

Project Description:

We propose a renovation and addition to a single family home that will stay largely within the footprint of the existing house.

We will utilize the area of the existing enclosed front porch to add additional living space to the first floor. This will add only 6 sq ft. to the current footprint in order to align the wall with the exterior corner of the existing house.

The remainder of the existing closed porch will be opened up, and will wrap around to a new entry on an existing bump out on the left side of the first floor.

We will carry the existing first floor bump out up through the second floor to add additional living space.

We will reframe the roof from a hip roof to a gabled roof and finish the attic to add additional home office/playroom living space.

A deck will also be added on the back of the house.

This project will require the demolition and rebuilding of the current enclosed front porch in order to convert it into living space, as well as the demolition and reframing of the roof in order to add space for a finished attic.

In order to complete the proposed project, we are requesting a variance for dimensional requirements for the proximity of the front addition and back deck to the right hand property line.

Variance Criteria:

- 10.233.21 The variance will not be contrary to the public interest;

The proposed project will not be contrary to public interest as it does not conflict with the purpose of the Ordinance, which is to promote the health, safety and the general welfare of Portsmouth in accordance with the City of Portsmouth Master Plan. The variance will allow for reasonable use of the land in a way that contributes to the essential character of the neighborhood, does not increase the intensity of land use, and does not impact neighboring properties in a negative way.

- 10.233.22 The spirit of the Ordinance will be observed;

The proposed project observes the spirit of the Ordinance as it does not conflict with the purpose of the Ordinance which is to promote the health, safety and the general welfare of Portsmouth in accordance with the City of Portsmouth Master Plan. With this variance, we seek to largely utilize the area of an existing front porch to add additional living space to the first floor in a way that will limit impact on our neighbors, and minimize any increase to intensity of land use by making only minimal changes to the existing footprint of the home. We also seek to add a back deck in a practical location that will allow for the existing floor plan to remain the same.

The proposed project will include improvements to the exterior of the home that will directly contribute to the preservation and enhancement of the visual environment and to the essential character of the neighborhood. Furthermore, the project will include substantial upgrades to systems that will bring the home into compliance with current codes and improve efficiency.

- 10.233.23 Substantial justice will be done;

The proposed project has been designed in a way that minimizes changes to the footprint of the existing home, stays within the essential character of the neighborhood, and is consistent with a reasonable use of the land. It will, therefore, not cause any harm to the general public or other individuals, ensuring that substantial justice will be done.

- 10.233.24 The values of surrounding properties will not be diminished; and

The proposed project will not negatively impact the value of surrounding property. What is proposed will require minimal changes to the footprint of the current home and will include significant aesthetic improvements to the exterior of the home, while keeping within the character of the neighborhood.

- 10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

Due to the unique shape of the property – which angles in towards the front right corner of the house – and the location of the house on the property – which is situated close to the front, right property line – literal enforcement of the Ordinance would result in a an unnecessary hardship by prohibiting the minimal expansion of the front right corner of the house in order to convert space currently occupied by a closed in porch into living area.

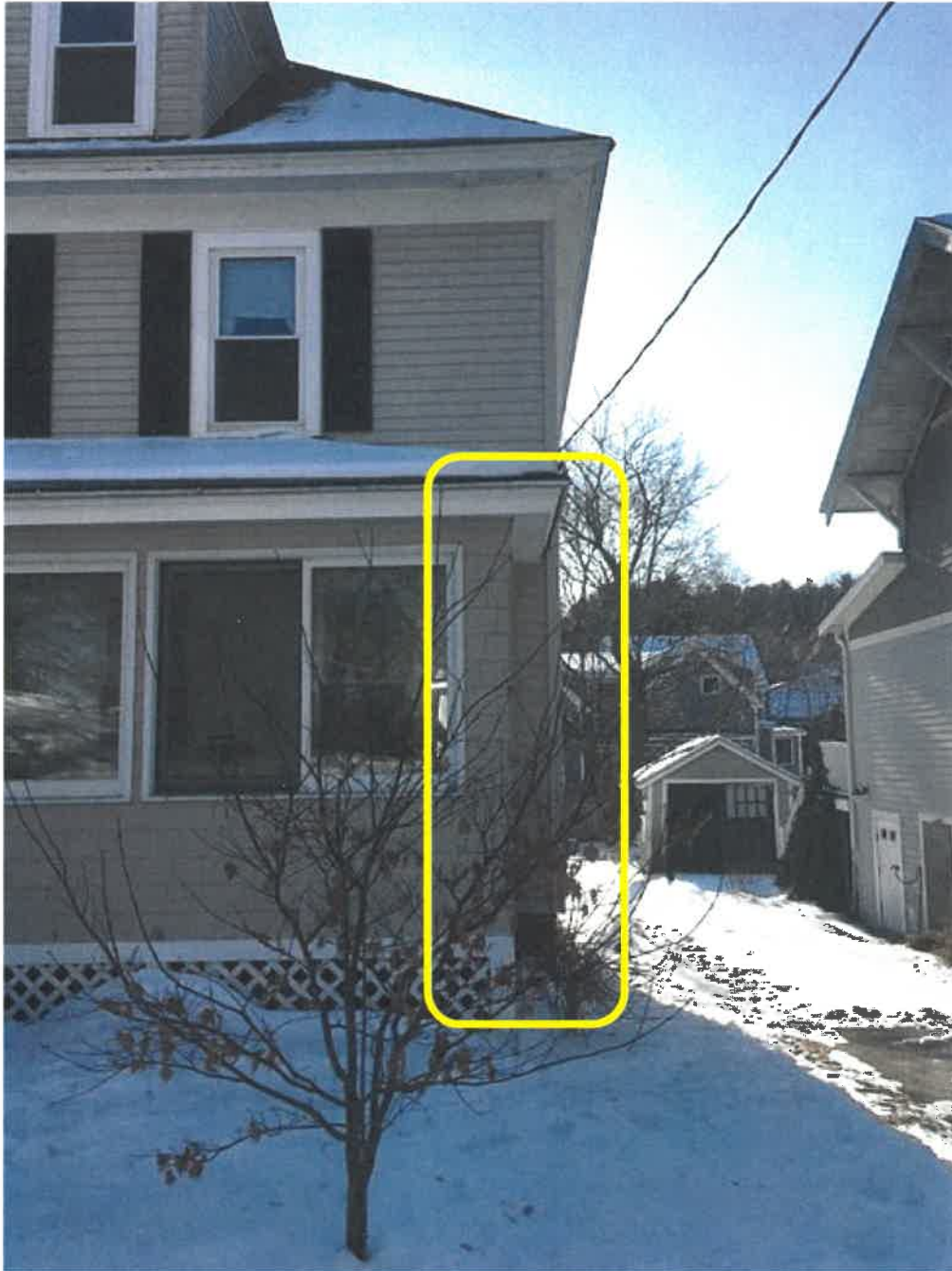
Similarly, the addition of a deck on the back right hand side of the house represents the most practical way in which to add reasonable outdoor space as this location allows for the first floor layout of the home to remain the same. Literal enforcement of the Ordinance would cause unnecessary hardship by forcing rearrangement of the existing layout of the first floor.

We believe that given the limitations of the property, literal enforcement would not serve the purpose of the Ordinance in a fair and substantial way and that the requested variance offers the most practical and least intrusive way to make reasonable use of the property.



Front view, proposed addition would:

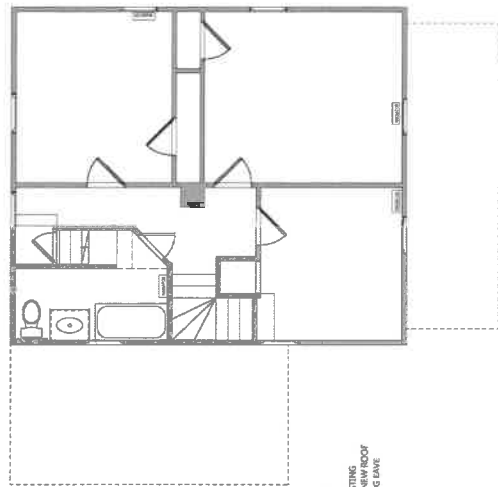
- Carry the existing bump out on the left hand side to the second floor;
- Utilize the footprint of the existing enclosed porch to add first floor living space;
- Add an open porch that wraps around to the left hand side bump out; and,
- Demo the existing hip roof and re-frame a gabled roof to allow for more space in a finished attic.



Front view, proposed change to footprint: The proposed addition will utilize the current footprint of the enclosed front porch to add additional living space to the first floor. In order to do this we will demo the existing enclosed porch and carry a new wall out 1' +/- in order to align the new space with the exterior wall of the existing home.



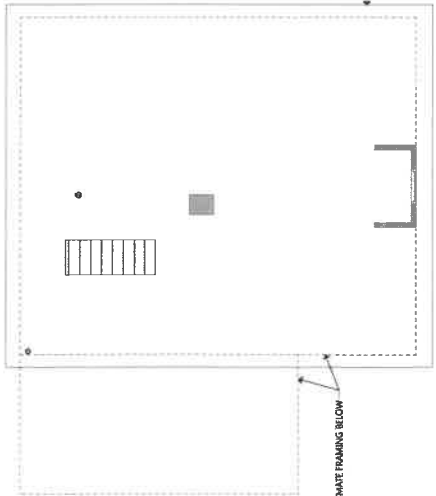
Back View: The proposed deck will be on the left hand side (facing the back of the house). The current window will be opened up allowing for doors to access the deck. This position was chosen as it allows for the existing first floor layout to remain the same by keeping the kitchen, bathroom and dining room in the same locations.



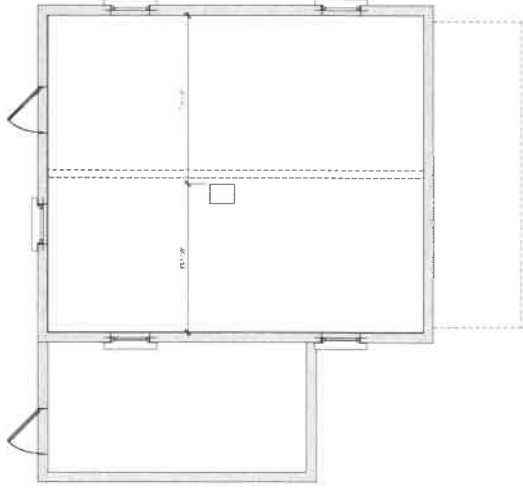
2 EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"
AEX.1



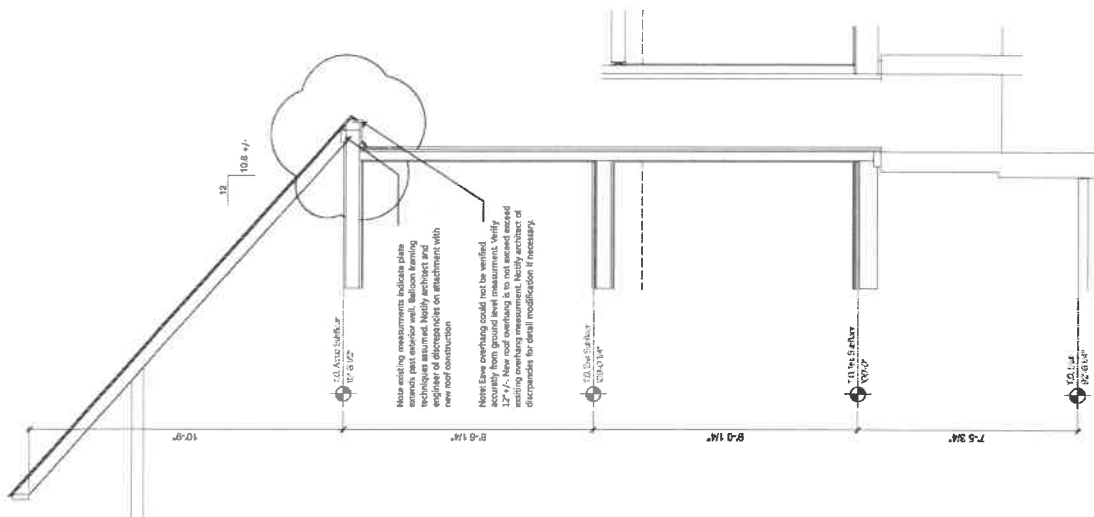
1 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"
AEX.1



3 EXISTING ATTIC FLOOR PLAN
Scale: 1/4" = 1'-0"
AEX.1



0 EXISTING BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"
AEX.1



5 EXISTING SECTION
Scale: 1/2" = 1'-0"
AEX.1

DASHED LINE OF APPROXIMATE FRAMING BELOW

NOTE: VERIFY IN FIELD EXISTING OVERHANG PROJECTION. NEW ROOF NOT EXTEND PAST EXISTING EAVE PROJECTION.

Note: Existing measurements indicate plate extends past exterior wall. Balcon railing and deck are not shown. Verify existing conditions and engineer of discrepancies on attachment with new roof construction.

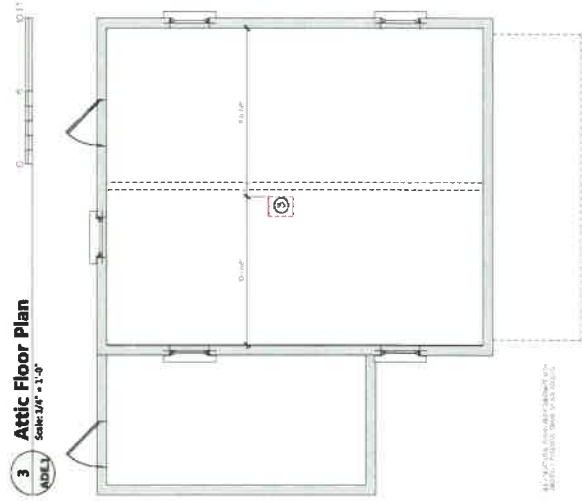
Note: Eave overhang could not be verified accurately from ground level measurement. Verify existing conditions and engineer of discrepancies for detail modification if necessary.



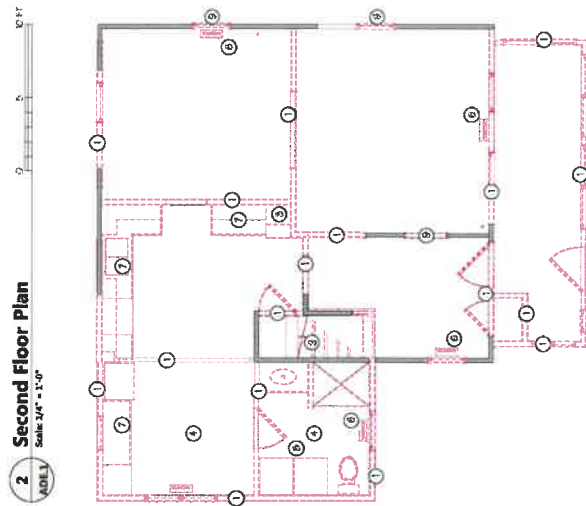
A. THE INTENT OF THE DEVIATION PLAN IS TO SHOW THE GENERAL NATURE OF THE DEVIATION SOME. THE GC IS RESPONSIBLE FOR VISITING THE SITE AND TENDING THE EXISTING CONDITIONS. THE GC SHALL NOTIFY THE ANCHORAGE IMMEDIATELY THERE ARE ANY DISCREPANCIES.

- [illegible]

1. REPAIR CRACKS AND PATCHES
2. REPAIR STAINED AREA
3. REPAIR MISSING BRICKS
4. CLEANSE SURFACE OF MORTAR AND CRACKS
5. CLEANSE FROM DIRT
6. REPAIR MISSING BRICKS
7. REPAIR CRACKS AND STAINING, PATCHES
8. REPAIR ALL BATHROOM PARTS, CARBETS, AND TILES
9. REPAIR DOOR AND/OR WINDOW



3 Attic Floor Plan
Scale: 1/4" = 1'-0"



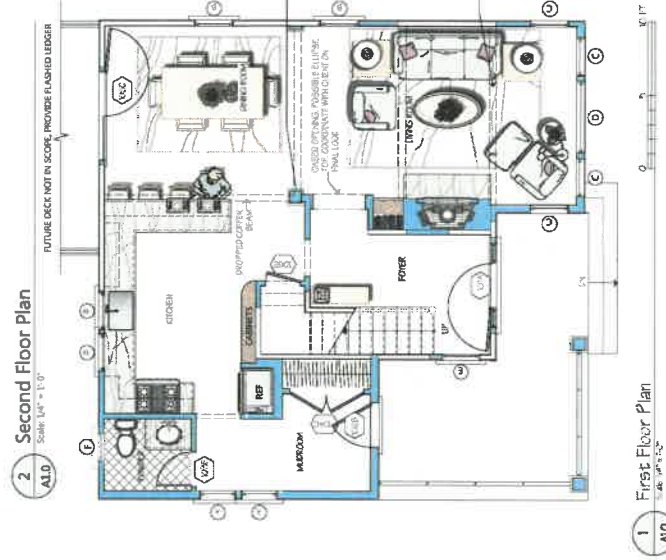
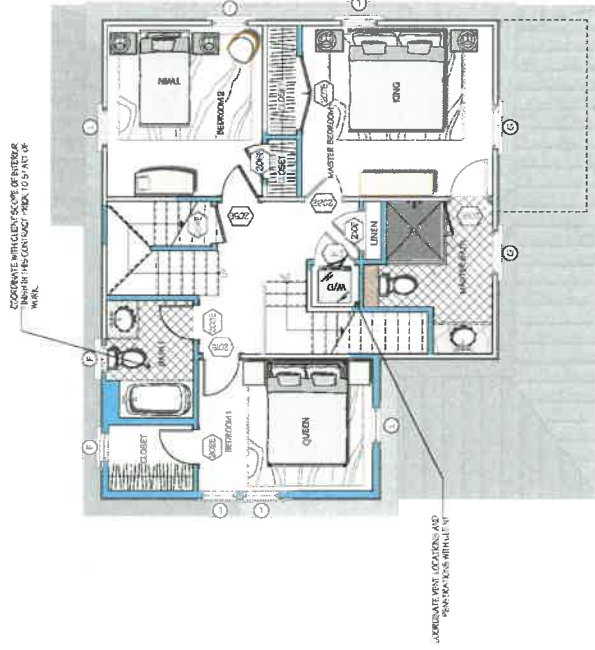
2 Second Floor Plan
Scale: 3/4" = 1'-0"



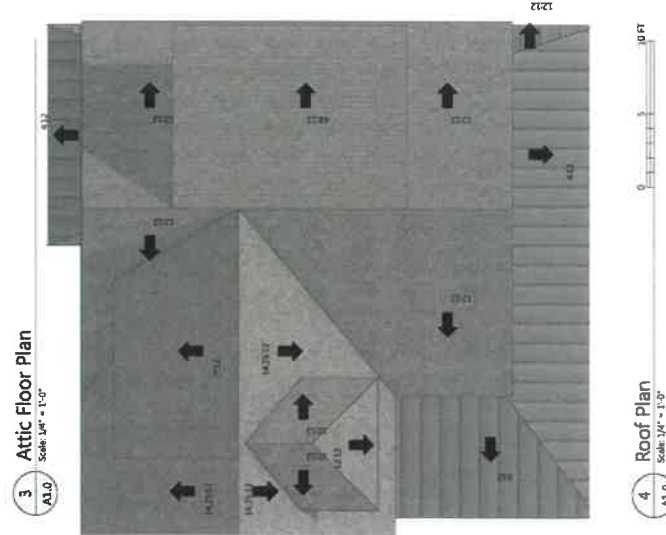
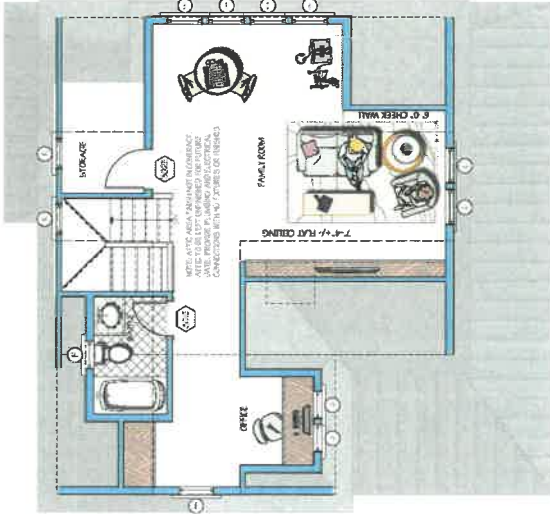
1 **First Floor Plan**
Scale: 1/4" = 1'-0"



0
ADE 1

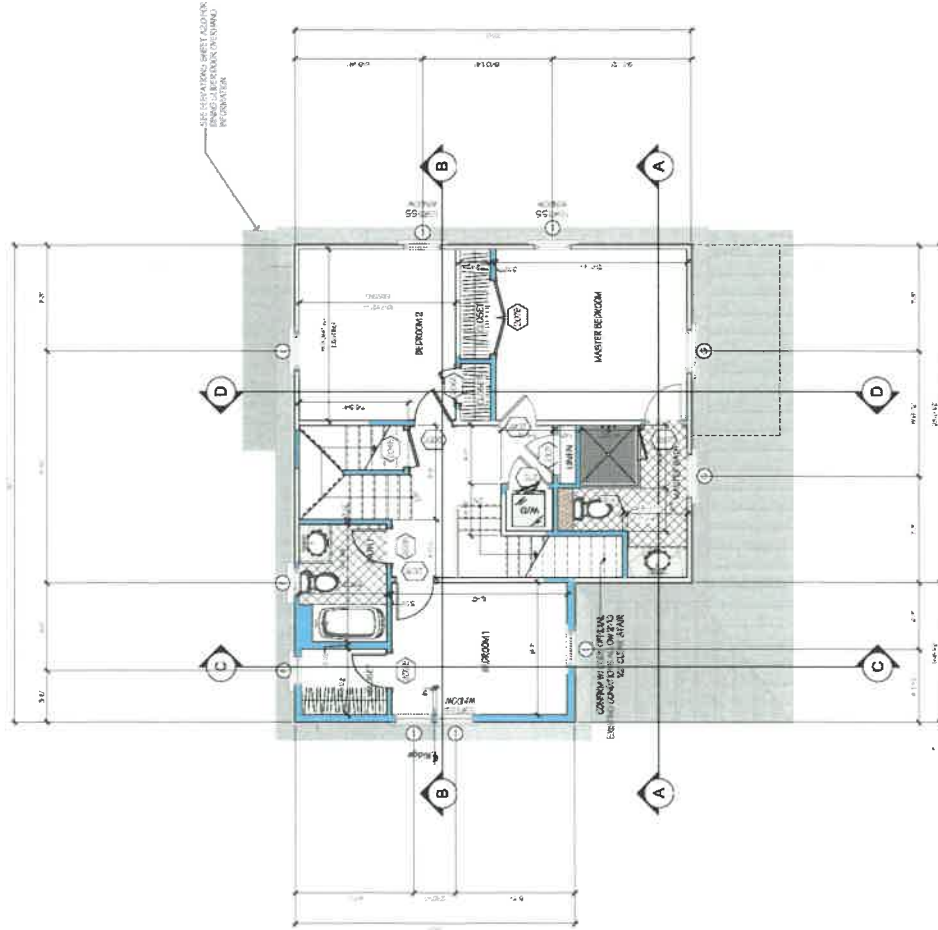


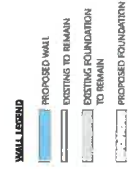
- WALL LEGEND**
- PROPOSED WALL
 - EXISTING TO REMAIN
 - EXISTING FOUNDATION TO REMAIN
 - PROPOSED FOUNDATION





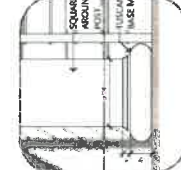
2 Second Floor Plan







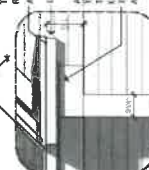
6 TYP. CASING AND SILL
A2.0



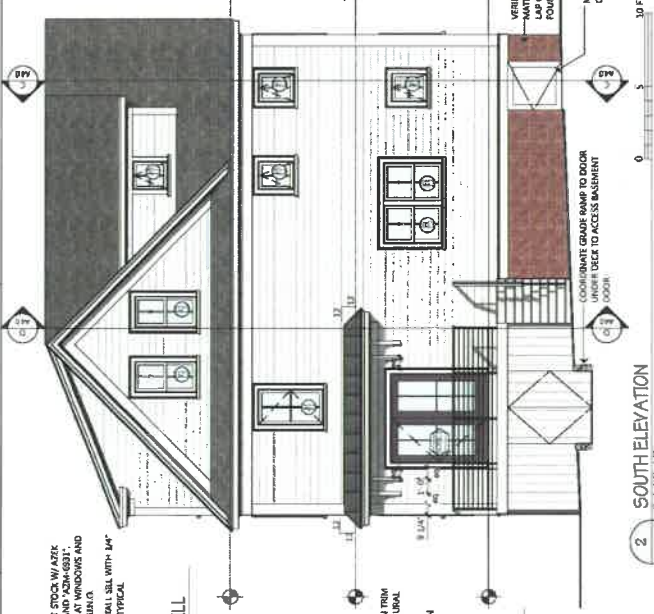
8 TYP. COLUMN BASE
A2.0



5 TYP. WINDOW HEAD
A2.0



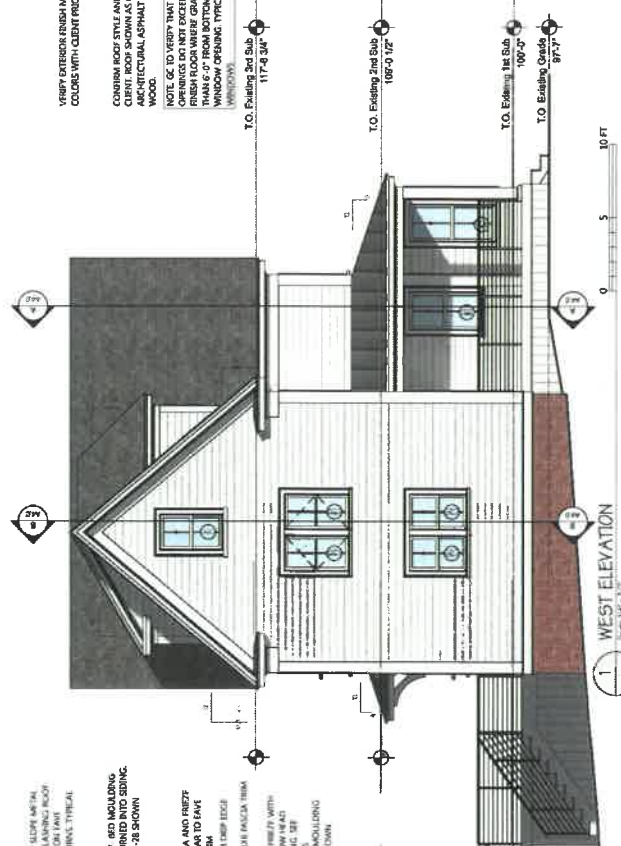
5 TYP. WINDOW RETURN
A2.0



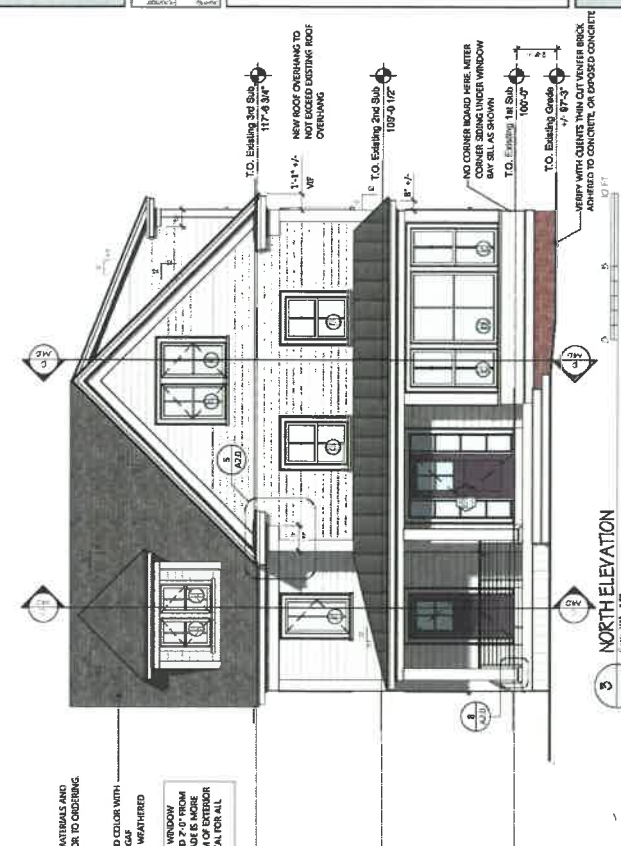
2 SOUTH ELEVATION
Scale 1/4" = 1'-0"



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



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



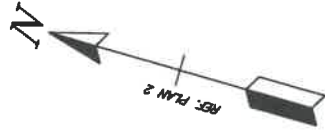
3 NORTH ELEVATION
Scale 1/4" = 1'-0"

REFERENCE PLANS

- "PLAN OF A LOT OF LAND BELONGING TO JOHN F. LEAVITT, PORTSMOUTH, NH," DATED AUGUST 10, 1898 R.C.R.D. PLAN #00288.
- "TAX MAP 149 LOT 36, BOUNDARY PLAN PREPARED FOR: BRIAN & MARTHA RAITAY, LOCATED AT: 139 WILLARD AVENUE, PORTSMOUTH, NEW HAMPSHIRE" DATED JULY 7, 2015 AND PREPARED BY THIS OFFICE. R.C.R.D. PLAN #D-38988.

TAX MAP 149
LOT 43

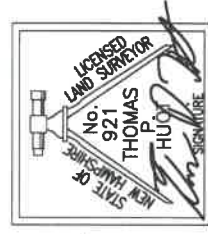
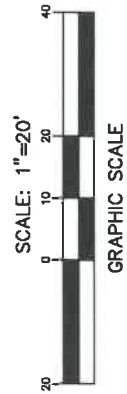
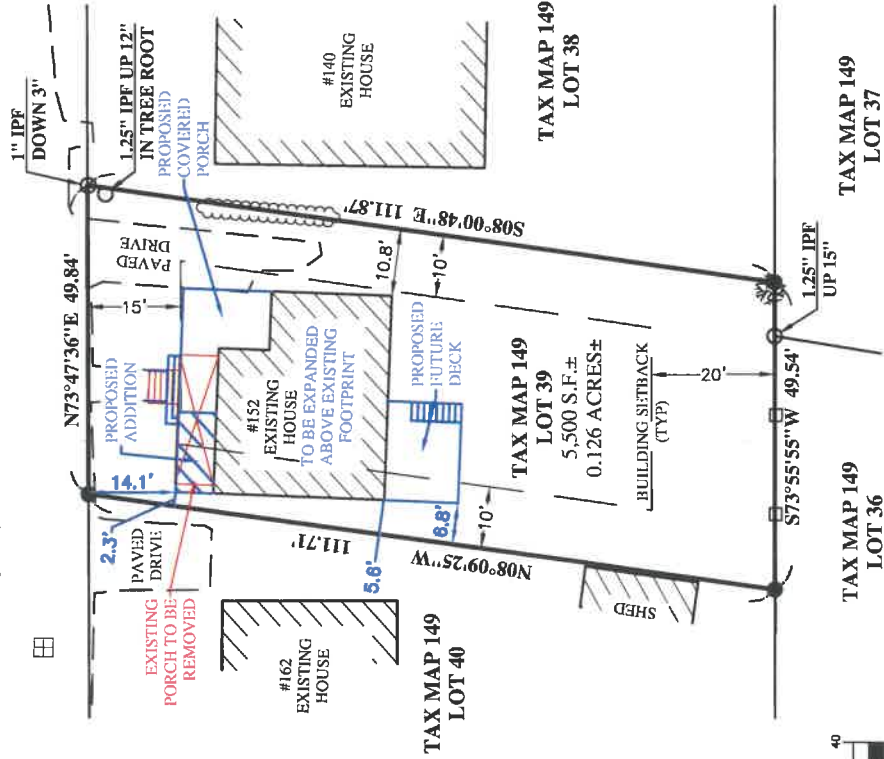
TAX MAP 149
LOT 44



NOTES

- OWNERS OF RECORD:
LANI FORTIER & JUSTIN PENDARVIS
152 ORCHARD STREET
PORTSMOUTH, NH 03801
BK: 5492 PG: 1007
- THE SUBJECT PARCEL IS ZONED GRA. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:
MAXIMUM BUILDING COVERAGE: = 25% (1,375 SQ FT)
EXISTING BUILDING COVERAGE: = 17.9% (987 SQ FT)
PROPOSED BUILDING COVERAGE: = 24.0% (1,319 SQ FT)
MINIMUM OPEN SPACE = 30% (1,650 SQ FT)
EXISTING OPEN SPACE = 75.1% (4,132 SQ FT)
PROPOSED OPEN SPACE: = 68.8% (3,785 SQ FT)
MINIMUM BUILDING SETBACKS:
FRONT = 15'
REAR = 20'
SIDE = 10'
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING AND PROPOSED IMPROVEMENTS ON THE SUBJECT PARCEL.
- THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE PRIOR TO ANY EXCAVATION ACTIVITIES.
- ITEMS SHOWN IN BLUE ARE PROPOSED. ITEMS SHOWN IN RED ARE TO BE REMOVED.

ORCHARD STREET



PLOT PLAN
TAX MAP 149 LOT 39
PREPARED FOR & LAND OF:
**LANI FORTIER &
JUSTIN PENDARVIS**
152 ORCHARD STREET
PORTSMOUTH, NEW HAMPSHIRE

SCALE: 1" = 20' DATE: AUGUST 27, 2019 FB: 25 PG: 57 & TSC3

S&H LAND SERVICES, LLC
SHLANDSERVICES.COM
1600 CANDA ROAD, SUITE #5 - MANCHESTER, NH
PHONE: (603)-828-8500, FAX: (603)-546-7791

JOB #2019221