Land Use Application
LU-25-122

Your Submission
Attachments
Queues (1)

- Preliminary Application Review
- Preliminary Address Review
- Land Use Permit — Planning
- Application Permit Fee
- Letter of Decision - BOA (CR-16)
- Land Use Code Review

Zoning Board of Adjustment Approval
Historic District Commission Approval
Land Use Conditions of Approval
Building
Building Permit Issued

Your submission

Submitted Aug 18, 2025 at 4:21pm

Contact Information

Kyle LaChance
Email address: kylemariah@yahoo.com
Phone Number: 6035557200
Mailing Address:
86 S School Dr , Portsmouth, NH 03801

Locations (location total)

PRIMARY LOCATION
86 SOUTH SCHOOL ST
Portsmouth, NH 03801

Applicant Information

Please indicate your relationship to this project ?
A Property Owner

Alternative Project Address

Alternative Project Address ?
--

Project Type

Addition or Renovation any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it

New Construction any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them) you should select Addition and Renovation above

Minor Renovation for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure

Home Occupation: residential home occupation established in an existing residential dwelling unit that includes no exterior work or site modifications. Home Occupations are not allowed in the following District Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial

New Use/Change In Use for a change of land use or an expansion to an existing use (e.g. addition of dwelling unit) that includes no exterior work or site modifications

Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)

Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work

Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line

Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval

Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)

Request for Extension of Previously Granted Land Use Approval

Appeal of an Administrative Decision or Request for Equitable Waiver

Request for Rehearing or Appeal of a Land Use Decision

Public Art Installation (Sculpture, Mural, etc.)

Zoning Information

Base Zoning District **General Residence B (GRB)**	Base Zoning District 2 ? --
Historic District --	Flood Plain District --
Downtown Overlay District --	Osprey Landing Overlay District --
Airport Approach Overlay District --	Waterfront Use Overlay District --
North End Incentive Overlay District --	West End Incentive Overlay District --
Highway Noise Overlay District --	

Application Type

Lot Line Revision (Planning Board) --	Subdivision (Planning Board) --
Amended Subdivision or Lot Line Revision Approval --	
Wetland Conditional Use Permit (Planning Board) --	
Accessory Dwelling Unit Conditional Use Permit (Planning Board) --	
Accessory Dwelling Unit Administrative Approval --	
Site Plan Review (Planning Board) ☐	Amended Site Plan Review --
Other Conditional Use Permit (Planning Board) --	
Variance (Zoning Board of Adjustment) --	
Special Exception (Zoning Board of Adjustment) --	
Historic District Certificate of Approval (Historic District Commission) --	
Request for Extension of Previously Approved Application ? --	
Appeal of Administrative Decision ? --	Equitable Waiver --
Are You Creating 1 or More New Dwelling Units? ? --	
Are You Converting Existing Dwelling Units into Condos? --	
Request for Rehearing (Zoning Board of Adjustment) --	

Project Description

Lot Area (s.f.) **3,000.0 3600**	Lot Area Source ? **tax card Plat Plan: 01452 From Registry of Deeds**

Detailed Description of Proposed Work *
1 Renovation to existing single family home to replace the existing porch with an enclosed entryway (mudroom) on the existing kitchen deck. Historical picture of the house shows a similar enclosed entryway at this location.
2. Reduce impervious pavement in the back of the house by replacing with a permeable patio with plantings enclosed with a fence (no fence currently). 3. Add a new 6 foot fence around the perimeter of the back yard.
4. Replace the existing flat roof covering the back rooms of the house with a slanted roof to improve the look and drainage of the structure. 4 2nd floor window will be added to the existing dormer on the rear roof.
5. **Remove pavement on right side of house to improve open space**.

Brief Description of Existing Land Use
? **SF**
Single family dwelling with an open porch and a small mudroom entryway. The back of the house is mostly pavement.

Land Use Application Fee Calculation

Valuation of New Construction ($) ? --	Total Number of Dwelling Units --

Existing Buildings/Structures

Building / Structure Description	Total Gross Floor Area (s.f.)	Area of Footprint (s.f.)	+ 5 Additional Fields
Single family residence	1,728	1,114	..

Existing Yards, Coverage, Parking, and Wetlands

Principal Front Yard (Building Setback (ft)) ?
2.66

Secondary Front Yard (Building Setback (ft)) ?
3

Rear Yard (Building Setback (ft)) ? 20	Right Side Yard (Building Setback (ft)) -- **2 See Secondary Front Yard**
Left Side Yard (Building Setback (ft)) 6.5	Total # of Residential Units 1
	Number of Parking Spaces 4

Number of Loading Spaces
--

Area of Surface Parking & Driveways (sq ft) ?
3,302

Other Impervious Surface Area (sq ft)
70 ?
45

Is all or a portion of the property located in the wetland area and/or within 100' of the wetland boundary? ?
--

Proposed Building/Structures (BQuick)

Building / Structure Description	Total Gross Floor Area (s.f.)	Area of Footprint (s.f.)	+ 2 Additional Fields
Enclosed entryway with front and back doors. Inside will have a wall unit to store coats, shoes and dog paraphernalia	138	138	..

Additional Proposed Building Information

Number of new hotel rooms
--

Total New Restaurant Use Gross Floor Area
--

Proposed Yards, Coverage, Parking and Wetlands (BQuick)

Principal Front Yard (Building Setback (ft)) ?
2.66 0 is include front entry way covering in setback

Secondary Front Yard (Building Setback (ft)) ?
3 Right side of house facing South Street

Rear Yard (Building Setback (ft)) ? **20 14.5**	Right Side Yard (Building Setback (ft)) -- **2 See Secondary Front Yard**
Left Side Yard (Building Setback (ft)) **6.5 7**	Total # of Residential Units ? 1
	Number of Parking Spaces ? **4 3**

Number of Loading Spaces ?
0

Area of Surface Parking & Driveways (sq ft) ?
3,302 1556 after open space improvements

Other Impervious Surface Area (sq ft)
70 ?
45 Replaced paved walkway with permeable walkway

Are you proposing to do any work in the wetland area or within 100' of the wetland boundary? ?
--

Zoning Board of Adjustment Application Check List

Application Type *
Variance or Special Exception from Dimensional Requirements

I understand that I will need to submit a site plan with this application showing existing and proposed conditions including front, side, and rear setback/yard dimensions, lot dimensions, abutting streets and curbs, driveways (entrances, exits, widths, slopes and heights) all structures, dimensions and location of parking spaces, loads of all and all other features (locate in the rear of the drawing) one relative to the actual area? *
☑

I understand that I will need to submit labeled photos of existing conditions with this application? *
☑

I understand that I will need to submit building plans and elevations of any proposed structures, or additions with this application? *
☑

I understand that I will need to submit interior floor plans for any renovations to or expansion of existing structures with this application? *
☑

I understand that I will need to submit a written statement with this application explaining how the request complies with the requirements of the Zoning Ordinance as provided in Article 2 (Section 10.233.20) for Variances, Section 10.233.30 for Special Exceptions? *
☑

I understand that all plans / exhibits submitted with this application shall be 8.5" X 11" or 8" X 17" in size *
☑

Project Representatives

Relationship to Project	If you selected "Other", please state relationship to project	Full Name (First and Last)	+ 7 Additional Fields
Owner	--	Brian LaChance	..
Owner	--	Kyle LaChance	..

Plan Submission

I understand that this application will not be considered complete until I have provided the required plans and any other required submission requirements. I also understand that any field copies as required by the Planning Departments are required to be submitted prior to the application deadline. (You will be prompted at the next screen to upload your plans.)*
☑

I have reviewed the application requirements provided on the Planning Department's web page — www.cityofportsmouth.com/planning/boards/land-use-applications-forms-and-fees. *
☑

Acknowledgement

If this application is approved, I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval
☑

I hereby certify that as the applicant for permit, I am: ?
Owner of this property

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.
--

I certify that the information given is true and correct to the best of my knowledge. ?
☑

I understand that I am responsible for paying any applicable application fees and that I will be invoiced separately for legal and abutter notification costs as well. *
☑

Is this property under condominium ownership? ?
--

I understand that it is the obligation of the applicant to submit adequate documents, plans, and exhibits to demonstrate compliance with the Zoning Ordinance. *
☑

By signing below, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction. *
☑ KYLE LACHANCE
Jun 18, 2025

Historic District Commission --	HDC Approval Granted --
Zoning Board of Adjustment --	BOA Approval Granted --
Zoning Relief Required --	
Conservation Commission Review --	Conservation Commission Review Completed --
Conditional Use Permit (Wetlands) --	Wetland CUP Granted --
Conditional Use Permit (Other) --	Other CUP Granted --
Prelim. Concept. Consultation --	Prelim. Concept. Consultation Completed --
Design Review Phase --	Design Review Phase Completed --
Subdivision / Lot Line Revision --	Subdivision / Lot Line Revision Granted --
Site Plan Review --	Site Plan Review Granted --
Proposed Lot Area per DU --	Technical Advisory Committee Review --
TAC Review Completed --	Internal consistency review required --

Certificates of Use Required
--

Stipulations
--

Additional Planning Department Comments
--

We bought our house on 86 S School St 10 years ago. Because the side door enters directly into the kitchen, we have been discussing adding a mudroom since we moved in. We recently rescued a dog so the need is even greater to reduce the rain, snow and/or dirt being tracked into the house.

Regarding Zoning Variance Section 2, 10.233.20:

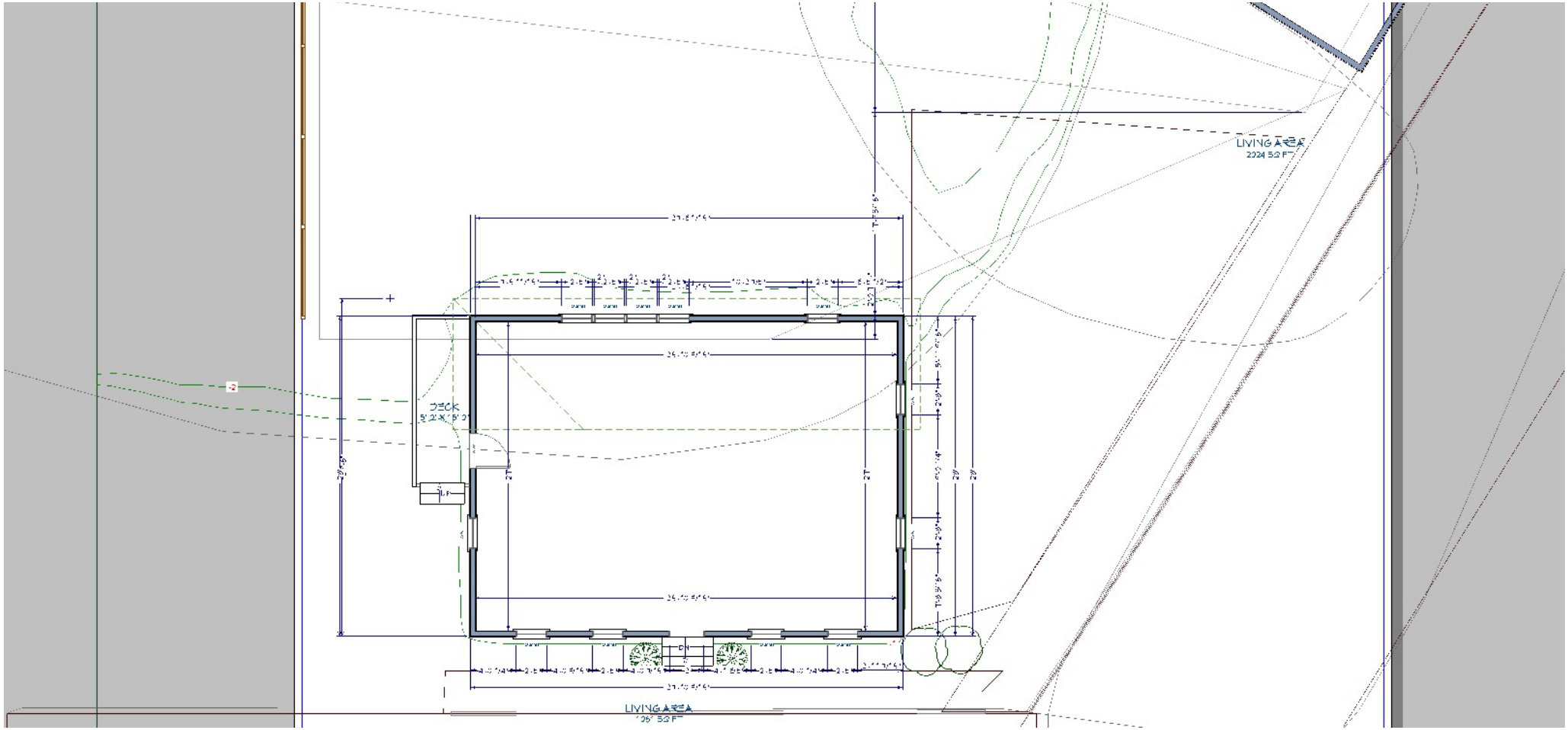
This renovation will improve the appearance, function and value of our home, and have a positive impact on the public interest because of these improvements to the property. The values of surrounding properties will be enhanced, not diminished, and the building process will be contained on our property so as not to present any unnecessary hardship to the surrounding properties. In addition, the removal of pavement will improve drainage further enhancing this and the surrounding properties by reducing water runoff.

1. The Variances requested are not contrary to the public interest in that many properties in this neighborhood are non-conforming to Building Area & Setbacks. The proposed entry way will replace an existing deck and have minimal change to the already non conforming setback. The Heat Pump is located to provide the best separation from abutting buildings and to minimize the length and visibility of the insulated pipework.
2. The Variances are consistent with the spirit of the ordinance in that it will allow this variance with minimal impact and without adversely affecting the abutters & neighborhood.
3. Substantial justice will be done, as the Variances will allow the best location for the proposed entry way and the heat pump from both the neighborhood and owners perspective.
4. These Variances will not diminish the value of surrounding properties and is expected to increase the property value of our house and have a positive effect on the abutting properties.
5. The special condition of this property is the non-conformity of the Existing Residence to Front, Rear & Left Side Setbacks and the irregular shape of the rear property line.

Variances requested are

1. Variance from Section 10.521 to allow a) 7 side yard where 10 feet is required, b) 14.5 foot rear yard where 25 feet is required, c) 31% building coverage where 30% is the maximum allowed, d) 24 % building coverage where 25% is the minimum; and

2. Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance



As is plan

Search Google Maps
Share
86 S School St
Portsmouth, New Hampshire
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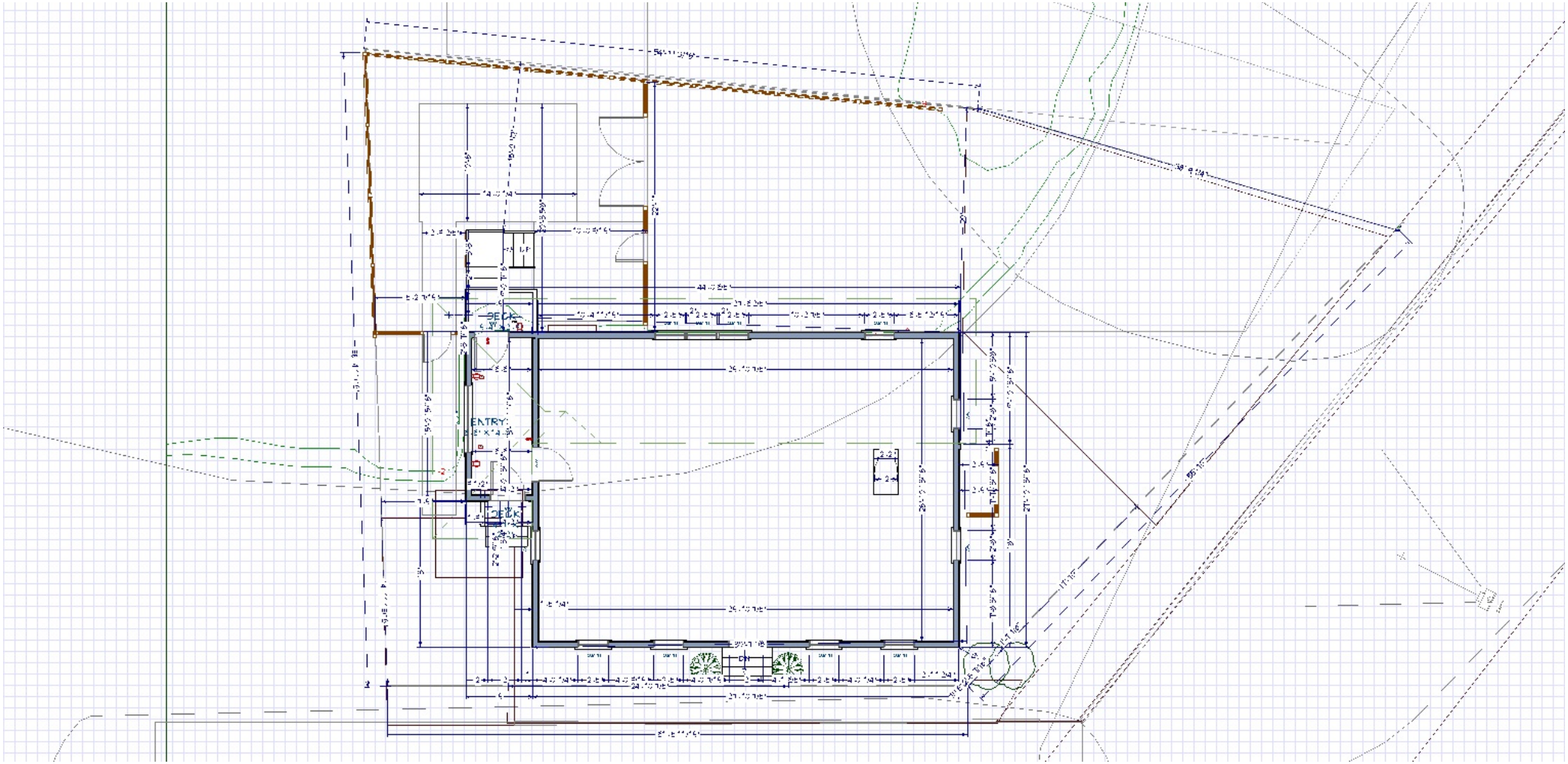
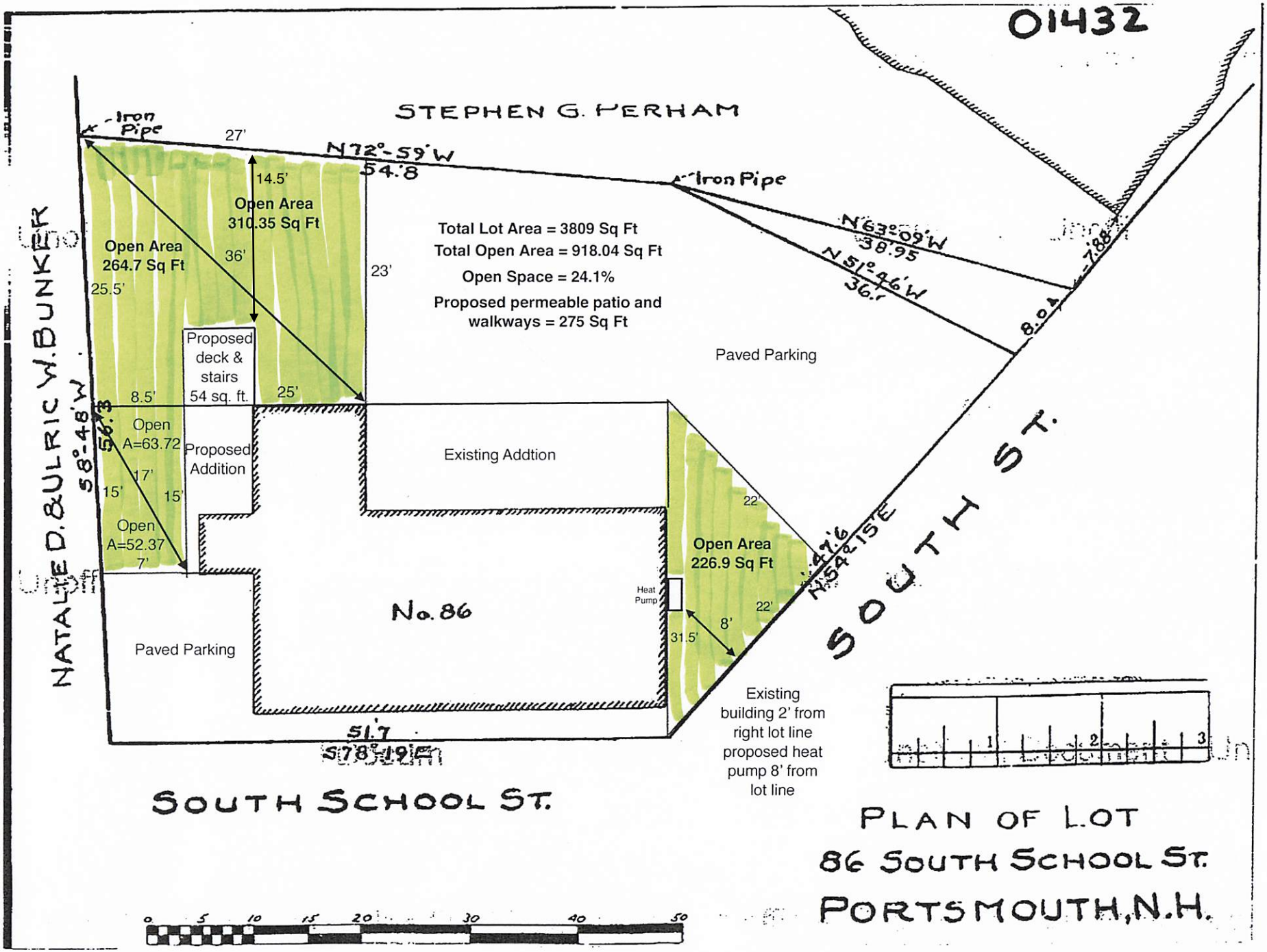
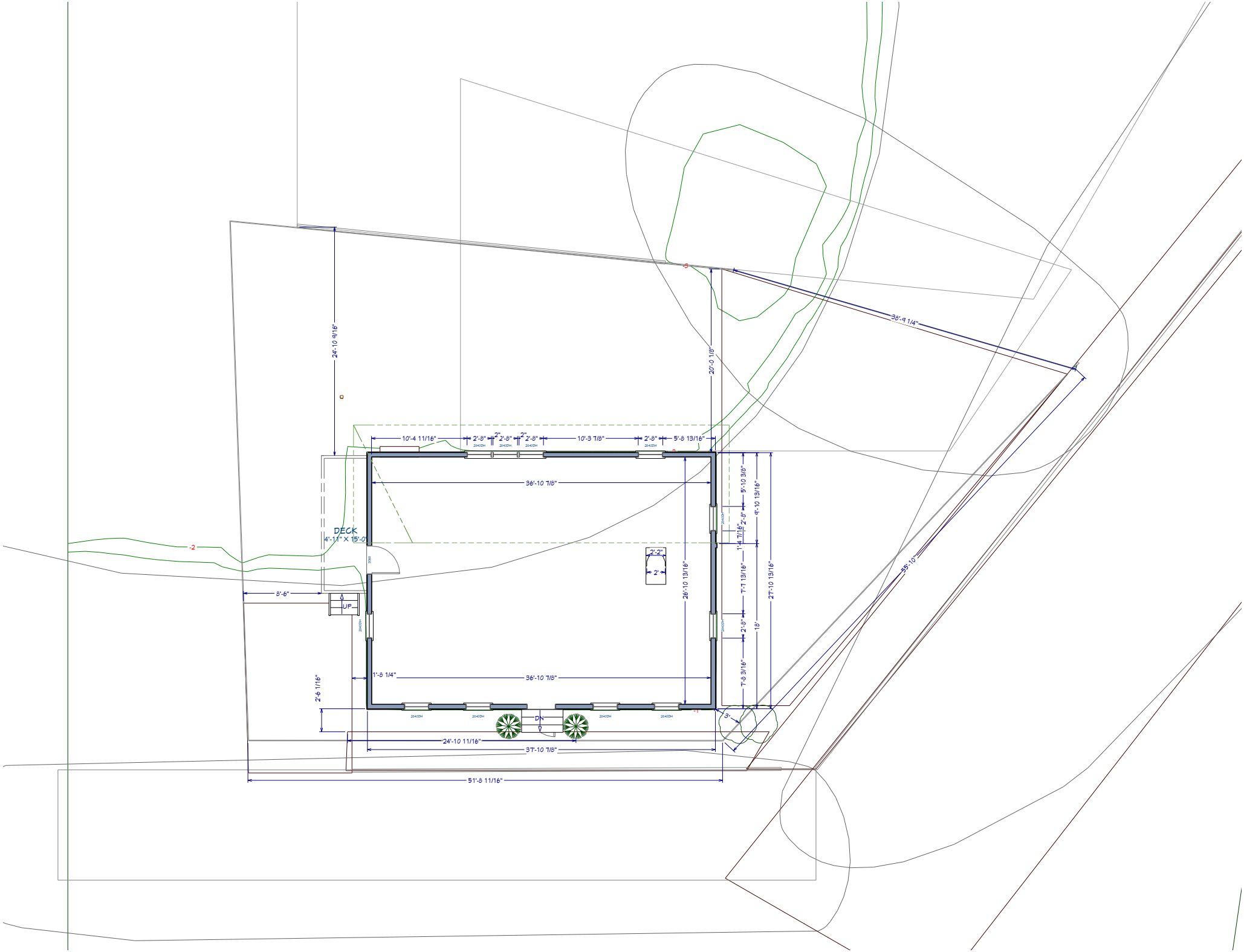


Proposed Renovation Plan



Proposed Open Space Plan

Portsmouth Athenaeum


DECK
4'-11" X 15'-0"
UP
DN
24'-10 9/16"
20'-0 1/8"
38'-9 1/4"
55'-10"
10'-4 11/16"
2'-8"
2'
2'-8"
2'
2'-8"
10'-3 7/8"
2'-8"
5'-8 13/16"
36'-10 7/8"
26'-10 13/16"
2'-2"
2'
5'-10 3/8"
9'-10 13/16"
27'-10 13/16"
2'-8"
1'-4 7/16"
7'-1 13/16"
2'-8"
1'-8"
7'-8 3/16"
8'-6"
1'-8 1/4"
36'-10 7/8"
2'-6 1/16"
3'
24'-10 11/16"
37'-10 7/8"
51'-8 11/16"
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