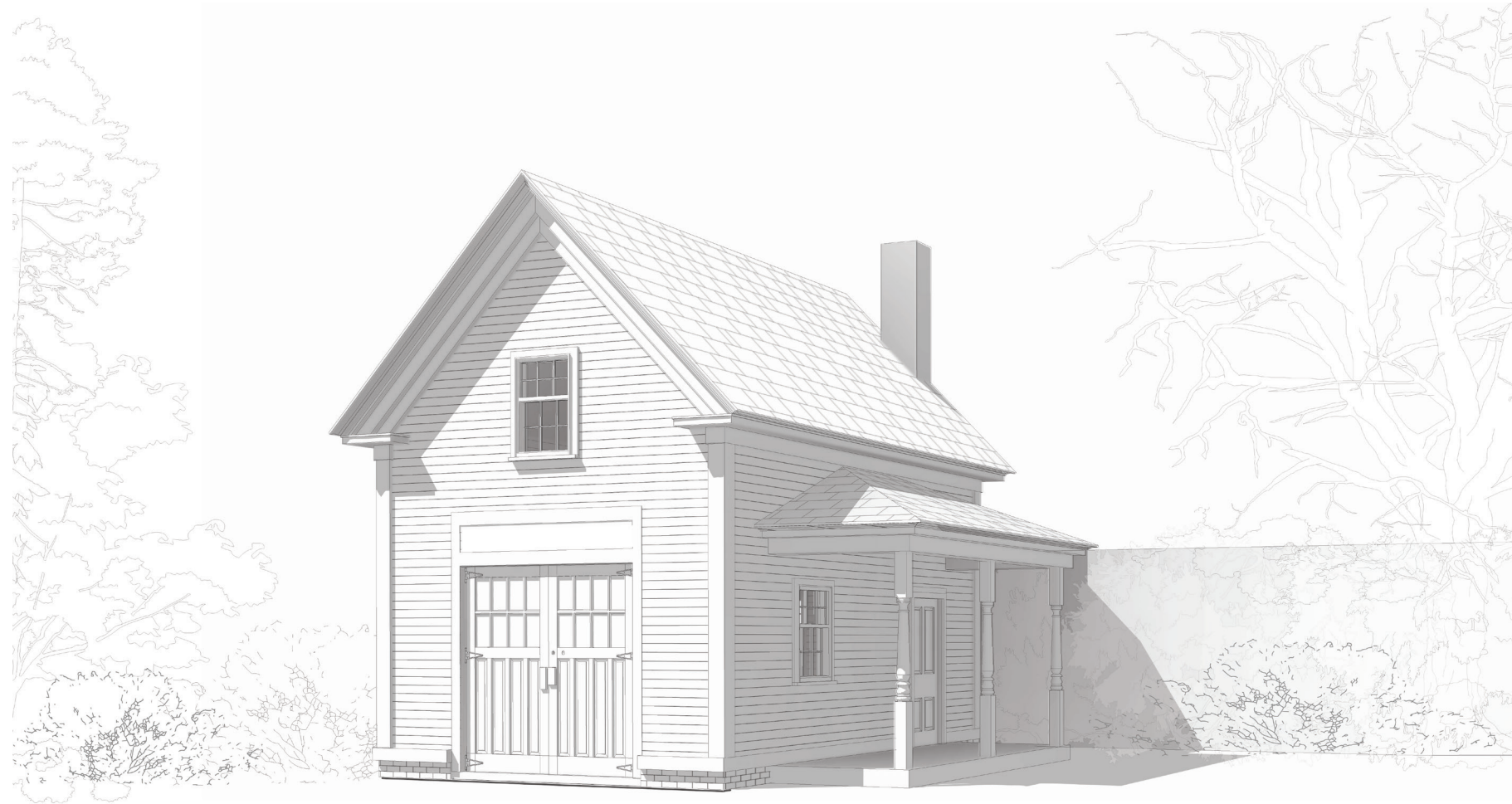


64 MT VERNON

PORTSMOUTH, NH



*Application of Cyrus and Erika Beer
64 Mount Vernon St
Portsmouth NH*

I. The Property

The applicants, Cyrus and Erika Beer own and reside at the property located at 64 Mount Vernon St, which consists of a single-family dwelling with a detached shed. The Beers purchased the property 11+ years ago with the shed and have lived there as their primary residence ever since. The shed rests on wood sills on the ground and is rotting. Animals have gotten in. Furthermore, the shed is only 1 foot or so from the property line and so doing work on the shed requires access to the neighbor’s yard. It is also a violation of fire code. For these reasons the Beers would like to rebuild their shed and bring it in 5 feet off the lot line.

II. Specific Variance Requests

To complete this Project, the Applicant requests variances from the following ordinances:

~~1. Section 10.521 Table of Dimensional Standards:~~

- ~~a. Building coverage relief to allow the Project which would increase the existing 44% building coverage to 46% where maximum building coverage of 30% is allowed for the GRB Zone.~~

	Existing	Proposed
House	3054	3054
Shed	367	352
Shed Porch	0	96
Lot	7840.8	7840.8
Coverage	44%	46%

- ~~b. Left side yard setback to be 5 feet instead of 10 feet as required in GRB.~~
- ~~c. Rear yard setback to be 5 feet instead of 25 feet as required in GRB.~~

Amended

We do not need a variance for lot coverage. The existing footprint area for our house is 1,487 square feet and the shed 377 square feet, making the existing coverage 24%. Our proposed coverage is 25%. Both are below the 30% maximum.

	Existing	Proposed
House	1487	1487
Shed	377	352
Shed Porch	0	96
Chicken Coop	24	24
Lot	7840.8	7840.8
Coverage	24%	25%

III. Variance Criteria

1. *10.233.21 The variance will not be contrary to the public interest.*

a. Rebuilding the shed will not alter the characteristics of the neighborhood. Architecturally, as per plans on file with the HDC, the proposed shed will borrow design elements from our house and will be appropriate to the neighborhood. Furthermore, as the shed is tucked away and fairly well hidden from any street, the impact incurred will be minimized.

b. Rebuilding the shed will not threaten the health, safety and welfare of the public.

By bringing in the shed in off of the lot line, we will be able to work on the shed without standing in our neighbor's yard. This will improve the welfare of the neighborhood. Safety will also be improved by giving additional distance as per fire code.

2. *10.233.22 The spirit of the Ordinance will be observed;*

a. The proposed use is reasonable. Having a storage shed in one's backyard is a typical land use in the neighborhood

b. On Mount Vernon St. and in this neighborhood, houses often do not meet setback requirements and what we are proposing is not out of the ordinary

c. What we are proposing is an improvement over what is there today as far as side and rear setbacks.

3. *10.233.23 Substantial justice will be done;*

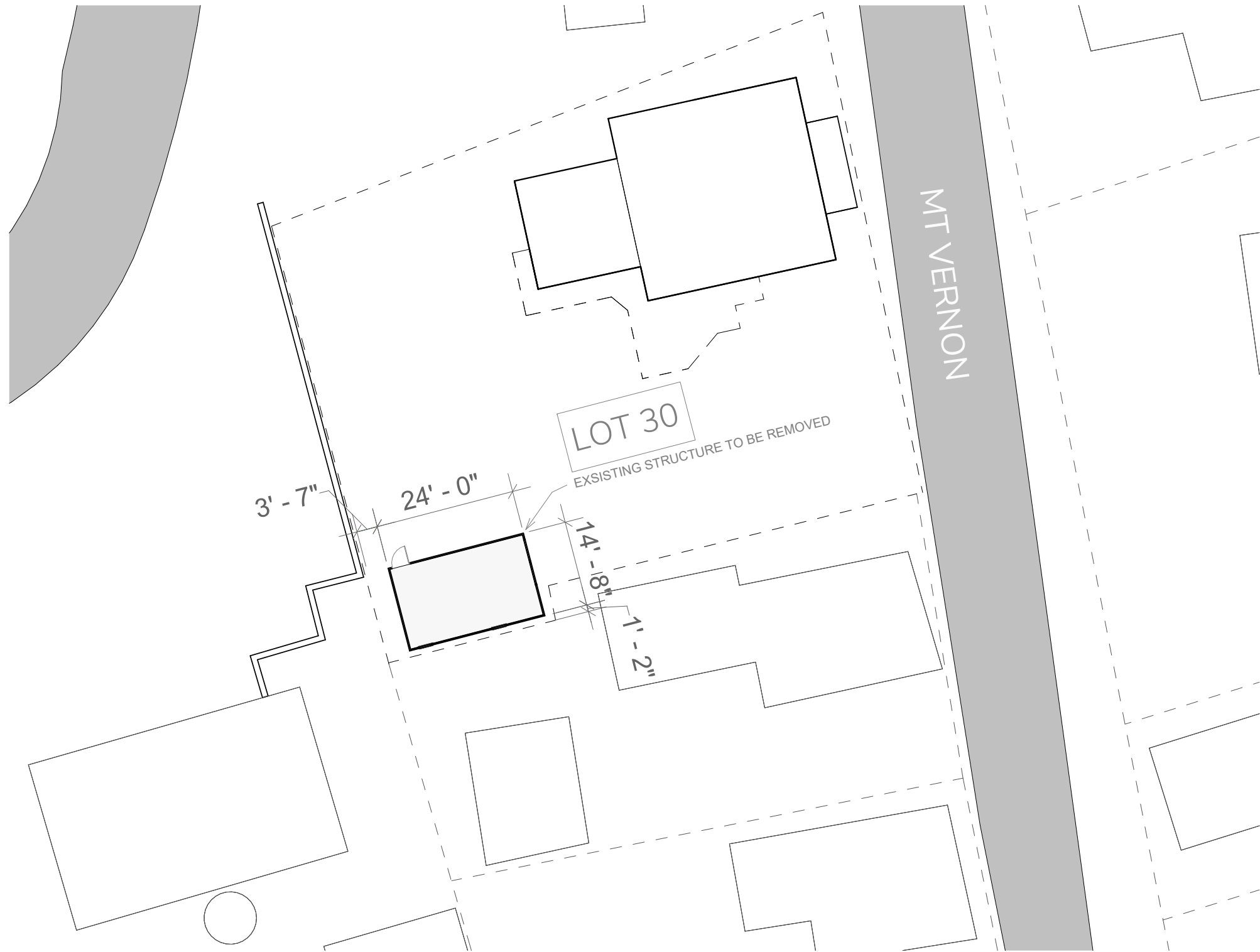
a. The proposed use is reasonable.

b. There is no advantage to the public that outweighs the hardship to the owners by denying this request

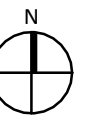
4. *10.233.24 The values of surrounding properties will not be diminished*

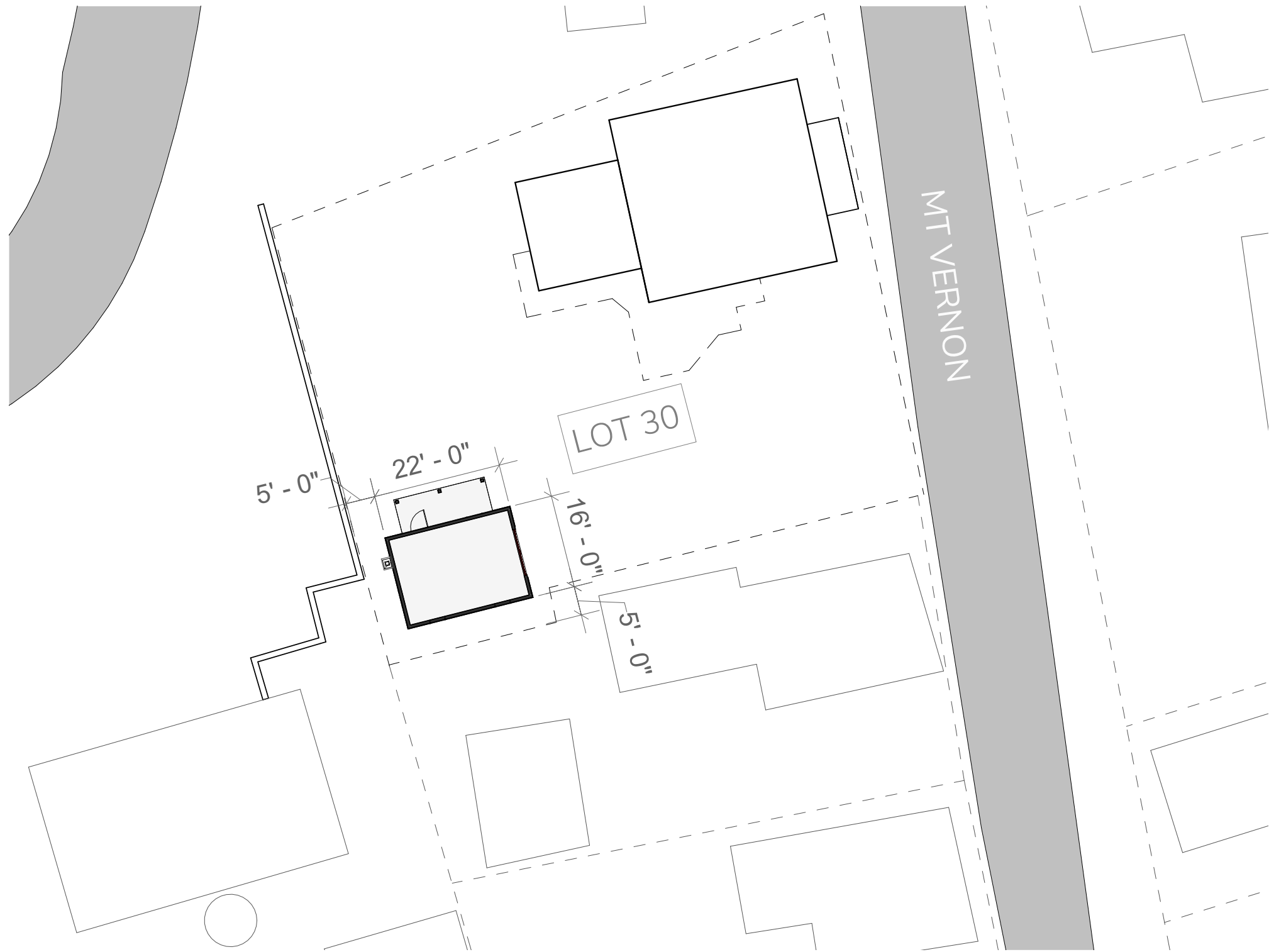
- a. Values of surrounding properties are expected to be enhanced by the additional setback and also by the proposed design and construction of a new shed
- 5. *10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.*
 - a. Because the proposed variances in setbacks are an improvement over what exists today and because a new shed with a design in accordance with the style of the neighborhood is seen to enhance the neighborhood, and because the use is not changing, a literally enforcing the zoning provisions would result in an unnecessary hardship for the homeowners.



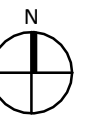


EXISTING SITE PLAN
1/16" = 1'-0"





PROPOSED SITE PLAN
1/16" = 1'-0"





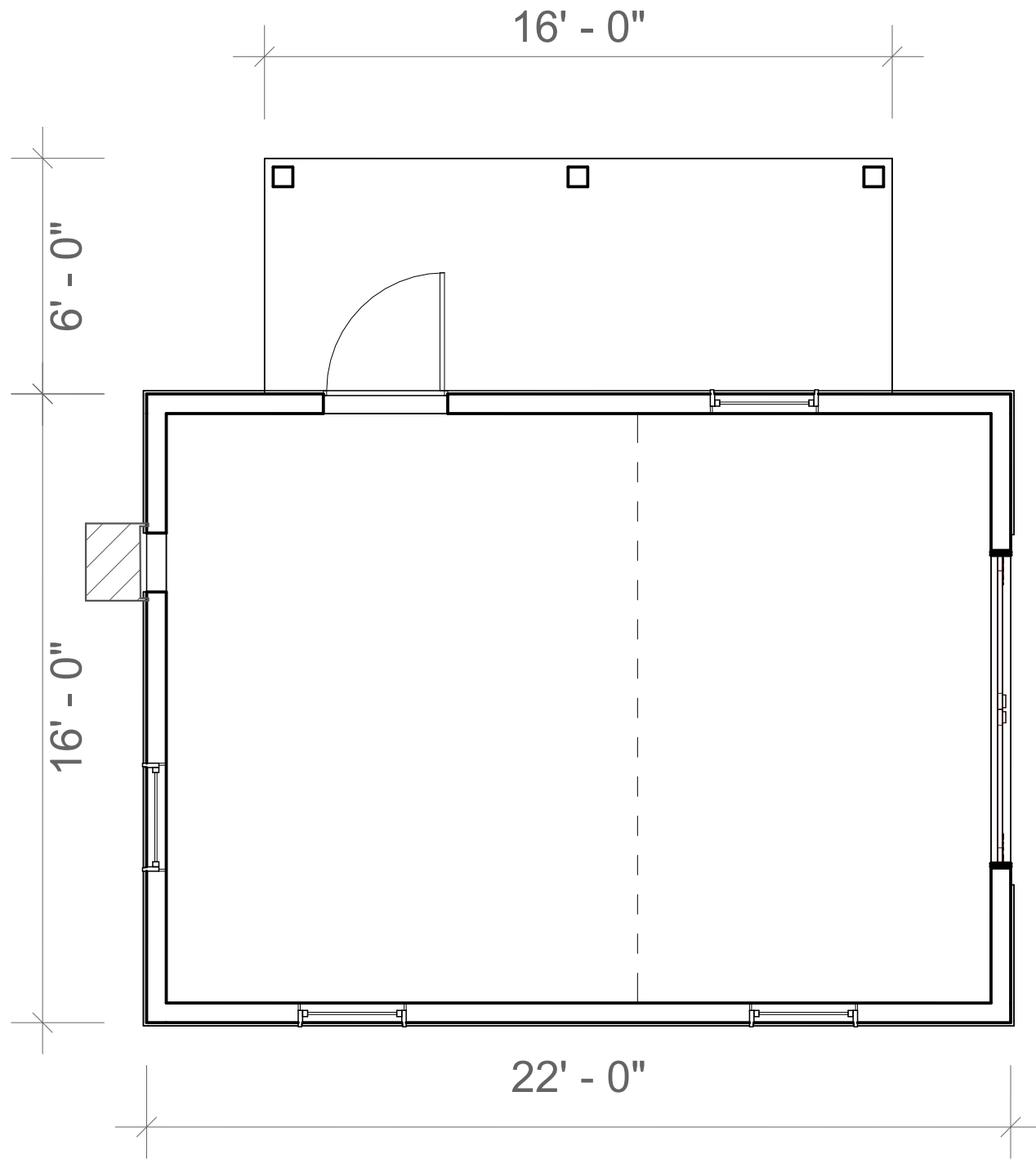
EXISTING EAST ELEVATION
1/4" = 1'-0"

EXISTING WEST ELEVATION
1/4" = 1'-0"

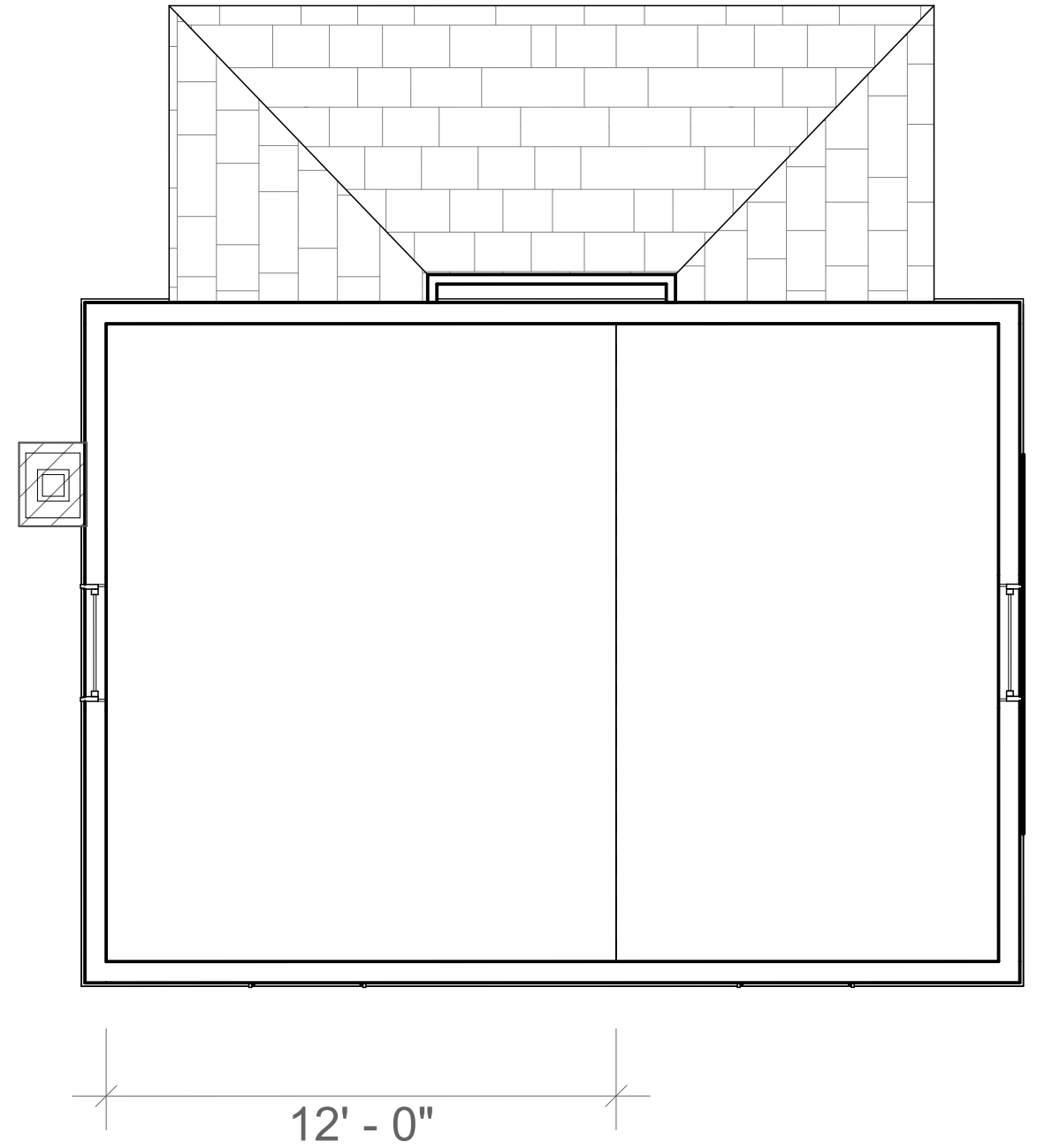


EXISTING NORTH ELEVATION
1/4" = 1'-0"

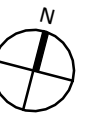
EXISTING SOUTH ELEVATION
1/4" = 1'-0"

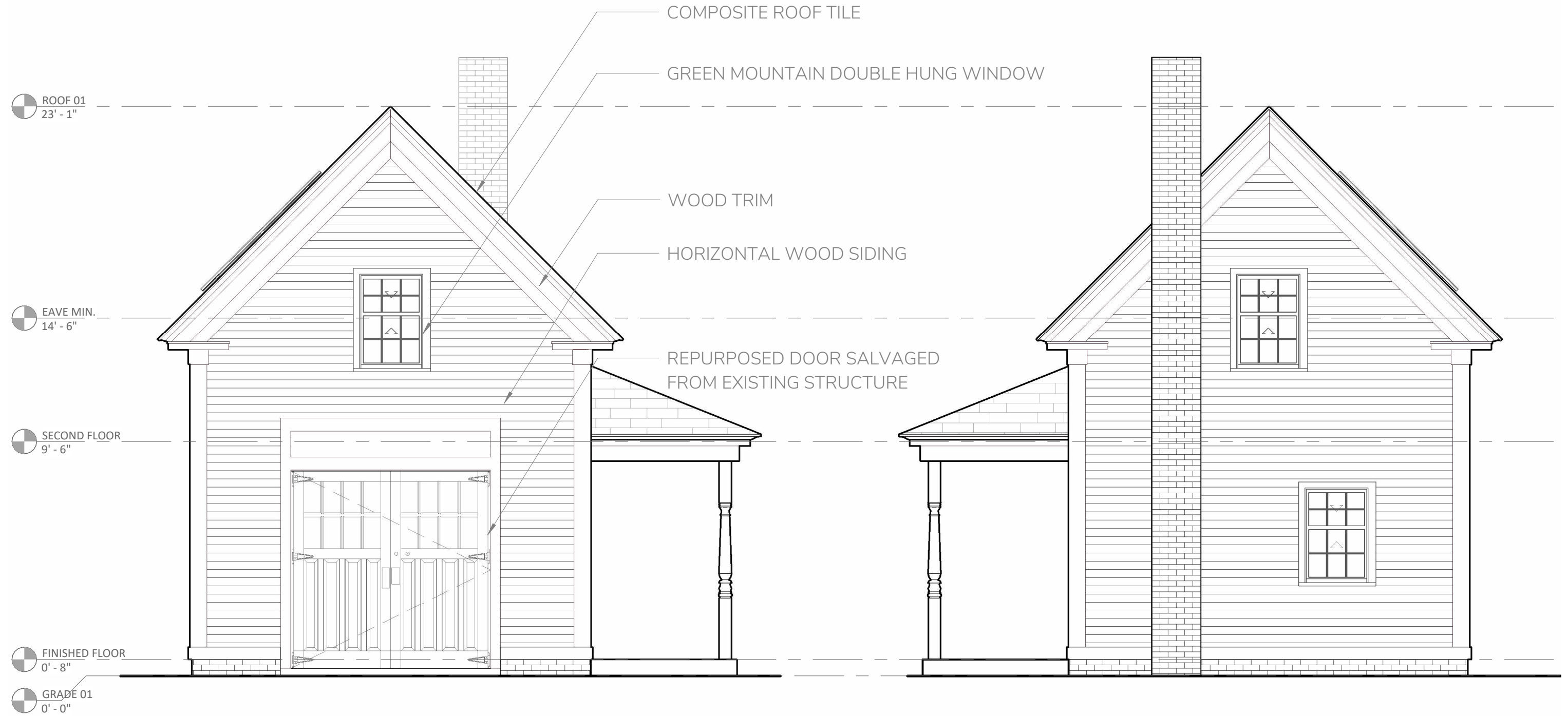


PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"





PROPOSED EAST ELEVATION
1/4" = 1'-0"

PROPOSED WEST ELEVATION
1/4" = 1'-0"



PROPOSED NORTH ELEVATION
1/4" = 1'-0"

PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



East Facade



West Facade



Existing Shed to Be Demolished
North Facade



South Facade