

City of Portsmouth

Zoning Board of Adjustment

1 Junkins Avenue

Portsmouth, NH 03801

Re: Variance Application

85 Pinehurst Rd

Portsmouth, NH 03801

To Whom it May Concern:

Please find the attached documents in support of zoning relief for the construction of a new 2nd floor addition to our house at 85 Pinehurst Rd within the side yard setback ordinance, to be considered by the ZBA at the March 19th, 2024 meeting.

Property/Project

85 Pinehurst Rd is a single-single family home with street frontage on Pinehurst Rd. We are proposing to add a 2nd floor addition above an existing attached two-car garage. The project is seeking several variances, to the extent required, due to the fact that:

- **The existing footprint is within the 10' side yard setback on one side only, that is required by the town.**
- **We are proposing to install mechanical units on the side of the existing garage that are within the 10' side yard setback.**
- **The existing building coverage exceeds the maximum 25% coverage, including the existing raised patio behind the garage.**

Variance Criteria

Granting this variance will not be contrary to the public interest and the spirit of ordinance is observed for the improvements to the existing property, which was originally built in 1940. The improvements include the expansion of the second floor above the existing garage footprint to improve the function and aesthetic of the home. The improvements also include adding HVAC equipment to improve the comfort of the added living space. This request is in alliance with similar properties in the community which have also improved the quality of their properties to the benefit of everyone within the neighborhood. While the current building coverage exceeds the 25% maximum, we are not asking to increase the building coverage on the property.

Substantial justice will be done

Substantial justice will be done so a small family can continue to grow and invest in their home and community as their neighbors kindly have. Allowing these variances releases the undue burden that allows the homeowner to make improvements to their property which will update the living space to be more functional without any detrimental effect in the neighborhood or any harm on the public interest.

The values of surrounding properties will not be diminished

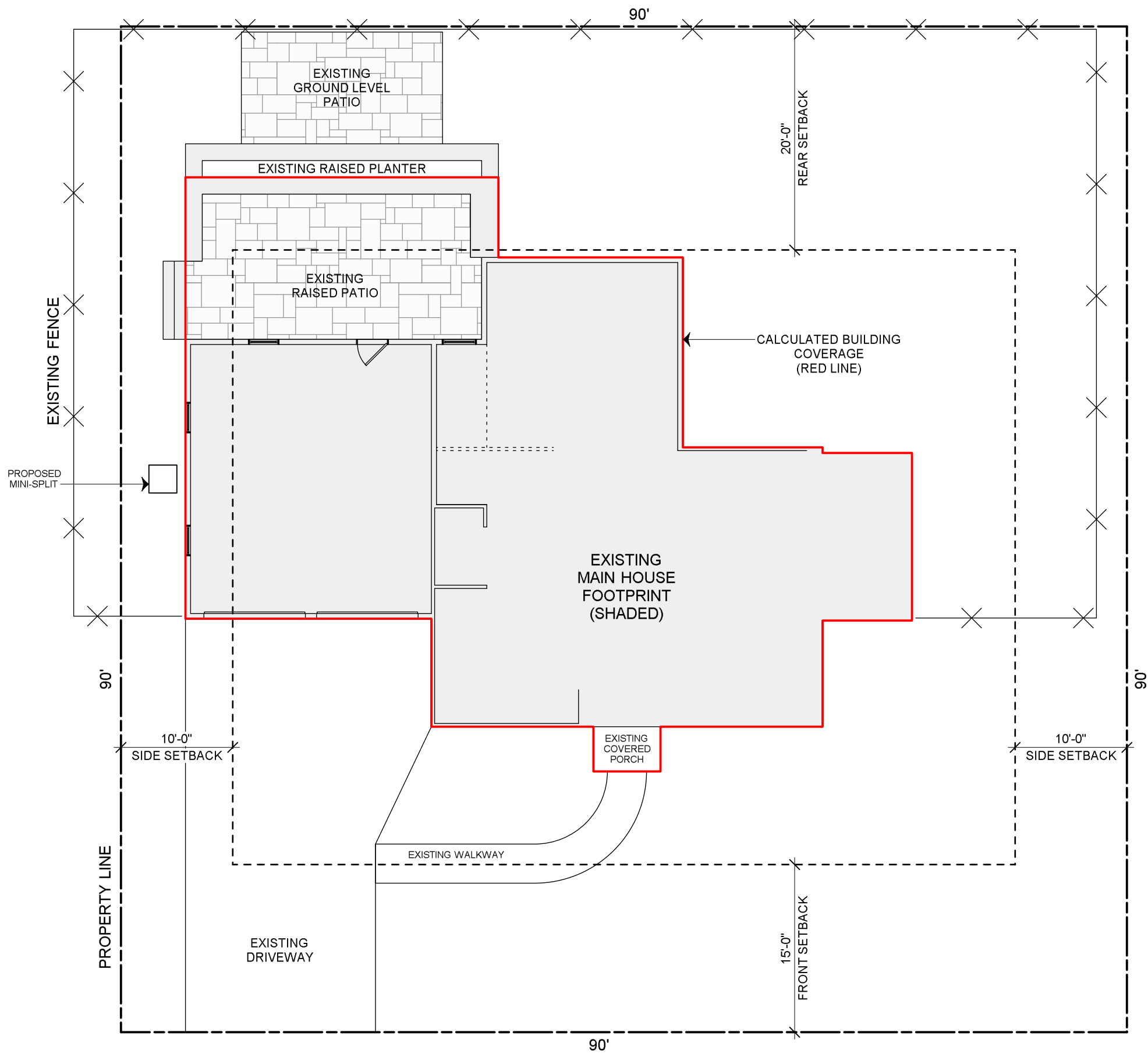
By granting this variance, the values of surrounding properties will not be diminished for said improvements. Through the proper design, construction and permitting process it will provide the same enhancements and improvements in value that we have benefited from by similar renovations that have followed before us in our surrounding community.

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

Due to the unique circumstances of this property, a variance is reasonable and would not alter the essential character of the neighborhood. The suggested improvements will allow a small family to upgrade their home in a way that benefits the neighborhood as well as supports the aesthetics and the value that everyone in the community has attempted to maintain. Enforcing the provision would not allow a functional/beautification process that benefits the aggregate and would unnecessarily force a young family to consider a move. By not granting this variance the Edin's would not be able to comfortably reside in the house given their need for additional functional living space for their family.

For the reasons described above, we respectfully request the Board grant this variance.

Respectfully,
Henrik & Kathleen Edin

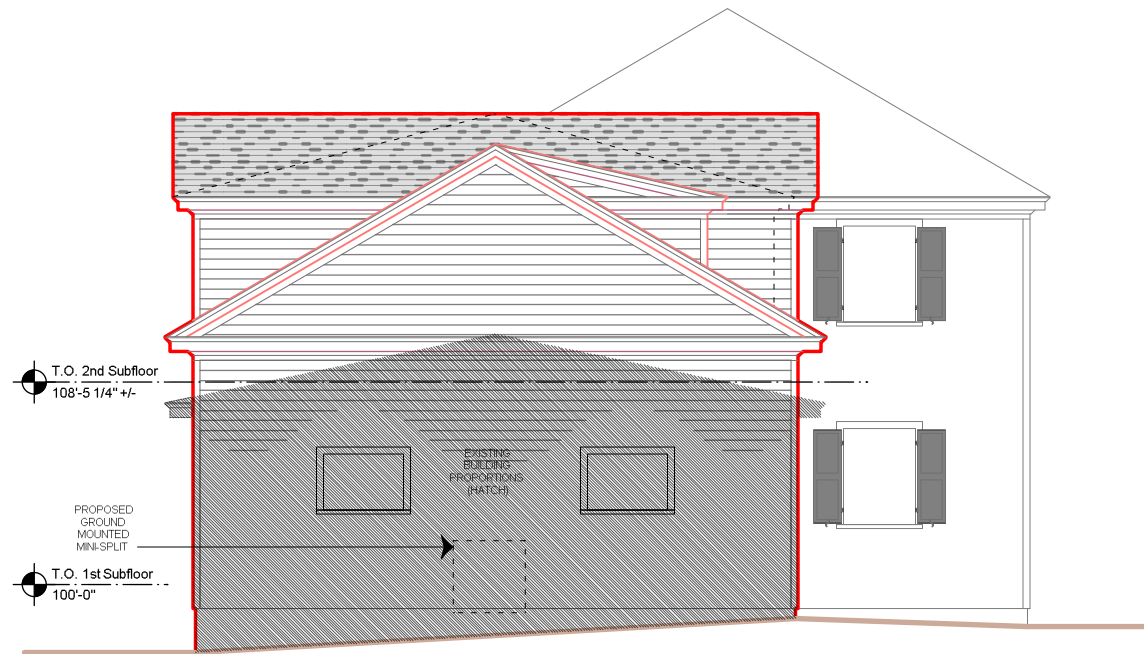


ZONE	GENERAL RESIDENCE A		
	DIMENSION	EXISTING	PROPOSED
BUILDING SETBACKS:			
FRONT:	15 FT		
SIDE:	10 FT		
REAR:	20 FT		
MAX. BUILDING HEIGHT	35 FT	25'-9"	25'-9"
MAX. BUILDING COVERAGE	LOT - 8,100 SF x 25% = 2,025 SF	2,313 SF (28.55%)	2,313 SF (28.55%)



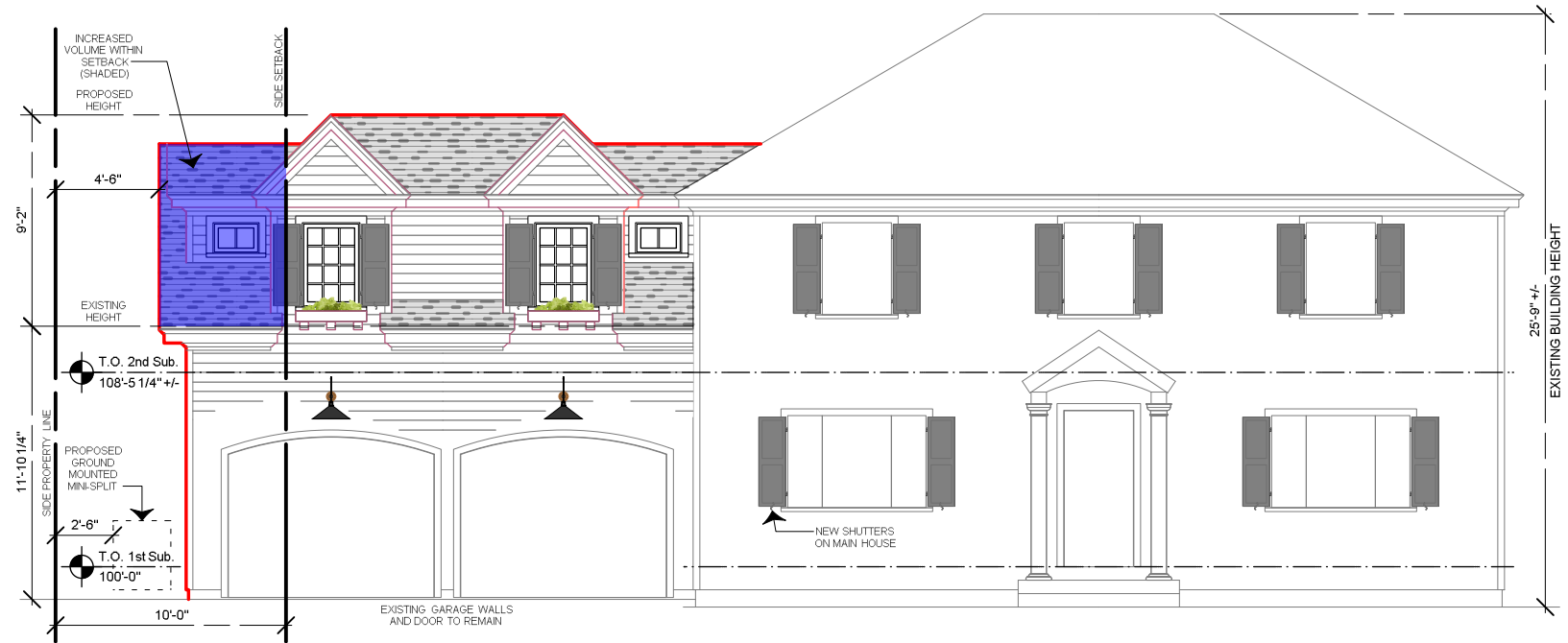
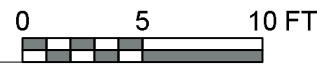
SITE LOCATION

Edin Residence
85 PINEHURST RD, PORTSMOUTH, NH



PROPOSED SIDE ELEVATION

Scale: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION

Scale: 1/8" = 1'-0"



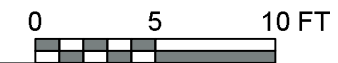
EXTERIOR FRONT PERSPECTIVE

FOR REFERENCE ONLY
NOT TO SCALE

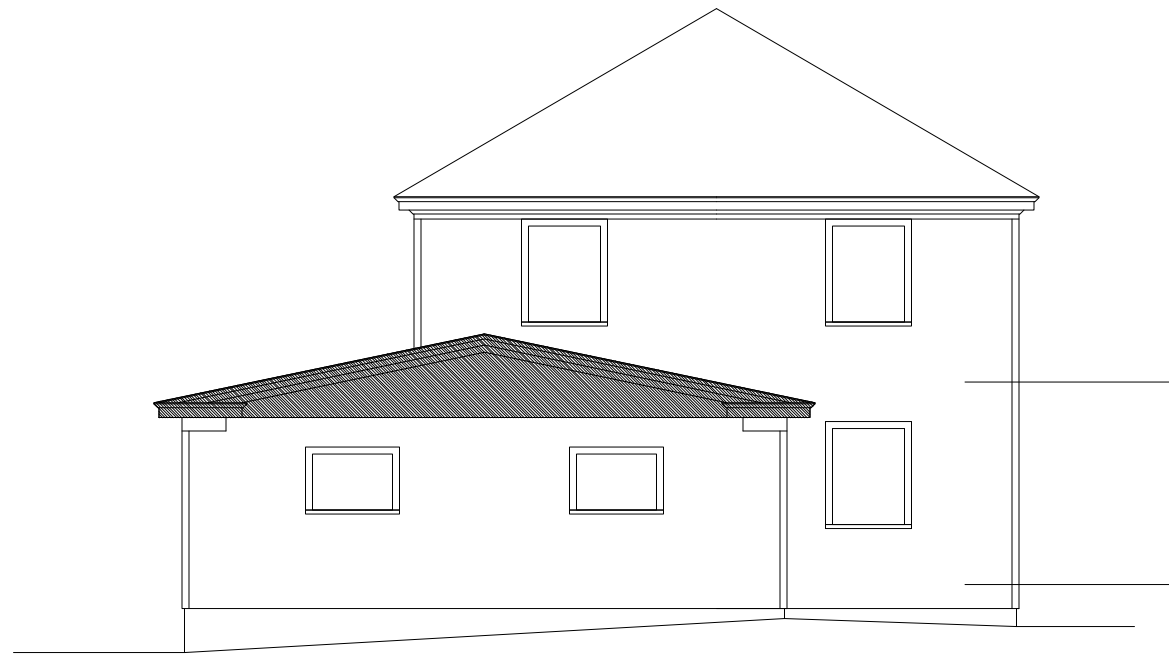


PROPOSED REAR ELEVATION

Scale: 1/8" = 1'-0"

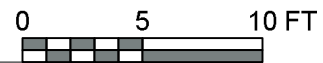


Edin Residence
85 PINEHURST RD, PORTSMOUTH, NH



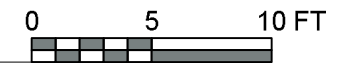
EXISTING SIDE ELEVATION

Scale: 1/8" = 1'-0"

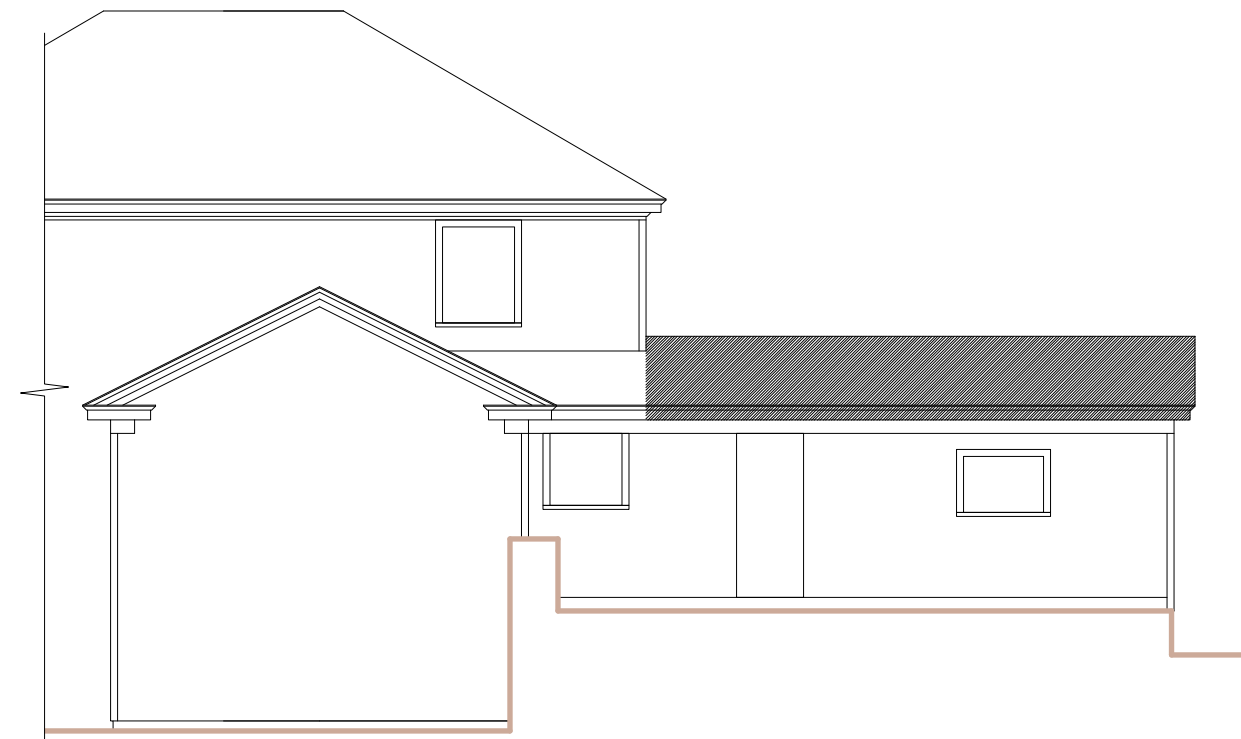


EXISTING FRONT ELEVATION

Scale: 1/8" = 1'-0"

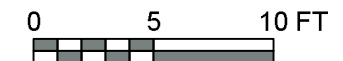


**EXISTING CONDITIONS
FOR REFERENCE ONLY
NOT TO SCALE**

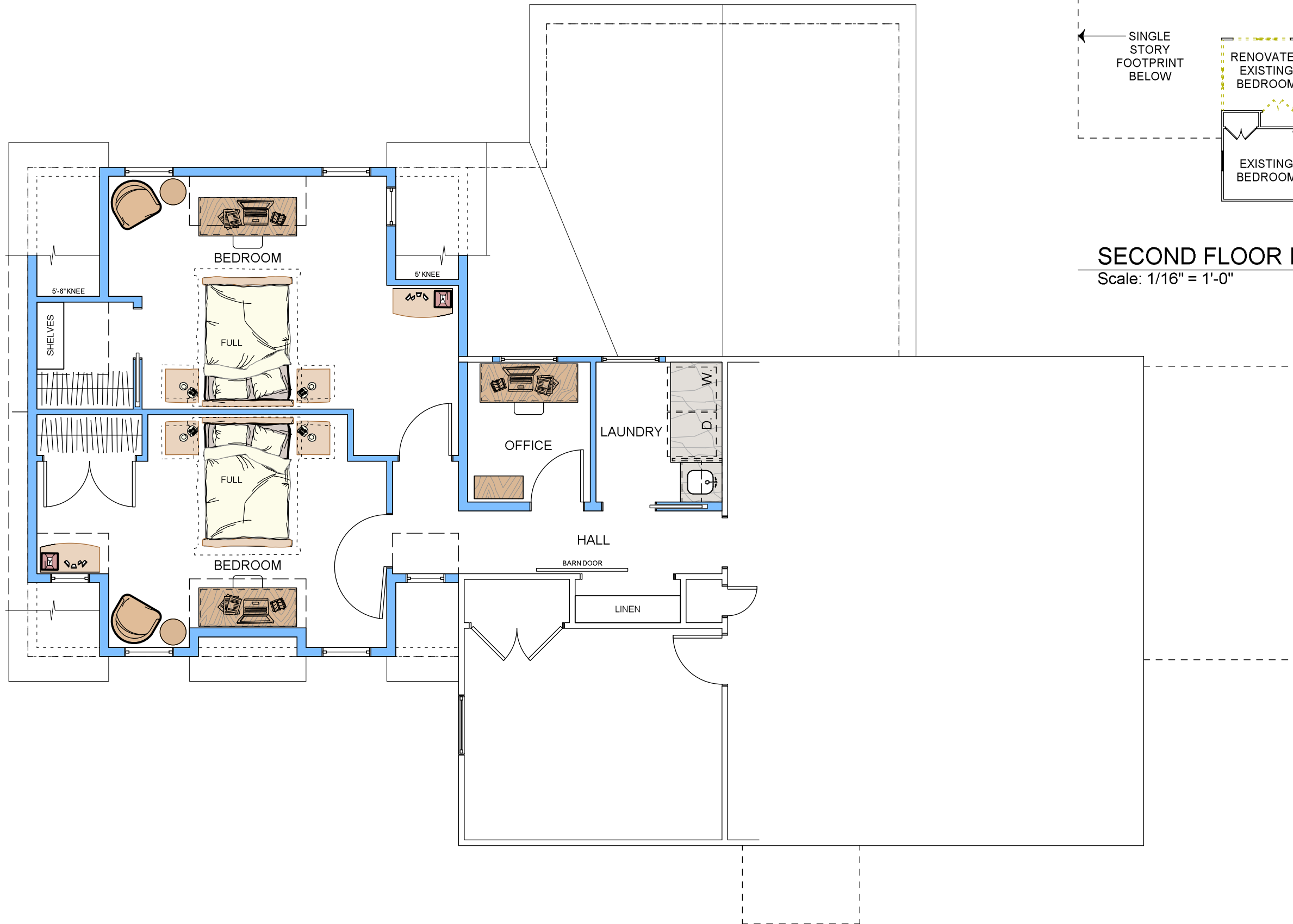


EXISTING REAR ELEVATION

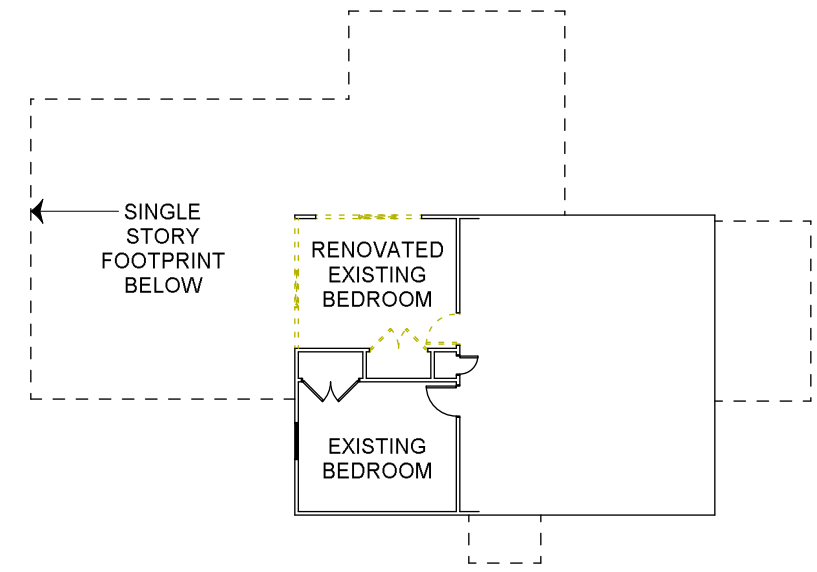
Scale: 1/8" = 1'-0"



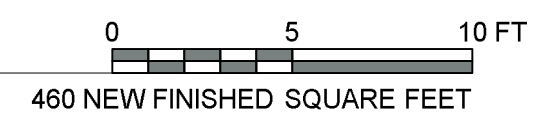
Edin Residence
85 PINEHURST RD, PORTSMOUTH, NH



PROPOSED SECOND FLOOR PLAN
 Scale: 3/16" = 1'-0"



SECOND FLOOR DEMO PLAN
 Scale: 1/16" = 1'-0"



Edin Residence
 85 PINEHURST RD, PORTSMOUTH, NH

February 27, 2024

Board of Adjustments
1 Junkins Avenue
Portsmouth, NH 03801

re: Request for Variance for 85 Pinehurst Road

To the Members of the Board of Adjustments:

We are writing in support of our neighbor's application for variance relief to construct an addition over their garage at 85 Pinehurst Rd. Our property is the nearest home to this garage. We have reviewed the application and construction plans with our neighbors. We have no concerns about its effect on our views and do not think it will have any negative impact to the value of our property. We encourage the Board to approve the application.

Sincerely,

Daniel & Lena Wyand
Home Owners: 65 Pinehurst Rd.

Sally and David Mulhern
60 Pinehurst Road
Portsmouth, New Hampshire 03801
Telephone: 603-436-1211
Sally@Mulhernlaw.com
David@Mulhernlaw.com

February 26, 2024

City of Portsmouth
Junkins Avenue
Portsmouth, New Hampshire 03801

Re: Henrik and Kathleen Edin / 85 Pinehurst Road, Portsmouth

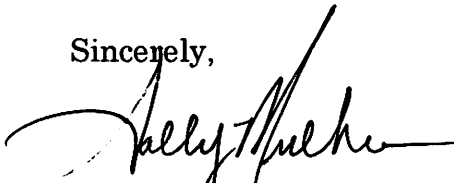
To Whom It May Concern:

We live directly across the street from Henrik and Kathleen (Katie). We have carefully reviewed the plans they are submitting for the expansion of their home at 85 Pinehurst Road, Portsmouth.

We write in support of those plans. We are delighted that they will be expanding their home to meet the needs of their growing family. We believe that the property and the neighborhood will benefit from the expansion to their home. It is good to see an older property being adapted to new and current circumstances. We enthusiastically endorse their proposed addition to their home.

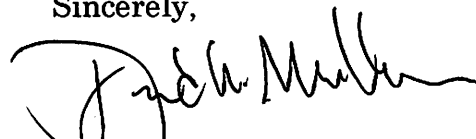
We would be happy to speak with any city official if we can provide further support. Thank you.

Sincerely,



Sally H. Mulhern

Sincerely,



David K. Mulhern