

City of Portsmouth  
Zoning Board of Adjustment  
1 Junkins Avenue  
Portsmouth, NH

## **RE: Variance Application**

219 Sagamore Ave  
Portsmouth, NH 03801  
Tax Map 221 Lot 19

Dear ZBA members,

Please find our documentation as required for zoning relief to re-construction the existing two car garage within the setback requirements and we are seeking relief from the lot coverage criteria as outlined in the zoning ordinance. This structure is currently failing and is rotting to the point where it needs to be reconstructed and replaced.

We have included the following documents for your review:

- Site plans
- Building plans
- Site photographs

The current garage is just under one foot from the rear lot line and ten feet from the side setback. We propose to move the garage about two feet further from the rear set back and a foot further from the side set back.

With this work, we will be removing a larger deck on the south side of the house, converting the current bulkhead area that accesses the basement to access the main floor and installing a new bulkhead.

Our civil drawings reflect the current and proposed coverages of building and open spaces.

With that said, we have the following comments on the criteria.

### **Variance criteria**

*The variance will not be contrary to the public interest*

Replacing a collapsing/rotting structure will serve the public's interest and provide a safe, stable structure with greater visual appeal.

*The spirit of the Ordinance will be observed*

The existing property is currently non-conforming with a two-car garage that is one foot from the property line. Creating a greater distance from the rear lot line and side lot line is in line with the spirit of the ordinance. We are also reducing the building coverage and increasing open space, again, within the spirit of the ordinance.

*Substantial justice will be done*

Allowing this variance request will create a safer environment for the community and there is no harm to any of our abutters. It will also allow us to continue the use of the property as intended.

*The values of surrounding properties will not be diminished*

The removal and re-construction of the two-car garage will improve the appearance of this structure and will not diminish the value of any abutter's property.

*Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship*

The purpose of this project is to be able to utilize the existing two-car garage for its intended use. Re-building this structure is necessary for this use. As previously mentioned, this is a non-conforming lot and literal enforcement would result in a hardship.

Please note that part of the application documentation represents that we will reduce the building coverage slightly, increasing pervious soils as depicted on the site plans.

We thank you for your careful consideration of our project.

Sincerely,

Deirdre and Thomas Hammer

## OPEN SPACE COVERAGE TABLE

LOCATION	EXISTING	PROPOSED
RESIDENCE	1,283 S.F.	1,283 S.F.
GARAGE	457 S.F.	504 S.F.
ENTRY	--	46 S.F.
PAVE.	1,749 S.F.	1,570 S.F.
WALK/STEPS	75 S.F.	75 S.F.
BULKHEAD	134 S.F.	23 S.F.

## BUILDING COVERAGE TABLE

BUILDING	EXISTING	PROPOSED
RESIDENCE	1,283 S.F.	1,283 S.F.
GARAGE	457 S.F.	504 S.F.
DECK	134 S.F.	--
BULKHEAD	--	23 S.F.
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### LOT AREAS

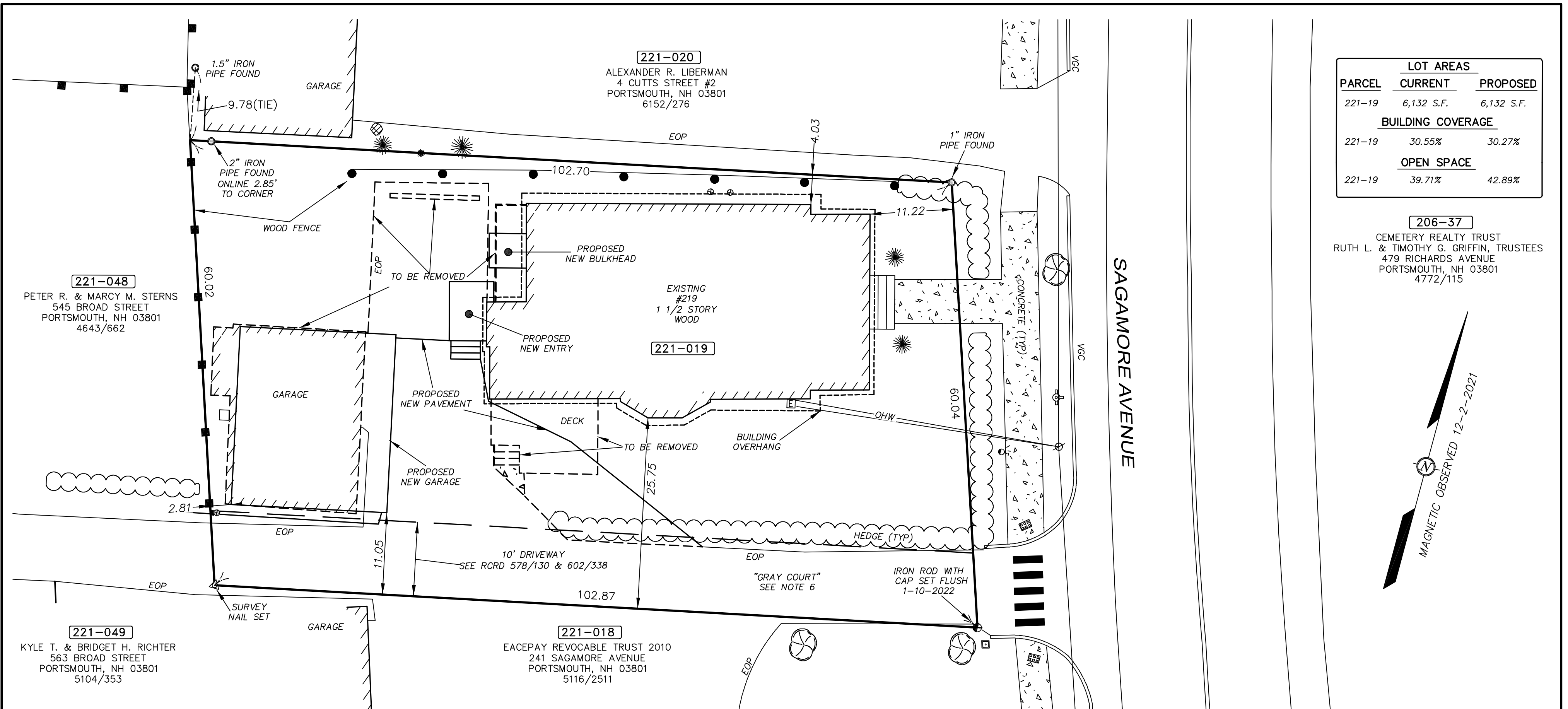
<u>PARCEL</u>	<u>CURRENT</u>	<u>PROPOSED</u>
221-19	6,132 S.F.	6,132 S.F.

### BUILDING COVERAGE

221-19	30.55%	30.27%
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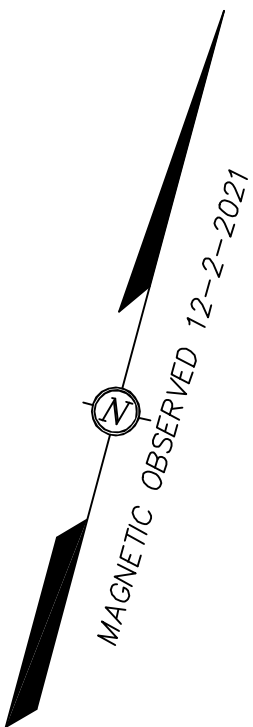
### OPEN SPACE

221-19	39.71%	42.89%
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LOT AREAS		
PARCEL	CURRENT	PROPOSED
221-19	6,132 S.F.	6,132 S.F.
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OPEN SPACE		
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206-37  
CEMETERY REALTY TRUST  
RUTH L. & TIMOTHY G. GRIFFIN, TRUSTEES  
479 RICHARDS AVENUE  
PORTSMOUTH, NH 03801  
4772/115



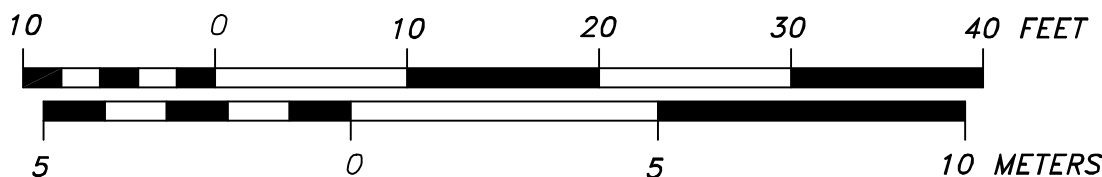
NOTES:

- OWNER OF RECORD.....THOMAS M. HAMMER REVOCABLE TRUST OF 2015  
OWNER OF RECORD.....DEIRDRE P. HAMMER REVOCABLE TRUST OF 2015  
ADDRESS.....91 WENTWORTH ROAD, NEW CASTLE, NH 03854  
DEED REFERENCE.....6305/445  
TAX SHEET / LOT.....221-19  
PARCEL AREA.....6,132 S.F.
- ZONED:.....GENERAL RESIDENCE A  
MINIMUM LOT AREA..7,500 S.F.  
FRONTAGE.....100'  
MAX BUILDING COVERAGE.....25%  
FRONT YARD SETBACK.....15'  
SIDE YARD SETBACK.....10'  
REAR YARD SETBACK.....20'  
MIN. OPEN SPACE.....30%
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0270F, EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- GRAY COURT HAS BEEN PLOWED BY THE CITY OF PORTSMOUTH FOR OVER TWENTY YEARS

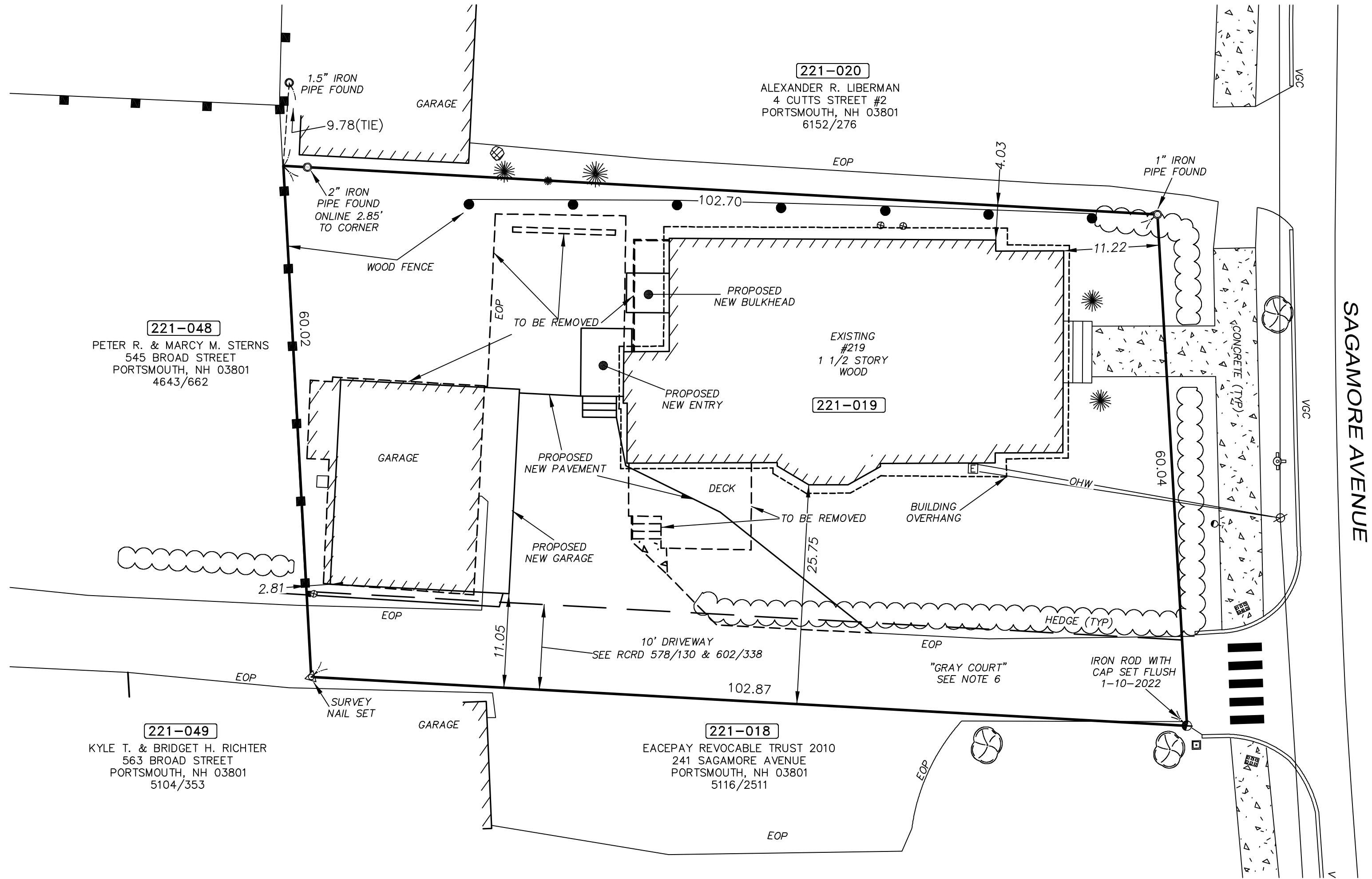
REFERENCE PLANS:

- PLAN OF LOTS OF LAND EXTENDING FROM SOUTH ROAD TO JONES AVENUE, DATED AUG. 1, 1893. RECORDED AS RCRD PLAN #D-0156.

PRELIMINARY  
SUBJECT TO CHANGE



0	4-19-2022	FOR REVIEW & COMMENT	JV
REV. NO.	DATE	DESCRIPTION	APPR'D
ZONING BOARD OF ADJUSTMENT PLAN 219 SAGAMORE AVENUE PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S PARCEL #221-19 for THOMAS M. HAMMER			
JAMES VERRA and ASSOCIATES, INC.		DATE:	PRELIMINARY
101 SHATTUCK WAY SUITE 8 NEWINGTON, N.H., 03801-7876 603-436-3557		JOB NO:	23970-3
GTD PROJECT MGR COPYRIGHT © 2022 by JAMES VERRA and ASSOCIATES, INC.		SCALE: 1" = 10'	
GTD DRAWN BY		DWG NAME:	23970-3
		PLAN NO:	23970-3
		SHEET:	1 of 1



**206-37**  
CEMETERY REALTY TRUST  
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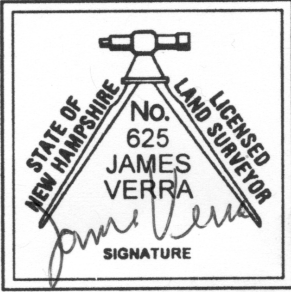
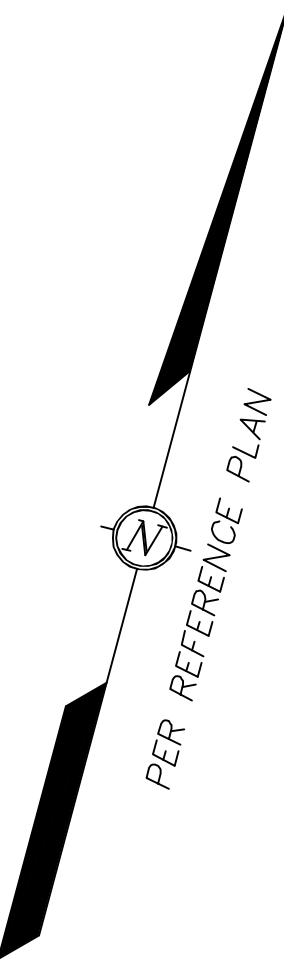
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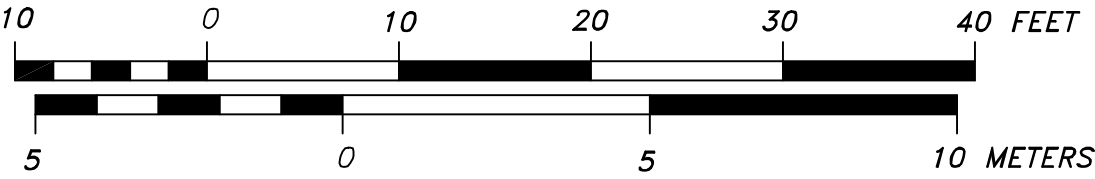
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LEGEND:

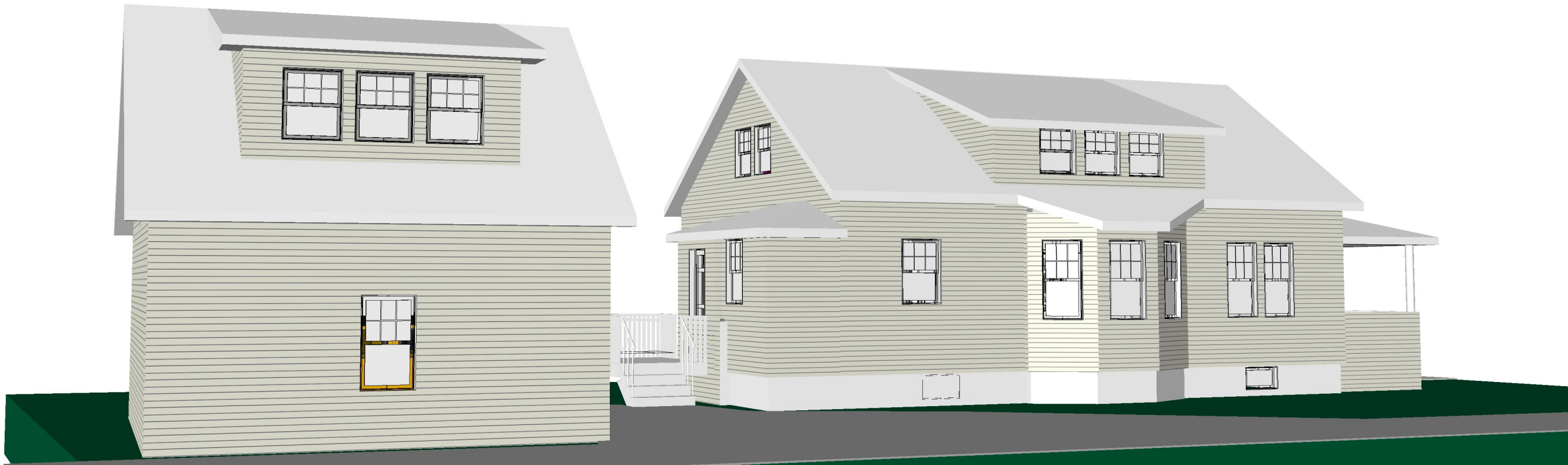
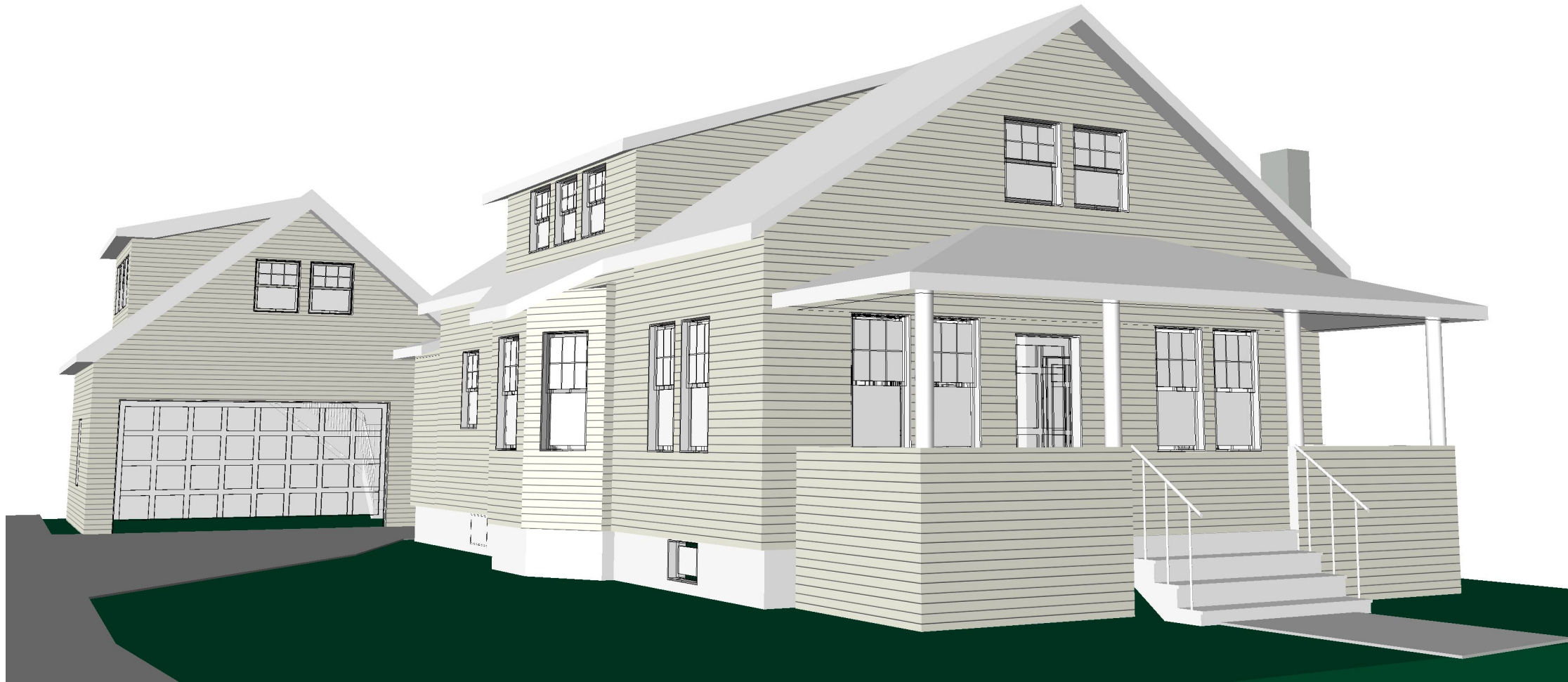
- IRON ROD (AS NOTED)
- SURVEY NAIL (AS NOTED)
- IRON PIPE FOUND
- WOOD FENCE
- WOOD FENCE
- WOOD FENCE
- CEMENT CONCRETE PAD
- UTILITY POLE
- UTILITY POLE W/TRANSFORMER
- GUY
- OVERHEAD WIRES
- ROCKINGHAM COUNTY REGISTRY OF DEEDS
- TAX SHEET / LOT NO.
- EDGE OF PAVEMENT
- VERTICAL FACED GRANITE CURB



REV. NO.	DATE	DESCRIPTION	APPR'D
<b>ZONING BOARD OF ADJUSTMENT PLAN</b> <b>219 SACAMORE AVENUE</b> <b>PORTSMOUTH, NEW HAMPSHIRE</b> <b>ASSESSOR'S PARCEL #221-19</b> <b>for</b> <b>THOMAS M. HAMMER</b>			
<b>JAMES VERRA and ASSOCIATES, INC.</b>			DATE: 04-21-2022
101 SHATTUCK WAY SUITE 8 NEWINGTON, N.H., 03801-7876 603-436-3557			JOB NO: 23970-3
GTD PROJECT MGR DRAWN BY COPYRIGHT ©2022 by JAMES VERRA and ASSOCIATES, INC.			SCALE: 1" = 20'
			DWG NAME: 23970-3
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Tony Fallon Architecture  
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 Wolfeboro Falls, New Hampshire 03896  
 tony@tonyfallon.com  
 Licensed by New Hampshire & Maine

copyright  
 29 March 2022

Hammer Construction  
 Garage Replacement  
 219 Sagamore Avenue  
 Portsmouth, New Hampshire

Sketches

G.02

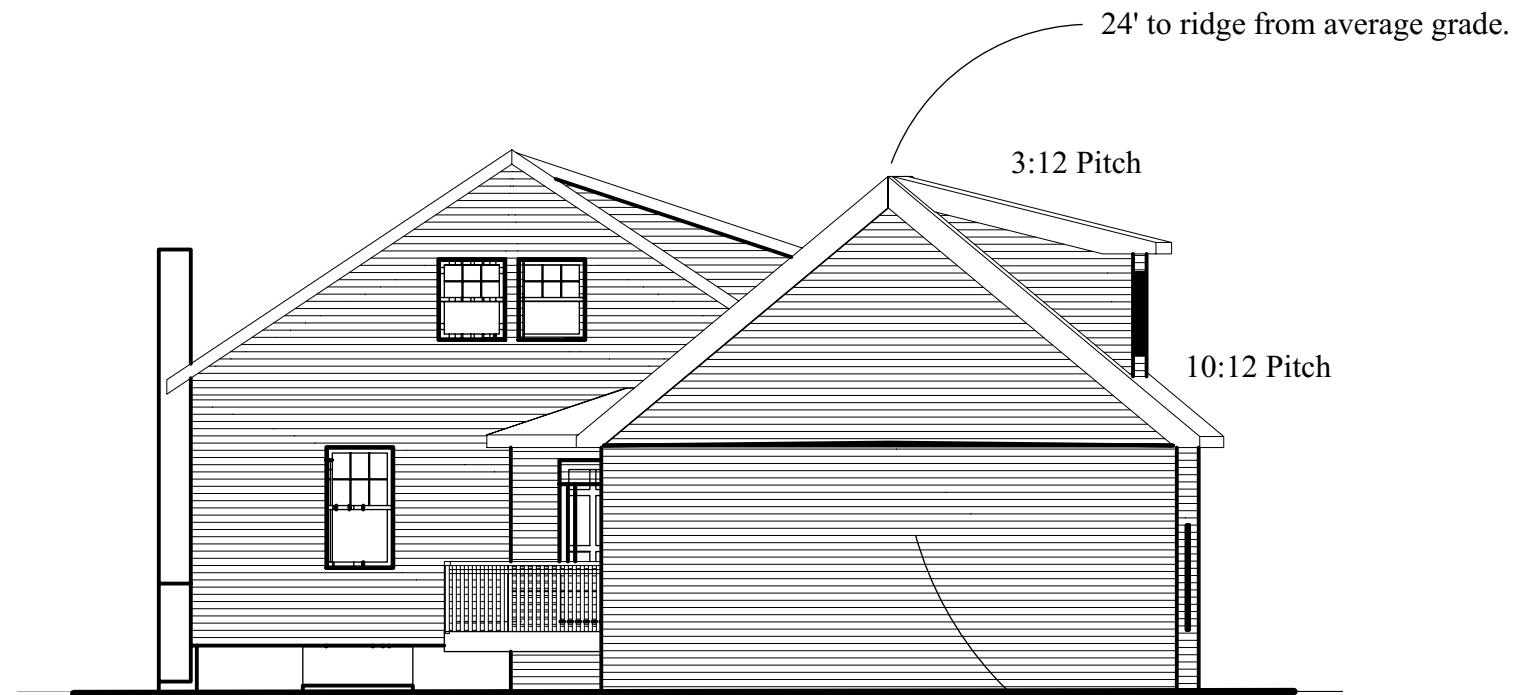
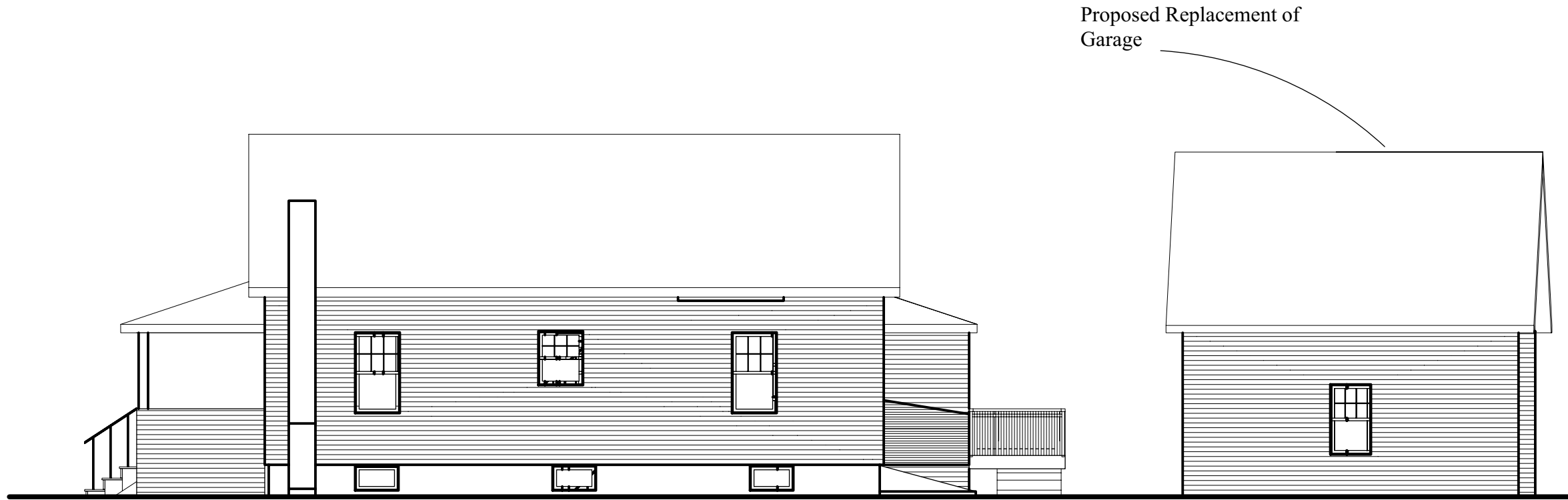


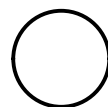
○ South Elevation  
Scale: 1/8" = 1'-0"



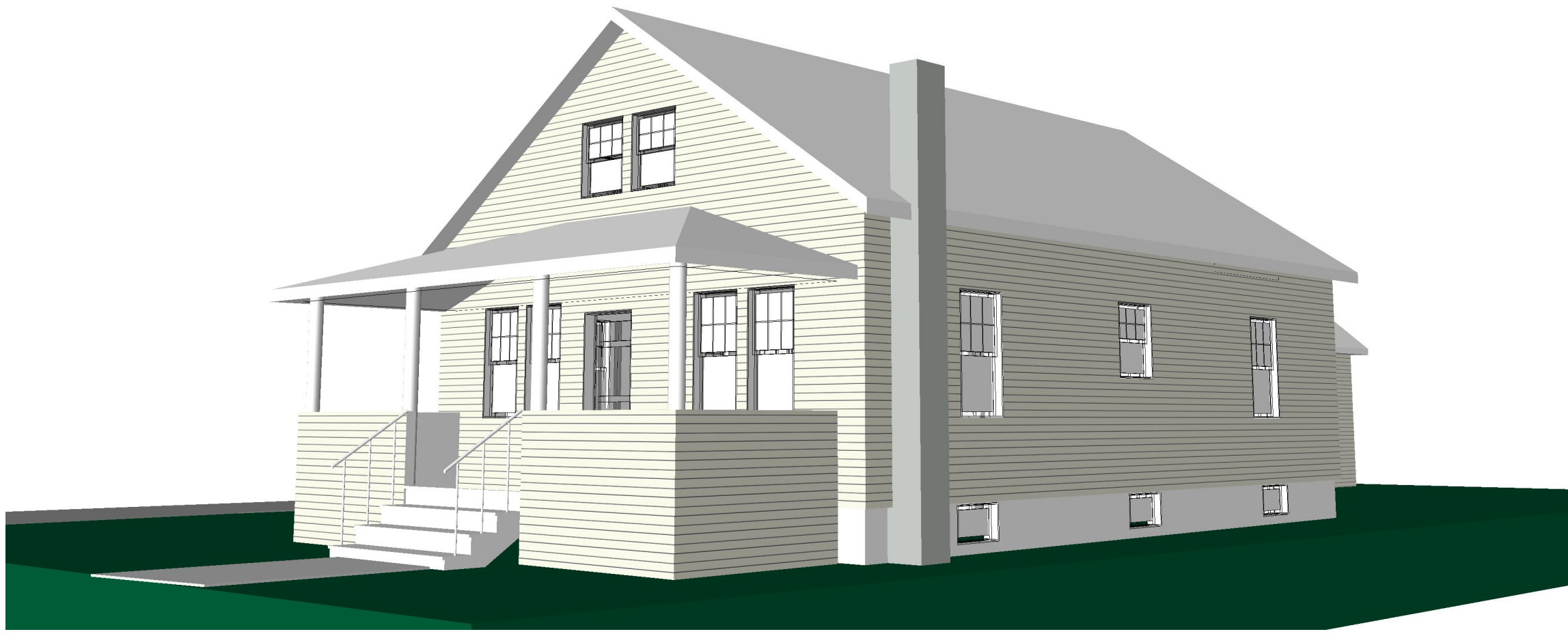
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Scale: 1/8" = 1'-0"

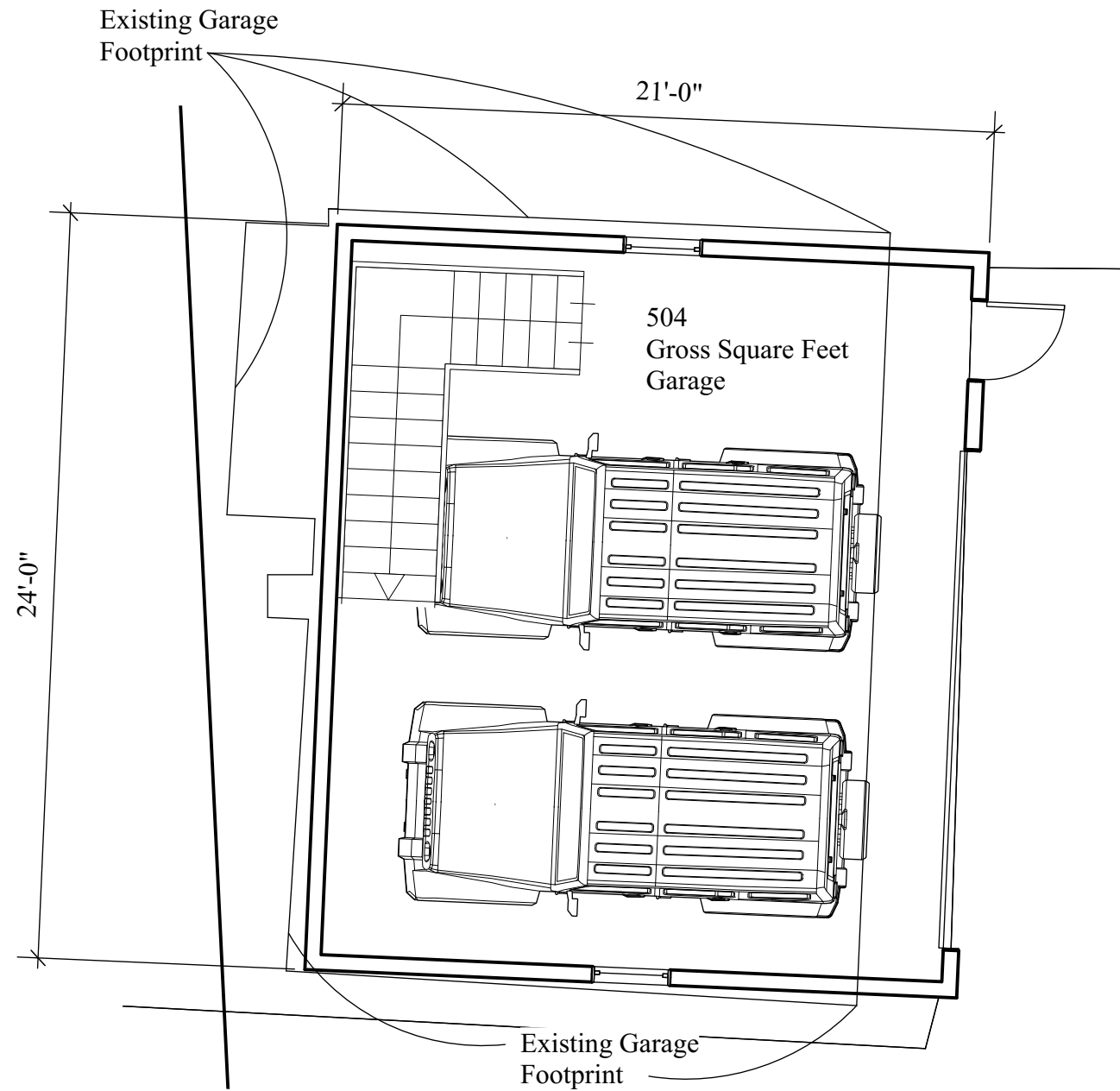




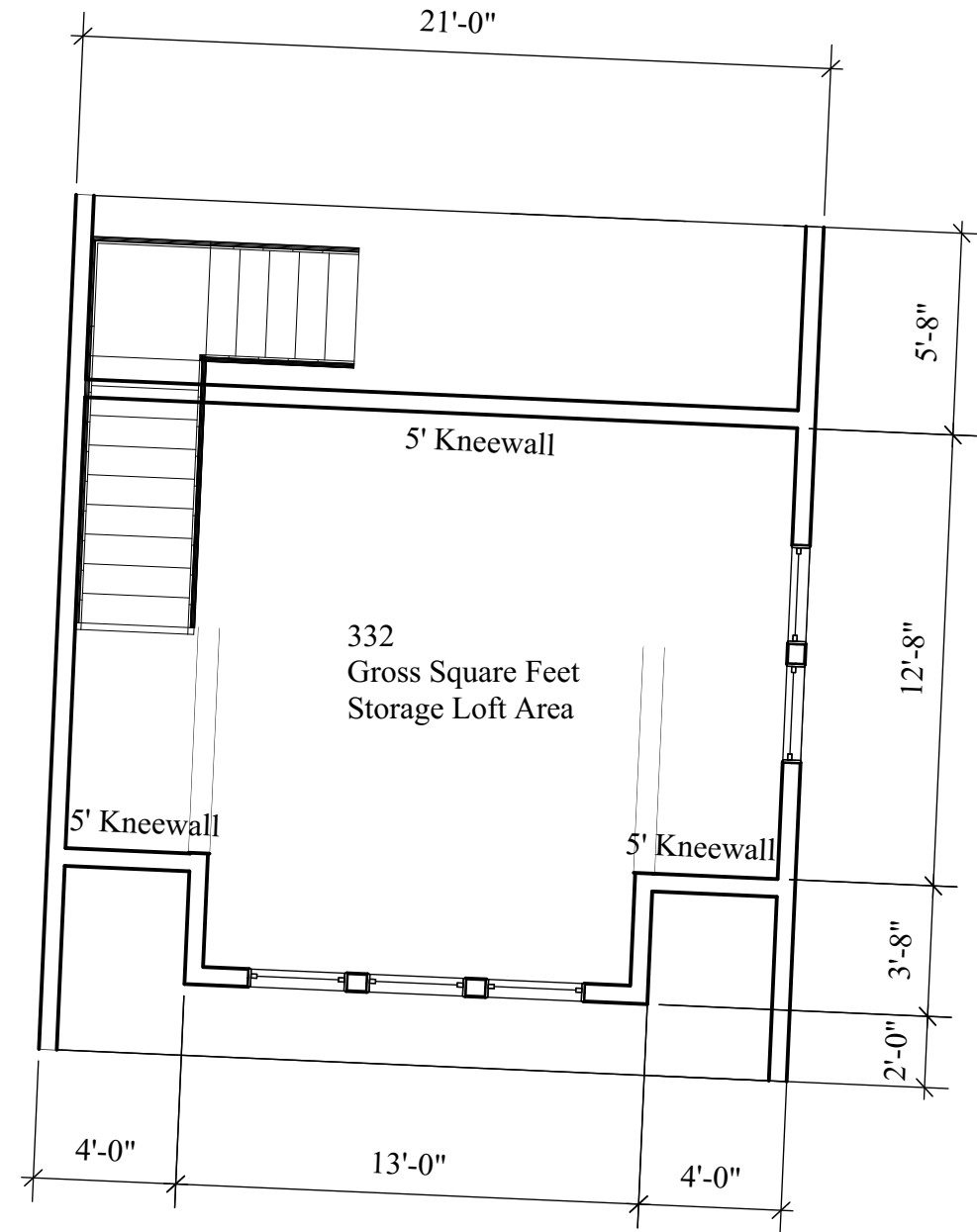

 West Elevation  
 Scale: 1/8" = 1'-0"

West Wall to be  
 one hour rated with  
 Non combustible  
 Trim.

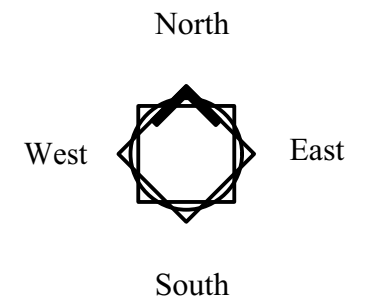




Garage Plan  
Scale: 3/16" = 1'-0"



Storage Loft Plan  
Scale: 3/16" = 1'-0"





**South Elevation**





**East Elevation**



**West Elevation**



**219 Sagamore**



**West Elevation from lot  
corner**

**Portsmouth, NH**



**North elevation at rear lot  
line**