

March 30, 2021

David Rheume, Chair
Zoning Board of Adjustment
1 Junkins Ave.
Portsmouth, NH 03801

RE: 41 Salter Street, Map 102 Lot 30

Dear Mr. Rheume:

In order for a second floor addition to be constructed above and fully within the existing building footprint, the applicant requests relief from Section 10.530 Table of Dimensional Standards: Minimum Yard Dimensions.

Per measurements taken from map geo:

Front	Permit front yard setback of approximately 23 feet to the proposed work, where 30 feet is required and 15 feet exists.
Right Side	Permit right side yard setback of approximately 13 feet to the proposed work, where 30 feet is required and 2 feet exists.
Left Side	Permit existing left side yard setback of 2 feet where 30 feet is required.

Enclosed please find the original and eleven copies of the following relative to the above property:

1. Zoning Board of Adjustment Application
2. Applicant's Narrative
3. Existing Site Plan.
4. Copy of the Historic District Commission Application showing proposed second floor expansion over existing footprint.

Thank you for your consideration.

Michael Lewis and Arna DiMambro Lewis
Owners
41 Salter Street
Portsmouth, NH 03801

Board of Adjustment Application
March 24, 2021
Michael Lewis & Arna DiMambro Lewis
41 Salter Street
Map 102, Lot 30
Applicants' Narrative

Zoning Ordinance Criteria to be met, per City Ordinance 10.233.20:

10.233.21 The variance will not be contrary to the public interest: The proposed second floor expansion over the existing kitchen footprint would not alter the characteristics of the neighborhood or threaten the health, safety, and welfare of the public. The residence would remain a single-family dwelling. The new second floor roof will still be lower than the properties located to the right and left.

10.233.22 The spirit of the ordinance will be observed: The proposed expansion occurs on the second floor and will not extend beyond the existing footprint.

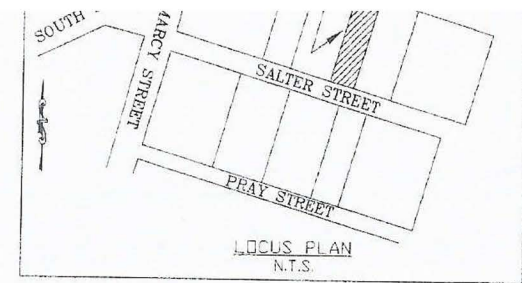
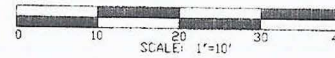
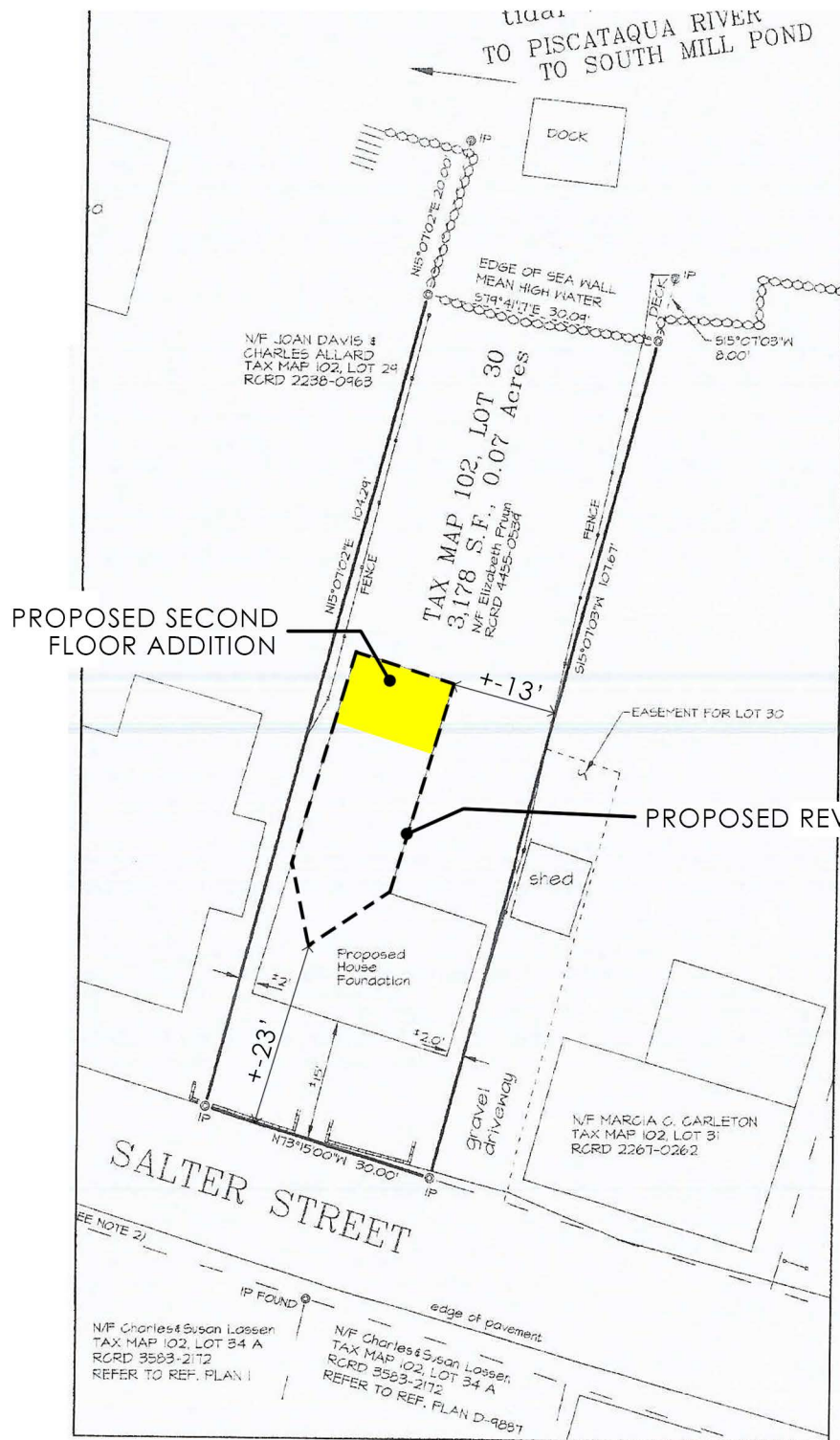
10.233.23 Substantial justice will be done: Whereas denial of the variance does not confer any benefit to the public, it would create a substantial hardship for the property owners. Additionally, it would be substantially just to allow property owners the reasonable use of their property.

10.233.24 The values of surrounding properties will not be diminished: The proposed expansion will necessarily include improvements to the exterior of the dwelling which will increase the value of the dwelling and contribute to increased values in the neighborhood as a whole. The quality of the roof construction will be substantially improved.

10.233.25 Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship: A significant number of the surrounding historic properties contain 2 story spaces as constructed prior to current allowable setbacks. This historic property currently contains 1 and 1.75 stories and seeks to construct no more than 2 stories as seen on surrounding properties.

There is no fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property: The original historic structure of the house was built in 1820 and pre-dates current setback requirements. The house was approved in 2005 to be relocated back from Salter Street 15' on a new foundation. Much of the original materials and windows have been replaced by previous owners. Building over the existing, non-conforming kitchen means that no new setback infringements are being requested to accommodate the upward expansion, and lot coverage will remain unchanged.

The proposed use is a reasonable one: The proposed expansion of a second floor living space above an existing kitchen is a reasonable one within a residential neighborhood. The height of the existing roofline will be extended over the addition without increase.



NOTES

1) OWNER OF RECORD:

Elizabeth Pruyn
41 SALTER STREET
PORTSMOUTH, NH 03801
RCD: 4455-0534, PARCEL AREA: 3,178 S.F.
REFER ALSO TO ROCKINGHAM COUNTY SUPERIOR
COURT DOCKET #05-E-033, DATED SEPTEMBER 6, 2005.

2) BASIS OF BEARING FROM PLAN REFERENCE #1.

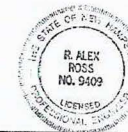
REFERENCE PLANS

1) 'BOUNDARY SURVEY FOR ROBERT BYRNES &
PATRICIA TOBEY', PREPARED BY THIS OFFICE,
10/13/04, RCD D-32044.

1 April 26, 2006 For Approval	
ISS DATE	DESCRIPTION OF ISSUE
SCALE: 1" = 10'	
CHECKED	
DRAWN A.ROSS	
CHECKED	
ROSS ENGINEERING Civil/Structural Engineering & Surveying 400 Loring St. Portsmouth, NH 03801	
CLIENT Liz Pruyn 41 Salter Street Portsmouth, NH 03801	
TITLE House Re-Location Plan for Liz Pruyn MAP 102, LOT 30 PORTSMOUTH, NH	
JCD NUMBER 06-024	DVS NO 1
ISSUE 1	

Alex Ross
CIVIL ENGINEER & SURVEYOR

SEAL



EXISTING ELEVATIONS



FRONT ELEVATION



BACK ELEVATION



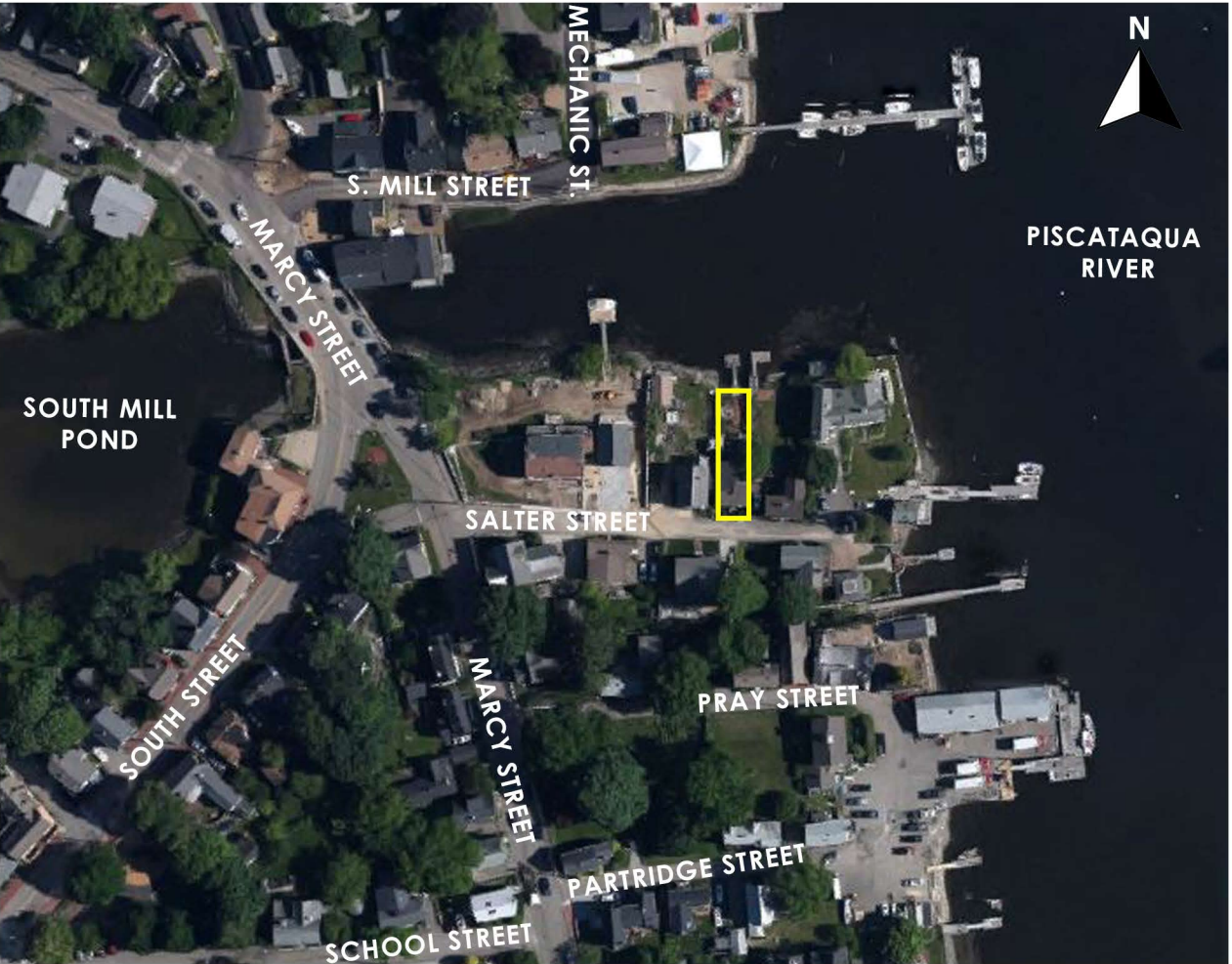
LEFT ELEVATION



RIGHT ELEVATIONS



AERIAL VIEW



41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW OF
SITE AND SURROUNDINGS
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: APRIL 7, 2021

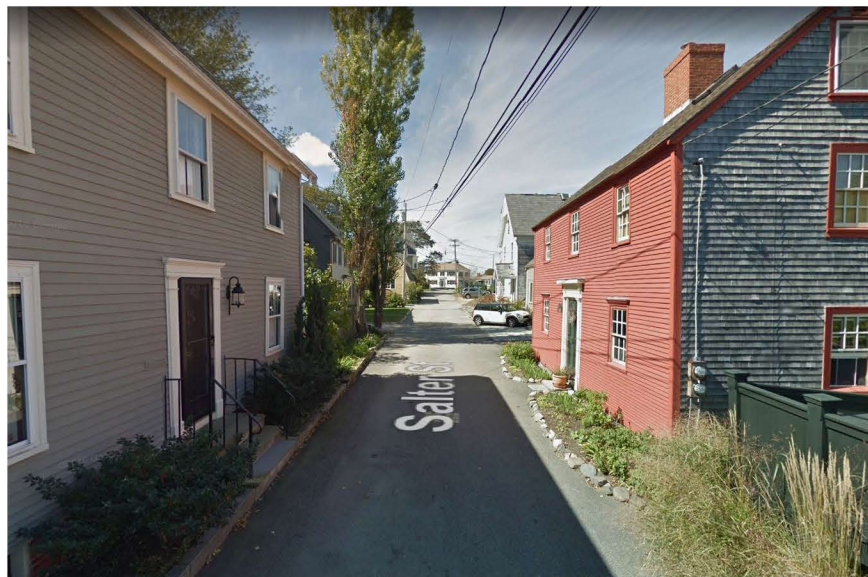




A. VIEW FROM SITE LOOKING EAST



B. VIEW FROM SITE LOOKING WEST

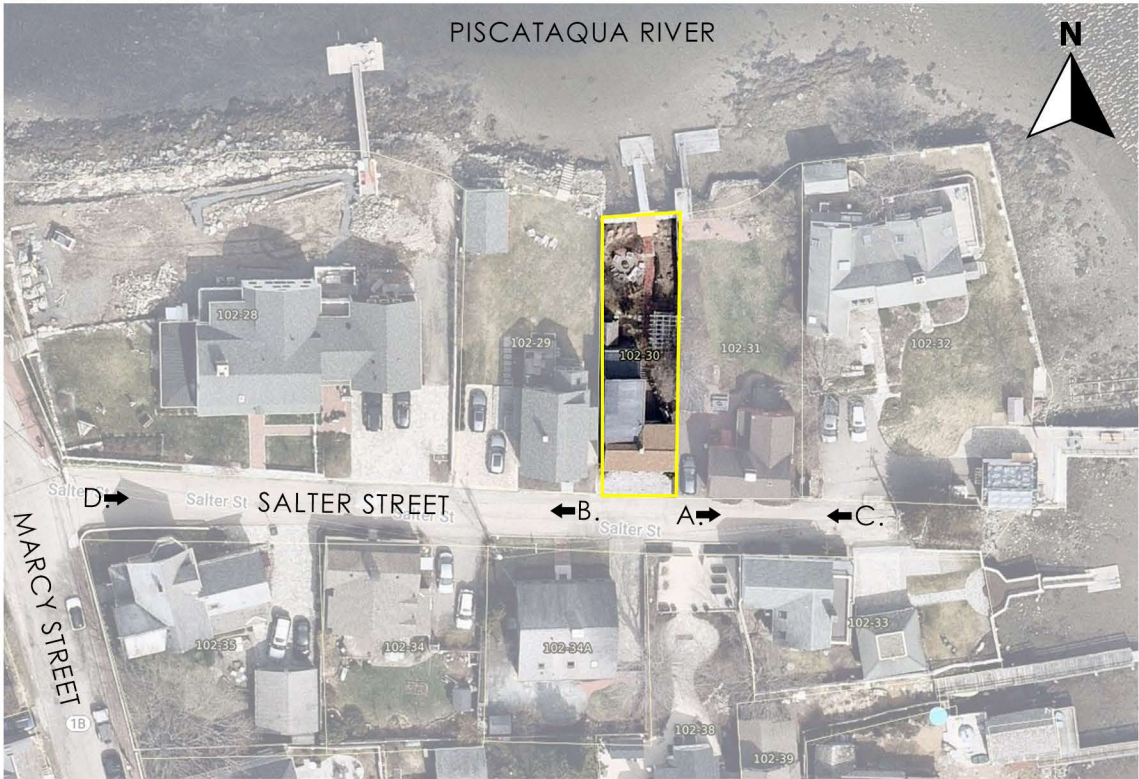


VIEW FROM EAST OF SALTER STREET



VIEW FROM WEST OF SALTER STREET

SITE MAP



41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

STREET VIEWS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: APRIL 7, 2021



2.0



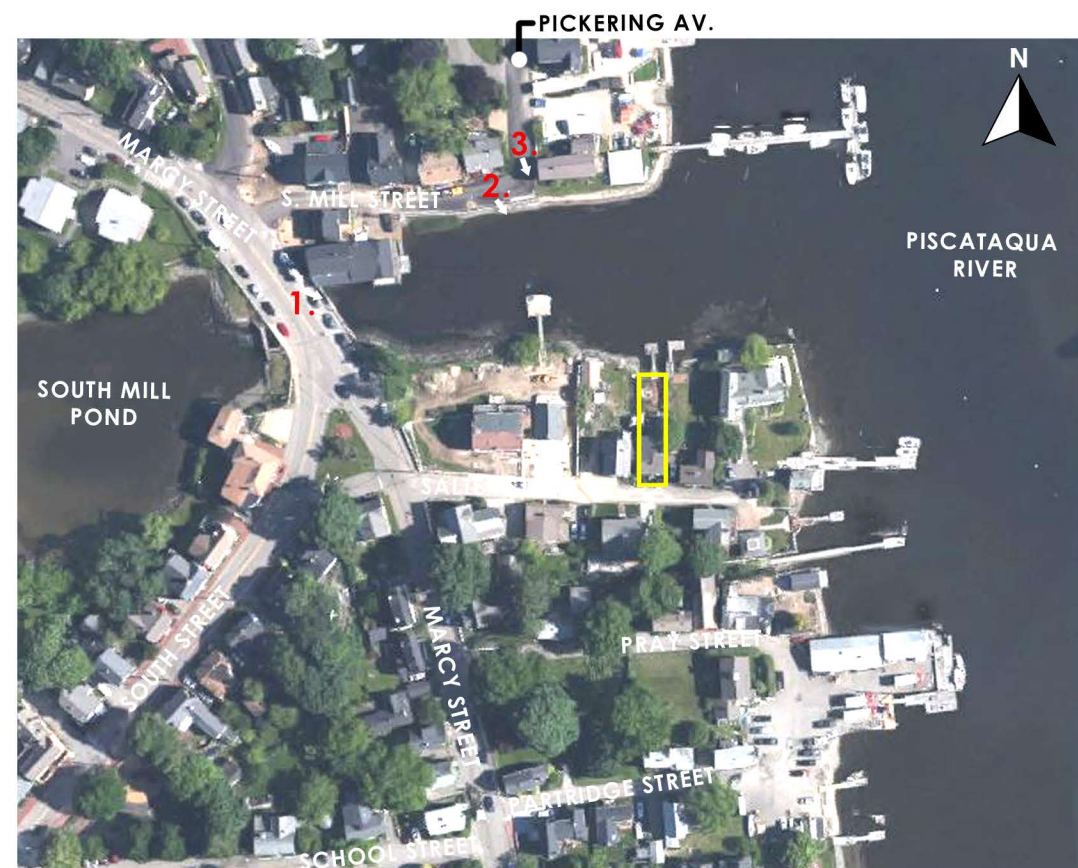
1. VIEW FROM MARCY STREET



2. VIEW FROM SOUTH MILL STREET



3. VIEW FROM PICKERING AVENUE



41 SALTER STREET

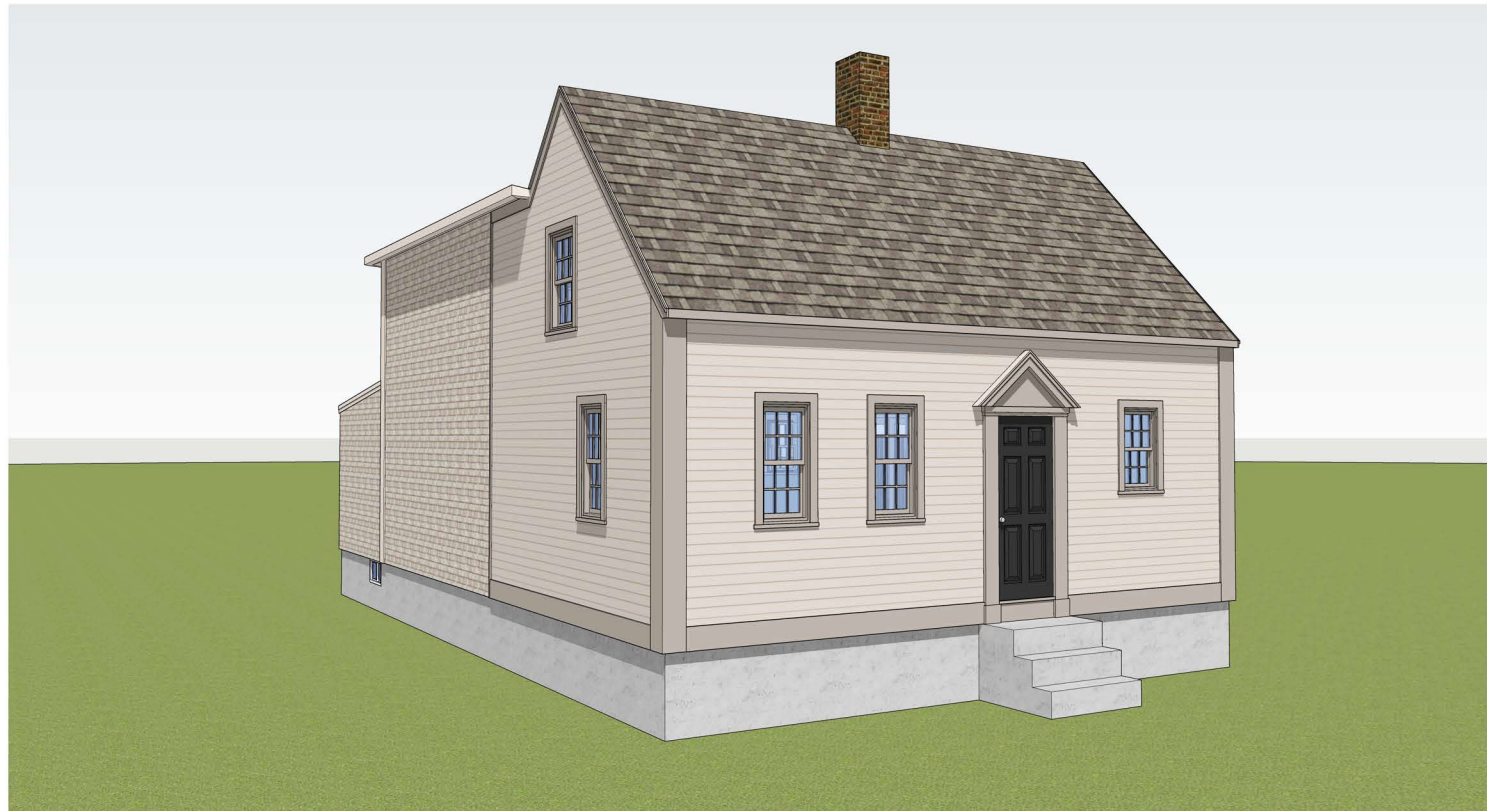
PORTSMOUTH, NEW HAMPSHIRE

VIEWS FROM ACROSS PISCATAQUA RIVER

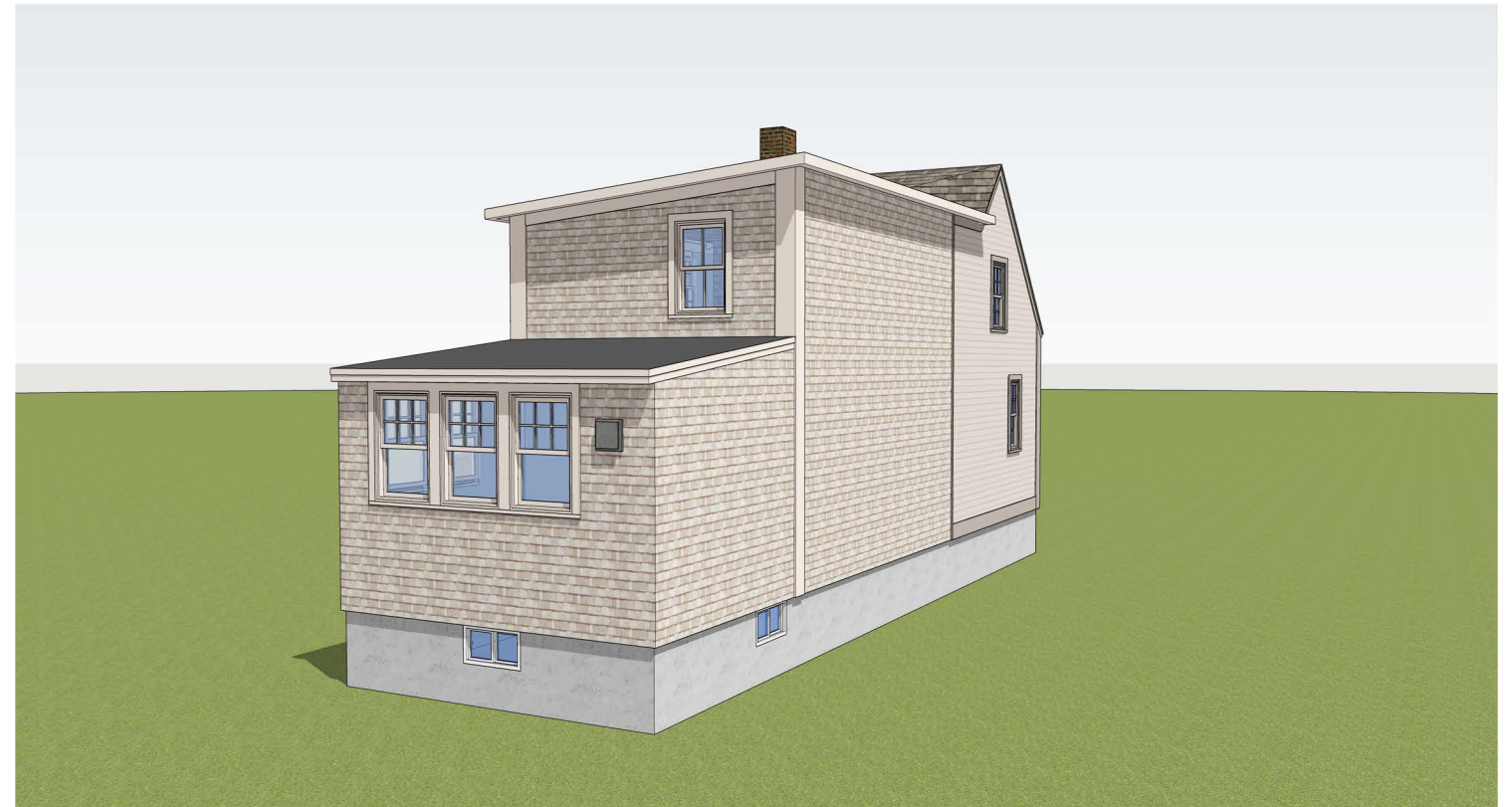
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: APRIL 7, 2021



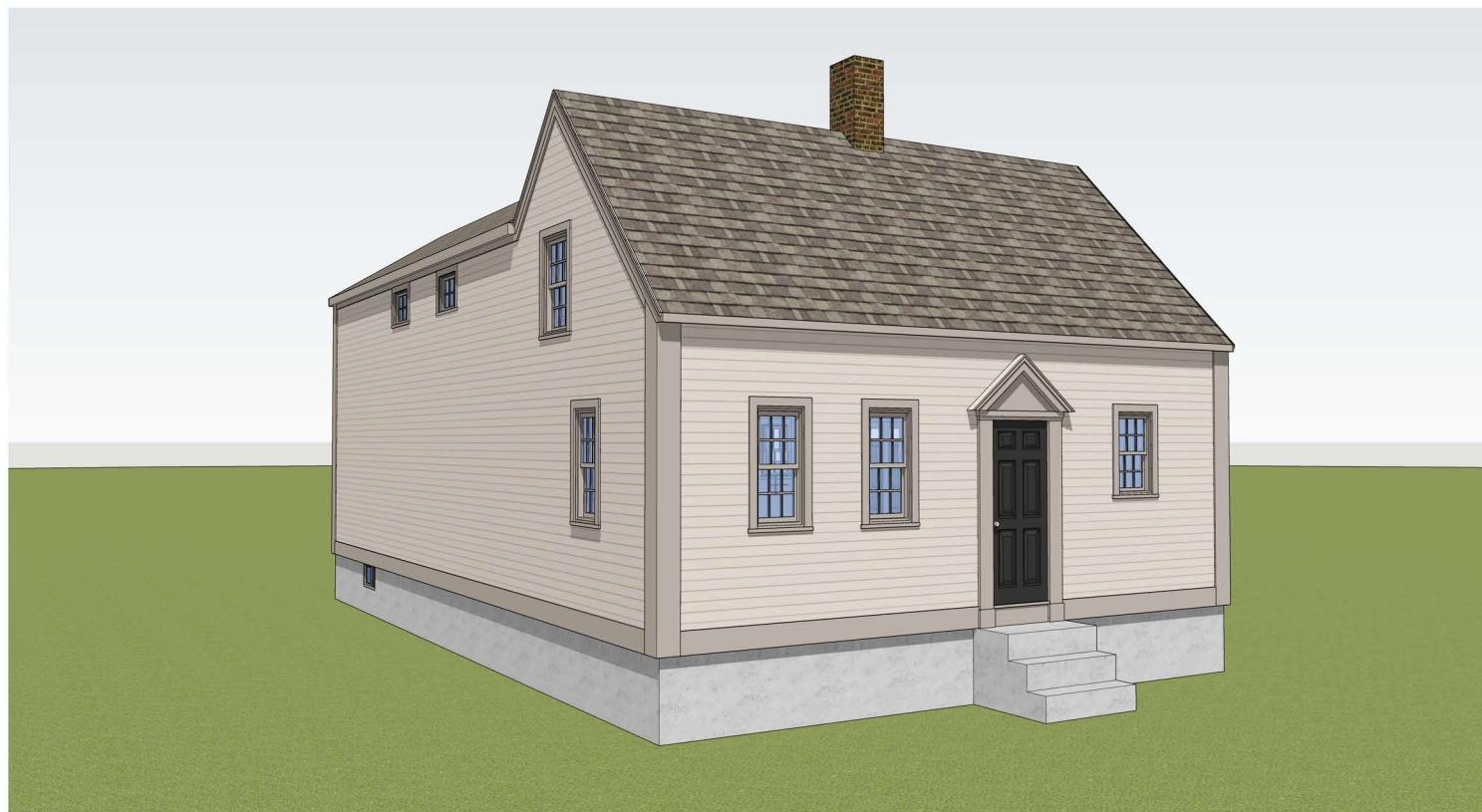
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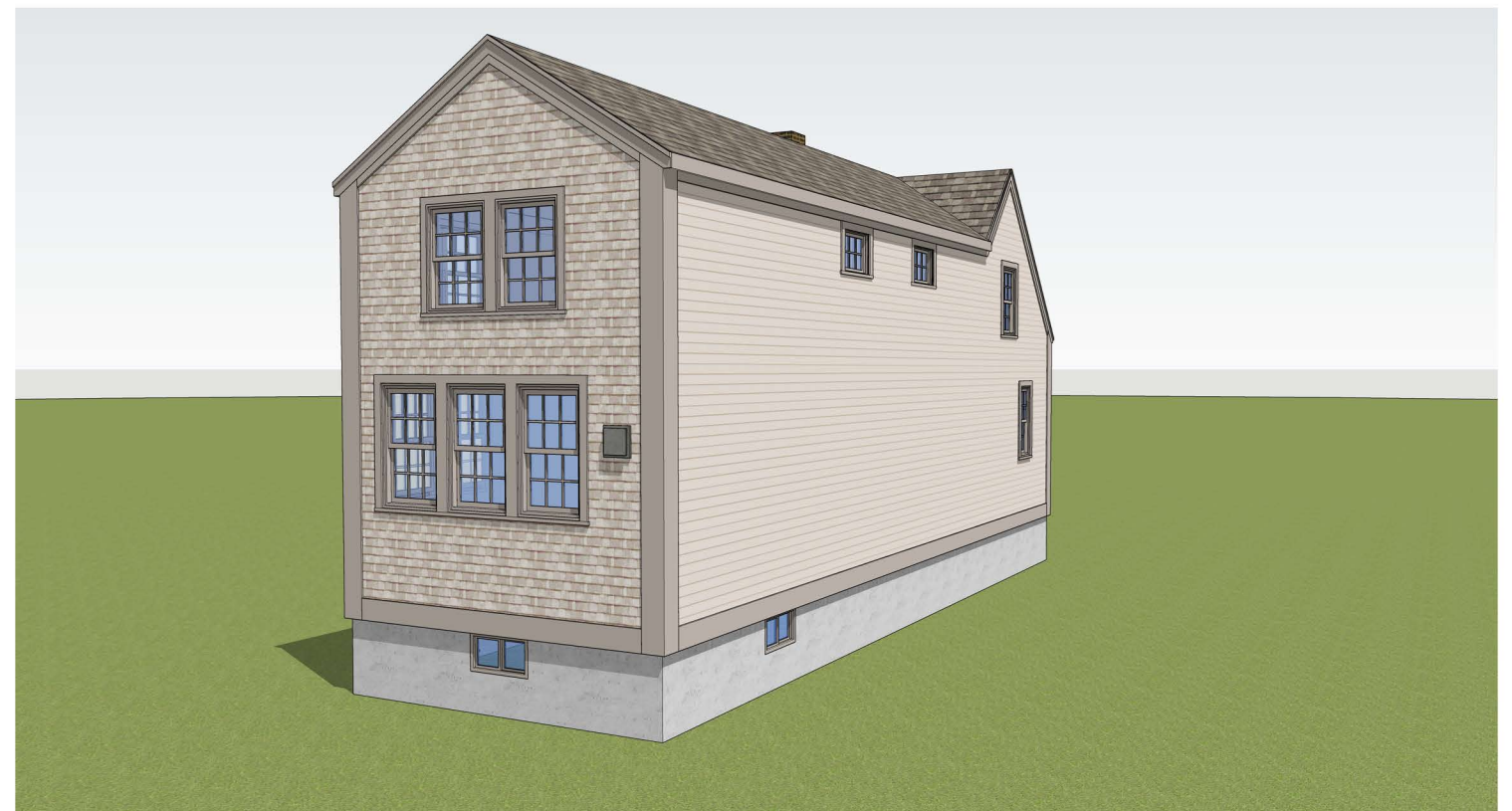
EXISTING FRONT VIEW



EXISTING REAR VIEW



PROPOSED FRONT VIEW



PROPOSED REAR VIEW

41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING & PROPOSED VIEWS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL



4.0



EXISTING SIDE VIEW



EXISTING REAR VIEW



PROPOSED SIDE VIEW



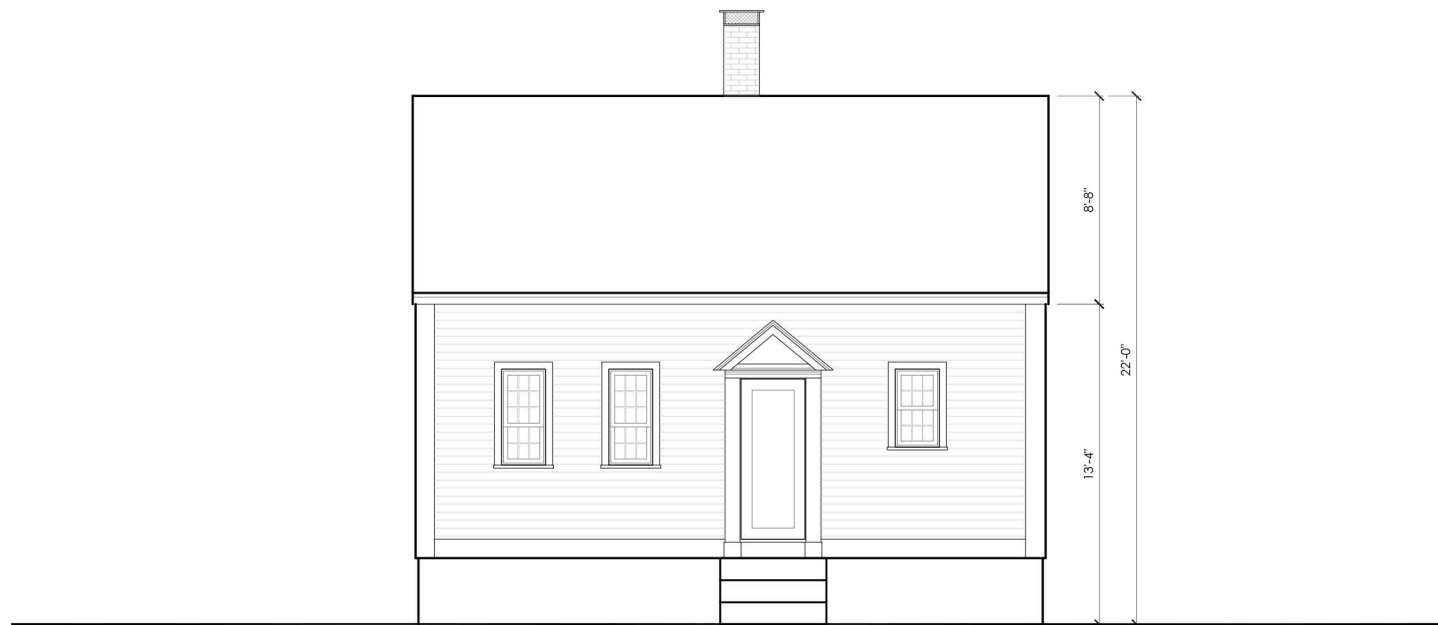
PROPOSED REAR VIEW

41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING & PROPOSED VIEWS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: APRIL 7, 2021





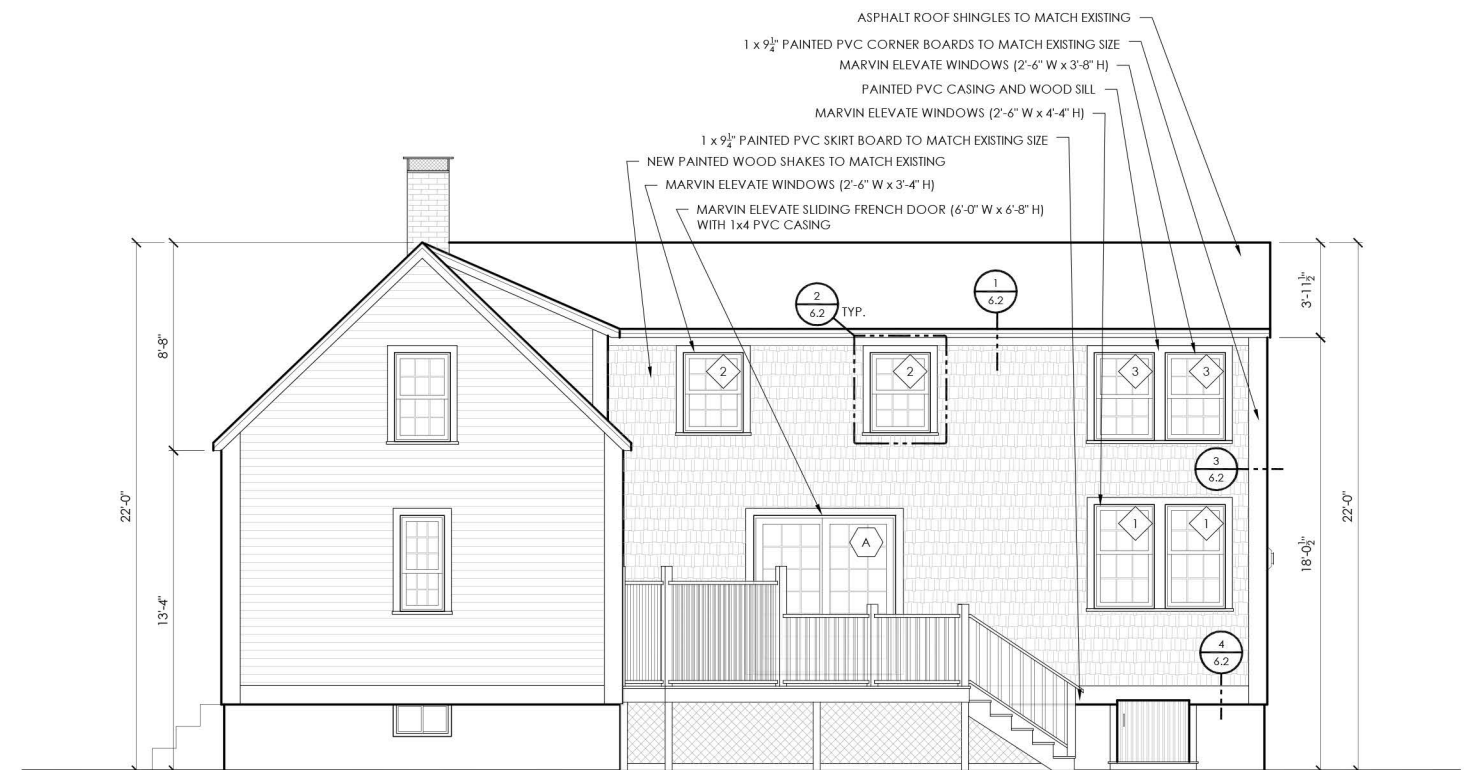
EXISTING FRONT ELEVATION



EXISTING RIGHT ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION

41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING & PROPOSED ELEVATIONS

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

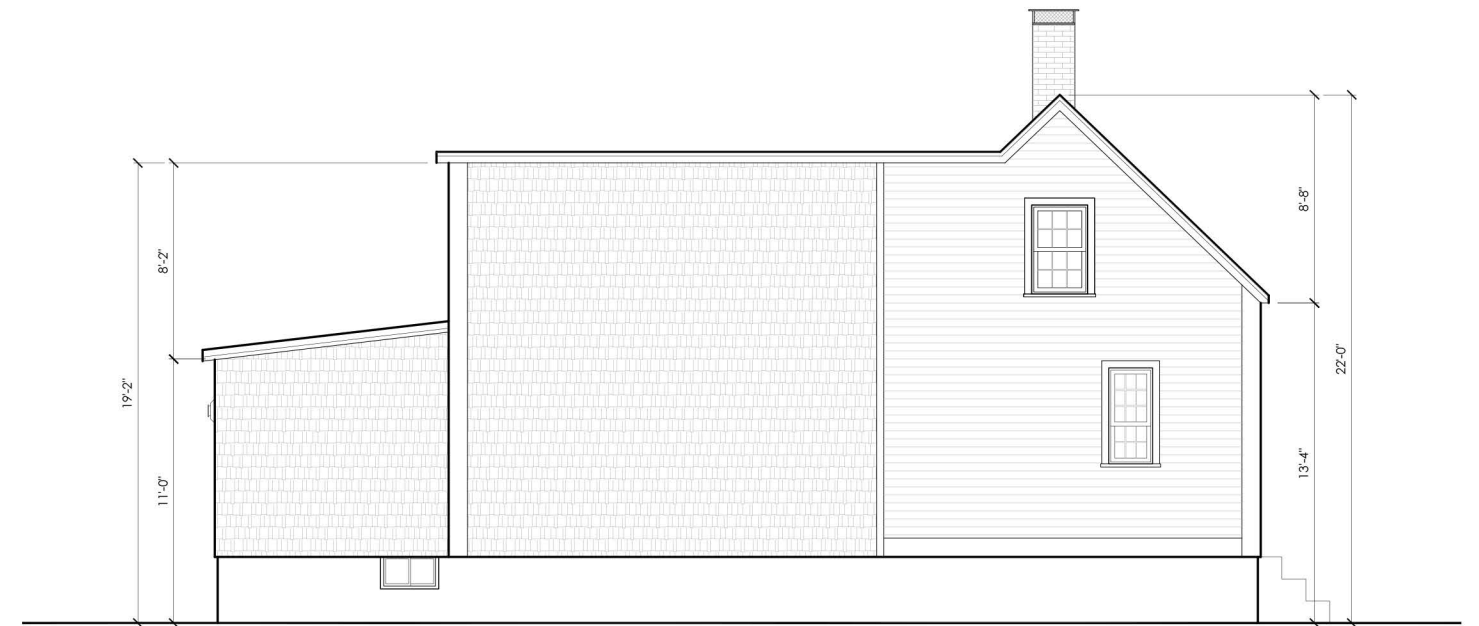
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: APRIL 7, 2021



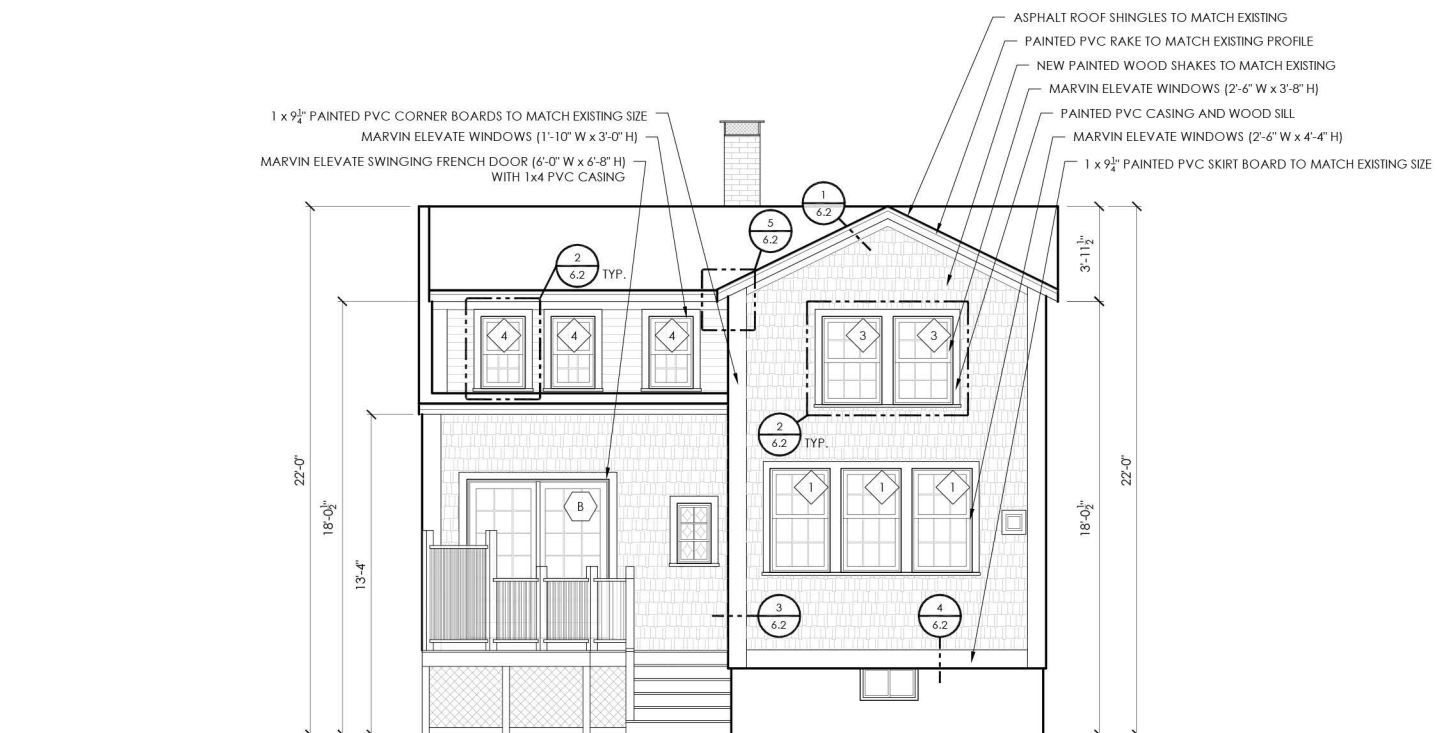
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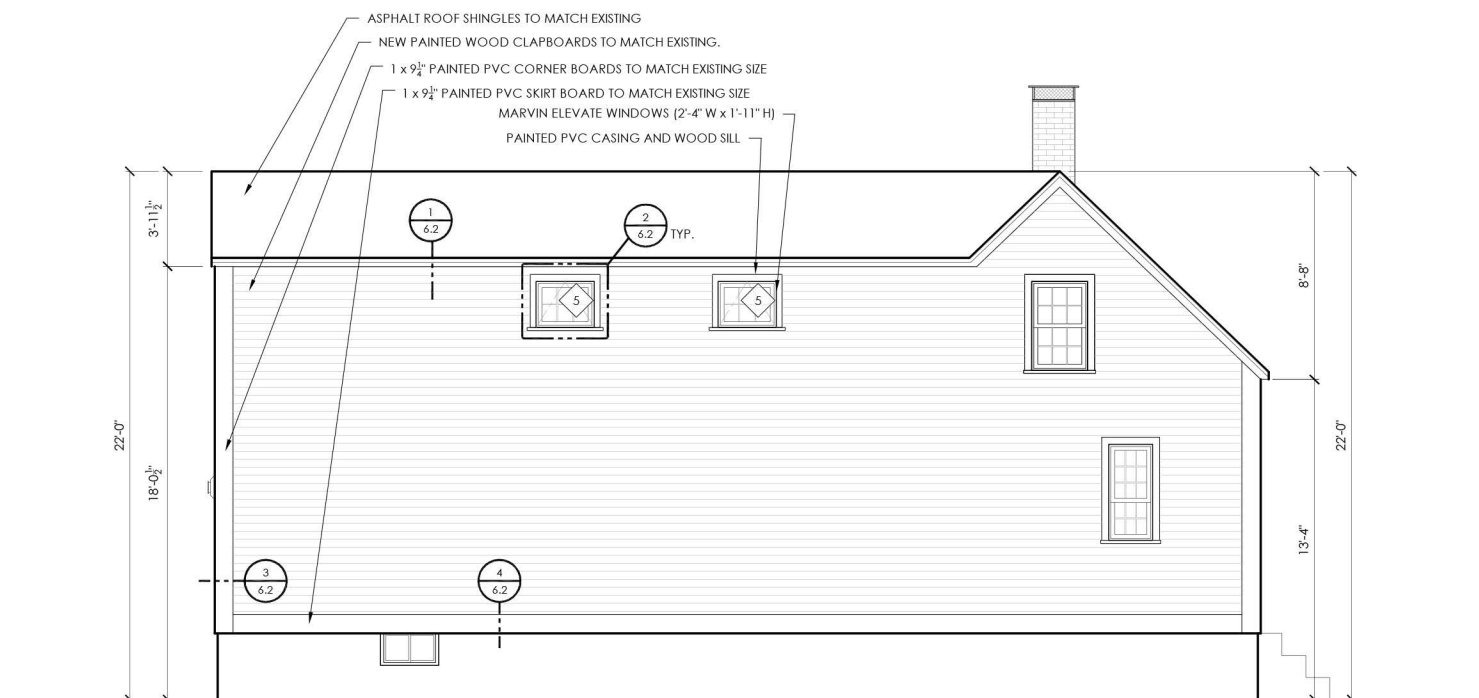
EXISTING REAR ELEVATION



EXISTING LEFT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT ELEVATION

41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

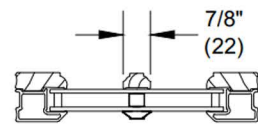
EXISTING & PROPOSED ELEVATIONS

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

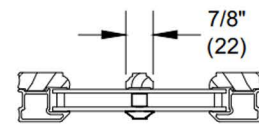
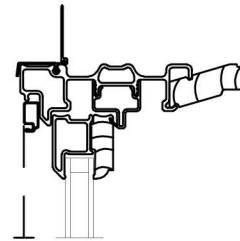
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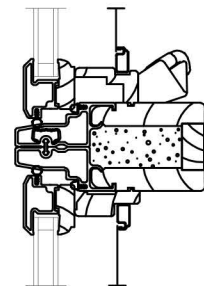
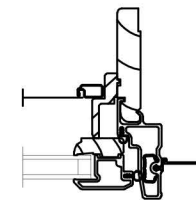
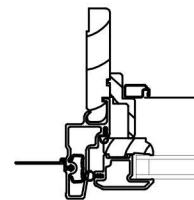
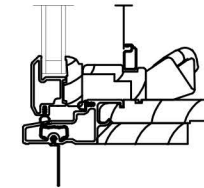
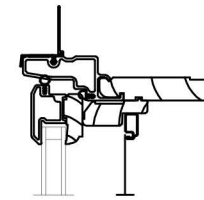
5.1



Wood SDL With
Spacer Bar



Wood SDL With
Spacer Bar



DOUBLE HUNG



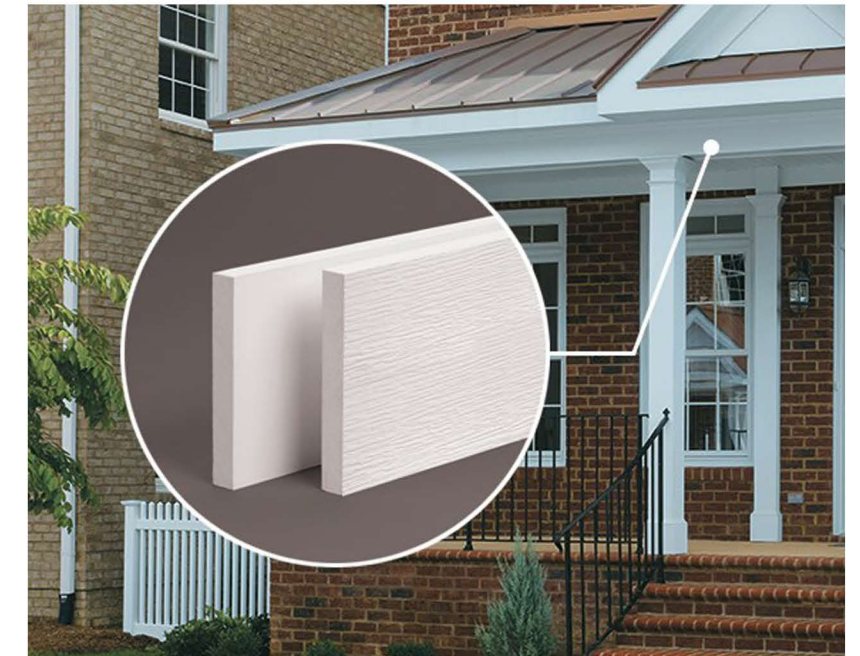
AWNING

WINDOWS

MANUFACTURER: MARVIN WINDOWS
STYLE: ELEVATE
COLOR: MATCH EXISTING

PVC TRIM

STYLE: SMOOTH
COLOR: MATCH EXISTING



41 SALTER STREET

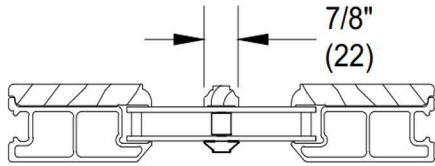
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: APRIL 7, 2021



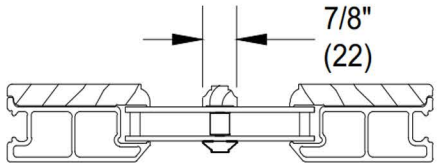
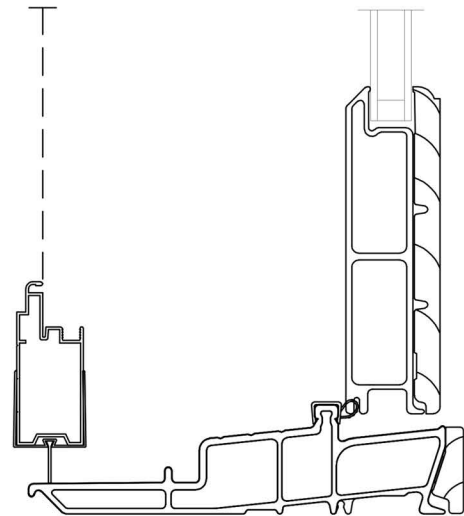
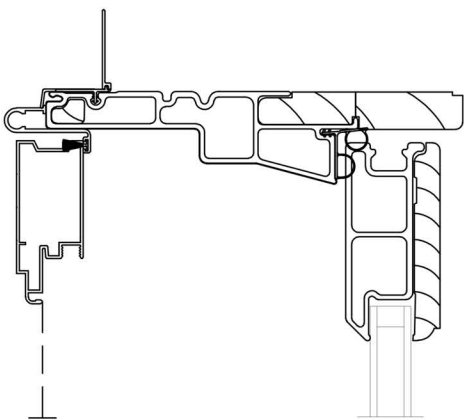
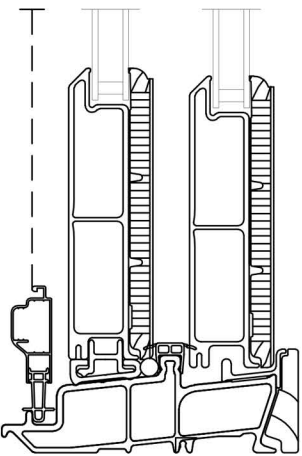
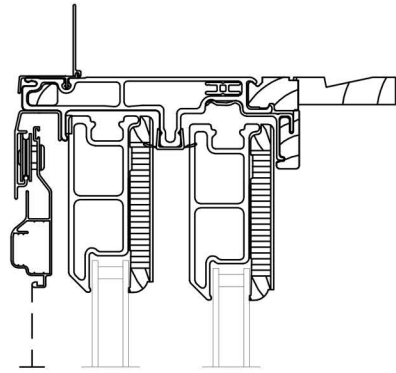
6.0



Wood SDL
With Spacer Bar



SLIDING FRENCH DOOR



Wood SDL
With Spacer Bar



SWINGING FRENCH DOOR

DOORS

MANUFACTURER: MARVIN
STYLE: ELEVATE
COLOR: MATCH EXISTING

PROPOSED MATERIALS

41 SALTER STREET
PORTSMOUTH, NEW HAMPSHIRE

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: APRIL 7, 2021





1. RAKE

MATCH EXISTING



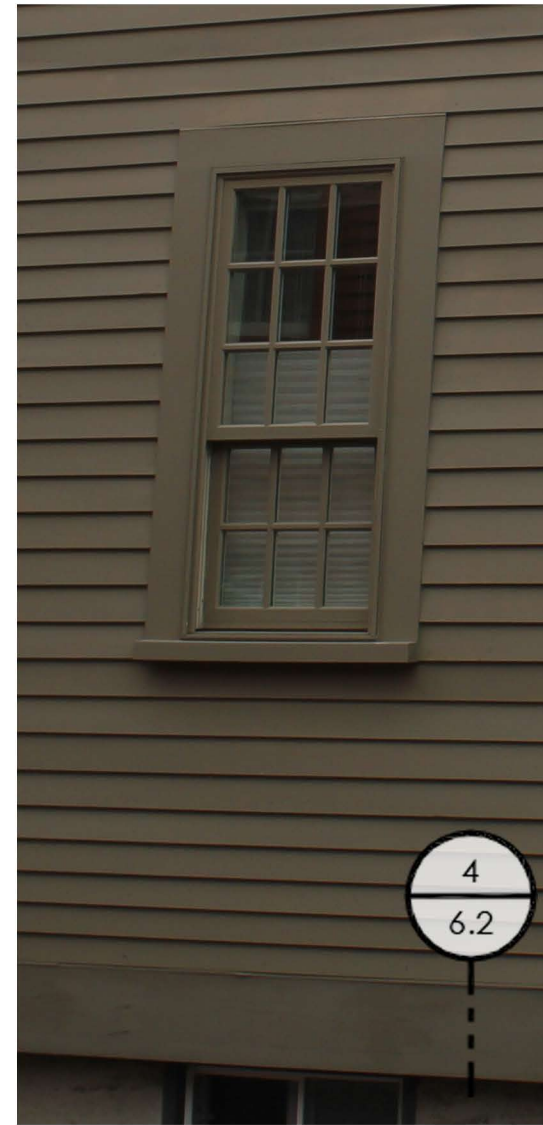
2. WINDOW CASING & SILL

MATCH EXISTING



3. CORNER BOARDS

MATCH EXISTING



4. SKIRT BOARDS

MATCH EXISTING



5. GUTTERS

MATCH EXISTING

41 SALTER STREET

PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MATERIALS

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: APRIL 7, 2021



6.2