

May 29, 2024

City of Portsmouth  
Attn: Stefanie Casella, Planner II  
Zoning Board of Adjustment  
1 Junkins Avenue  
Portsmouth, NH 03801

RE: Variance Application of Dawn P. Sirois, 485 Ocean Road, Tax Map 283, Lot 32

Dear Stefanie,

Please find a copy of the following submission materials in connection with the variance application being filed on Dawn Sirois' behalf for property located at 485 Ocean Road:

- 1) Letter of Authorization
- 2) Narrative to Variance Application
- 4) Design Plans
- 5) GIS Map of Property
- 6) Photographs of Property

If you have any questions or concerns regarding the application or any of its materials, please contact Dockham Builders Inc.

Sincerely,

*Jeffrey L. Kisiel*

Jeffrey L. Kisiel  
Dockham Builders Inc

LETTER OF AUTHORIZATION

I, Dawn P. Sirois, property owner of 485 Ocean Road, Tax Map 283, Lot 32, Portsmouth, NH, hereby authorizes Dockham Builders Inc to file any zoning, planning or other municipal permit applications and to appear before its land use boards with the City of Portsmouth.

*Dawn P. Sirois*

Dawn P. Sirois

May 29, 2024

Date

## NARRATIVE TO VARIANCE APPLICATION

In early May, Dockham Builders applied for a Building Permit to remove the existing 10' x 10' rear deck at 485 Ocean Road and replace it with a 10' x 15' screen porch. We were informed by the Building Department with the following message:

*“According to the Zoning Ordinance section 10.321, if something is demoed then it loses its non conforming rights and can not be replaced. This structure is non-conforming due to building coverage, and a demolition of the deck to rebuild is not allowed under the current zoning ordinance.*

*If you keep the existing deck and build the screened in porch from there you would not need any extra approvals, however if you would like to continue with the original scope of work a variance would be needed.”*

After receiving this notice from the Building Department, we consulted with the homeowner and have decided to pursue a Variance for Building Coverage.

### **Existing Conditions**

The Property is a 10,018.80 (+/-) square foot or 0.23-acre lot along Ocean Road in Portsmouth, NH. The Property contains a relatively small single-family Ranch residence with an attached one car garage. The home is approximately 1276 square feet with a 96 square foot deck, totaling 1372 square feet of building coverage. It is zoned Single-Family Residence A.

### **Proposed Conditions**

The Applicant would like to remove the existing 96 square foot deck and replace it with a 10'x15' screen porch with stairs leading to a patio. This would increase our building coverage to 1426 square feet or 14.23%.

### **Zoning Relief Summary**

The Applicant seeks the following variances from the Board: Article 10.521 Building Coverage – to allow 14.23% (+/-) building coverage where 13.69% (+/-) exists and 10% is allowed. See chart below:

Existing	1,372.00 sf	13.69%
Proposed	1,426.00 sf	14.23 %
Allowed	1,001.88 sf	10.00 %

## VARIANCE CRITERIA

The applicants believe the Application meets the criteria necessary for the Board to grant the requested variance.

1. Granting the Variance will not be contrary to the spirit and intent of the ordinance, nor will it be contrary to the public interest.
2. Granting the Variance would observe the Spirit of the ordinance.

The characteristics of the neighborhood would not be altered in any fashion by this project, nor does it threaten the health, safety, and welfare of the public. The existing structure and lot are already noncompliant with the existing SRA zoning.

3. Granting the variance would do Substantial justice.

Yes, it would. This property is a noncompliant lot that is incorrectly and unfairly zoned for this neighborhood. There is no benefit to the public in denying the variances that are not outweighed by the hardship upon the owner.

4. Surrounding property values will not be diminished by granting the variance.

The new sunroom is a nice addition and investment into the existing property. This will increase the value of the applicant's property and those around it. An improvement to livable space will only help the property values of the surrounding properties. The values of surrounding properties will not be negatively affected in any way.

5. Literal enforcement of the provisions of the Ordinance would result in an any unnecessary hardship.

The existing structure as it stands today would not be allowed to be built on this property under the current zoning. The SRA zoning provides a Hardship for any sort of improvement to be completed as the property is unfairly and incorrectly zoned.



**Property Information**  
**Property ID** 0283-0032-0000  
**Location** 485 OCEAN RD  
**Owner** SIROIS DAWN P



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 08/24/2023  
 Data updated 3/9/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.





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1" = 35.718122182980856 ft





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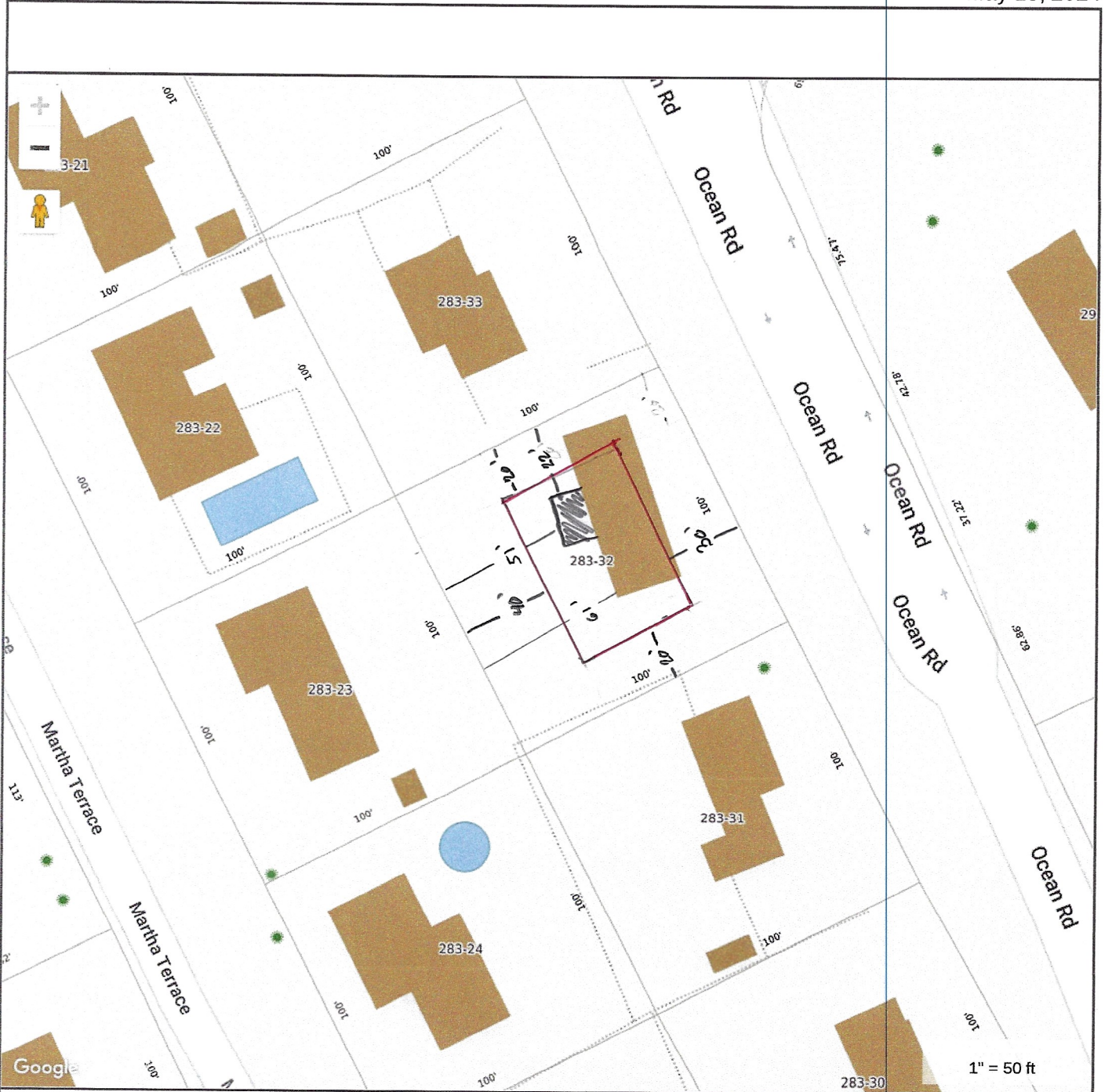
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— SETBACKS



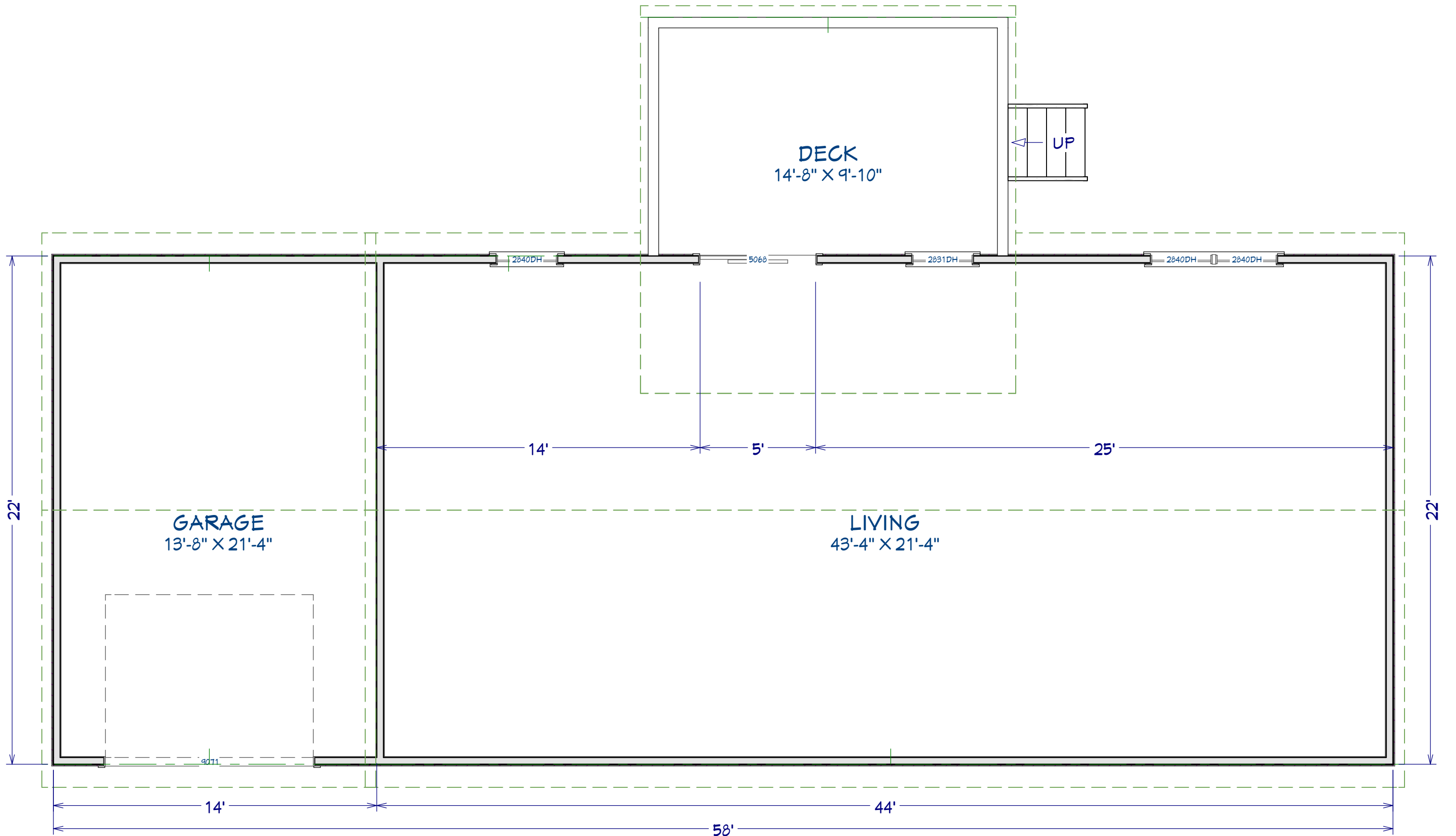
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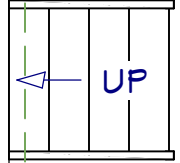
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DECK  
14'-8" X 9'-10"



GARAGE  
13'-8" X 21'-4"

LIVING  
43'-4" X 21'-4"

LIVING AREA  
968 SQ FT

