 03801

October 26, 2019

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

My wife and I purchased 15 Mt Vernon St in November, 2020 after moving my medical practice to New Hampshire. We are two physicians with four children. The house is currently two bedrooms with one full bath. We were enthusiastic about this house because of the approved project envisioned by the Schultesses, the prior owners. Their plan, designed by Carla Goodknight of CJ Architects, would expand the house while enhancing the aesthetic appearance of this small, squat two bedroom house. We are excited about completing the addition to accommodate our family. We were assured that the approval was in force until October 2, 2021. We have settled into the house and are ready to move forward. When I applied for a building permit I was informed that the Land Use Permit had expired this July. This came as a surprise to us because we were unaware that a land use permit existed or was required. We are requesting a land use permit that will allow us to proceed with this project.

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.

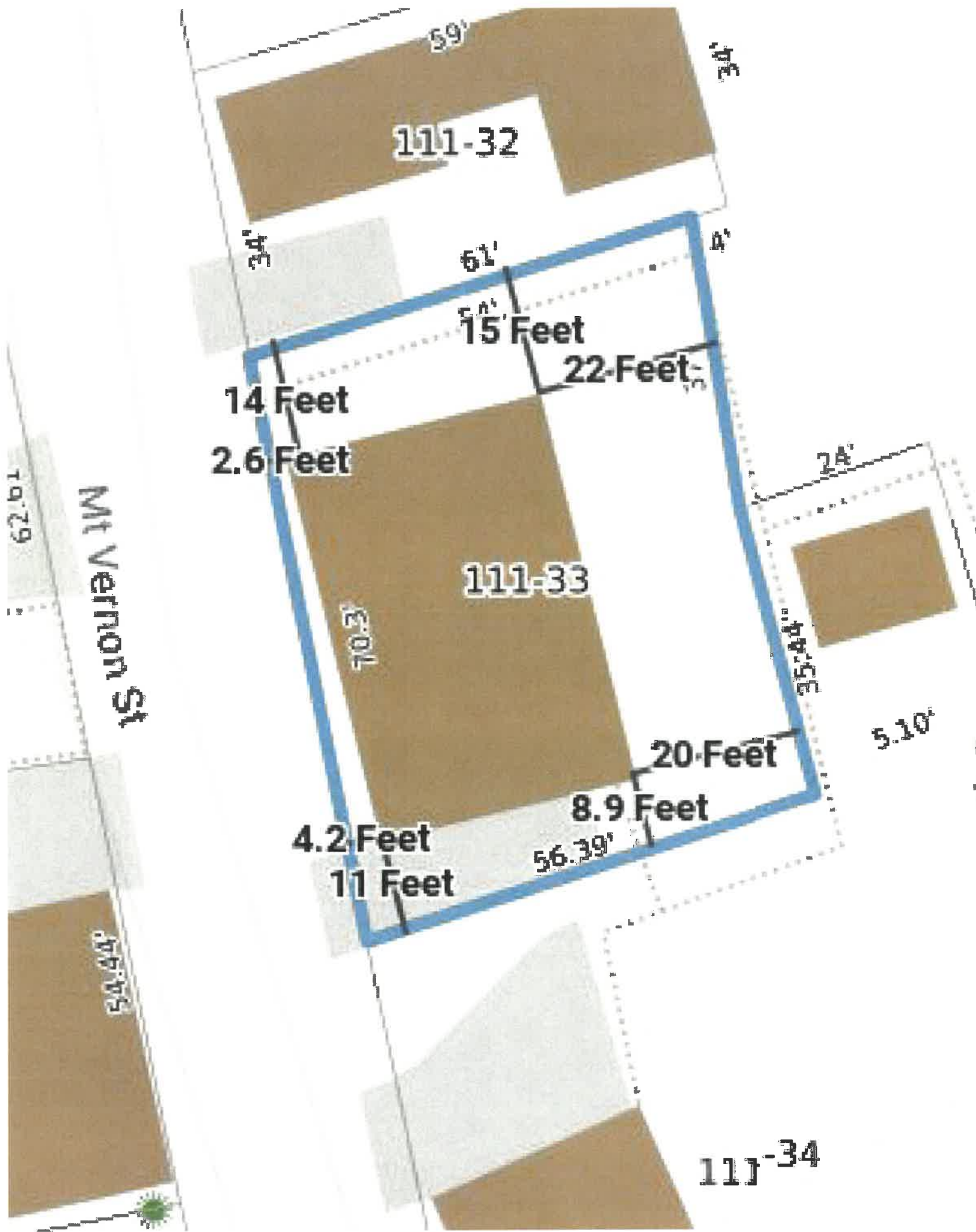
**10.233.24 The values of surrounding properties will not be diminished:** The proposed expansion will necessarily include improvements to the exterior of the dwelling which will increase the value of the dwelling and contribute to increased values in the neighborhood as a whole. Three bedroom dwellings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

HDC APPLICATION FOR WORK SESSION/PUBLIC HEARING: JULY 10, 2019



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2.0





57 MOUNT VERNON STREET



64 MOUNT VERNON STREET



50 MOUNT VERNON STREET



15 MOUNT VERNON STREET  
PORTSMOUTH, NEW HAMPSHIRE

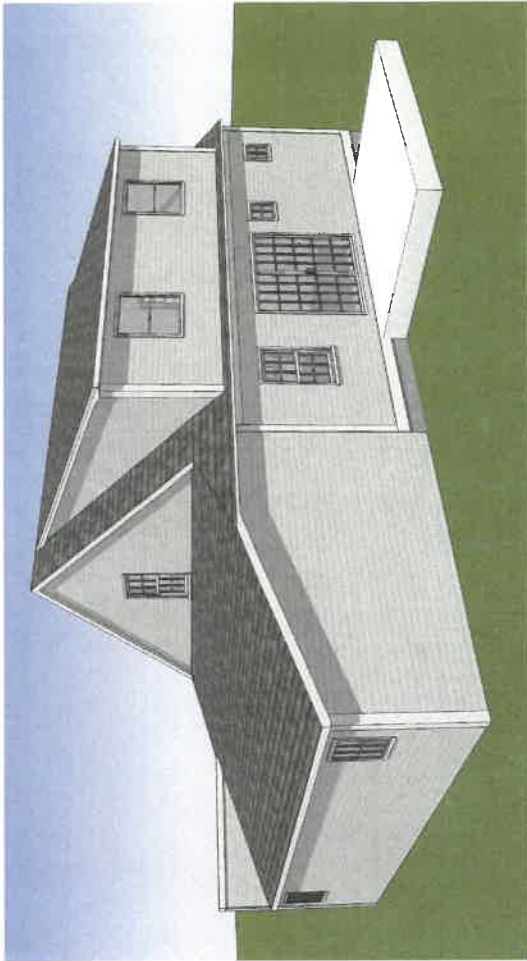
NEIGHBORING BUILDINGS WITH DORMERS

HDC APPLICATION FOR WORK SESSION/PUBLIC HEARING: JULY 10, 2019

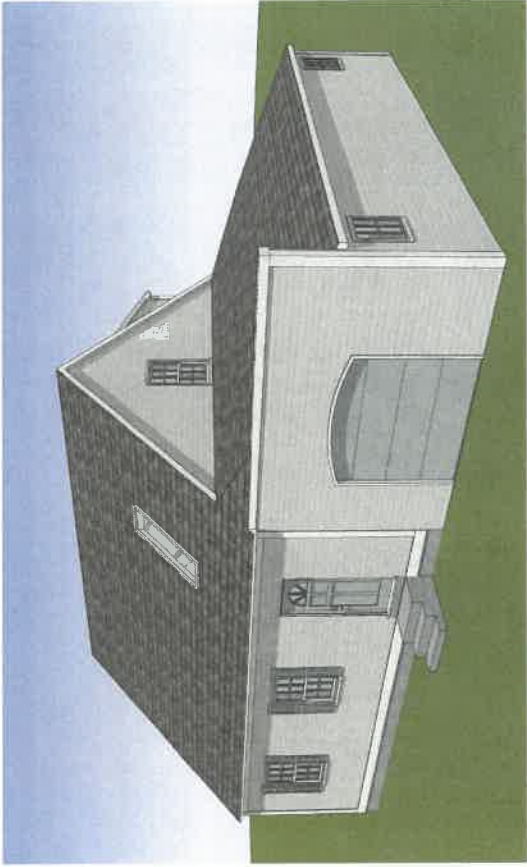


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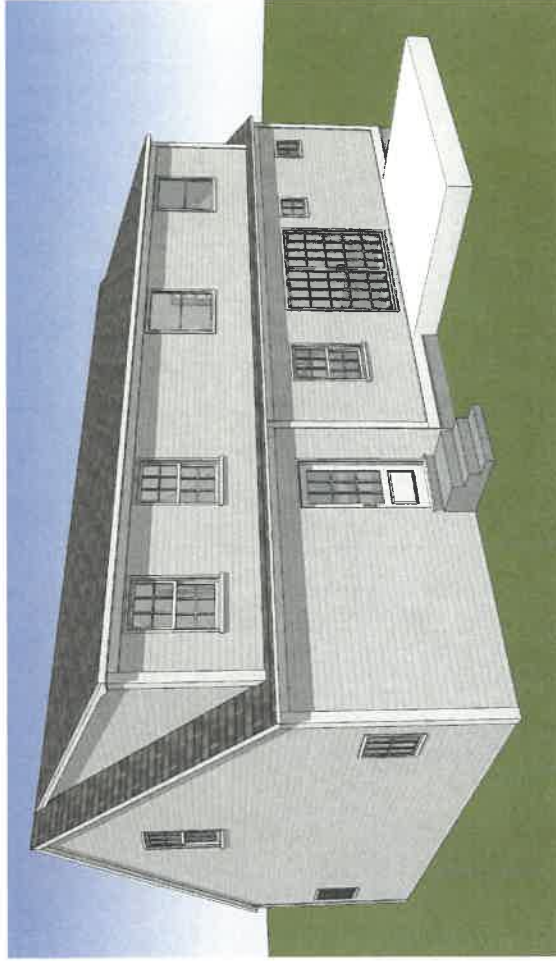
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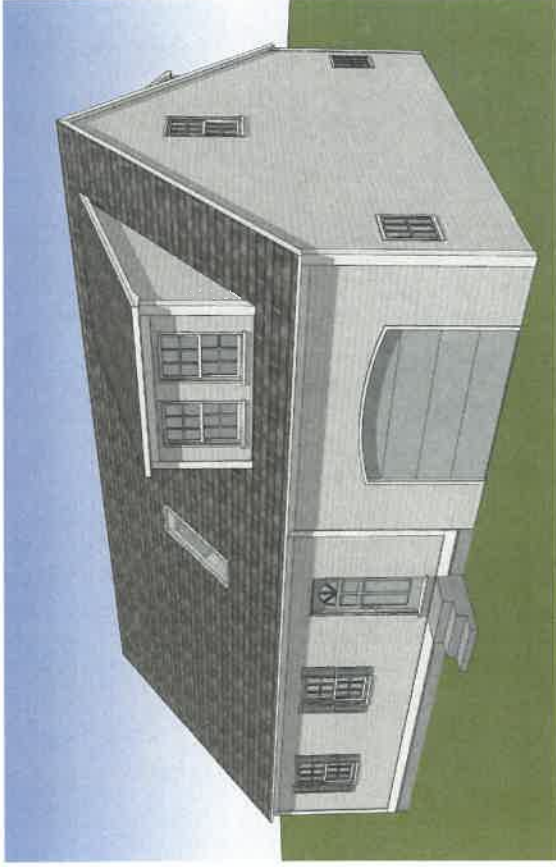
EXISTING REAR VIEW



EXISTING FRONT VIEW



PROPOSED REAR VIEW



PROPOSED FRONT VIEW

15 MOUNT VERNON STREET  
PORTSMOUTH, NEW HAMPSHIRE

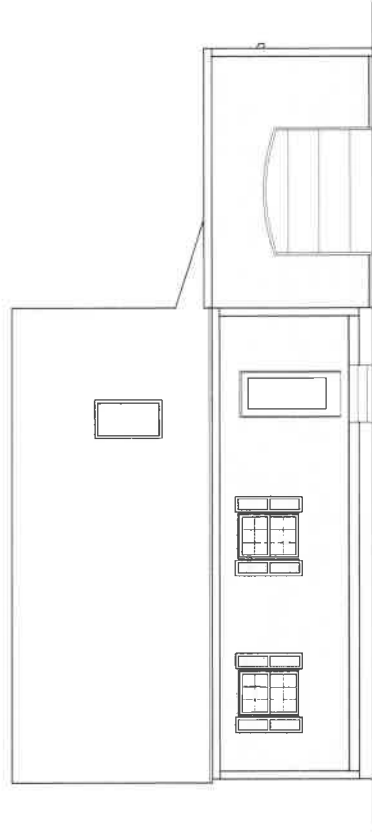
EXISTING & PROPOSED VIEWS

HDC APPLICATION FOR WORK SESSION/PUBLIC HEARING: JULY 10, 2019

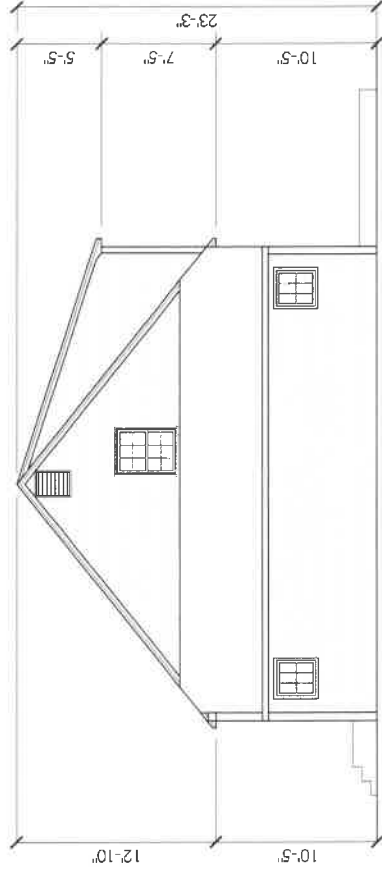


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4.0



EXISTING FRONT ELEVATION



EXISTING RIGHT ELEVATION

- EXTEND EXISTING ROOF LINE OVER GARAGE. HEIGHT TO MATCH EXISTING RIDGE
- ASPHALT ROOF SHINGLES TO MATCH EXISTING
- 5 1/2" PAINTED WOOD CORNER BOARDS TO MATCH EXISTING

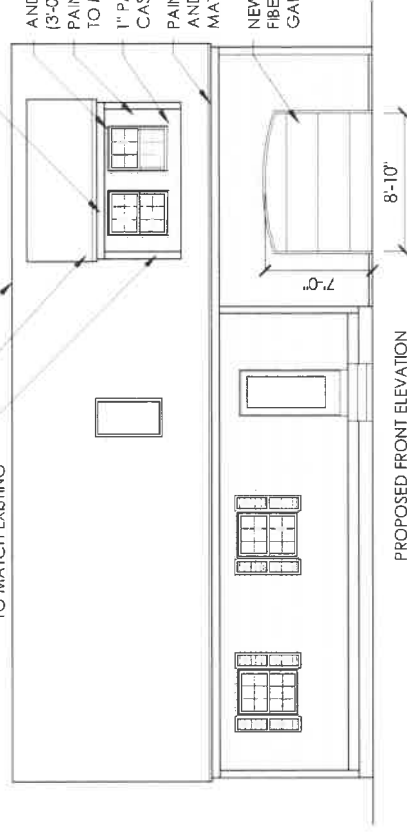
PAINTED WOOD EAVE TO MATCH EXISTING

ANDERSEN 400 SERIES WINDOWS (3'-0" W x 4'-0" H)  
PAINTED WOOD SIDING AND TRIM TO MATCH EXISTING

1" PAINTED WOOD SILL AND CASING TO MATCH EXISTING

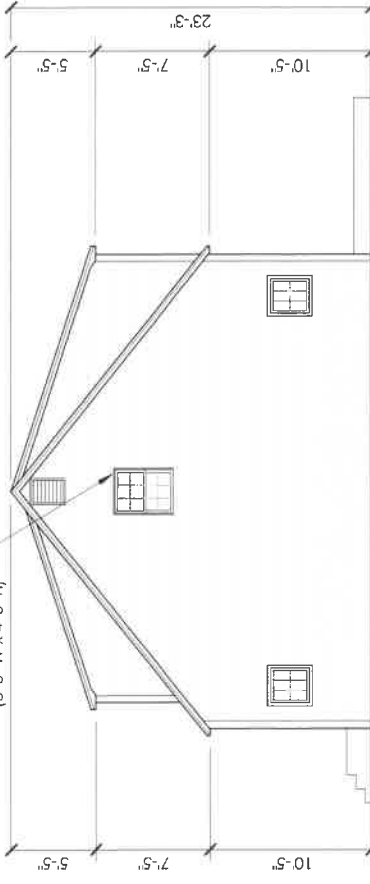
PAINTED WOOD EAVE AND K STYLE GUTTER TO MATCH EXISTING

NEW WIDER PAINTED FIBERGLASS OVERHEAD GARAGE DOOR



PROPOSED FRONT ELEVATION

ANDERSEN 400 SERIES WINDOWS (3'-0" W x 4'-0" H)



PROPOSED RIGHT ELEVATION

15 MOUNT VERON STREET  
PORTSMOUTH, NEW HAMPSHIRE

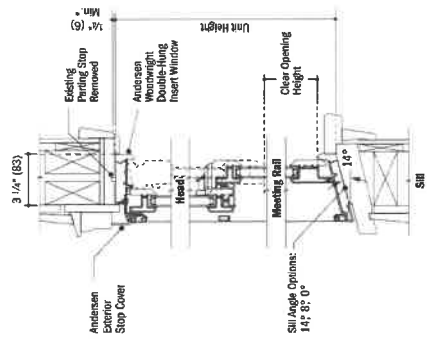
EXISTING AND PROPOSED ELEVATIONS  
SCALE: 1/8" = 1'-0"

HISTORIC DISTRICT COMMISSION WORK SESSION: JULY 10, 2019

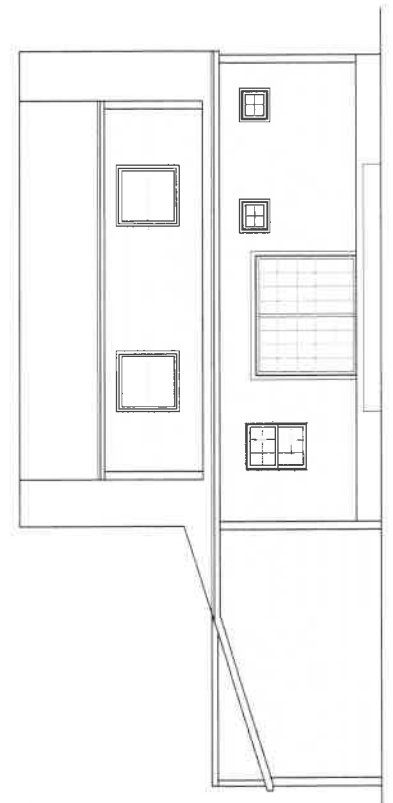


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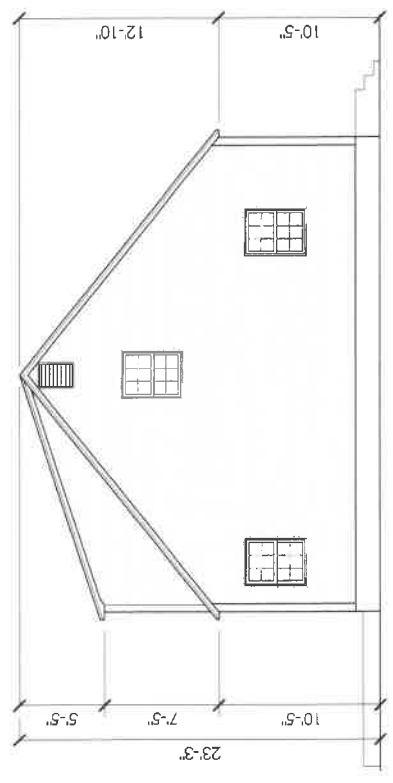
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ANDERSEN 400 SERIES WINDOW



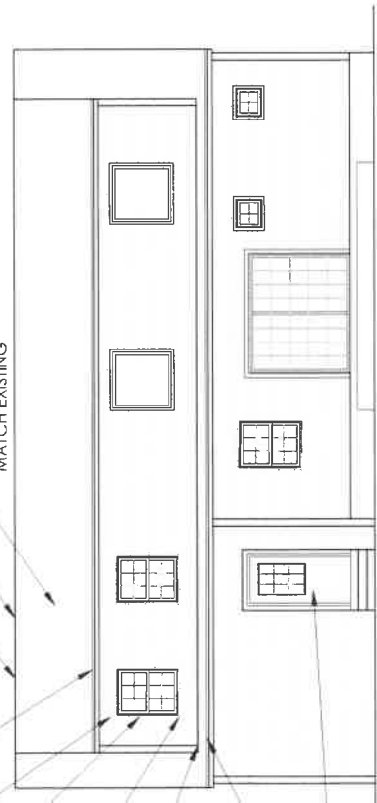
EXISTING BACK ELEVATION



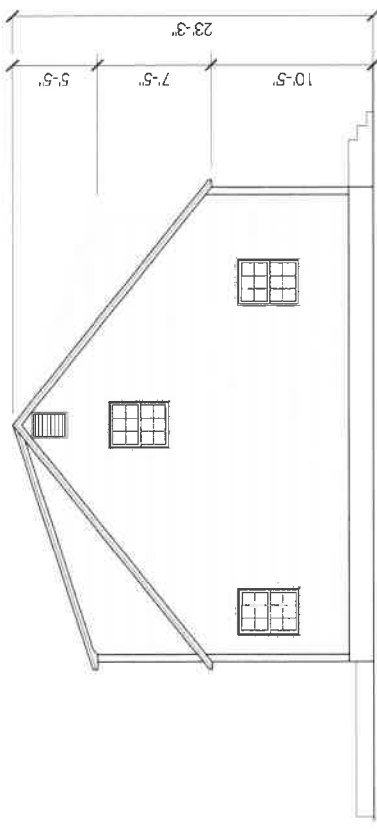
EXISTING LEFT ELEVATION

EXTEND EXISTING ROOF LINE OVER GARAGE. HEIGHT TO MATCH EXISTING GARAGE.  
 EXTEND EXISTING DORMER OVER GARAGE. HEIGHT TO MATCH EXISTING GARAGE.  
 ASPHALT ROOF SHINGLES TO MATCH EXISTING

PAINTED WOOD EAVE AND K-STYLE GUTTER TO MATCH EXISTING  
 PAINTED WOOD SIDING AND TRIM TO MATCH EXISTING  
 ANDERSEN 400 SERIES WINDOWS (3'-0"W x 4'-0"H)  
 1" PAINTED WOOD SILL AND CASING TO MATCH EXISTING  
 5 1/2" PAINTED WOOD CORNER BOARDS TO MATCH EXISTING  
 PAINTED WOOD EAVE AND K-STYLE GUTTER TO MATCH EXISTING  
 JELDOWEN DOOR (3'-0"W x 6'-8"H) WITH 1x4 WOOD CASING



PROPOSED BACK ELEVATION



PROPOSED LEFT ELEVATION

15 MOUNT VERNON STREET  
 PORTSMOUTH, NEW HAMPSHIRE



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EXISTING AND PROPOSED ELEVATIONS  
 SCALE: 1/8" = 1'-0"  
 HISTORIC DISTRICT COMMISSION WORK SESSION: JULY 10, 2019