

Portsmouth, NH - Board of Adjustment
Variance Statement for: 271 Sagamore Ave.

Date: 07.13.23

Chairman of the Board of Adjustment
C/O Planning Department City of Portsmouth
1 Junkins Ave.
Portsmouth, NH 03801

To The Chairman of the Board of Adjustment,

Please find this statement as addressing the requirements for a variance on the proposed project located at 271 Sagamore Ave.

Overview: The existing New Englander single-family dwelling was purchased by Scott and Ali Scott in August 2021 moving from the New Franklin school district looking for a larger home. This spring they sold that home in order to fund the renovations for 271 Sagamore and welcomed their third child. They bought the home in a dilapidated state, cleaned it out and have put on a new front porch while we are designing this project. The goal is to bring this house back to life and create a home for the three girls to grow up in and call their family home for the five of them as well as parents who live away.

In order to accomplish this goal, we are proposing the removal of an existing small back addition and garage then adding on to the back of the house and a mudroom connector to a two-story garage.

The back addition will become a Dining Area and Family Room, a Primary Suite with laundry on the second and an additional bedroom on the 3rd. The mudroom connector will be a functional "Room of Doors" directing people into / out of the home and garage as well as up to the room over the garage – all are important for dogs, kids and guests alike. The space over the garage will function as a guest bedroom and much needed office as Ali works 100% from home.

Per Section 10.233.21 – The variance will not be contrary to public interest. Sagamore Ave is a beautiful street with light and traffic coming to / from Rye. Most people in the neighborhood enjoy walking / riding the street and it would be a vast improvement from what has been there for many years for all to enjoy.

Per Section 10.233.22 - The spirit of the Ordinance will be observed. This project is in line with other projects on the street with renovated houses and attached garages as depicted in this proposal.

Per Section 10.233.23 – Substantial Justice will be done. We can create a much more functional outdoor space by removing the existing garage and pulling it

forward to attach to the house providing privacy and safe play area for the girls away from Sagamore Ave. We will not be eliminating any parking since the driveway will still be long enough for three cars and one vehicle can be parked inside the garage (not currently possible)

Per Section 10.233.24 - The values of the surrounding properties will not be diminished. This project will directly impact the value of abutters (261 & 281) and neighbors alike. Both neighbors have already done significant projects similar to this project with renovating and attaching garages, they both support this project.

Per Section 10.233.25 – Literal enforcement of the provisions of the ordinance would result in hardship.

- a. Most of the properties in this neighborhood are on non-conforming lots and staying in line with all setbacks would be very difficult to accomplish our goals without a variance on this project.
- b. The property lines have changed since the abutters have had their survey completed and registered, however, MapGeo has not been updated. While we are using the city resource, it is difficult to see reality of the location of the existing garage and proposed garage.
- c. Not granting this relief would result in a hardship consistent with the surrounding properties.

We encourage the Portsmouth Board of Adjustment to grant the variance to the Scott Residence.

Submitted respectfully,

Amy Dutton
Amy Dutton Home
9 Walker Street
Kittery, Maine 03904
amy@amyduttonhome.com
207-337-2020

PHOTOS OF EXISTING PROPERTY:



FRONT VIEW



RIGHT SIDE VIEW



LEFT SIDE VIEW



BACK VIEW



EXISTING FRONT ELEVATION



EXISTING BACK ELEVATION

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DESIGN ONLY FOR NOTED CLIENT. ALL
STRUCTURAL ENGINEERING PROVIDED BY
OTHER.

Building contractor / home owner to review and verify all
dimensions, specs and connections before construction
begins.
ELECTRICAL SYSTEM CODE: IEC 2018
MECHANICAL SYSTEM CODE: IMC 2018
PLUMBING SYSTEM CODE: 2021 Uniform Plumbing Code
NH-IECC 2018
NH-IRC 2018

FINAL CD SET DATE: 07.12.23

EXISTING

LIVING AREA	
MAIN FLOOR	721 sqft
SECOND FLOOR	638sqft
THIRD FLOOR	0 sqft
TOTAL	1369sqft
GARAGE	240 sqft

PROPOSED

LIVING AREA	
MAIN FLOOR	1312 sqft
SECOND FLOOR	1176 sqft
THIRD FLOOR	1101 sqft
TOTAL	3589sqft
GARAGE	448 sqft

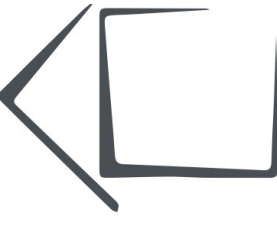
DIM DISCLAIMER

BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS.

OVERVIEW

SCALE: NTS

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Revision Table		
Number	Date	Description

OVERVIEW

CLIENT:
SCOTT RESIDENCE
271 SAGAMORE AVE.
PORTSMOUTH, NH.

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.937.2020

DATE:
7/14/2023

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SCALED FOR:
24" X 36"

SCALE:
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SHEET:

0-1

CALCULATIONS

ZONING MAXIMUMS: GRA

front setback: 15'
 rear setback: 20'
 side setbacks: 10'
 lot coverage: 25%

EXISTING CONDITIONS:

LOT SIZE: .16 AC
 FRONT/REAR HEIGHT:
 29' EXISTING RIDGE HT FROM FRONT GRADE
 29' EXISTING RIDGE HT FROM BACK GRADE
 LIVABLE SF: 1359 SF
 FIRST FLOOR 721 SF
 SECOND FLOOR 638
 ATTIC 0 SF
 BASEMENT 0 SF
 PORCH - FRONT 0 SF

GROSS SF: 3080 SF
 FIRST FLOOR 721 SF
 SECOND FLOOR 638 SF
 ATTIC 638 SF
 BASEMENT 703 SF
 PORCH - FRONT 120 SF
 PORCH - BACK 20 SF
 GARAGE 240 SF

AREA OF FOOTPRINT: 1101 SF

EXISTING SETBACKS:
 FRONT: 27'
 REAR: 55'
 LEFT: 13'
 RIGHT: 21'
 EXISTING LOT COVERAGE: 16%
 EXISTING PARCEL AREA: 6,969.6 SF

PROPOSED CONDITIONS:

FRONT/REAR HEIGHT:
 29.3' PROPOSED RIDGE HT FROM FRONT GRADE
 28.7' PROPOSED RIDGE HT FROM BACK GRADE
 LIVABLE SF: 4040 SF
 FIRST FLOOR 1312 SF
 SECOND FLOOR 1176 SF
 ATTIC 1101 SF
 BASEMENT 0 SF
 DECK 0 SF
 ROOM OVER GARAGE 451 SF

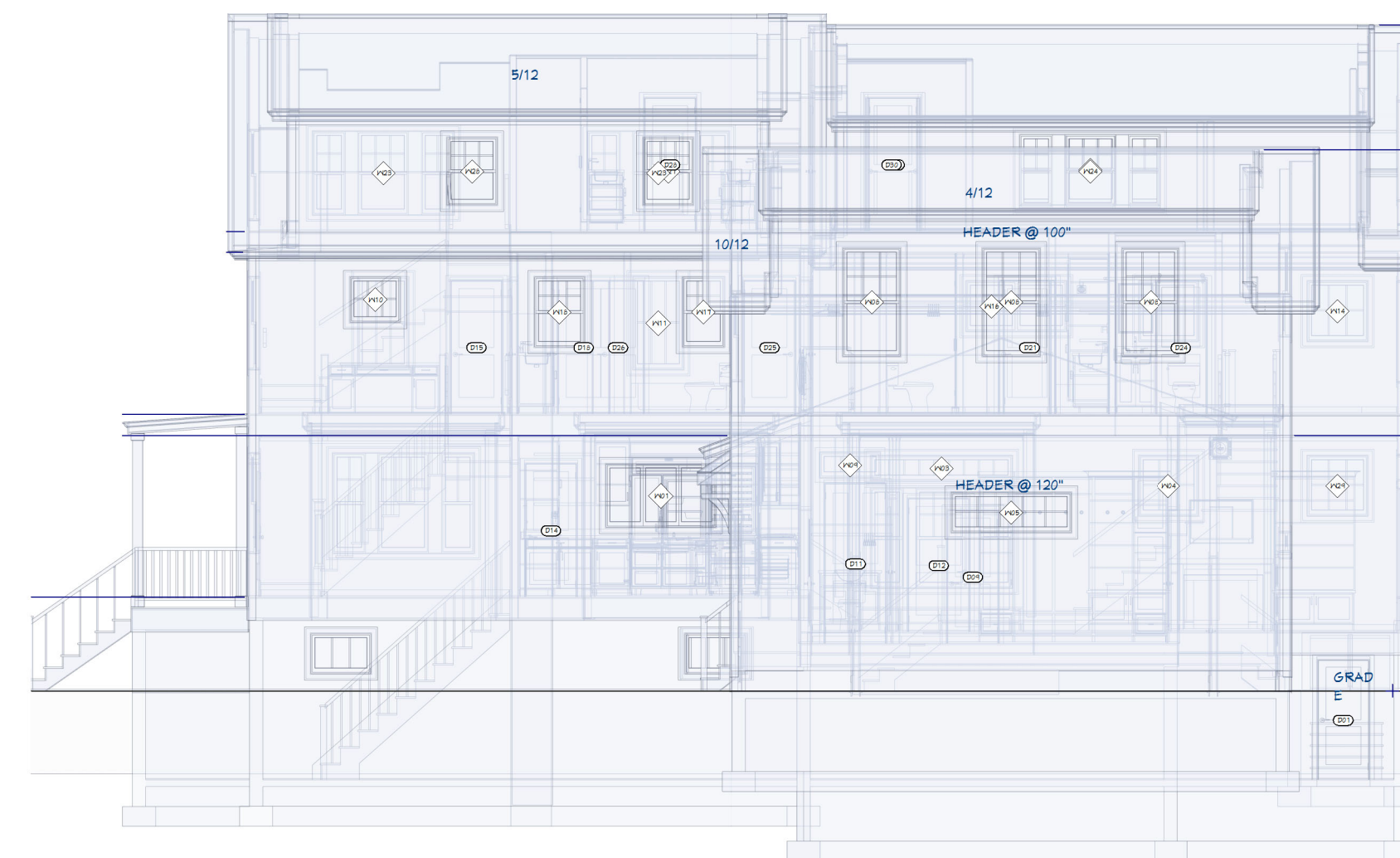
GROSS SF: 5851 SF
 FIRST FLOOR 1312 SF
 SECOND FLOOR 1176 SF
 ATTIC 1101 SF
 BASEMENT 1176 SF
 PORCH - FRONT 120 SF
 PORCH - BACK 70 SF
 ROOM OVER GARAGE 448 SF
 GARAGE 448 SF

AREA OF FOOTPRINT: 1953 SF

PROPOSED SETBACKS:
 FRONT: 27'
 REAR: 25'
 LEFT: 13'
 RIGHT: 9'
 PROPOSED LOT COVERAGE: 28%
 EXISTING PARCEL AREA: 6,969.6 SF



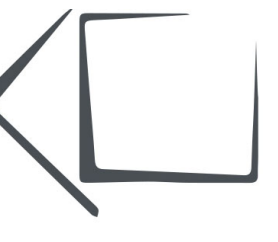
CITY OF PORTSMOUTH - MAP GEO GIS



GLASS HOUSE ELEVATION FROM EAST

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

NOTES:
 SLOPE FINISH GRADE AWAY FROM THE HOUSE @ 5% FOR 10' MIN
 LEAVE NATURAL DRAINAGE UNDISTURBED



Revision Table	
Number	Description

PLOT PLAN

CLIENT:
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 271 SAGAMORE AVE.
 PORTSMOUTH, NH.

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 AMY DUTTON HOME
 9 WALKER STREET | KITTERY, ME
 amy@amyduttonhome.com
 207.937.2020

DATE:
 7/14/2023

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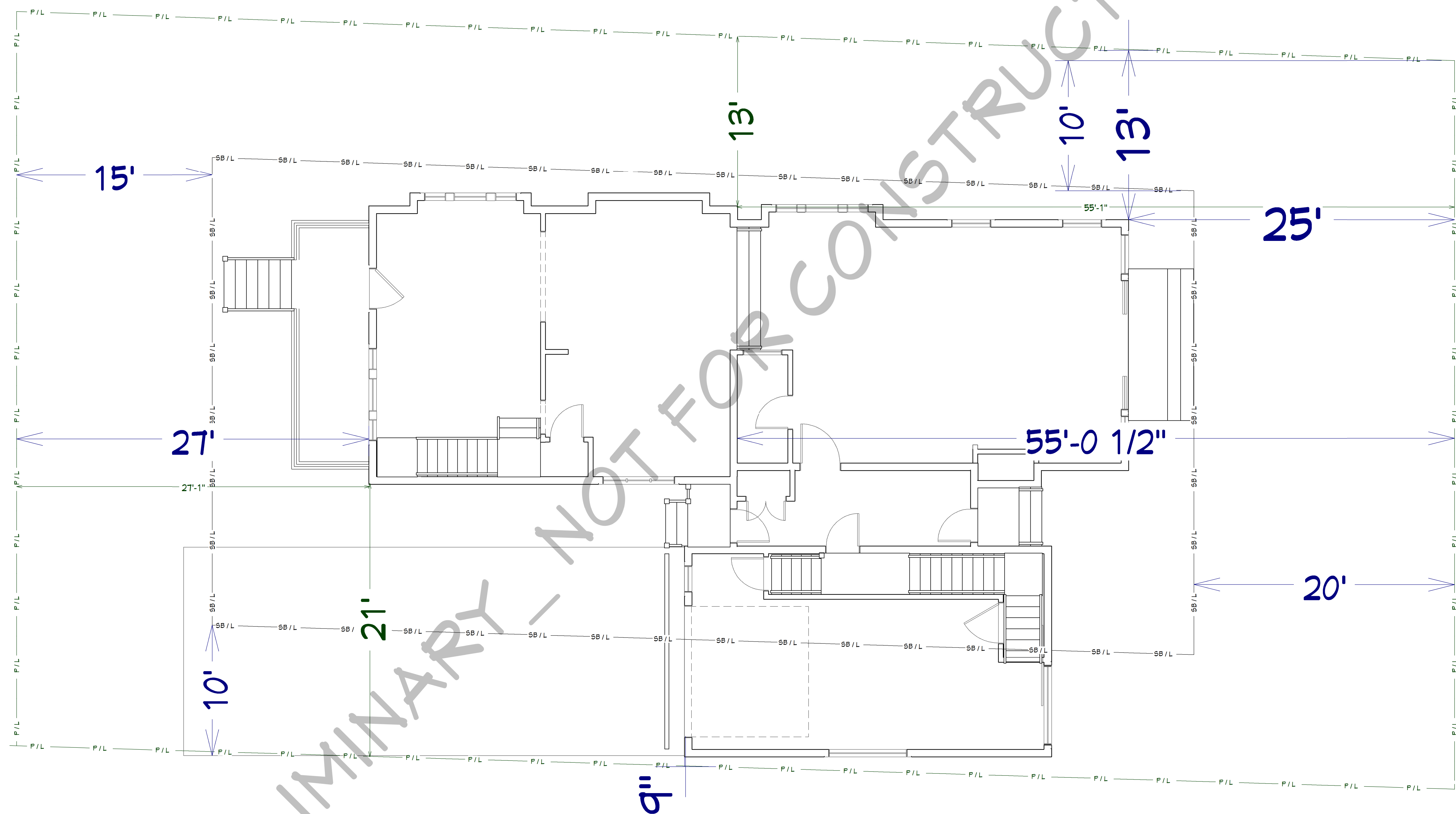
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 24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

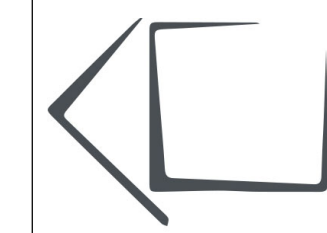
SHEET:

A-1



SITE PLAN

1" = 10'-0"
 INFORMATION PROVIDED BY FORTSMOUTH MAP GEO. / GIS



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SITE PLAN

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 SCOTT RESIDENCE
 271 SAGAMORE AVE.
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 207.937.2020

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SCALED FOR:
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SCALE:
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SHEET:

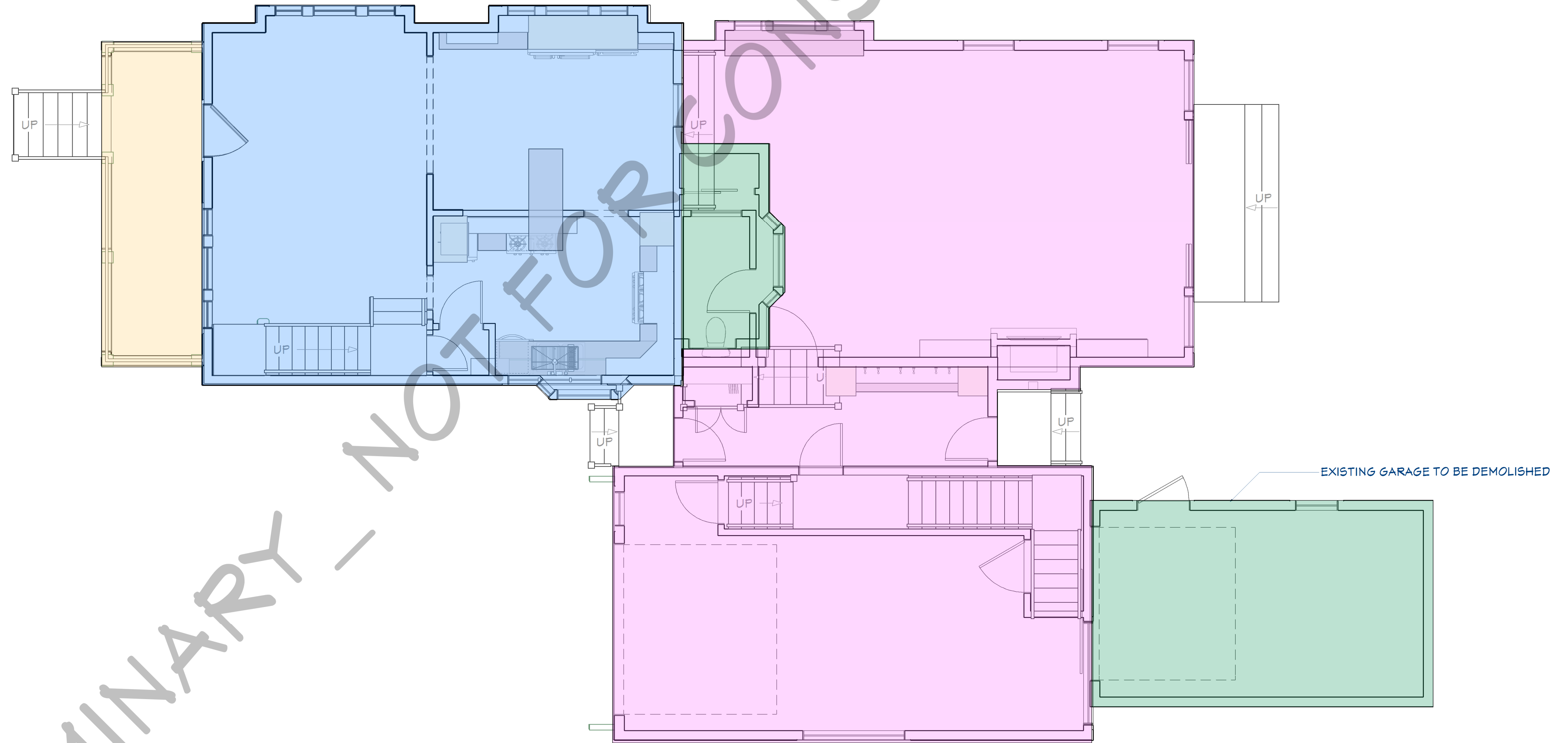
DEMOLITION NOTES

GENERAL NOTES

1. PROVIDE SELECTIVE DEMOLITION TO REMOVE EX. FLOOR, WALLS, CEILING, WINDOWS AND ROOF SYSTEMS IDENTIFIED. CONFIRM EXACT LOCATION W/ DESIGNER AND CIVIL ENGINEER PRIOR TO SELECTIVE DEMOLITION COMMENCEMENT. CONSULT WITH DESIGN PROFESSIONAL FOR ALL REQUIRED TEMPORARY SHORING AND SUPPORTS.
2. CUT EXISTING FOUNDATION TO LOCATION IDENTIFIED AND PREPARE FOR NEW FOUNDATION WALL.
3. EXISTING FOUNDATION WALL TO BE CUT AND REMAIN IN PLACE. REMOVE SILL PLATES OR OTHER LUMBER AND CUT BACK ANCHOR BOLTS TO TOP OF WALL. FILL VOID WITH SAND AND/ OR SOILS CONSISTENT WITH SURROUNDING MATERIALS.

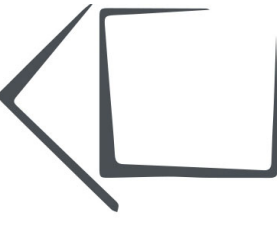
GAD BLOCK GUIDE

	EXISTING FOOTPRINT
	PROPOSED ADDITION
	EXISTING DECK
	EXISTING TO BE REMOVED



RENOVATION PLAN FIRST FLOOR

SCALE: 1/4" = 1'-0"



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RENOVATION PLAN

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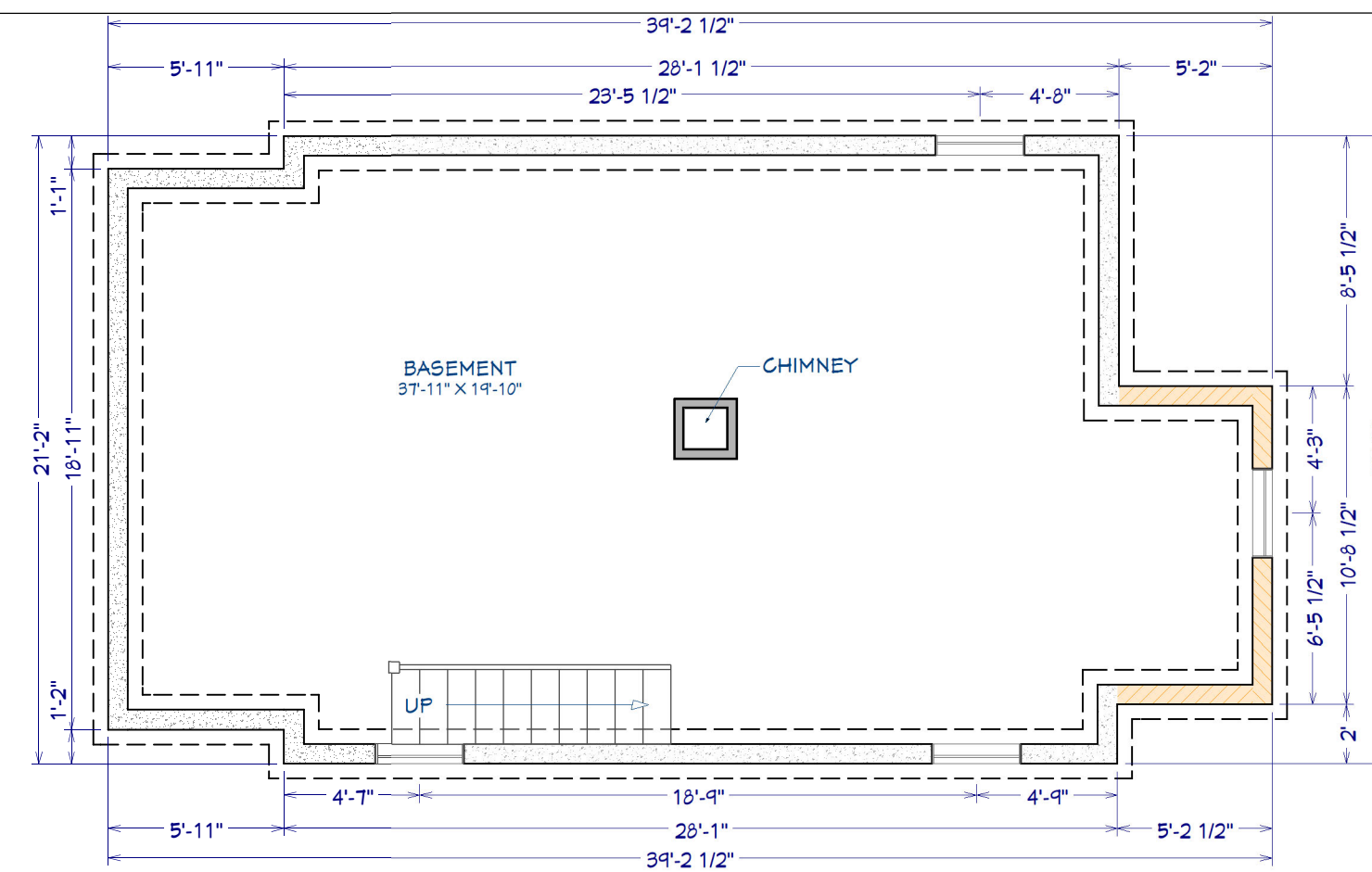
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24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

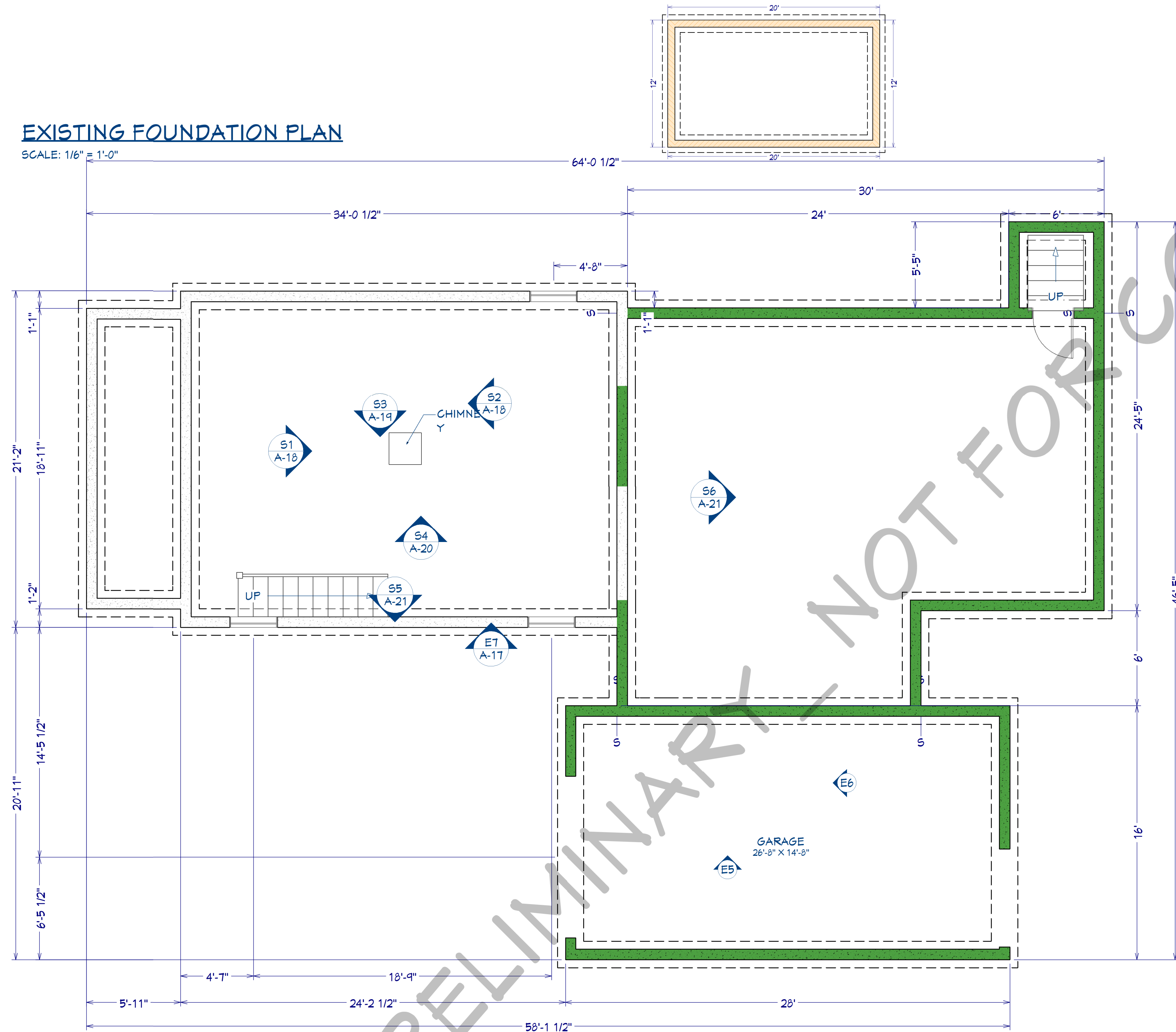
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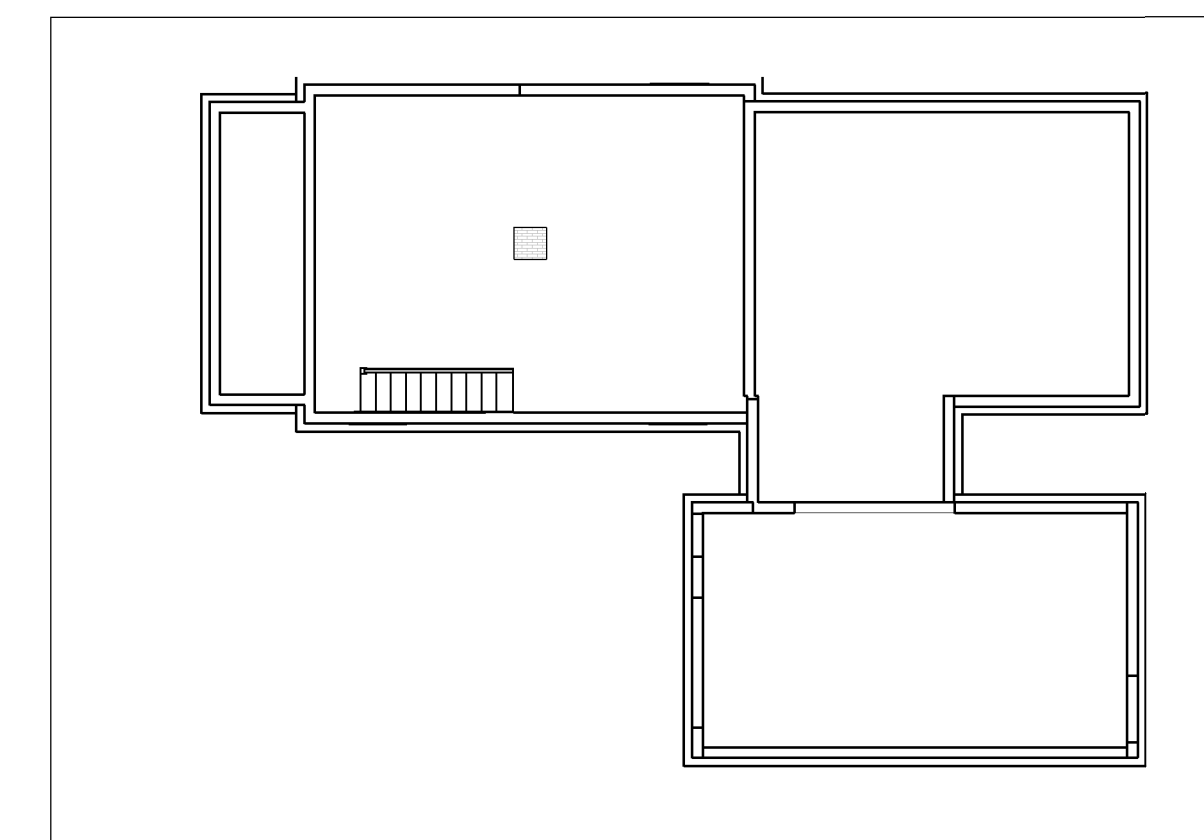
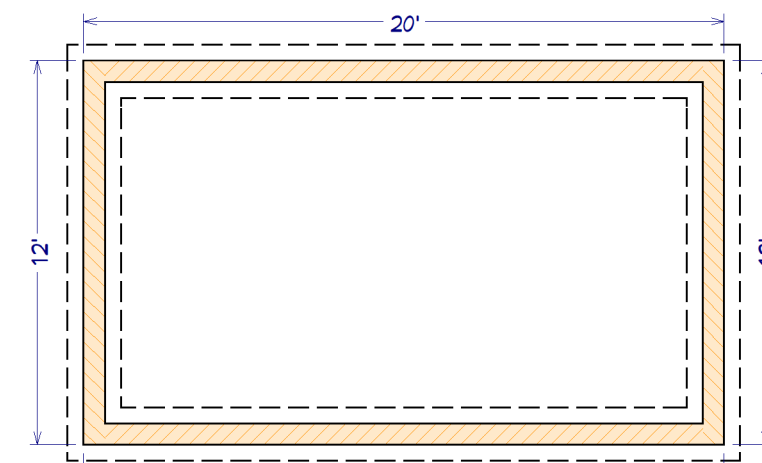
EXISTING FOUNDATION PLAN

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



PROPOSED FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

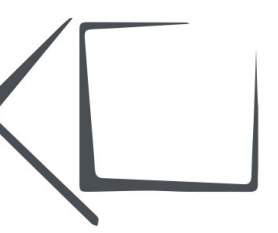


PERSPECTIVE VIEW

SCALE: NTS

WALL LEGEND

- = EXTERIOR WALL
- = INTERIOR 6
- = INTERIOR 4
- = NEW WALL
- = NEW FOUNDATION WALL
- = DEMO WALL
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL



Revision Table		
Number	Date	Description

FOUNDATION

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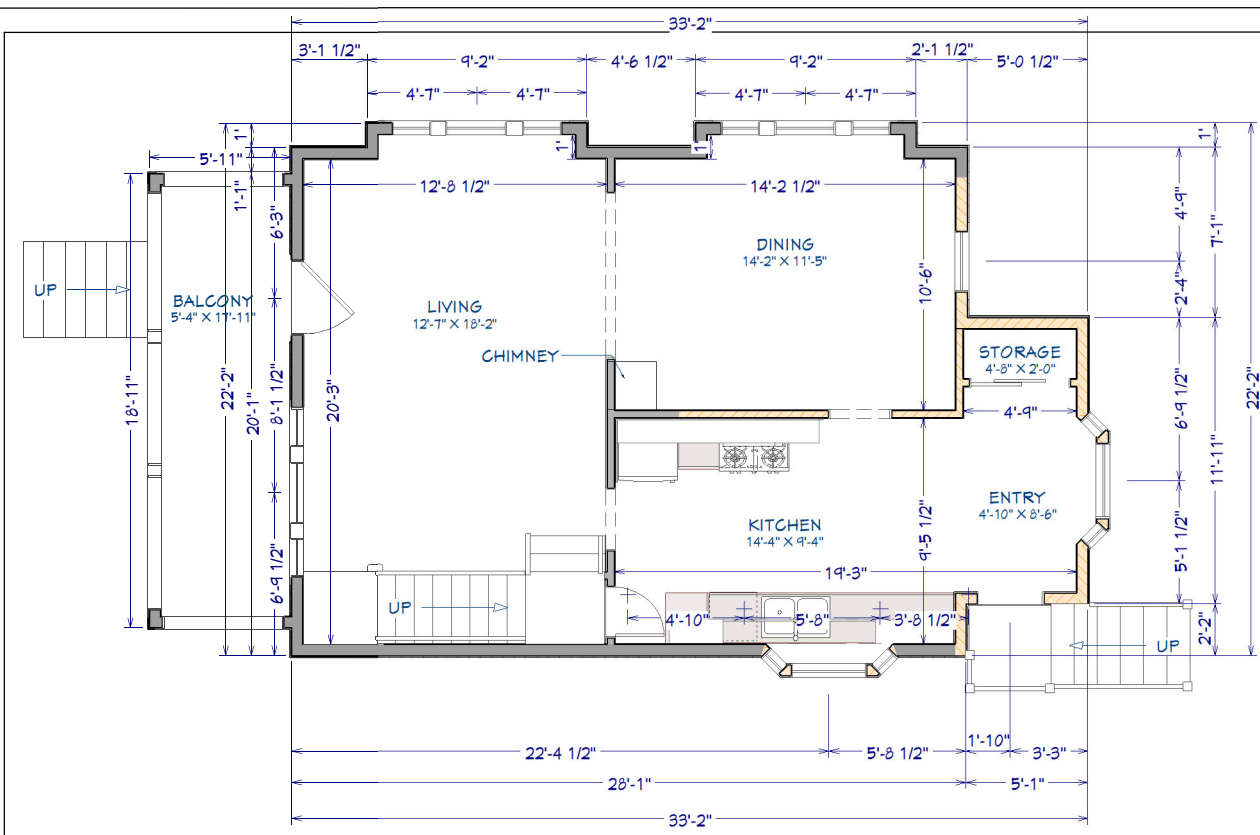
SCALED FOR:
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

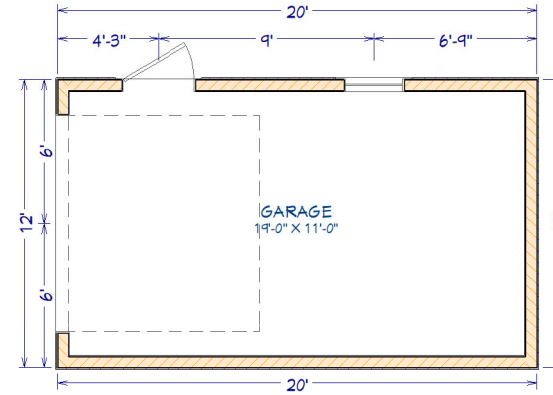
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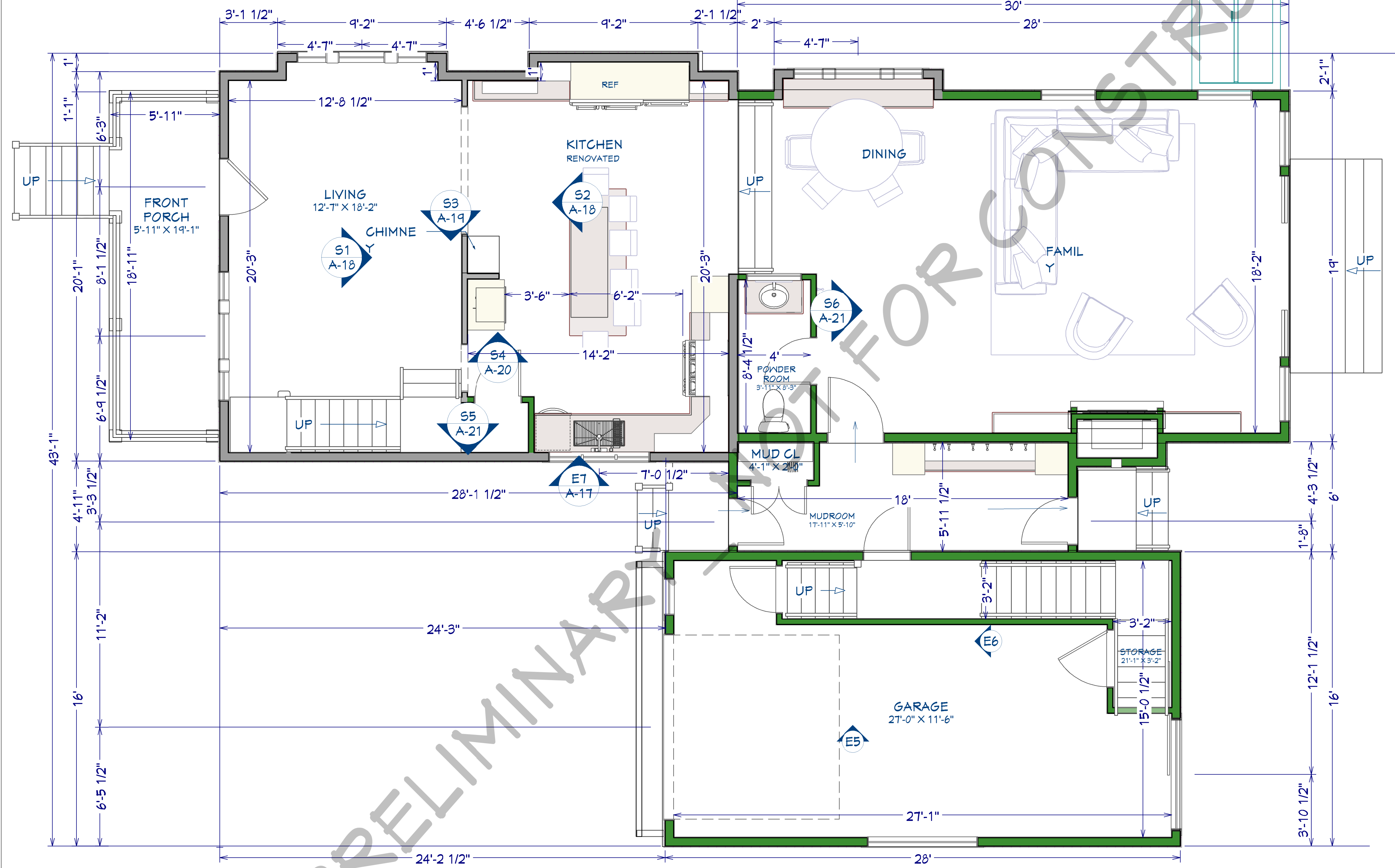


EXISTING FIRST FLOOR PLAN

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

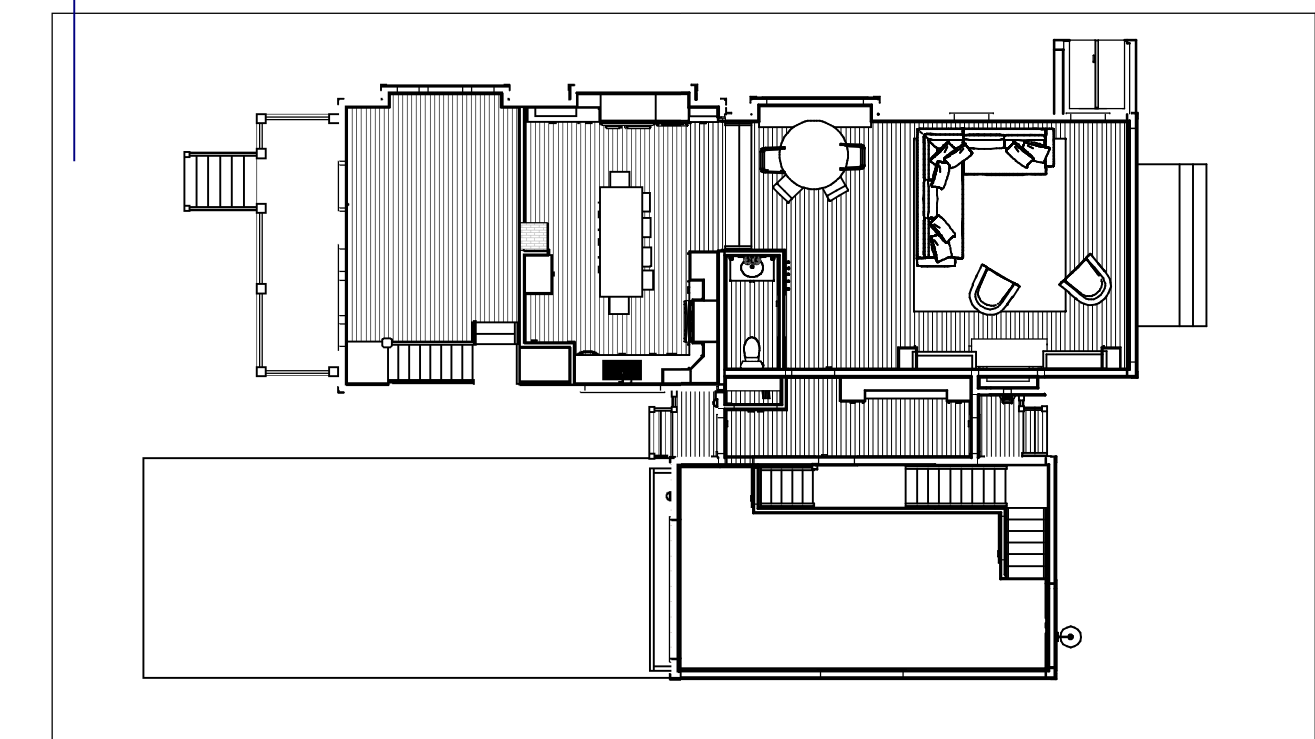


MOVE BULKHEAD TO OLDER PART OF HOUSE IF CRAWL



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

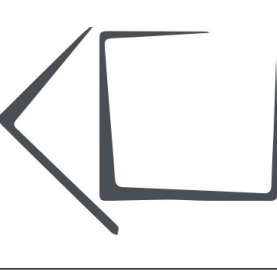


PERSPECTIVE VIEW

SCALE: NTS

WALL LEGEND

- = EXTERIOR WALL
- = INTERIOR 6
- = INTERIOR 4
- = NEW WALL
- = NEW FOUNDATION WALL
- = DEMO WALL
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL



Number	Date	Revision Table	Description

FIRST FLOOR

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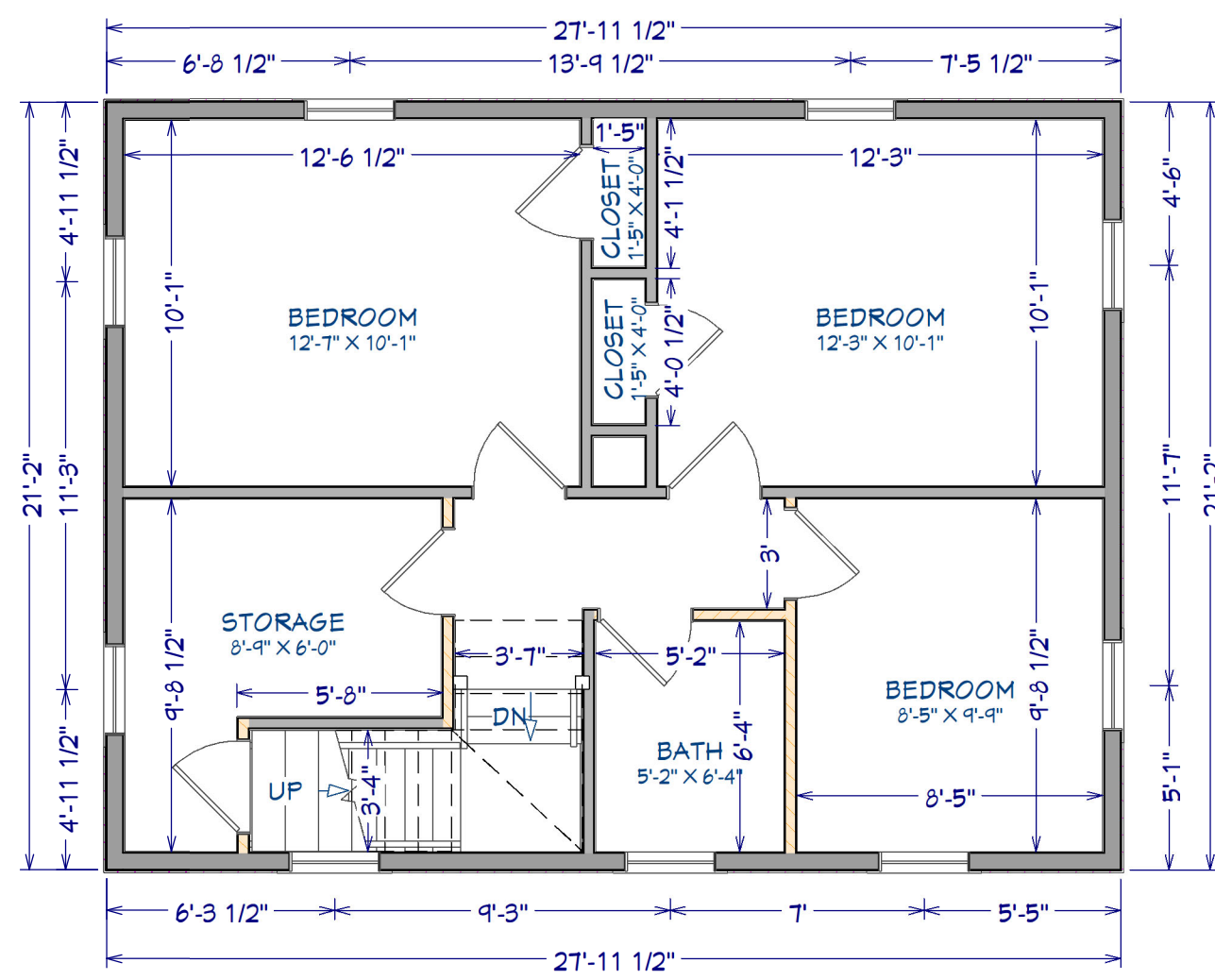
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SCALE FOR:
24" X 36"

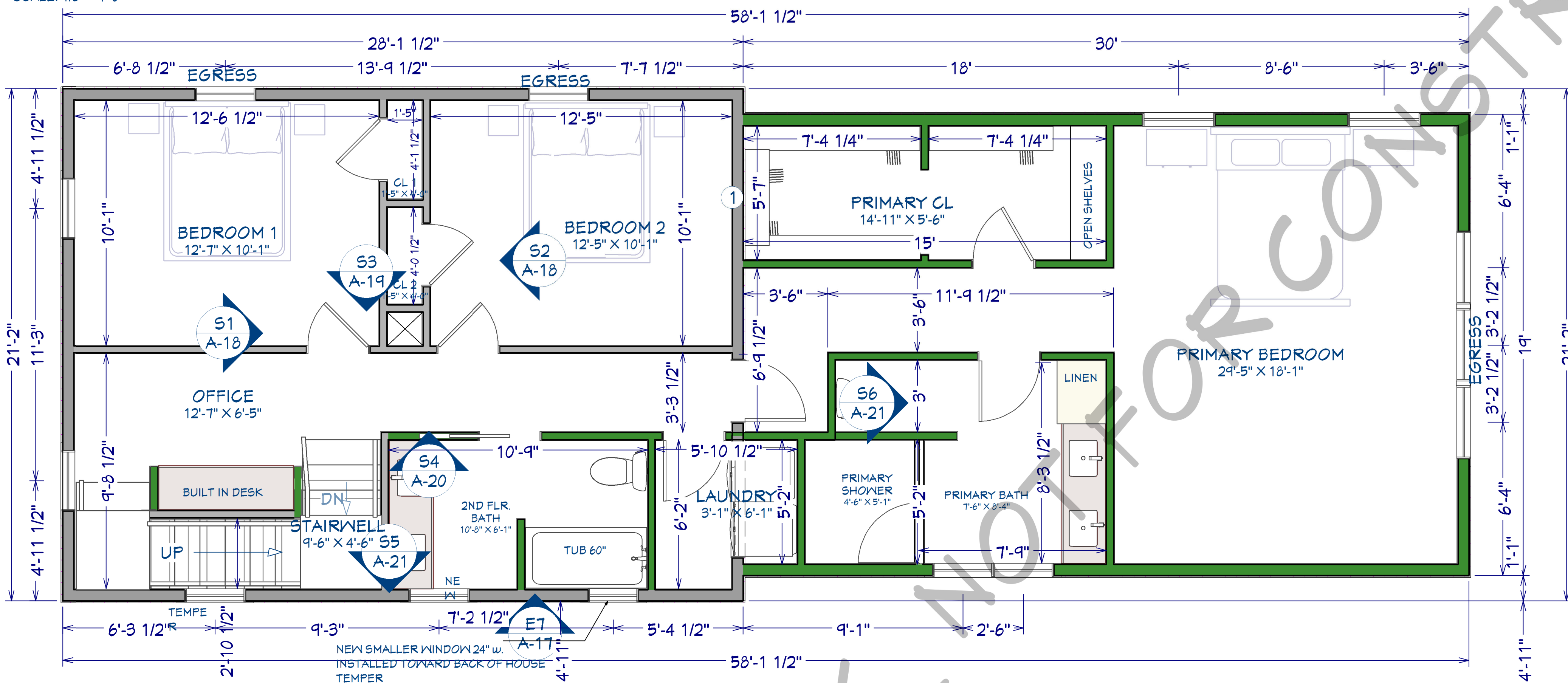
SCALE:
SEE SCALE ON DRAWINGS

SHEET:

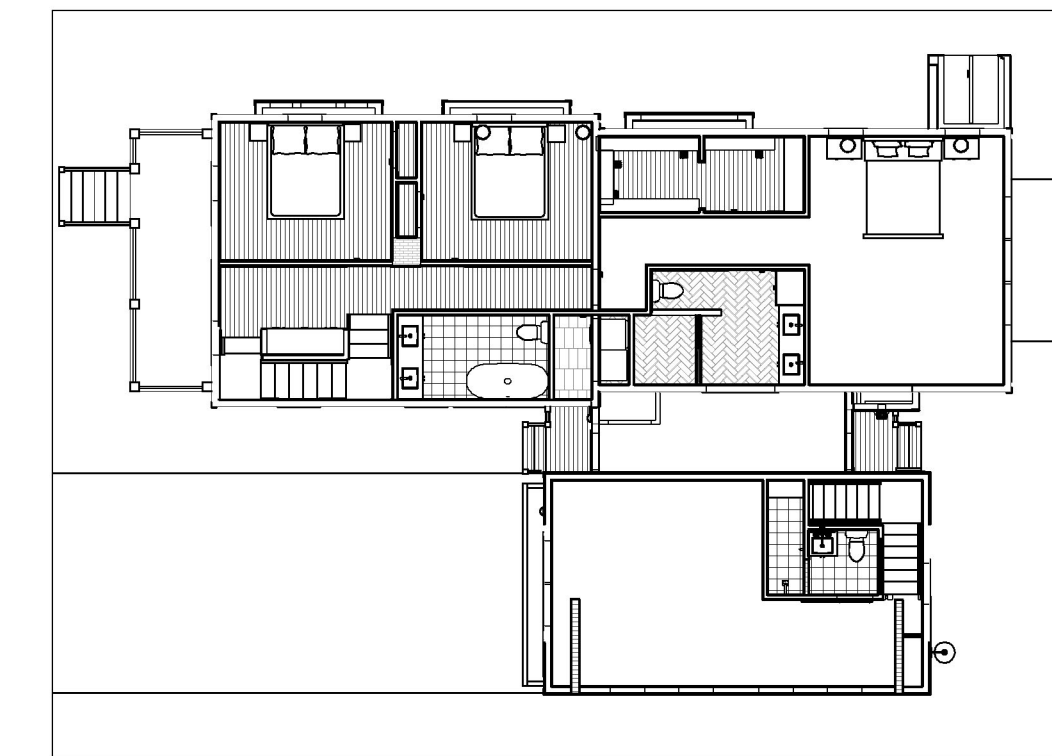
A-5



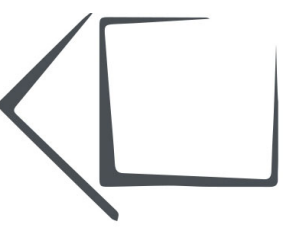
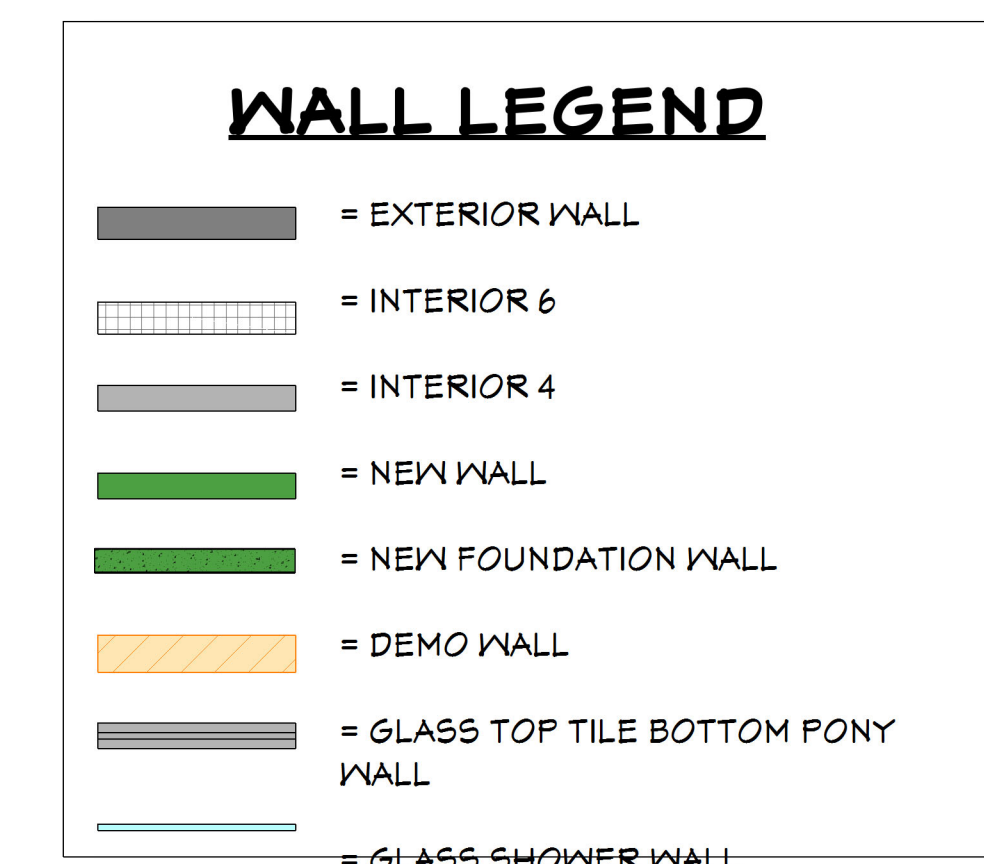
EXISTING SECOND FLOOR PLAN
SCALE: 1/5" = 1'-0"



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



PERSPECTIVE VIEW
SCALE: NTS



Number	Date	Revision Table	Description

SECOND FLOOR

CLIENT:
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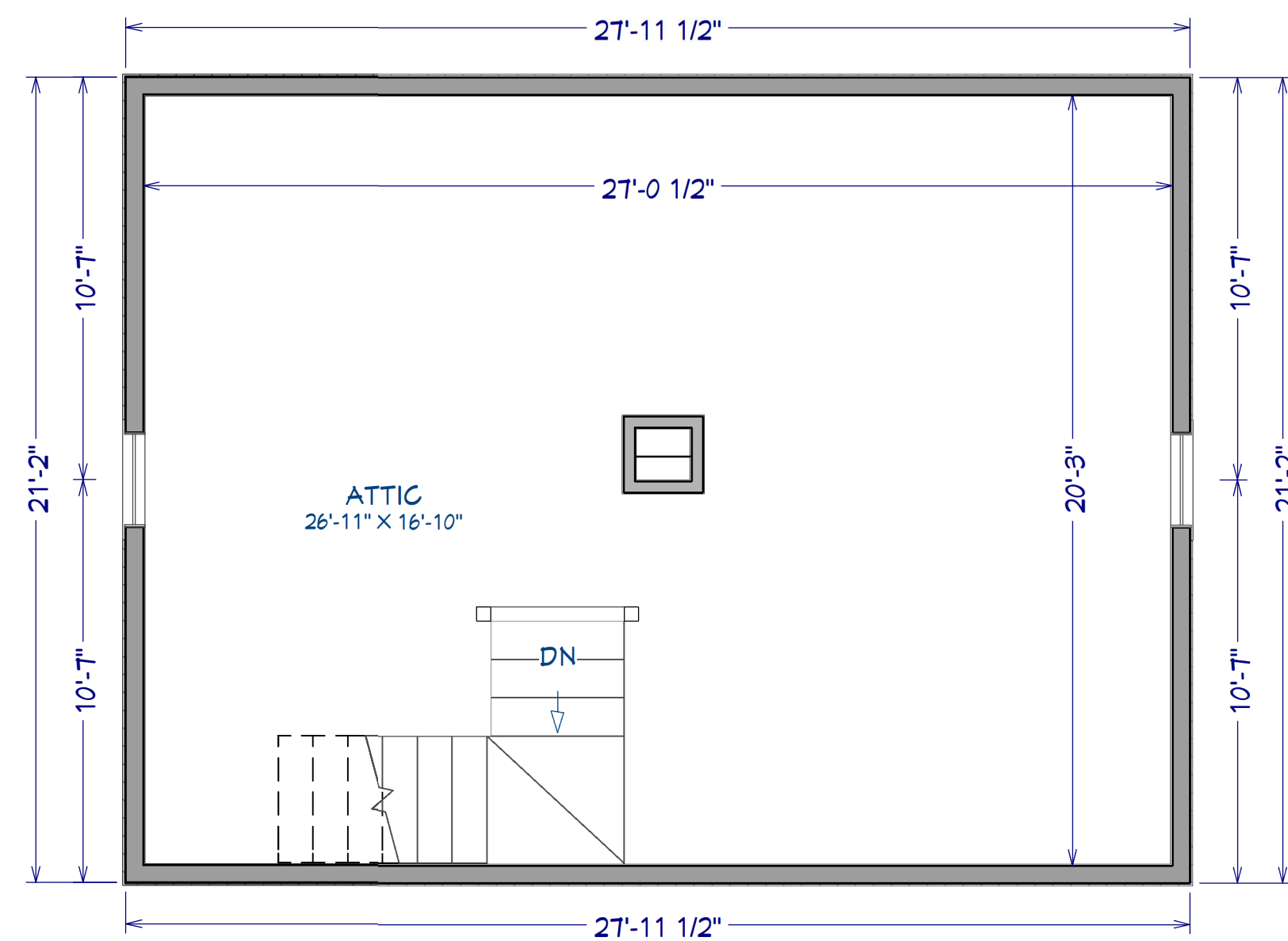
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24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-6

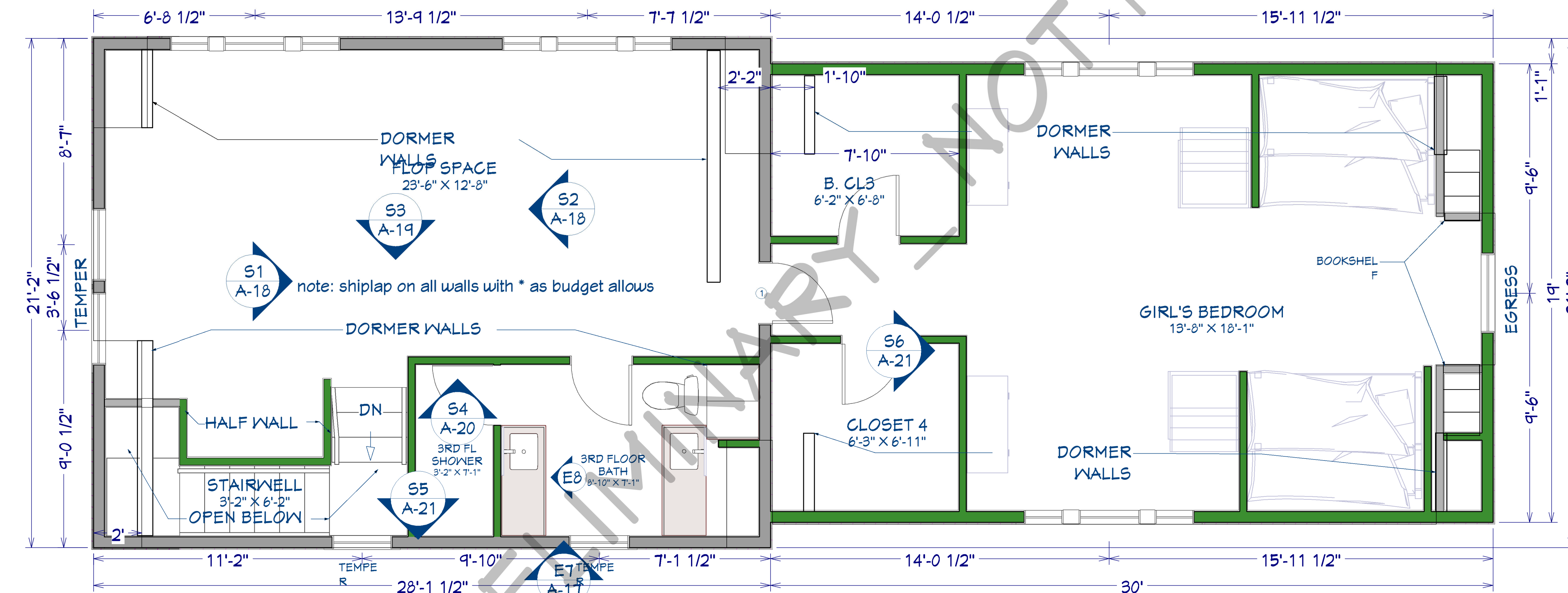
SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-6



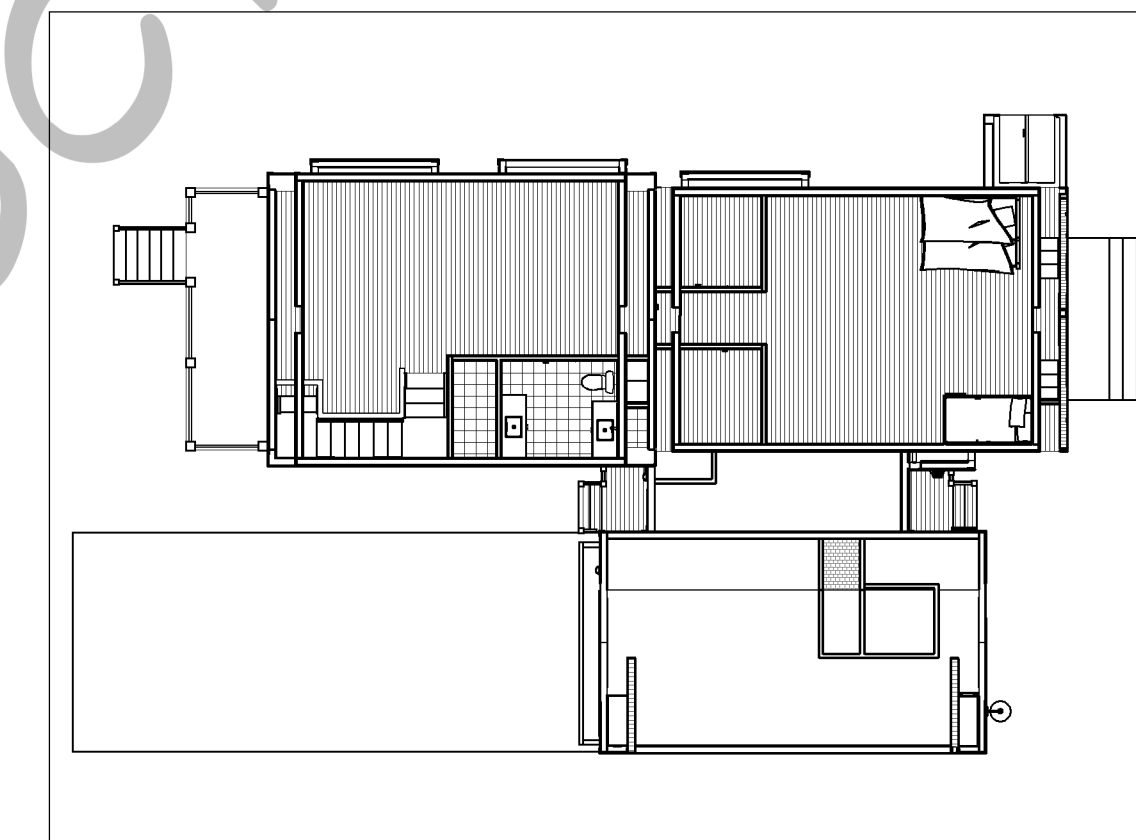
EXISTING THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROPOSED THIRD FLOOR PLAN

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

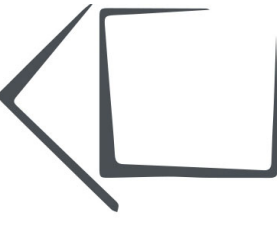


PERSPECTIVE VIEW

SCALE: NTS

WALL LEGEND

- = EXTERIOR WALL
- = INTERIOR 6
- = INTERIOR 4
- = NEW WALL
- = NEW FOUNDATION WALL
- = DEMO WALL
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL



Number	Date	Revision Table	Description

THIRD FLOOR

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9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.937.2020

DATE:
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SCALE:
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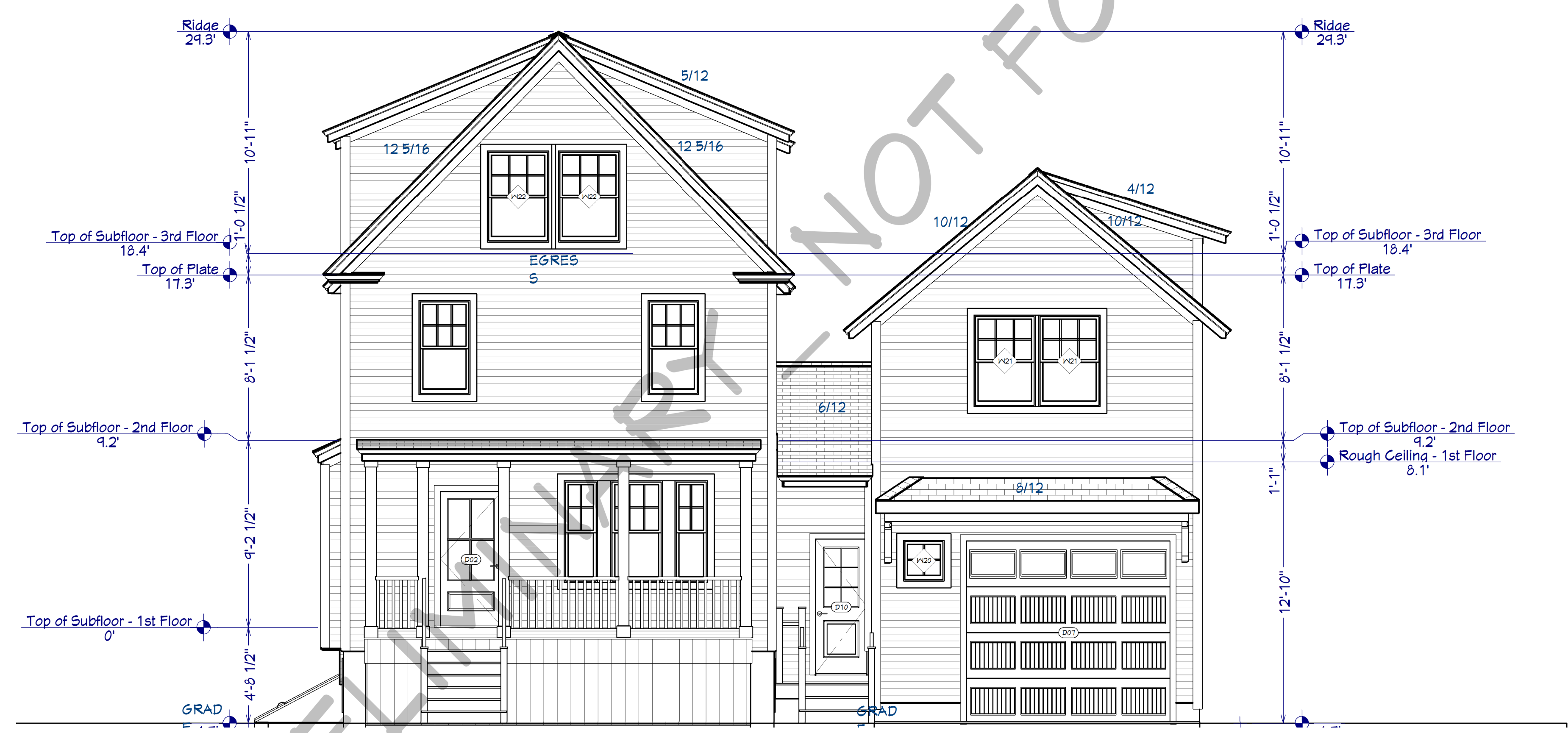
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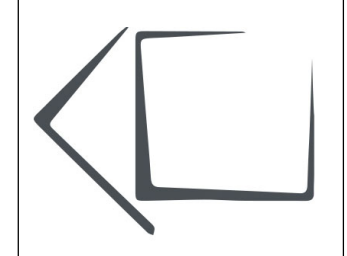
EXISTING NORTH ELEVATION | FRONT VIEW
SCALE: 1/4" = 1'-0"



EXISTING FRONT PHOTO



PROPOSED NORTH ELEVATION | FRONT VIEW
SCALE: 1/4" = 1'-0"



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ELEVATIONS

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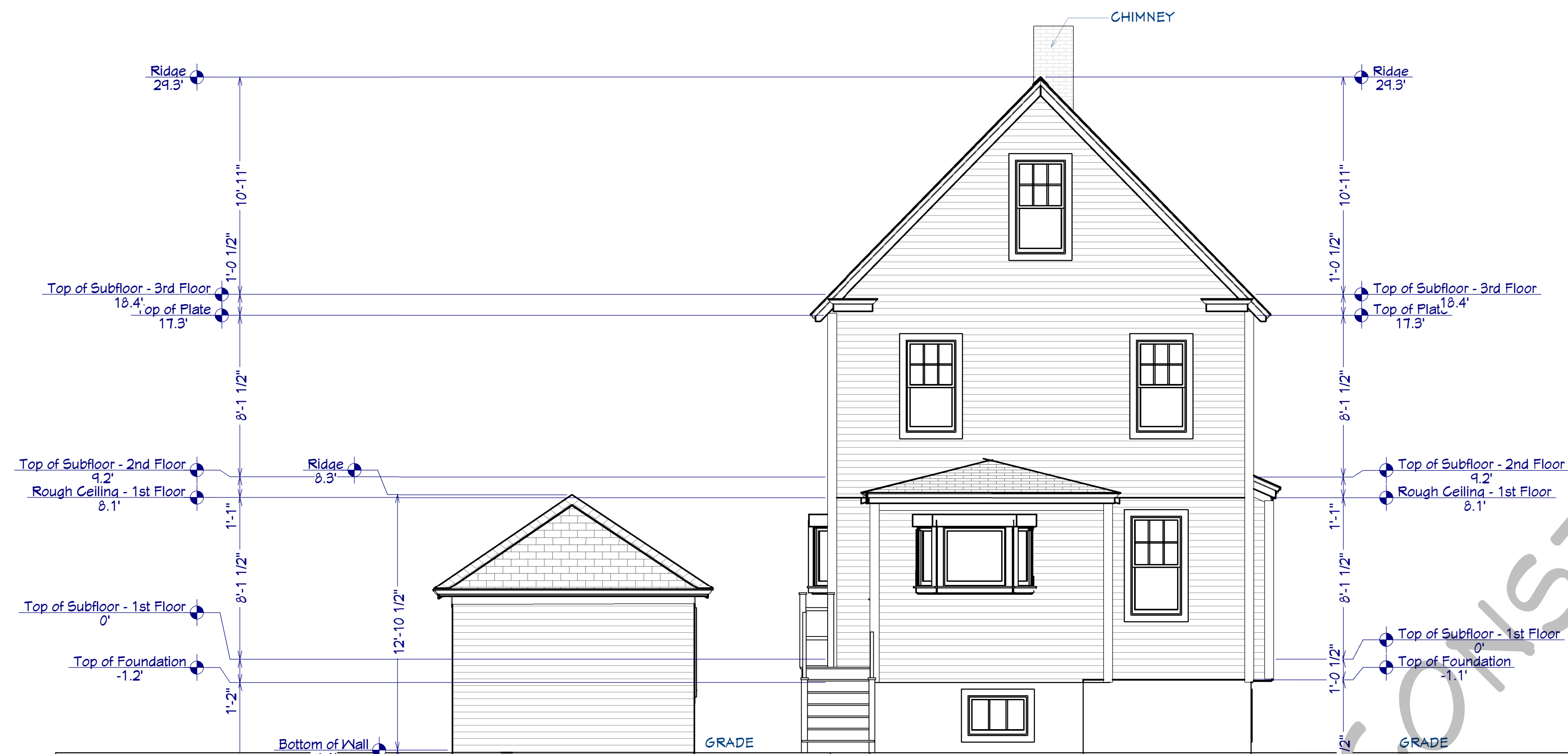
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SCALE:
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SHEET:

A-13



EXISTING SOUTH ELEVATION | REAR VIEW
SCALE: 1/4" = 1'-0"



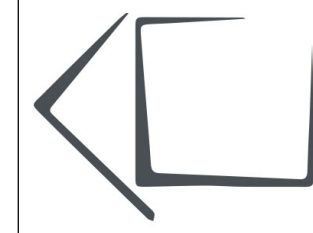
EXISTING BACK PHOTO



PROPOSED SOUTH ELEVATION | REAR VIEW
SCALE: 1/4" = 1'-0"



EXISTING BACK GARAGE PHOTO



Revision Table	
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ELEVATIONS

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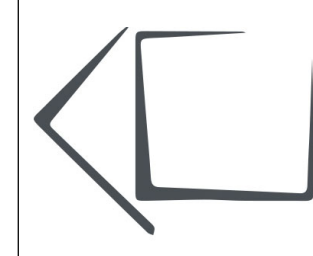
SCALED FOR:
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

A-14



Revision Table	
Number	Date

ELEVATIONS

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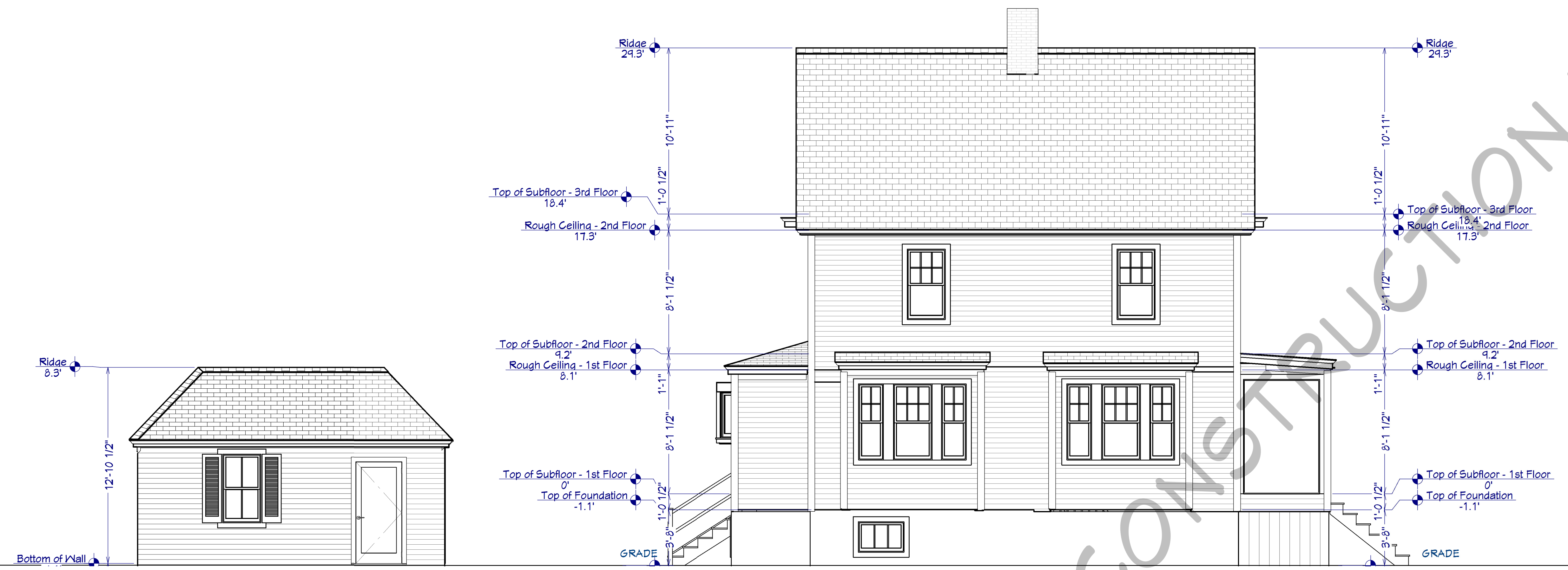
SCALE:
 SEE SCALE ON DRAWINGS

SHEET:

A-15



EXISTING LEFT SIDE PHOTOS



EXISTING EAST ELEVATION | SIDE VIEW

SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION | SIDE VIEW

SCALE: 1/4" = 1'-0"

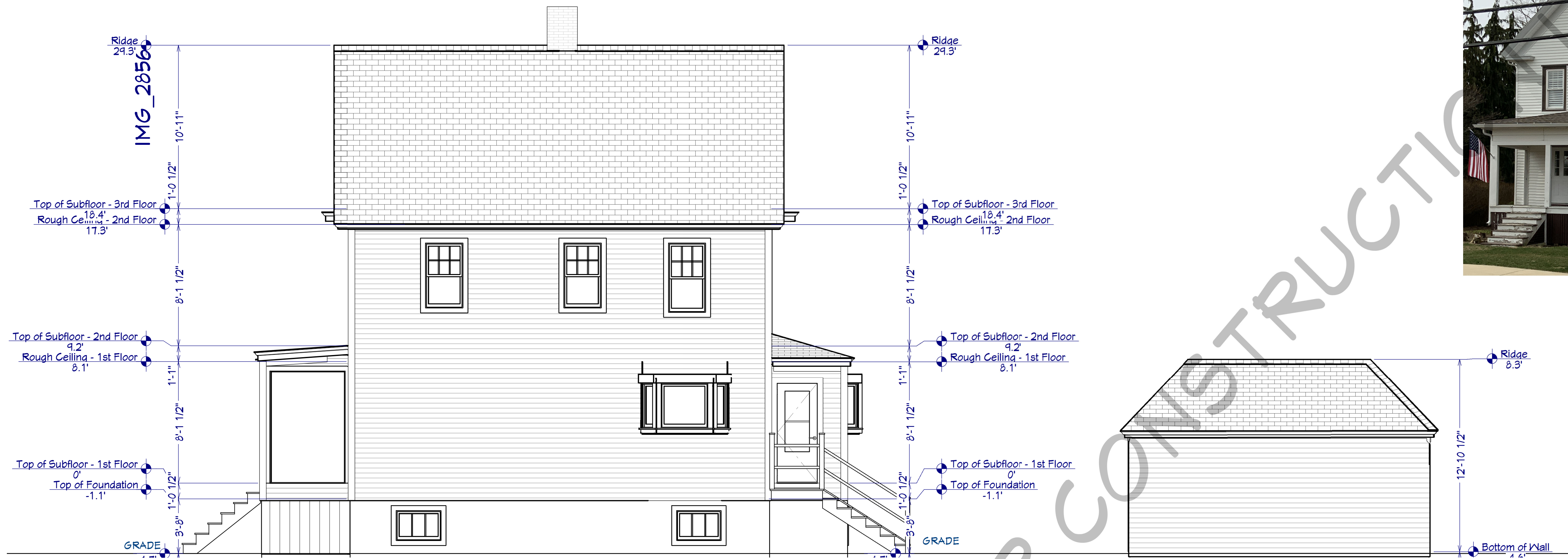
ELEVATIONS

SCALE: 1/4" = 1'-0"

IMG_2860

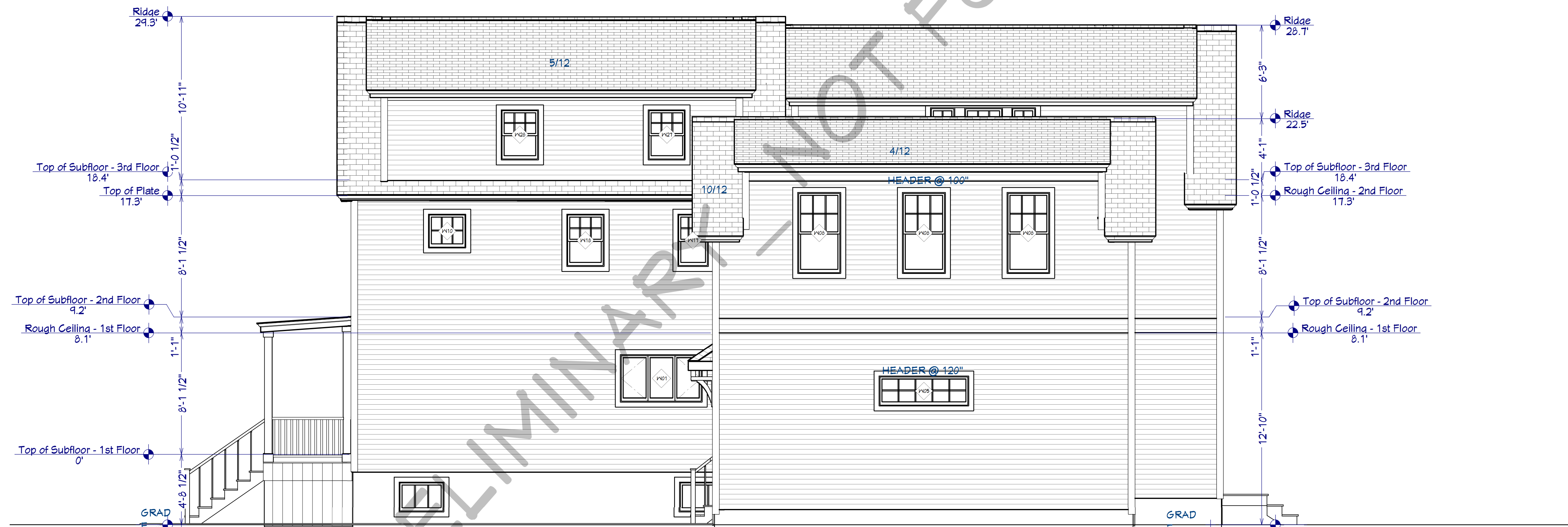


EXISTING RIGHT SIDE PHOTOS



EXISTING WEST ELEVATION | SIDE VIEW

SCALE: 1/4" = 1'-0"

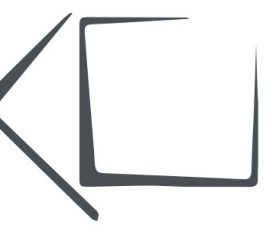


PROPOSED WEST ELEVATION | SIDE VIEW

SCALE: 1/4" = 1'-0"

ELEVATIONS

SCALE: 1/4" = 1'-0"



Number	Date	Revision Table	Description

ELEVATIONS

CLIENT:
SCOTT RESIDENCE
271 SAGAMORE AVE.
PORTSMOUTH, NH.

CONTACT:
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207.937.2020

DATE:

7/14/2023

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SCALED FOR:
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

A-16