

Portsmouth Zoning Board of Adjustment

Variance Application Package

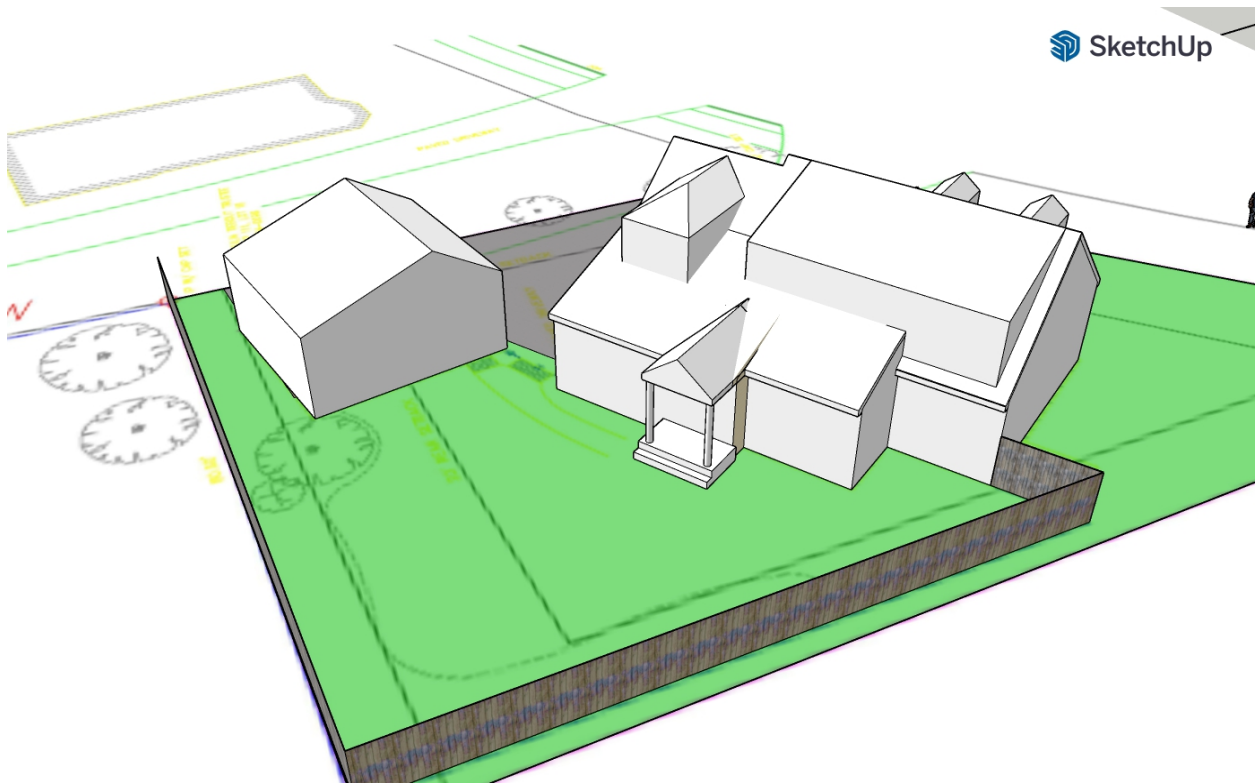
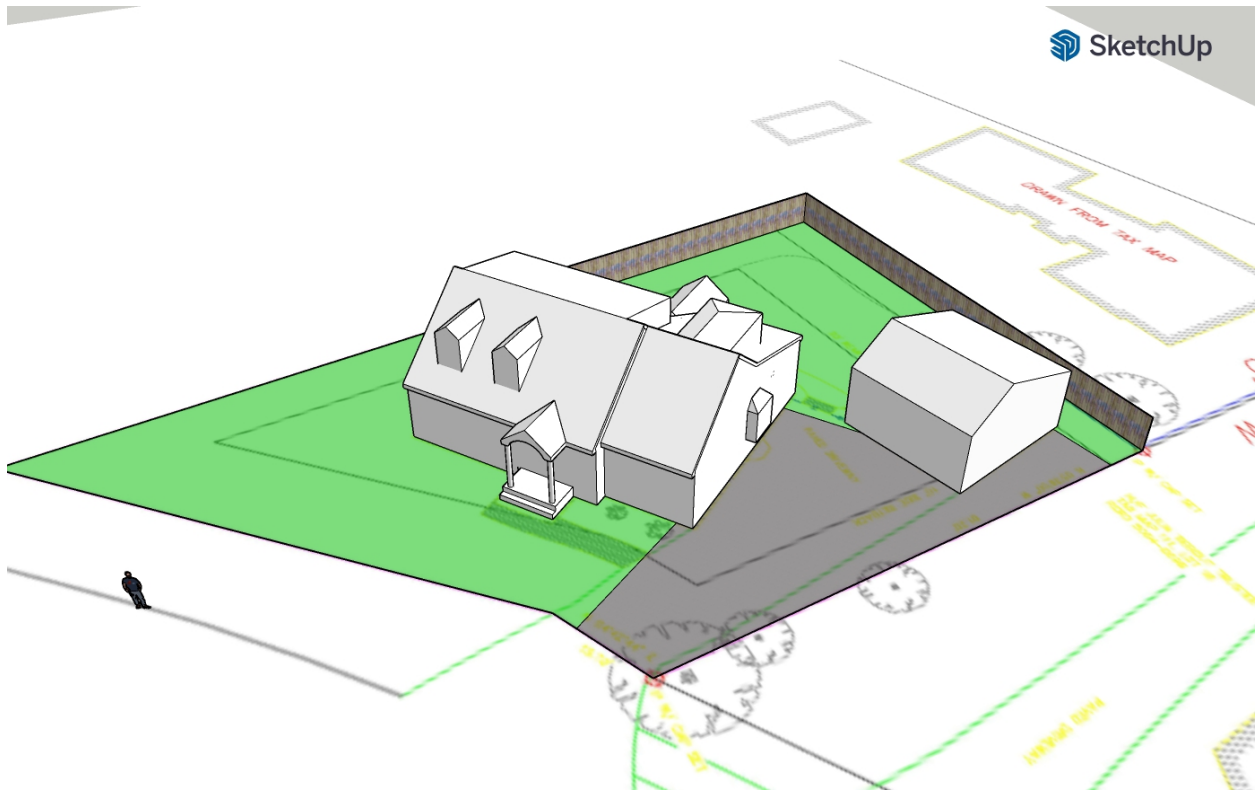
411 South Main Street

Property Info and Proposed Project

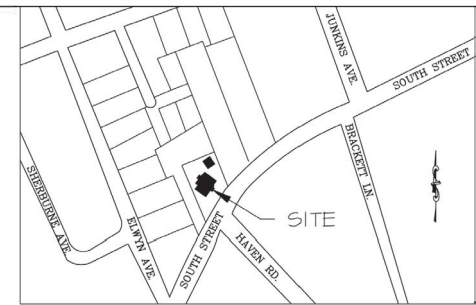
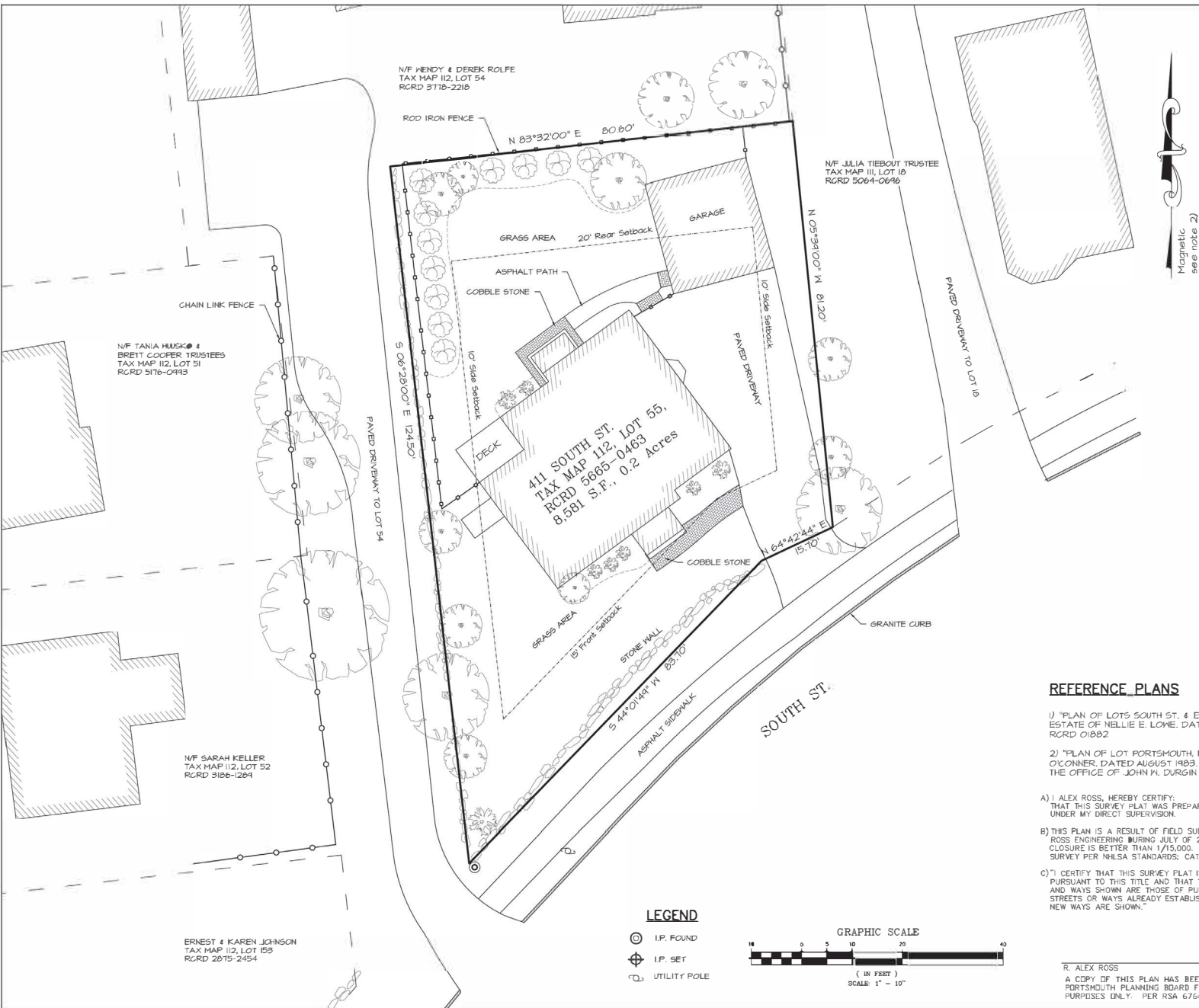
The property located at 411 South Street is .2-acre parcel with a single-family home (1955) and detached garage owned by Paul and Janice Lanzoni. The Lanzoni's would like to demolish their existing garage and build a new garage attached to the house via an interior breezeway. This configuration will provide more flexibility and efficiency of use.

The Lanzoni's have considered a renovation to their garage in the past, but that was a much more intensive project that included a second story with dormers above the garage that housed an Accessory Dwelling Unit (ADU). With this current project we propose to remove the existing garage and rebuild a single-story new garage that connects to the main house via a small breezeway and is also resituated on the site to be parallel to the main house. The juxtaposition of the existing garage to the main house and to South Street causes a cumbersome site circulation that the Lanzoni's are trying to improve upon. We feel that this reorientation and modernization of the existing garage will bring a significant benefit towards the use of the property without impeding on abutters.





Existing House and Garage



NOTES

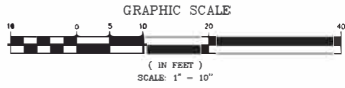
- OWNER OF RECORD:
PAUL & JANICE LANZONI
TAX MAP 112, LOT 55
411 SOUTH ST.
PORTSMOUTH, NH 03801
AREA: 8,581 SF, 0.20 ACRES
- PARCEL IS IN GENERAL RESIDENCE A
MINIMUM LOT AREA.....1,500 SF
MIN. LOT AREA PER DWELLING UNIT.....1,500 SF
MINIMUM FRONTAGE.....100 FT
MINIMUM DEPTH.....70 FT
SETBACKS:
FRONT.....15 FT
SIDE.....10 FT
REAR.....20 FT
MAXIMUM BUILDING HEIGHT:
SLOPED ROOF.....35 FT
FLAT ROOF.....50 FT
MAXIMUM BUILDING COVERAGE.....25%
MINIMUM OPEN SPACE.....30%
- COVERAGES:
BUILDINGS COVERAGE
EXISTING BUILDINGS COVERAGE
2.5 STORY HOUSE.....1,560 SF
1 STORY GARAGE.....461 SF
BLK & HEAD AREA 210'.....11 SF
EXISTING STRUCTURE.....2,044 SF = 23.8%
- OPEN SPACE
EXISTING OPEN SPACE
BUILDING COVERAGE.....2,044 SF
STEPS & DECK 48'.....125 SF
ASPHLT DRIVEWAY.....1,233 SF
TOTAL LOT COVERAGE.....3,402 SF
EXISTING OPEN SPACE = 8,581 SF - 3,402 SF = 5,179 SF
EXISTING OPEN SPACE = 60.3%

REFERENCE PLANS

- "PLAN OF LOTS SOUTH ST. & ELYNN AVE."
ESTATE OF NELLIE E. LOWE. DATED OCT. 1951.
RCRD 01882
 - "PLAN OF LOT PORTSMOUTH, N.H." FRANK
O'CONNOR, DATED AUGUST 1983. PREPARED BY
THE OFFICE OF JOHN W. DURGIN ASSOCIATES, INC.
- A) I, ALEX ROSS, HEREBY CERTIFY:
THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE
UNDER MY DIRECT SUPERVISION.
- B) THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED BY
ROSS ENGINEERING DURING JULY OF 2017. THE ERROR OF
CLOSURE IS BETTER THAN 1/15,000.
SURVEY PER NHLSA STANDARDS: CATEGORY 1, CONDITION 1.
- C) "I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUB-DIVISION
PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS
AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE
STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO
NEW WAYS ARE SHOWN."

LEGEND

- I.P. FOUND
- I.P. SET
- UTILITY POLE



R. ALEX ROSS DATE
A COPY OF THIS PLAN HAS BEEN SUBMITTED TO THE
PORTSMOUTH PLANNING BOARD FOR INFORMATION
PURPOSES ONLY. PER RSA 676:18 IV.

1 JULY 20, 2017	PRELIMINARY	
ISS	DATE	DESCRIPTION OF ISSUE
CHECKED	A.R.	
DRAWN	A.B.G.	
CHECKED	A.R.	
ROSS ENGINEERING Civil/Structural Engineering & Surveying 989 Independence St. Portsmouth, NH 03801 (603) 433-7500		
CLIENT Paul & Janice Lanzoni 411 South St. Portsmouth, NH 03801		
TITLE Boundary Survey & Existing Conditions for 411 South St. Portsmouth, NH 03801 Tax Map 112, Lot 5 Portsmouth, NH		
JOB NUMBER	DRAWING NO.	ISSUE
17-096	1 OF 1	1

Previous Proposal – October 2017

The 2017 application proposed removing the existing garage and constructing a dormered two-story garage connected to the main house with a hallway/sunroom addition. The second story of the garage would act as a standalone Accessory Dwelling Unit (*See P4 + P5 Below*). The new garage would be 25'-0" wide x 24'-0" long with a 22'-9" ridge height. Four variances were required to be able to construct the proposed design.

Variances

- Section 10.521:
 1. Right Yard = 10'-0" Min. Required
 2. Rear Yard = 20'-0" Min. Required
 3. Building Coverage = 25% Max. Allowed
- Section 10.321:
 4. Non-Conforming building or structure to be extended, reconstructed, or enlarged without conforming to the requirements of the ordinance

Existing & Proposed Conditions

	<u>Existing</u>	<u>Proposed</u>	<u>Permitted / Required</u>
<u>Land Use:</u>	Single Family	Garage addition w/ AADU	Primarily Residential Uses
<u>Lot area (sq. ft.):</u>	8,581	8,581	7,500 min.
<u>Lot Area per Dwelling Unit (sq. ft.):</u>	8,581	8,581	7,500 min.
<u>Street Frontage (ft.):</u>	ok	ok	100 min.
<u>Lot depth (ft.):</u>	ok	ok	70 min.
<u>Primary Front Yard (ft.):</u>	>15	>15	15 min.
<u>Right Yard (ft.):</u>	6	9.3	10 min.
<u>Left Yard (ft.):</u>	>10	>10	10 min.
<u>Rear Yard (ft.):</u>	6.2	8.1	20 min.
<u>Height (ft.):</u>	<35	<35	35 max.
<u>Building Coverage (%):</u>	23.8	26.4	25 max.
<u>Open Space Coverage (%):</u>	60.3	37.3	30 min.
<u>Estimated Age of Structure:</u>	1955	Variance request shown in red.	

P5

Fullerton Associates, Inc.
281 Atlantic Avenue
North Hampton, NH 03862
www.fullertonassociates.net
603-864-7093

REVISIONS
8.12.17
8.15.17
9.26.17

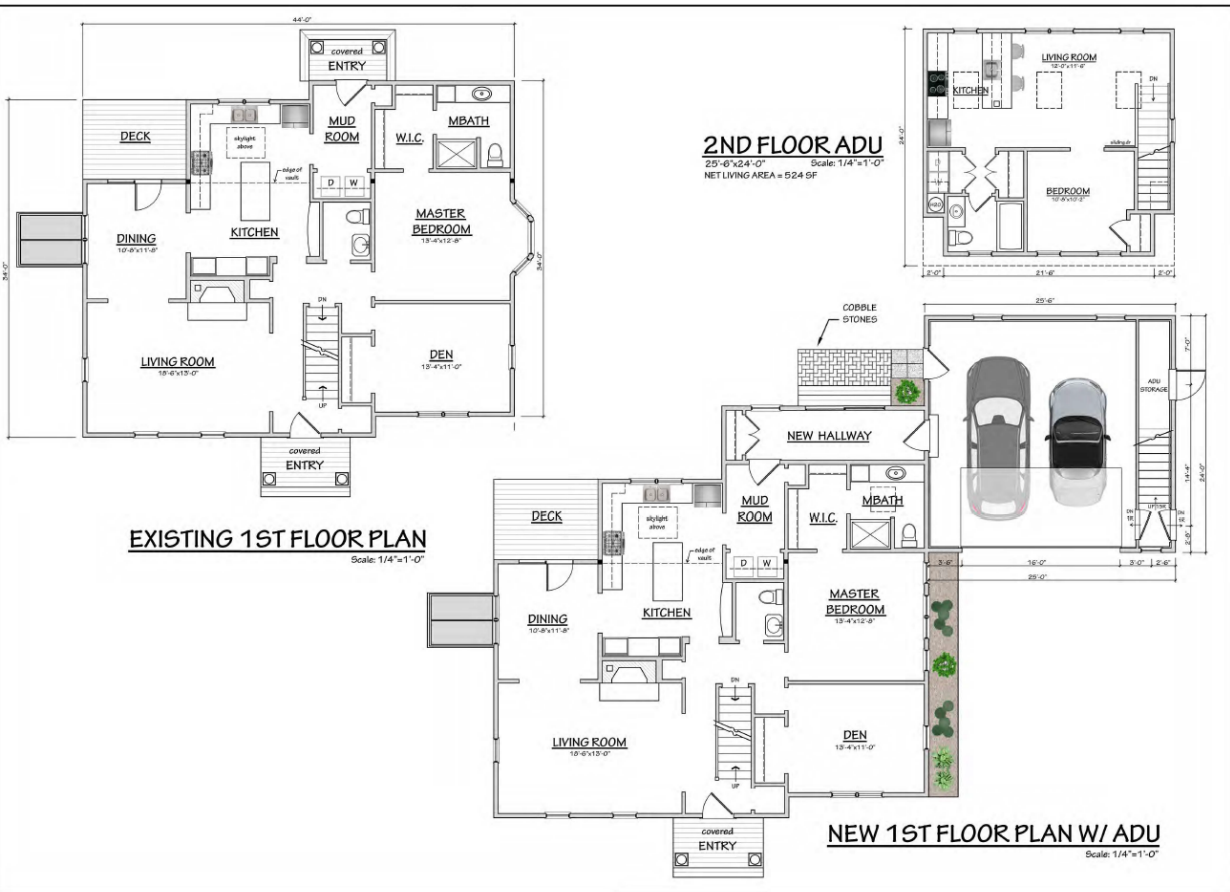
LANZONI RESIDENCE
411 South Street • Portsmouth • NH

P4

Fullerton Associates, Inc.
281 Atlantic Avenue
North Hampton, NH 03862
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603-864-7093

REVISIONS
8.12.17
8.15.17
9.26.17

LANZONI RESIDENCE
411 South Street • Portsmouth • NH



NORTH ELEVATION
Scale: 1/4"=1'-0"



NEW ELEVATIONS W/ GARAGE & ADU

EAST ELEVATION
Scale: 1/4"=1'-0"



SOUTH ELEVATION
Scale: 1/4"=1'-0"



Application Denied

Feedback from abutters:

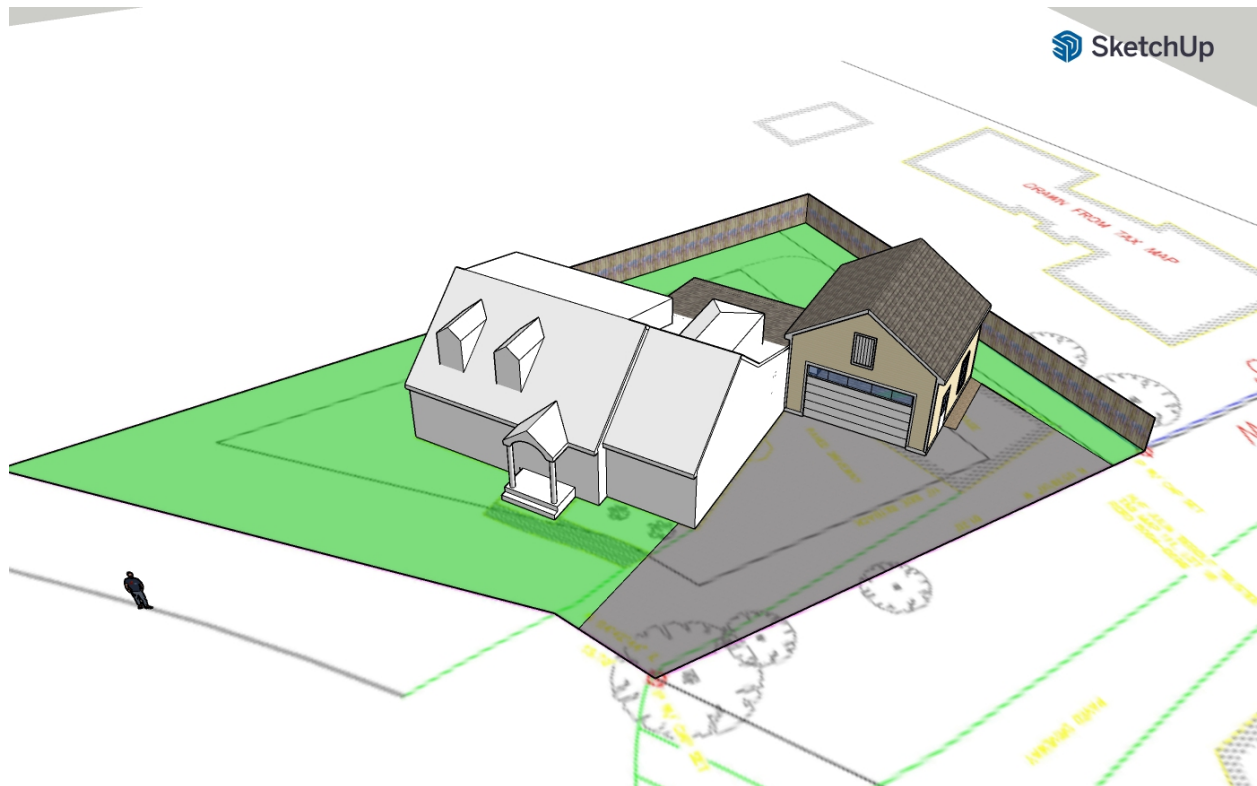
- Windows and occupied level above garage and would invade privacy of adjacent yards
- New exterior lights would shine into neighboring windows
- Garage was too tall

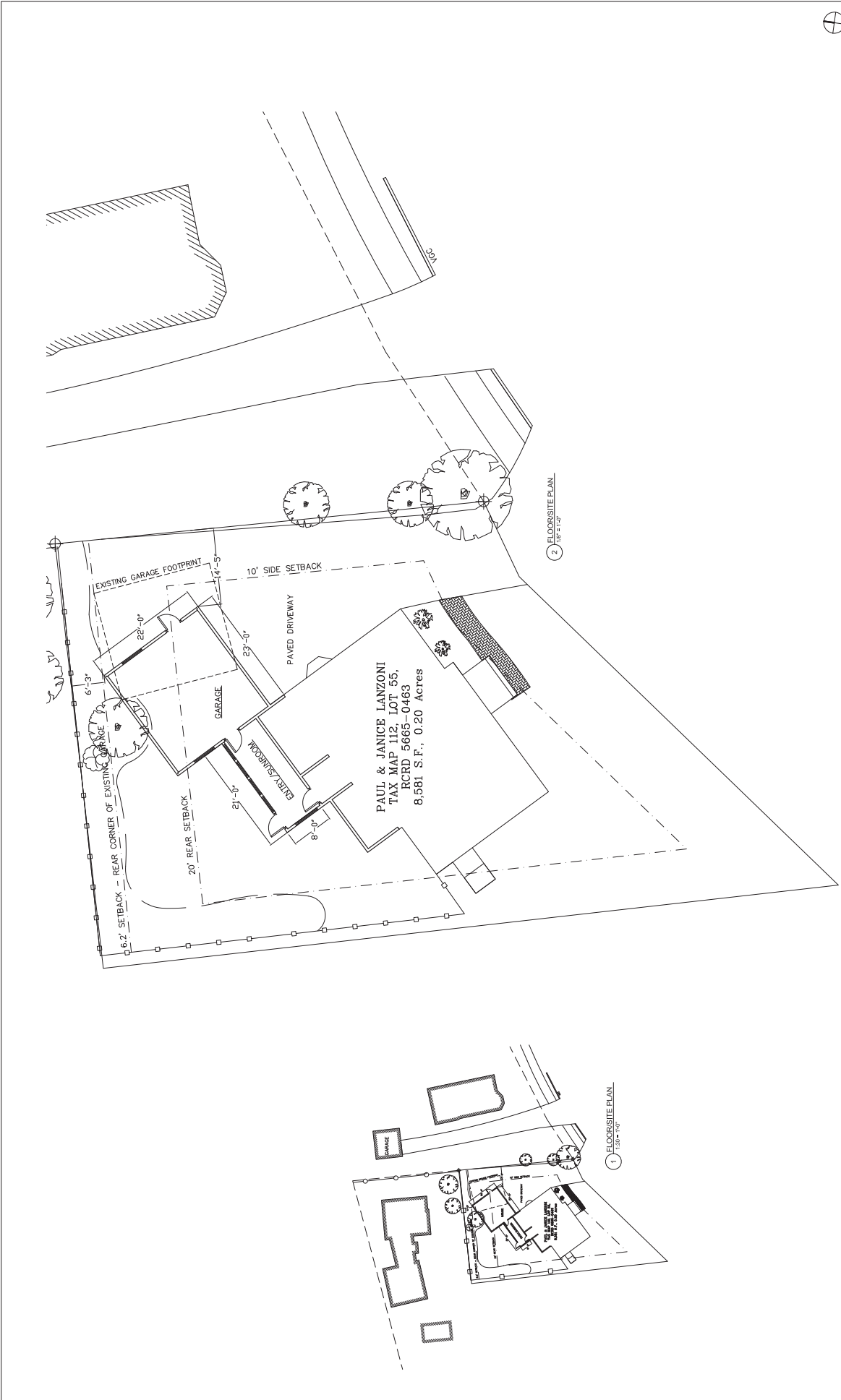
The application was denied by the City of Portsmouth Zoning Board for the following reasons:

- It intruded on adjacent property which diminished potential property value
- The size of the addition was quite large and didn't observe the spirit of the ordinance
- The benefit of removing and replacing a small usable garage outweighed by harm created to general public

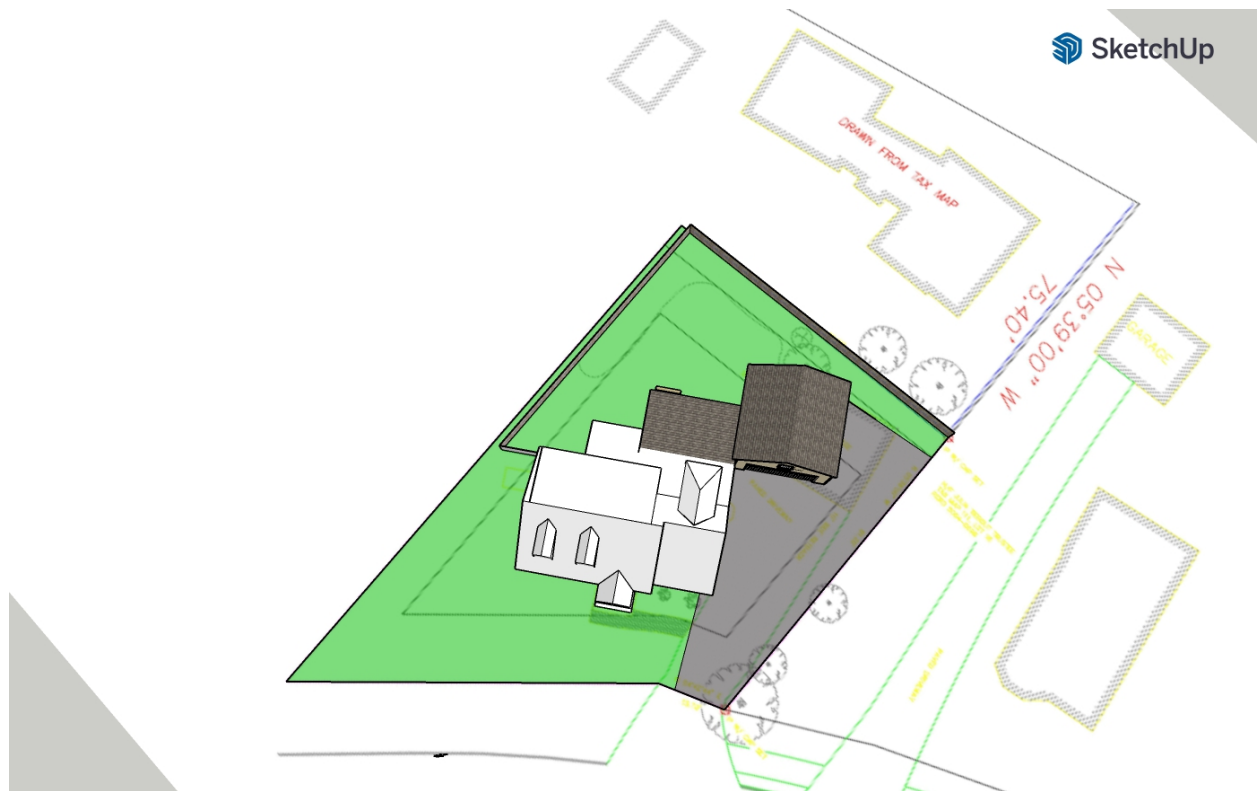
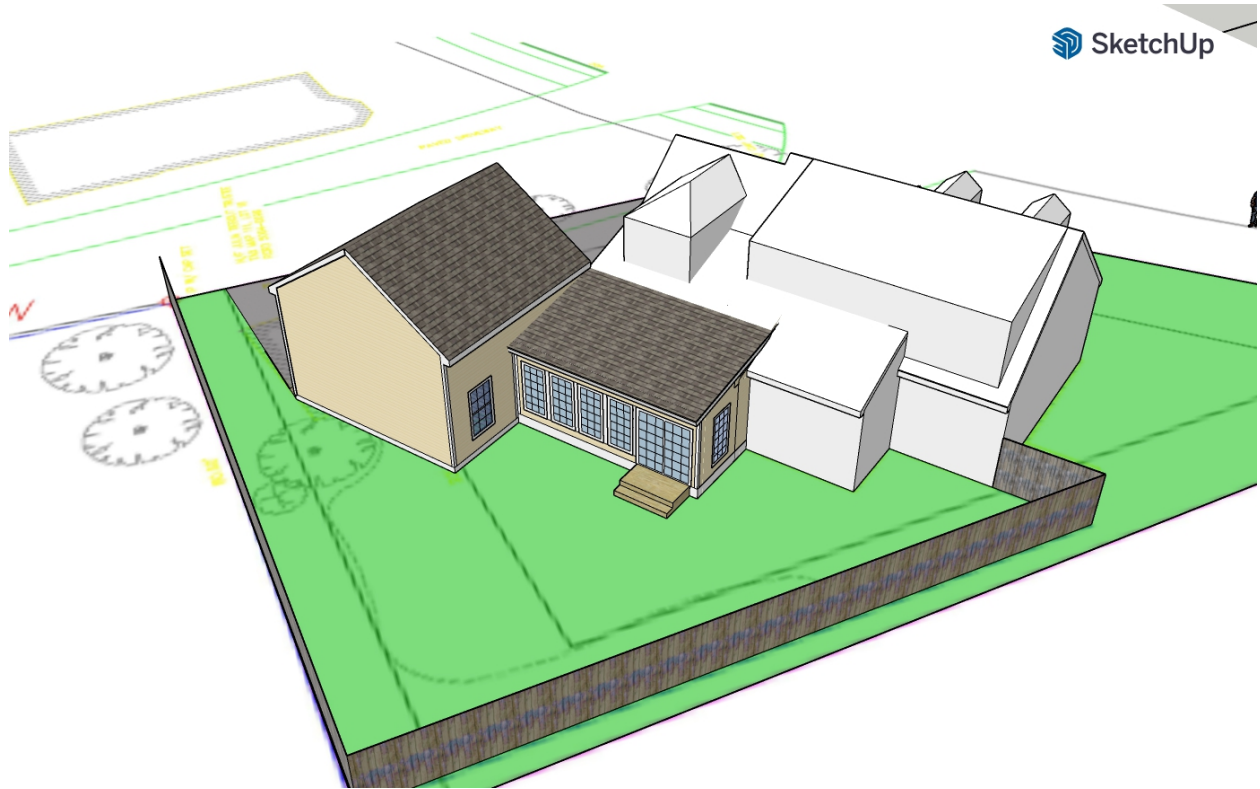
Current Proposal – May 17, 2022

The application in this packet proposes to remove the existing garage, and then reconstruct a new single story two car garage with no other additional uses. This new design will only require two variances rather than the previous approval's four. One variance is to add to or reconstruct an existing non-compliant building, and the other variance is for a rear yard setback that is proposed to match the setback of the garage that exists on site today.

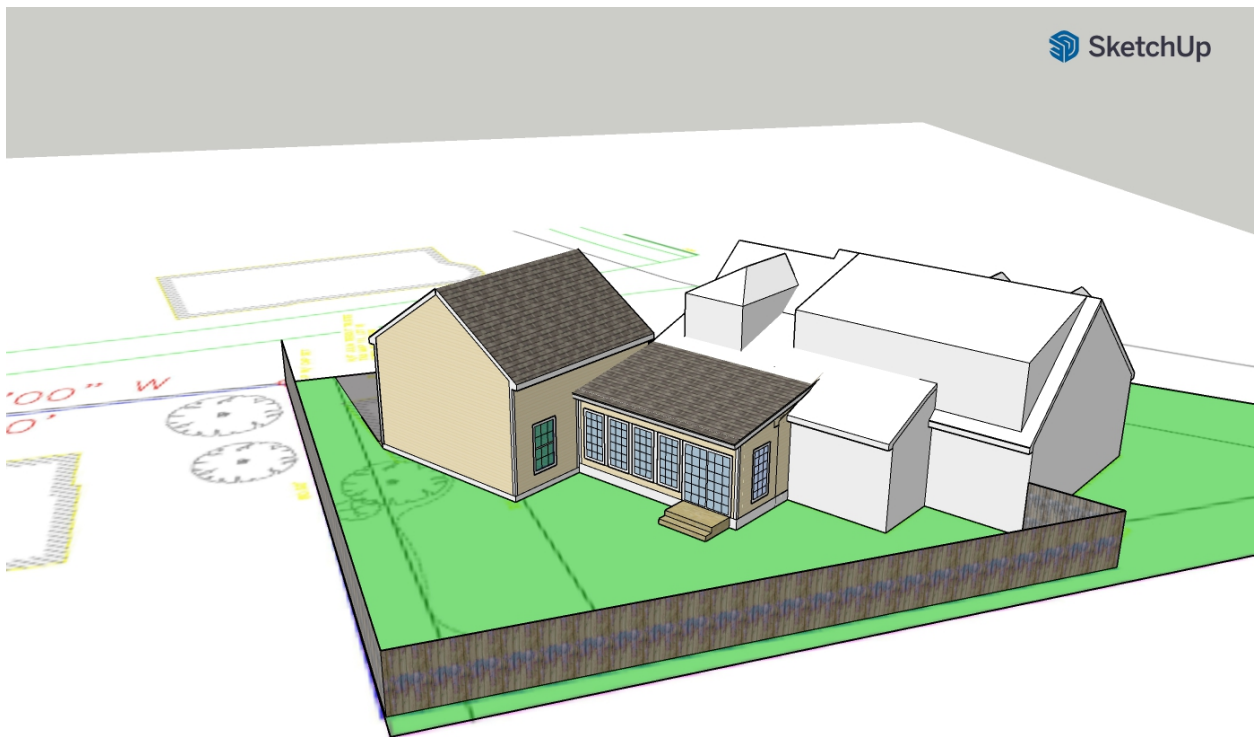
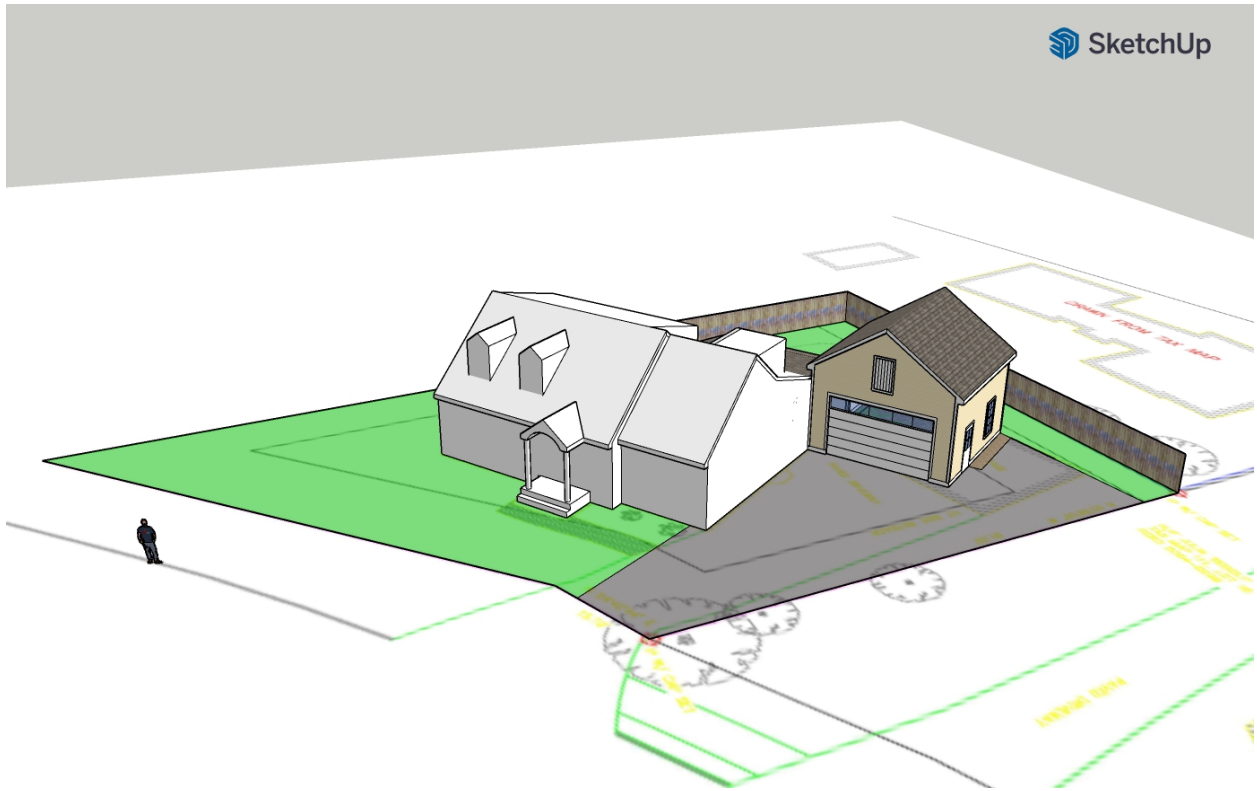




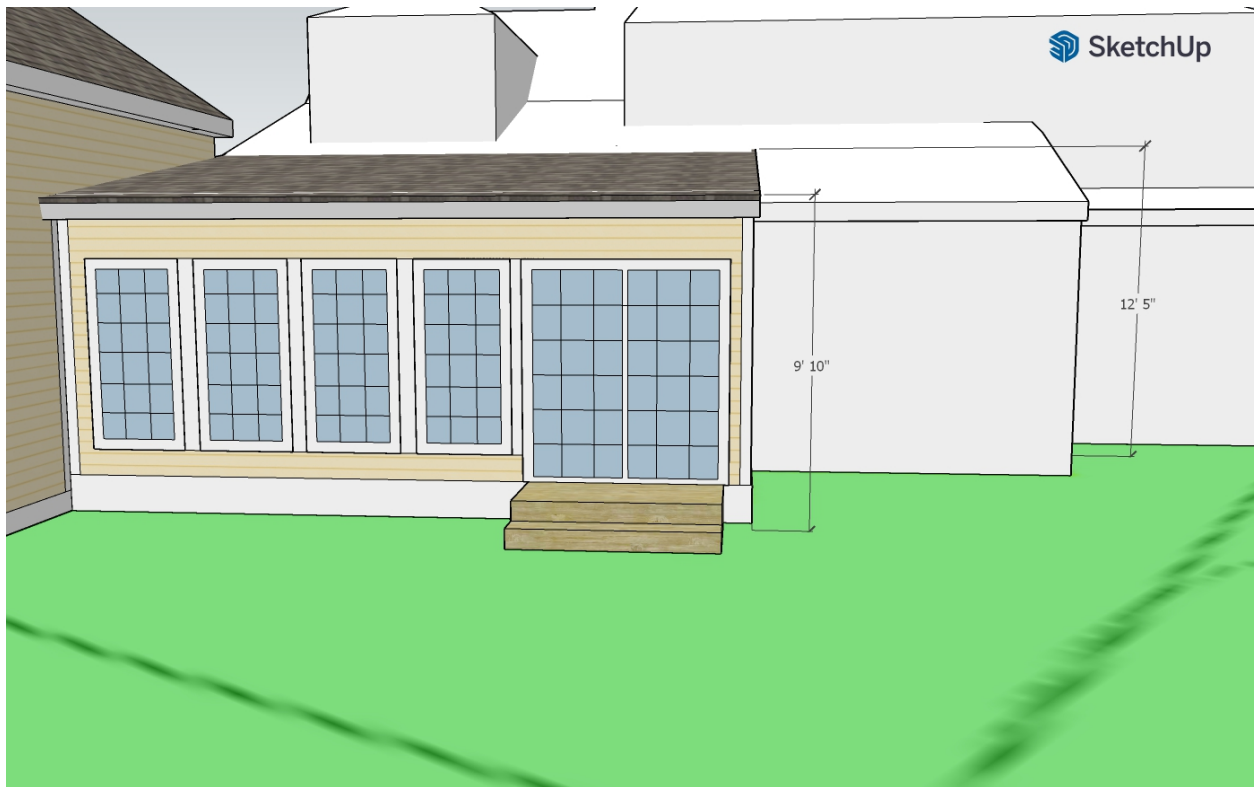
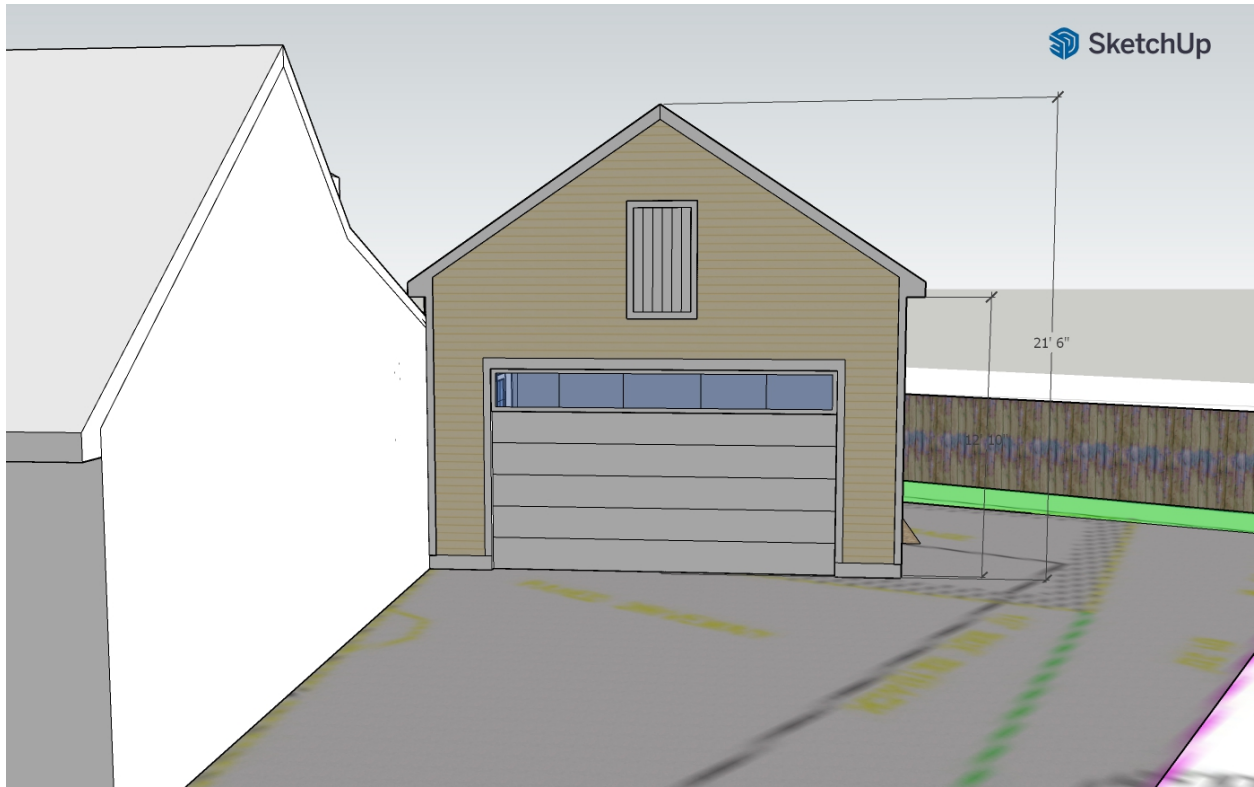
PRINTED AT 1/32 SCALE ON 11X17 PAPER
02/XX/2022



Perspective Views – May 2022



Perspective Views – May 2022



Vertical Dimensions – May 2022



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6

LANZONI RESIDENCE - 411 SOUTH ST., PORTSMOUTH



PHOTO #7



PHOTO #8



PHOTO #9



PHOTO #10



PHOTO #11

LANZONI RESIDENCE
411 SOUTH ST.
PORTSMOUTH, NH





PHOTO A1



PHOTO A2



PHOTO B1



PHOTO B2



PHOTO C1

411 SOUTH ST.
PORTSMOUTH, NH
ABUTTING
PROPERTIES

Existing & Proposed Conditions – May 2022

	Existing	Previously Proposed	Required	New Proposal
Right Yard	6'	9.3'	10'	14.4'
Rear Yard	6.2'	8.1'	20'	6.2'
Building Coverage (%)	23.8	26.4	25	24.9

Red Highlight = Variance Required

The above table shows a comparison of the three-dimensional variances that were requested with the previous proposal in October 2017. The new proposal has eliminated the need for two of these variances and requests that the rear setback for the new garage match the same setback that has existed on site for many years. It also proposes to bring the right yard setback dimension into compliance by exceeding the required setback of 10'-0" – with the existing garage the setback is currently 6'-0".

Design Intent

We feel that the proposed design is modest in scale and responds well to the surrounding site context. It provides appropriate parking for two modern sized vehicles and creates a weather protected connection from the garage to the Mud Room and Kitchen. Since the previous application the garage has been rotated 90 degrees in orientation to reduce the visual impact on side and rear abutters. A 6' tall perimeter fence has also been installed to increase privacy and assist with visual impact. Lastly, the previous roof dormers and garage second floor have been removed to keep the impact of the project on the project as minimal as possible.

We appreciate your time in reviewing the attached materials, and hope that you agree that the proposed project will be a tasteful addition to the neighborhood. We ask that you approve our variance requests as presented in this package.

Variance Criteria

1. The variance is not contrary to the public interest.
2. The spirit of the ordinance is observed.

Upon completion of this project the use and intensity of the property will be the same as it is today. A single-family home and garage use in the General Residence A district aligns with the purpose of the ordinance and the character of the surrounding neighborhood. The addition of a small breezeway to the rear of the existing house will produce no perceived detriment to abutting properties, and the variance request for a rear yard setback will not affect the health, safety, or welfare of the rear yard abutters. Since the setback will remain the same for the proposed garage as it is for the existing garage one could argue there is proof of concept already in action on the site.

3. Substantial justice is done.

The benefit of modernizing their garage and connecting to the main house to the applicant is not outweighed by any perceived harm to the abutters and general public. As stated above, what's being proposed is a modest addition that is sited to match an existing non-conforming rear yard setback and rectifies an existing non-conforming right yard setback.

4. The values of surrounding properties are not diminished.

The replacement of a dated secondary structure with a new garage that is built to a modern scale and attached breezeway will not diminish the values of surrounding properties. The new addition will add some value to the Lanzoni's property, and will either cause a neutral, or slightly increased, value to abutting properties.

5. Literal enforcement of the ordinance would result in unnecessary hardship. Unnecessary hardship means:

Because of special conditions of the property that distinguish it from other properties in the area:

- a. There is no fair and substantial relationship between the general public purpose of the ordinance provision and the specific application of that provision to the property; and
- b. The proposed use is a reasonable one.

There are a few special conditions that create a hardship when comparing this property to the zoning ordinance requirements.

- The lot has a unique shape
- The curved path of South Street as it passes in front of the property has created a situation where the orientation of the existing house to face the street is contrary to the orientation of the property itself. Therefore, the relationship of the house to the property boundaries is skewed with many awkward angles. This makes the use of the property less efficient and carves out some relatively unusable triangular shapes around the house that would otherwise be buildable.
- The property is situated almost as an island carved out between the abutters to each side. The left side property wraps around to the rear of 411 South Street and creates a somewhat awkward backyard relationship dissimilar to others in the neighborhood.

When comparing these features to the requested rear yard setback relief there is no diminishment to the purpose and intent of the setback requirement which is light, air, security, privacy, and the proposed use remaining as a single-family home with associated garage is a reasonable one.

Respectfully Submitted,

Jeremiah Johnson, AIA

On Behalf of Paul and Janice Lanzoni



paul lanzoni <paul.lanzoni@gmail.com>

Fwd: garage plans

1 message

paul lanzoni <paul.lanzoni@gmail.com>
To: studio_j <studio_j@comcast.net>

Wed, Apr 20, 2022 at 5:06 PM

one more ... Haven road person - directly across the street

----- Forwarded message -----

From: **Laurie McCray** <lauriemccray@myfairpoint.net>

Date: Wed, Apr 20, 2022 at 11:58 AM

Subject: garage plans

To: Paul Lanzoni <paul.lanzoni@gmail.com>, Janice Lanzoni <janicelanzoni@gmail.com>

Hi Janice and Paul,

Thanks for sharing your garage and sunroom plans with me. I love them and think they will be a functional and attractive addition to your home.

As for the black truck in my driveway that you may have noticed, it belongs to Mark Troy. You will get a chance to meet your new neighbor soon!

Laurie

--

Senior Paulo Lanzoni



paul lanzoni <paul.lanzoni@gmail.com>

Fwd: Proposed Garage/Breezeway Project

1 message

paul lanzoni <paul.lanzoni@gmail.com>

Fri, Apr 15, 2022 at 9:03 AM

To: studio _j <studio_j@comcast.net>

One more. Still waiting on the back neighbor.

----- Forwarded message -----

From: **Brandon Seppa** <brandon.seppa@gmail.com>

Date: Fri, Apr 15, 2022 at 9:02 AM

Subject: Proposed Garage/Breezeway Project

To: <paul.lanzoni@gmail.com>, <janicelanzoni@gmail.com>

Janice and Paul,

My name is Brandon Seppa. I live with my wife and young children at [151 Elwyn Ave.](#) I wanted to take a moment to reach out to say that while we don't have an opinion on the specifics of the proposed project, we're sincerely grateful for the extent to which you've gone *out of your way* to proactively and comprehensively inform your neighbors regarding your plans.

Thank you,
Brandon

—

Senior Paulo Lanzoni



paul lanzoni <paul.lanzoni@gmail.com>

Fwd: Garage

1 message

paul lanzoni <paul.lanzoni@gmail.com>
To: studio_j <studio_j@comcast.net>

Tue, Apr 12, 2022 at 12:38 PM

FYI

These are the folks on Elwyn that had negative comments about the project.

----- Forwarded message -----

From: **tania porticofinetile.com** <tania@porticofinetile.com>

Date: Tue, Apr 12, 2022 at 12:34 PM

Subject: Garage

To: Paul.lanzoni@gmail.com <Paul.lanzoni@gmail.com>CC: janicelanzoni@gmail.com <janicelanzoni@gmail.com>

Hi Paul and Janice,

Brett and I are fine with your garage/breezeway plan.

Have a good day,

Tania

Tania Huusko

Portico Fine Tile and Design

611 [Breakfast Hill Rd. #6](#)[Greenland, NH](#)[03840](#)

Phone: 603-964-3383

Fax: 603-964-3382

Family Owned and Operated

Est.2000

www.porticofinetile.com

—
Senior Paulo Lanzoni



paul lanzoni <paul.lanzoni@gmail.com>

Re: 411 garage plans

1 message

Julie R <julierobb405@gmail.com>

Tue, Mar 15, 2022 at 12:02 PM

To: Jeremiah Johnson <studio_j@comcast.net>

Cc: paul lanzoni <paul.lanzoni@gmail.com>

Thank you for your response.

It is an odd lot, having been divided from the Nellie Lowe house behind it in 1955 or so. My aunt bought the property, swung the chain link fence 90 degrees and had an amazing flower garden all along it. The spot next to the garage was the best vegetable garden spot. Her tomatoes adored the heat and protection there!

Julie

On Tue, Mar 15, 2022 at 11:52 AM Jeremiah Johnson <studio_j@comcast.net> wrote:

Hi Julie,

Thank you so much for reaching out and for your feedback.

We were thinking the area adjacent to the garage would be crushed stone rather than pavement.

Our intention would be to have no affect on the lilacs - they are beautiful!

I don't believe Paul and Janice have decided yet for sure, but we were thinking either a simple fence or some privacy bushes in that area.

Thanks again and please don't hesitate to reach out with any other questions/concerns.

Thanks,
Jeremiah

On 03/14/2022 5:08 PM Julie R <julierobb405@gmail.com> wrote:

Paul, Janice and Jeremiah,

I received your packet regarding the relocation of your garage and new glassed-in enclosure connecting it to your home.

This plan seems less impactful than the previous design, though you do lose more of your backyard. It isn't clear to me if the relocation will allow a parking space or be paved in the area between our yards at the back corner of the garage. Could you clarify that for me? Are you considering a fence? Would either of these situations be in keeping with the requested variance?

I want to preserve the 100 year old+ lilac that is in that vicinity and I feel it is on my property. I won't, however, miss the nasty blackberry canes and thorns that are near there.

Regards,
Julie Robb
[405 South St, Portsmouth, NH 03801](#)

Compose

Inbox

16,980

Starred

Snoozed

Important

Sent

Drafts

680

All Mail

Categories

Social

3

Updates

14,367

Forums

Promotions

50

[Gmail]/Painter1

[Imap]/Drafts

Alex School-Career

Notes

Personal

1

Maine LLC

Vested Busines...

113

Sales force

Travel

Vaction Rentals

3

xmatters

More



18 of 40

Meet

New meeting

Join a meeting

Hangouts

paul

+

Evan, Kellie, Casey

Missed video call

Alex "TheLanzolini" La

No one has joined yo

Abbas Haider Ali

Invitation sent

Evan Ryan

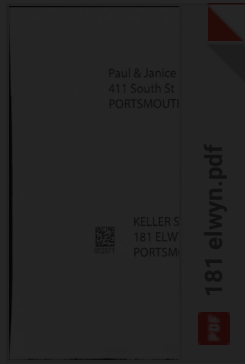
No one has joined yo

Raj Bhowmick

That's great. Things are b

Christel Mes

but im so happy for you, s



002071

KELLER SARAH E
181 ELWYN AVE
PORTSMOUTH, NH 03801-4419

Paul & Janice Lanzoni
411 South St
PORTSMOUTH, NH 03801

Thanks so much
sharing this info
It looks like
good luck with

April 4, 2022

Paul Lanzoni
411 South Street
Portsmouth, NH 03801

To Whom it May Concern:

Please allow Jeremiah Johnson to submit and present information, on my behalf, in support of a variance application to the Zoning Board of Adjustment for my property, located at 411 South Street.

Sincerely,

A handwritten signature in dark ink, appearing to read "Paul Lanzoni", with a long horizontal flourish extending to the right.

Paul Lanzoni
411 South Street