

**28 South Street  
Map 102 Lot 43**

**To build 2 Additions at rear of Existing.**

**To permit the following:**

1. Building Coverage of 30.3% where 30% is allowed.
2. Left Side Setback of +/- 5' where 10' is required.
3. Expansion of a non-conforming structure

**The undersigned agrees that the following circumstances exist.....**

1. The Existing Building Coverage is 28.1% and the Additions add 106sf. Which is just 15sf over the allowable 30%.
2. The Left Side Setback of +/- 5', will allow a small Addition to provide direct access from the Kitchen to the Exist. Dining Room. Current access requires a 46' walk around to the front of the house. Plus this Addition will provide some Pantry Cabinets & a door to the rear yard.

**Criteria for the Variance:**

1. The Variances are not contrary to the public interest in that many properties in this neighborhood are non-conforming to Building Area & Setbacks.
2. The Variances are consistent with the spirit of the ordinance in that it will allow these Additions, which are in context with the neighborhood and are at the rear of House.
3. Substantial justice will be done, as this work will allow the owner to improve the the Property without adversely affecting adjacent properties.
4. These Variances will not diminish the value of surrounding properties.
5. The special condition of this property is the non-conformity of the Existing Residence.

28 SOUTH STREET  
 LOT AREA 4792 SF

ALLOWABLE LOT COVERAGE 30%

PROPOSED LOT COVERAGE

EXIST. RESIDENCE	946 SF
EXIST SIDE PORCH	24 SF
EXIST GARAGE	371 SF
- BOX BAY ADDITION	46 SF
- REAR ADDITION	60 SF

1453 SF (30.3%)

NOTE: PLAN CHANGES ADDED TO "PROPERTY STAKEOUT SKETCH"  
 BY ANNE WHITNEY ARCHITECT

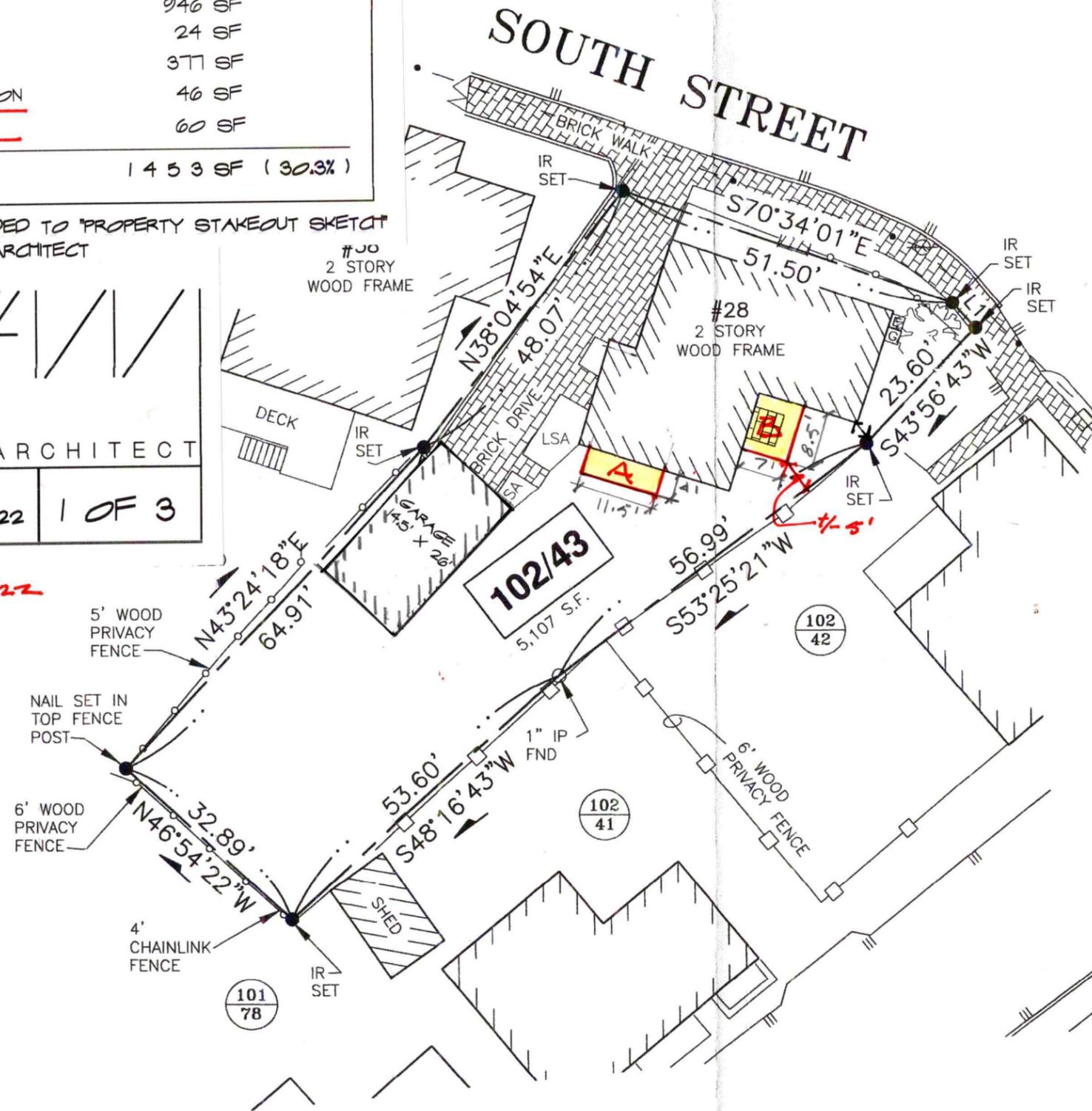
9 Sheafe Street  
 Portsmouth  
 NH 03801  
 603-427-2832



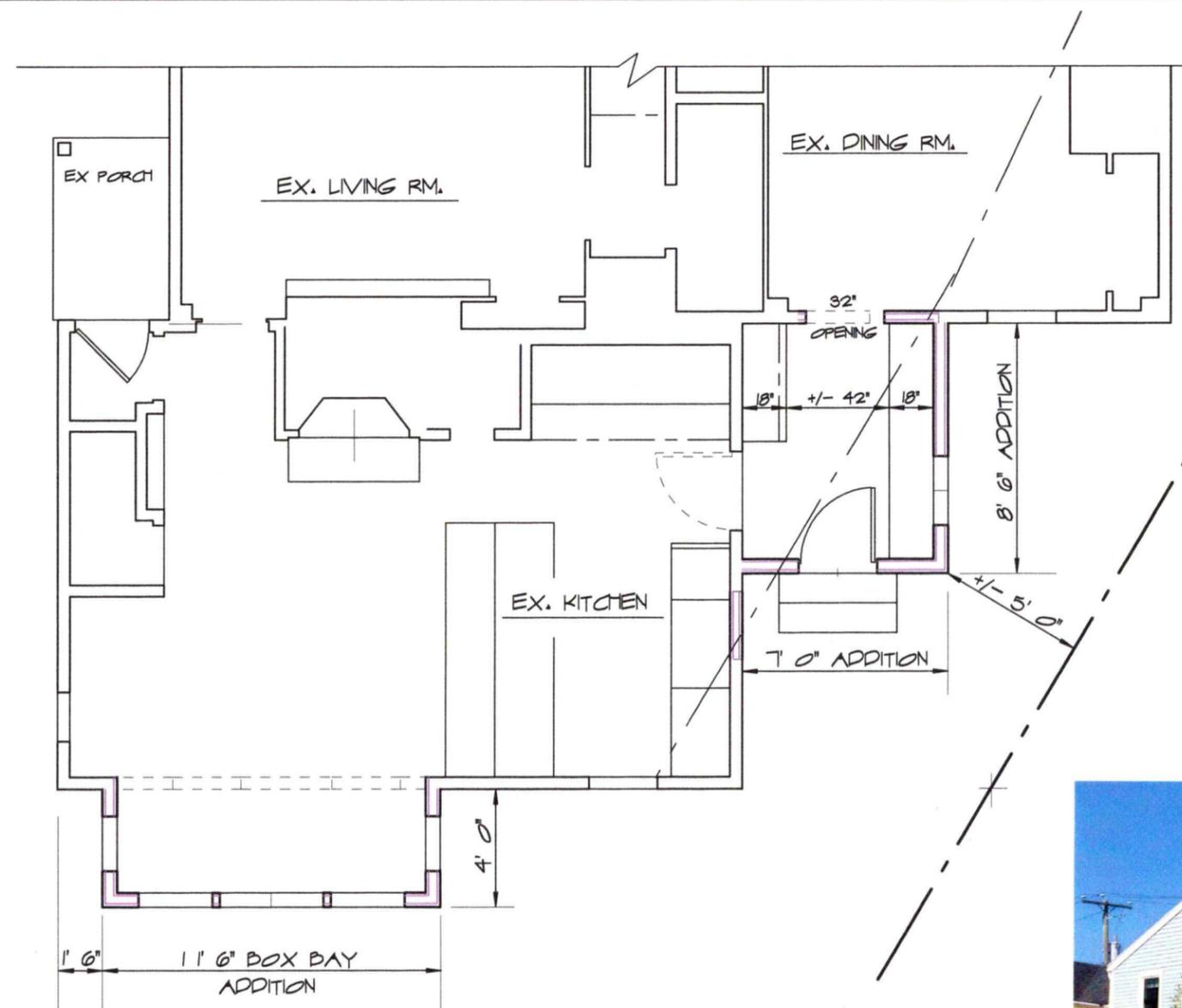
ANNE WHITNEY ARCHITECT

Project:	Date:	
# 2018	11/24/22	1 OF 3

*Revised 2/4/22*



NOTICE: PROPERTY CORNERS SET: OCTOBER 22, 2012



○ 1ST FLOOR ADDITION PLAN  
SCALE: 3/16" = 1'-0"



EXISTING SIDE ENTRY



EXISTING REAR ELEVATION AT DINING



VIEW FROM MARCY STREET

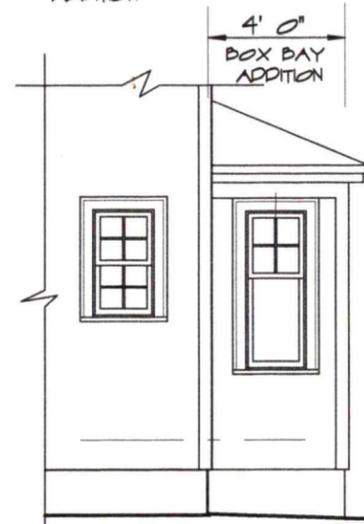
<b>SCHEMATIC DESIGN</b> ADDITIONS & RENOVATIONS, BOYD/STILES RESIDENCE 28 SOUTH STREET	 <b>ANNE WHITNEY ARCHITECT</b> 9 Sheafe Street Portsmouth NH 03801 603-427-2632	Project: <b>2018</b>	Date: <b>1/24/22</b>
		Revisions:	<b>2 OF 3</b>



REAR ELEVATION  
SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



RIGHT SDE OF BAY  
SCALE: 3/16" = 1'-0"



EXISTING REAR ELEVATION

SCHEMATIC DESIGN

9 Sheafe Street  
Portsmouth  
NH 03801  
603-427-2832



Project: 2018

Date: 1/24/22

Revisions:

ANNE WHITNEY ARCHITECT

ADDITIONS & RENOVATIONS, BOYD/STILES RESIDENCE

28 SOUTH STREET PORTSMOUTH, NH

3 OF 3

