



Construction & Design

1395 Islington Street, Portsmouth, NH 03801

(603) 431-1587

JOB 9 SHURMAN AVE

SHEET NO. 1 OF

CALCULATED BY RB DATE

CHECKED BY DATE

SCALE

9 SHURMAN AVE MAP 260 LOT 158

ZONING: SINGLE RESIDENCE B
30' FRONT / REAR SET BACK

LOT SIZE: 9,147.6 SQ. FT.

MAXIMUM LOT COVERAGE (20%) 1,829.52 SQ

EXISTING LOT COVERAGE 1,271.52 SQ FT.*

AVAILABLE LOT COVERAGE INCREASE 588 SQ FT

AS SKETCH CLEARLY SHOWS, THE LOT
FOLLOWING EXISTING ZONING IS UNBUILD-
ABLE

PROPOSED CHANGE: ADD A SECOND STORY
TO EXISTING HOUSE. ADD A 6' x 25' TWO
STORY ADDITION (ELIMINATING THE 7' x 20'
DECK BUILT BY A PREVIOUS OWNER, APPARENTLY
WITHOUT A PERMIT.

ADD A COVERED, OPEN SIDED PORCH TO
FRONT OF HOUSE; AND AN UNCOVERED SMALL
DECK TO REAR. ALL ADDITIONS WILL BE
LESS THAN THE 588 AVAILABLE SQ FT. LOT
COVERAGE.

*NOT INCLUDING A 7' x 20' DECK (BY PREVIOUS OWNER)
BUILT WITHOUT PRMT. TO BE ELIMINATED BY ADDITION.



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SHEET NO. 3 OF

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THIS CHANGE IS IN KEEPING WITH A
NUMBER OF HOUSES IN THE NEIGHBORHOOD
THAT HAVE ALSO ADDED A SECOND
STORY.

NOT ONLY WILL THIS NOT NEGATIVELY
AFFECT NEIGHBORHOOD VALUES, IT WILL
IN FACT INCREASE SIGNIFICANTLY THE
VALUE OF THIS HOUSE; THUS INCREASING
THE DESIRABILITY OF ALL.

A TOUR THRU THE NEIGHBORHOOD WILL REVEAL
A NUMBER OF HOMES ON SMALL LOTS;
MOST OF WHICH DO NOT MEET THE
30' SETBACK.

APPROVAL OF THIS REQUEST WILL THEREFORE
BE COMPATIBLE WITH WHAT IS AND HAS
BEEN THE PHYSICAL HISTORY OF THE
NEIGHBORHOOD



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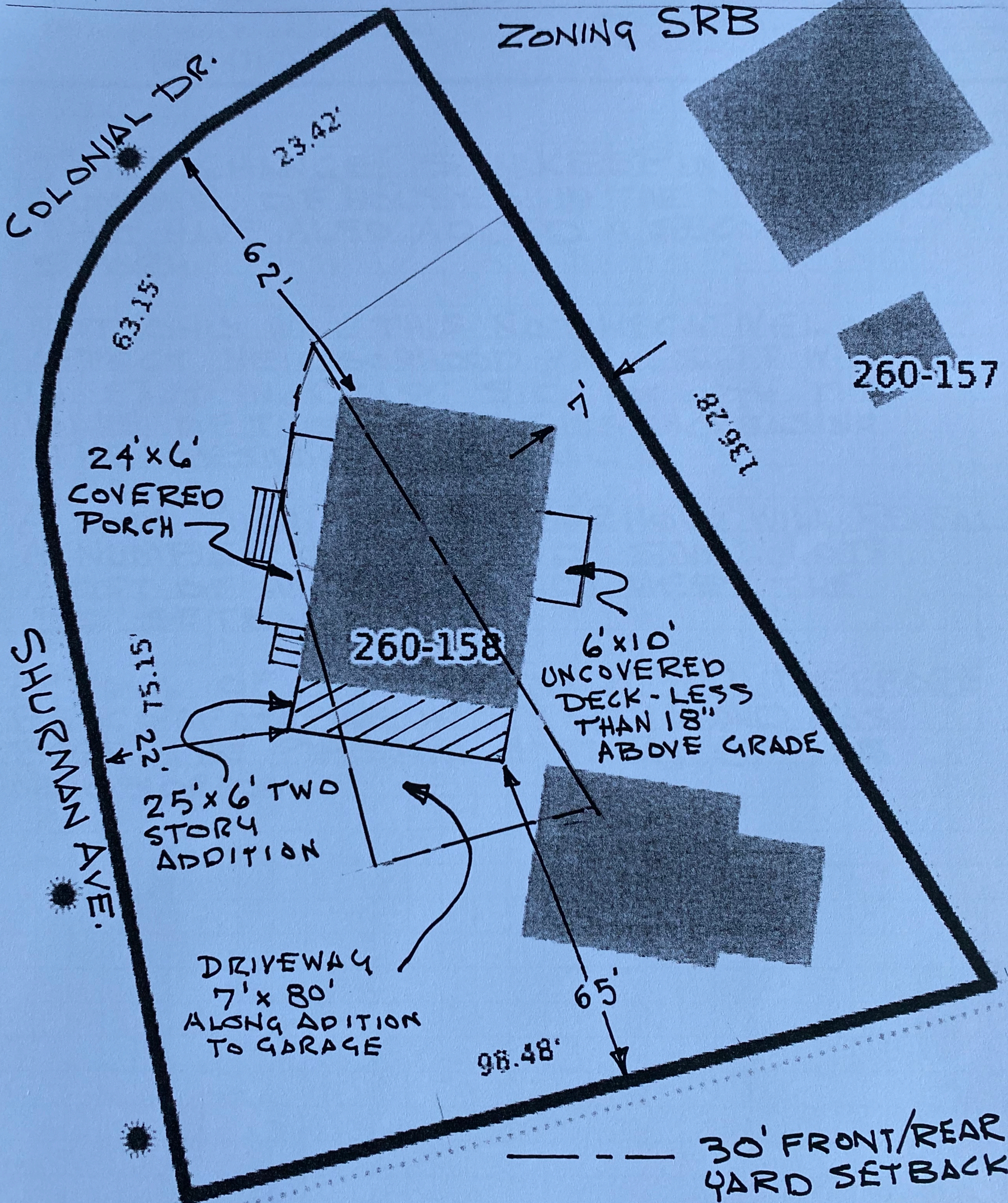
JOB 9 SHURMAN AVE
SHEET NO. _____ OF _____
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SCALE _____

1. THIS VARIANCE WOULD NOT BE CONTRARY TO THE PUBLIC INTEREST IN THAT IT WOULD ALLOW THE APPLICANT TO IMPROVE HER HOME IN A MANNER SIMILAR TO MANY OF HER NEIGHBORS, ENHANCE HER (AND THUS HER NEIGHBORS) HOME VALUE, MAINTAIN HER PROPERTY AS A "NON-CONFORMING" BUILDING, THUS MAINTAINING THE VALUE OF THE ENTIRE NEIGHBORHOOD.
2. THE SPIRIT OF THE ORDINANCE IS OBSERVED BY MAINTAINING THE VALUE OF A CLOSE KNIT RESIDENTIAL NEIGHBORHOOD.
3. THIS VARIANCE WOULD ENSURE THAT SUBSTANTIAL JUSTICE IS DONE BY ALLOWING THE APPLICANT TO IMPROVE HER HOME IN THE EXACT SAME MANNER AS MANY OF HER NEIGHBORS ~~THE~~ HAVE ALREADY DONE (I.E. ADD A SECOND STORY).
4. THE VALUE OF SURROUNDING PROPERTY WILL NOT BE DIMINISHED. IN FACT THIS VARIANCE, IN ALLOWING IMPROVEMENT OF THE APPLICANT'S HOME TO INCREASE IT'S VALUE, WHILE STILL BLENDING WITH THE NEIGHBORHOOD, WILL ENHANCE THE DESIRABILITY AND VALUE OF ALL.
5. LITERAL ENFORCEMENT OF THE ORDINANCE (I.E. 30' FRONT/REAR SETBACKS WOULD MAKE THIS PROPERTY UNBUILDABLE.

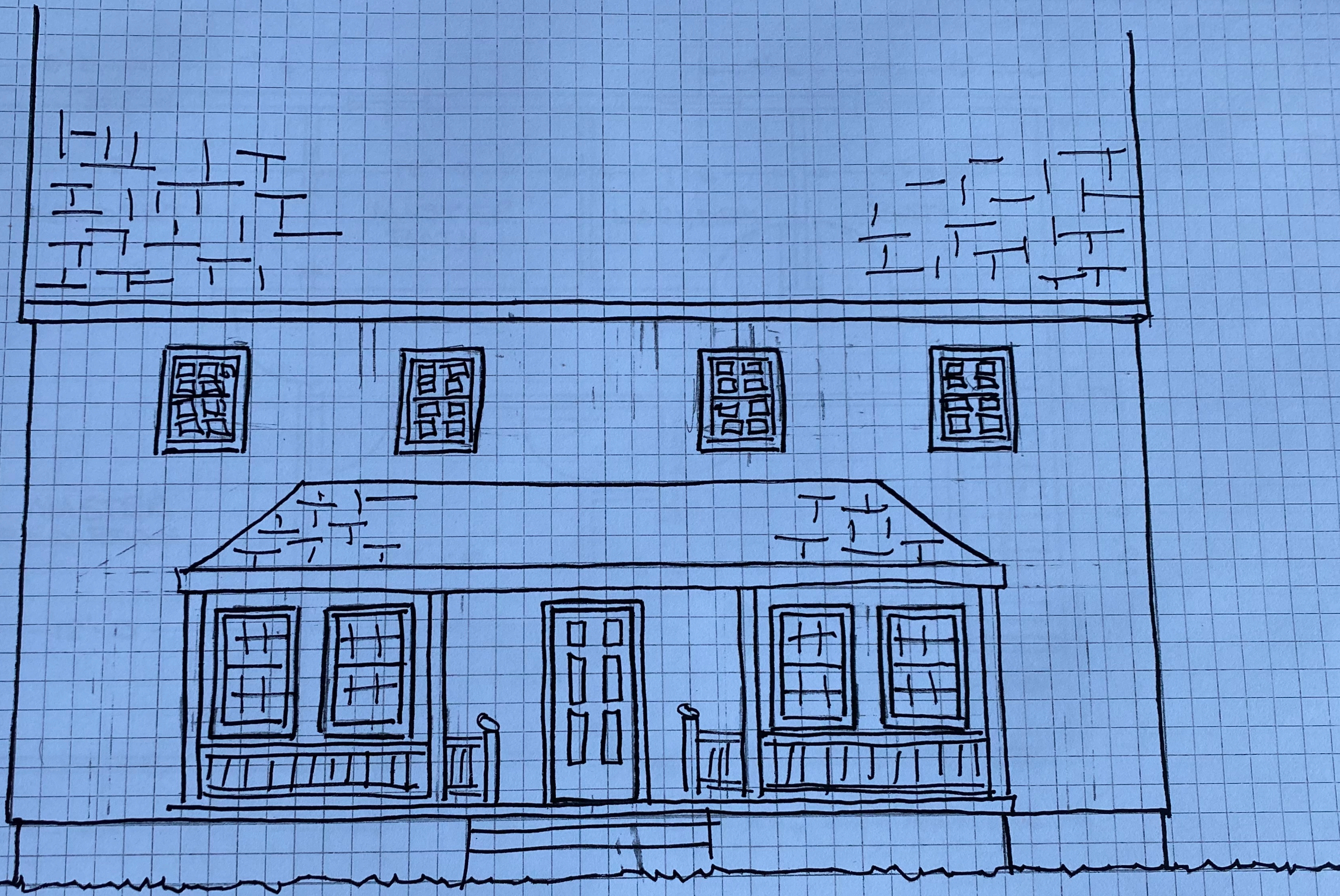
ADDITIONALLY, ALLOWING A COVERED FRONT PORCH WILL HELP MITIGATE BASEMENT WETNESS BY MOVING ROOF EAVES FURTHER FROM THE FOUNDATION

9 SHURMAN AVE MAP 260 LOT 158

ZONING SRB



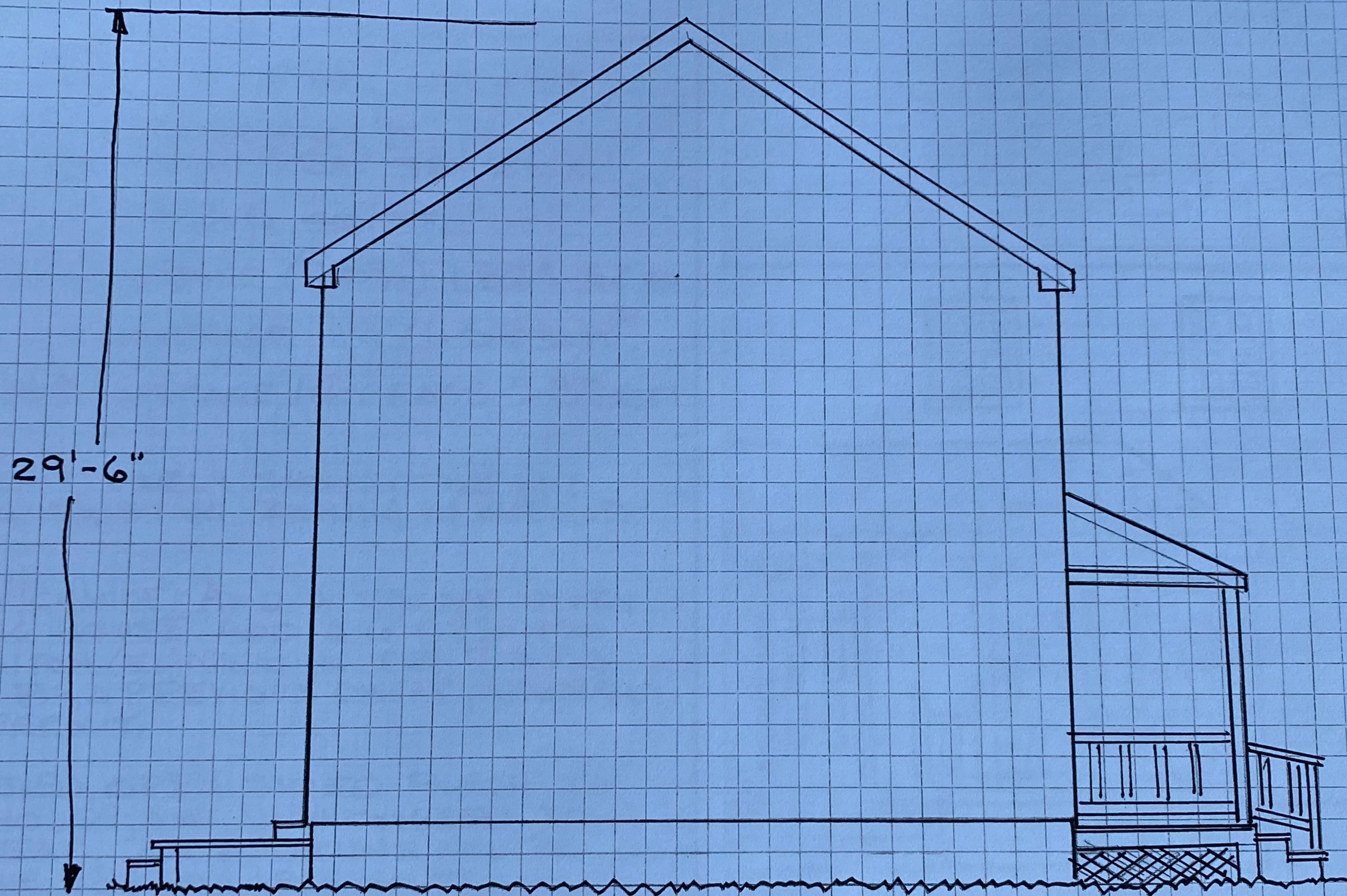
LOT SIZE 9,147.6 SQ. FT.
 EXISTING COVERAGE 1,271.52 SQ. FT.
 MAXIMUM COVERAGE (20%) 1,829.52



FRONT ELEVATION

BECKSTED ASSOCIATES
Construction & Design
P.O. Box 5154
PORTSMOUTH, NH 03802
(603) 431-1587

JOB 9 SHURMAN AVE
SHEET NO. _____ OF _____
CALCULATED BY R.B. DATE _____
CHECKED BY _____ DATE _____
SCALE 1/4" = 1'-0



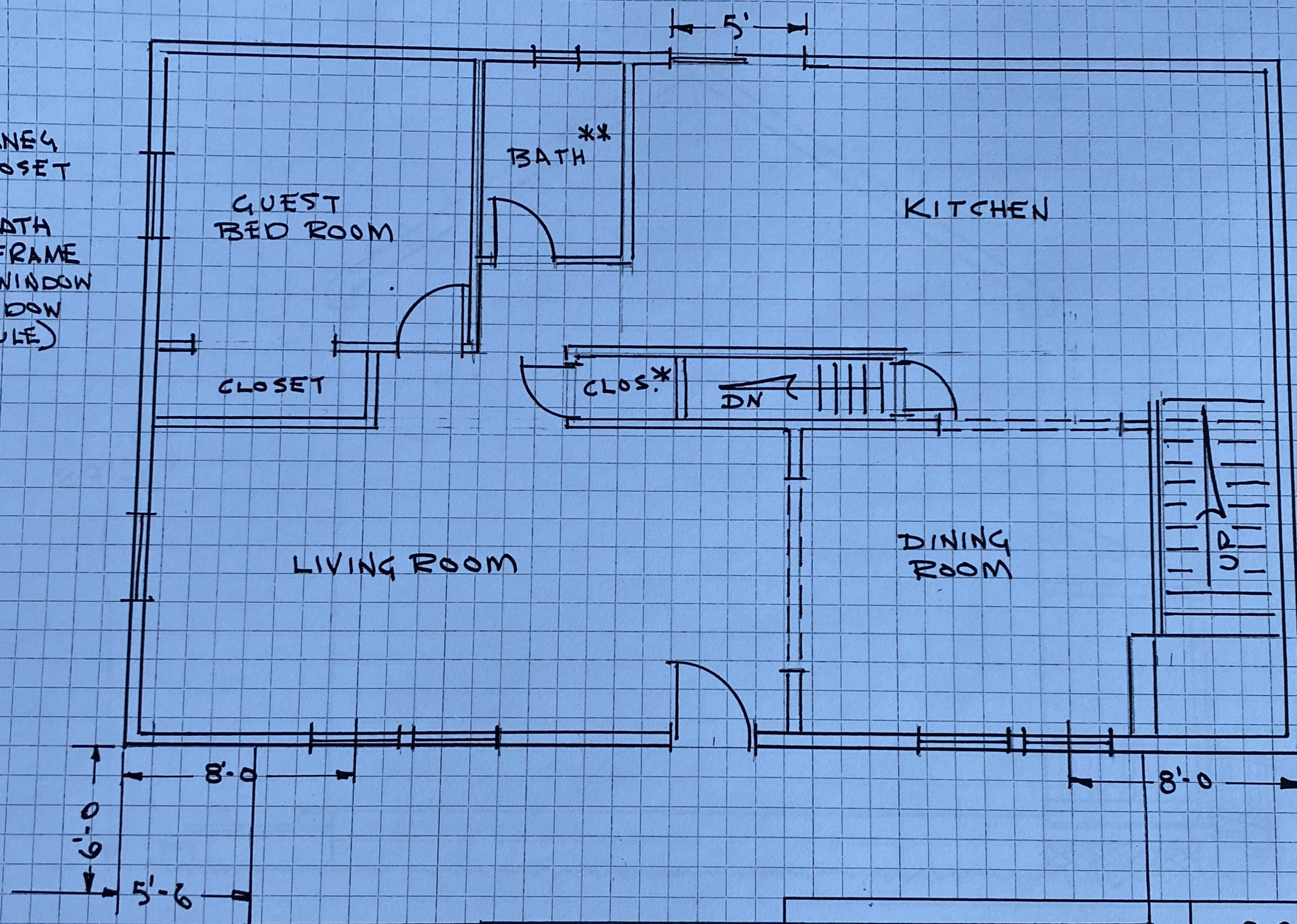
LEFT SIDE

BECKSTED ASSOCIATES
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* DEMO CHIMNEY
& FRAME CLOSET

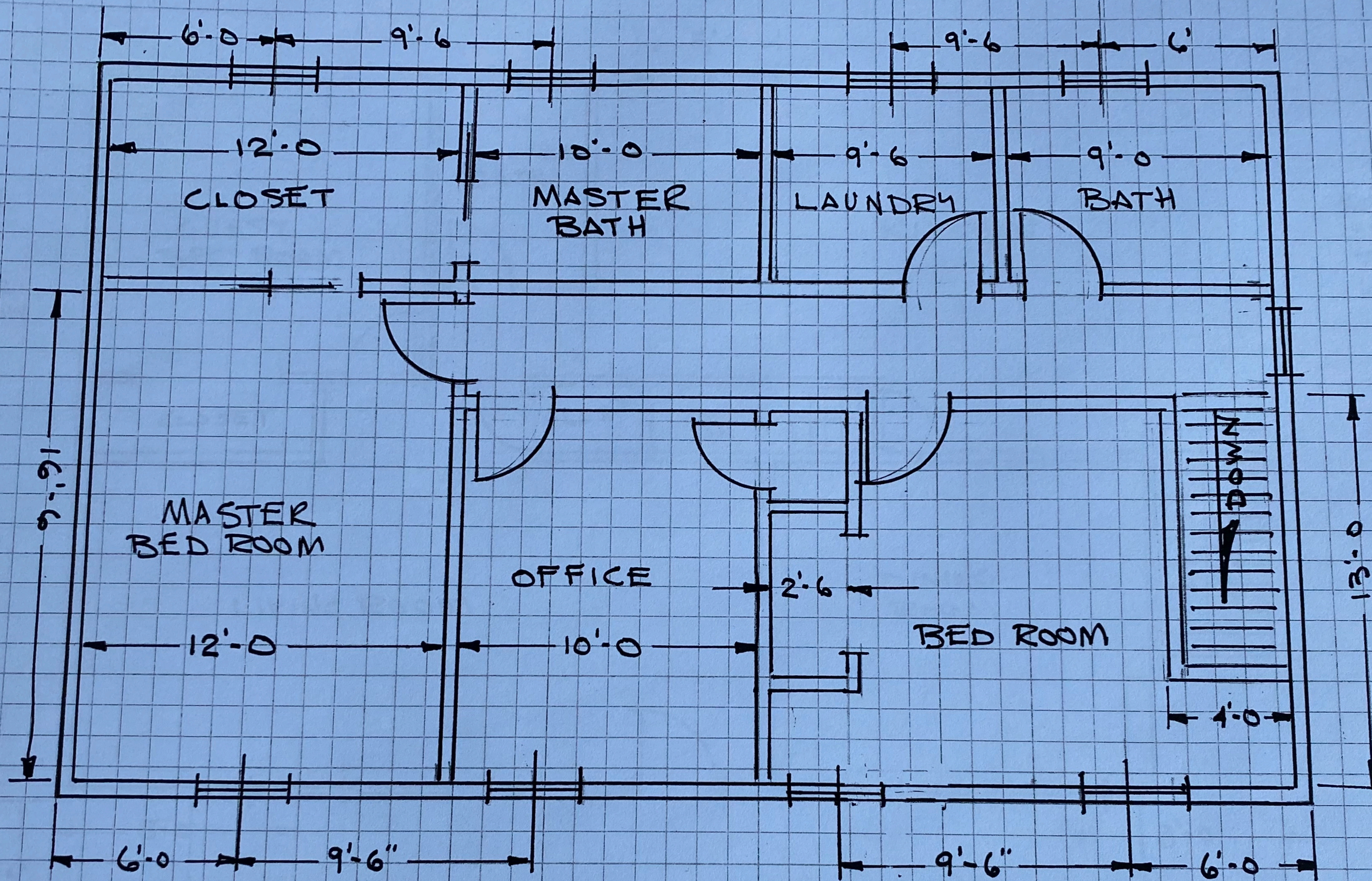
** DEMO BATH
WALL TO FRAME
TRIFRAME WINDOW
(SEE WINDOW
SCHEDULE)



FIRST FLOOR

BECKSTED ASSOCIATES
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SECOND FLOOR

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