

Additional Narrative for 911 South Street #3 Addition

Statements in response to 10.233.20

I am requesting a variance to build a 10x10 foot single story room within current set backs. My building is on the back corner of the lot. My proposed addition does not encroach toward the two corners of the lot where my building is within the setbacks. The proposed addition would sit within the current length of the house. The added dimension or "bump out" would extend 10' out into the lot on the side of the building that is set 150' back from the lot line. The 100SF addition would be on pilings (helical) and since there would not be a foundation there is no impermeable surface being added to the property. The addition is to include a half bathroom set back into the main house so the toilet and sink will be on an interior wall.

I plan to use this space as an office, spare bedroom and in the future as I age in place it will provide an option for single floor living.

10.233.21 The Variance will not be contrary to the public interest;

-This small, one story room is in keeping with the diminutive scale of the building. It does not impede views or access to any part of the land. The set backs within which the house sits are not affected by the proposed addition.

10.233.22 The Spirit of the Ordinance will be observed

I believe the spirit of the ordinance will be observed in the granting of this variance because this addition is not excessive or frivolous. The only set back that will be affected currently measures 150'. The set back will become 140' after the proposed addition.

10.233.23 Substantial justice will be done

-A variance for this project will be fair and reasonable. The lot provides adequate square footage to build an addition in the size that is proposed.

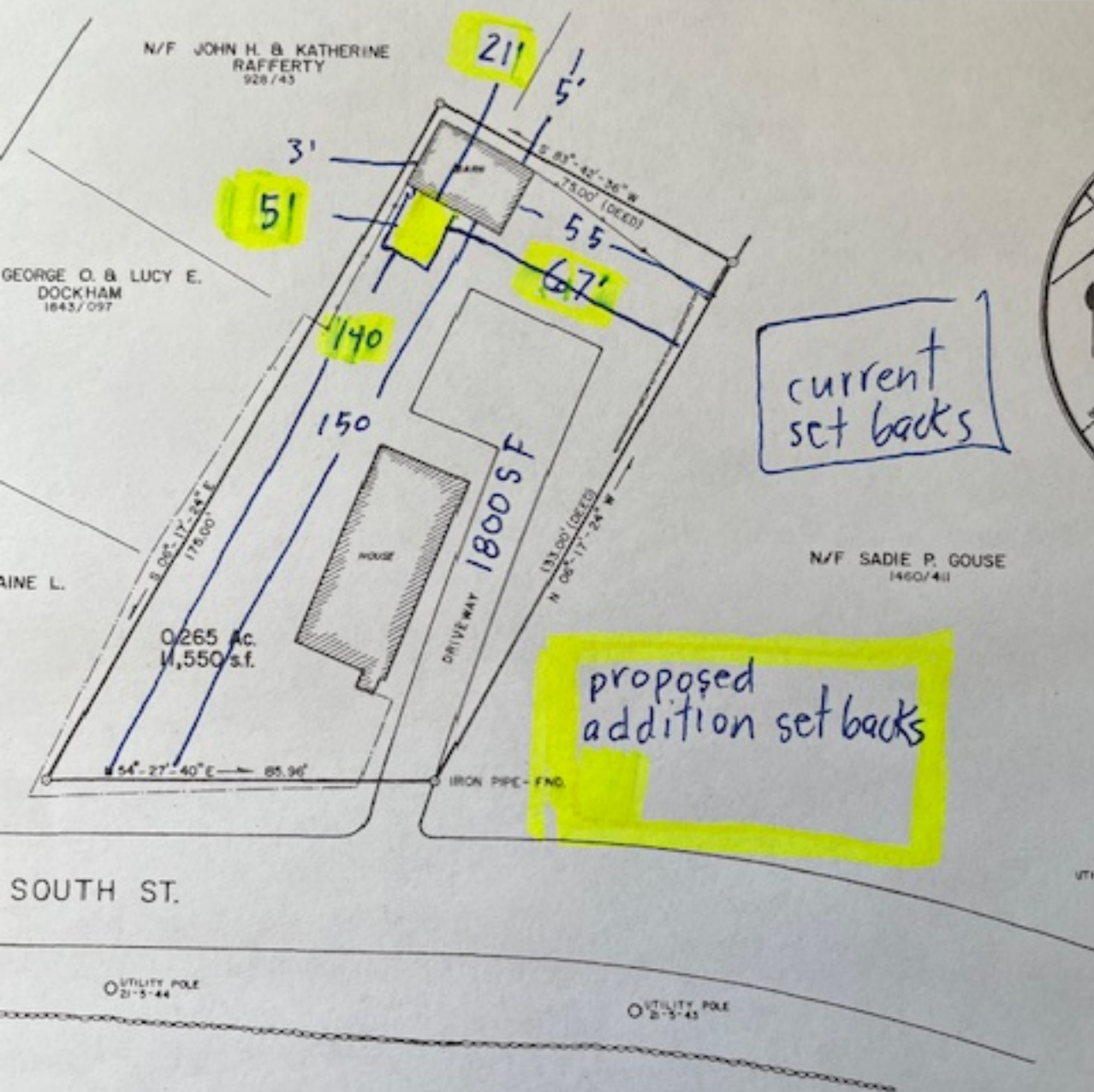
10.233.24 The values of surrounding properties will not be diminished.

-The addition will not hinder any views or access to surrounding spaces and only affects the front side of the house where there is adequate yard space. The addition will enhance the look of my building which could contribute to a nicer overall appearance of the surrounding properties.

10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

-The lot meets requirements for this addition were it not within the setbacks. Literal enforcement of the provisions of the Ordinance would leave no option to add square footage to my home on a lot where there is enough room to do so.

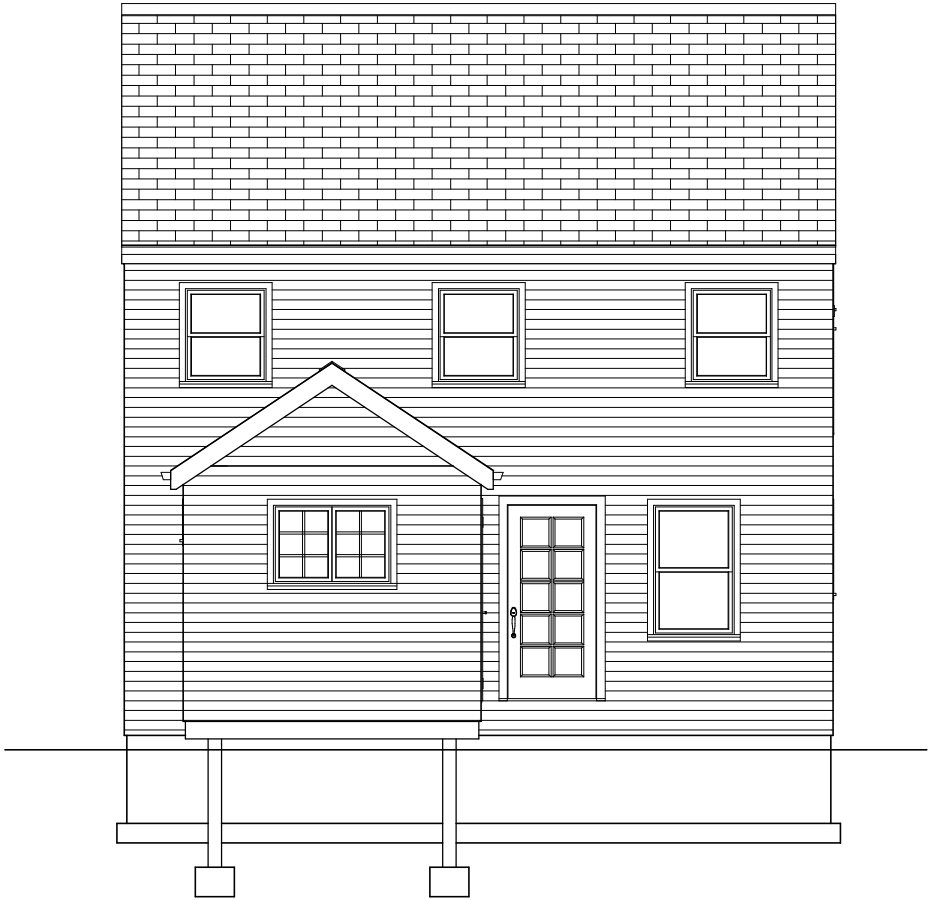
Aug 7, 1944



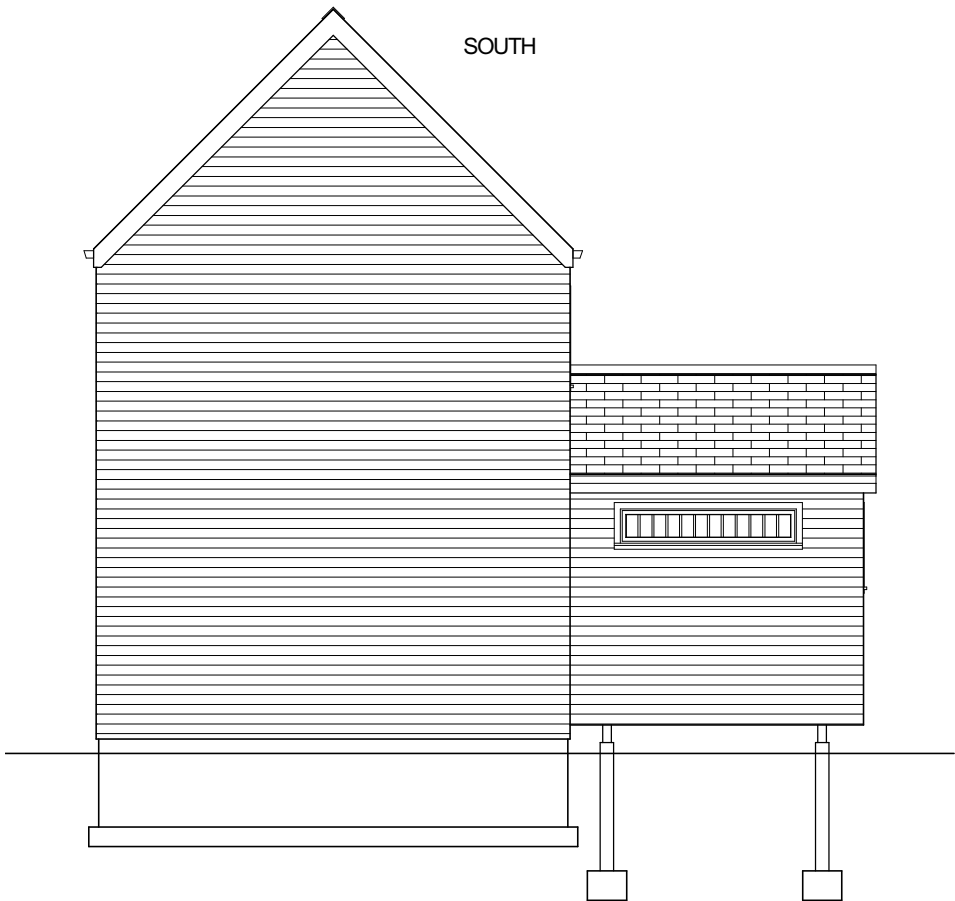
MOUTH

NOTES:

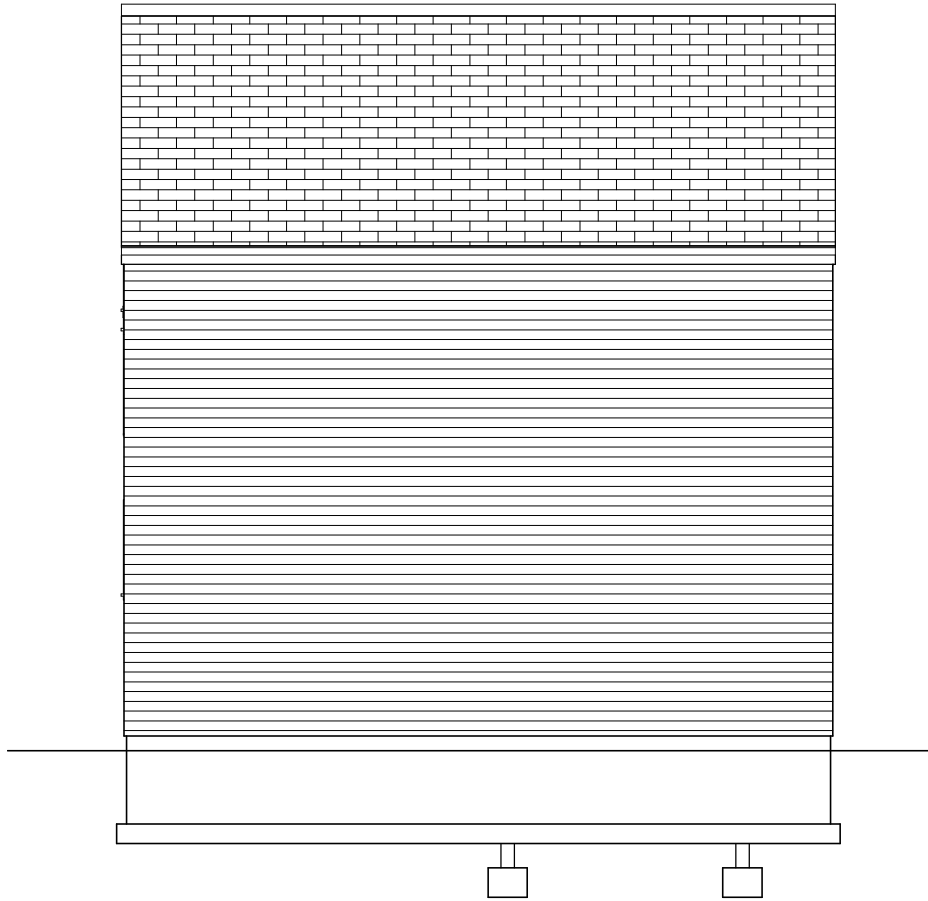
1. THIS PLAN DOES NOT CREATE A SUBDIVISION OF LAND. APPROVED FOR RECORDING PURPOSES ONLY.
2. THIS PLAN DIFFERS FROM THE CITY TAX MAPS, WHICH ARE CONTROLLING FOR ALL MUNICIPAL PURPOSES. THE PLANNING BOARD MAKES NO REPRESENTATION AS TO THE ACCURACY OF THIS PLAN.



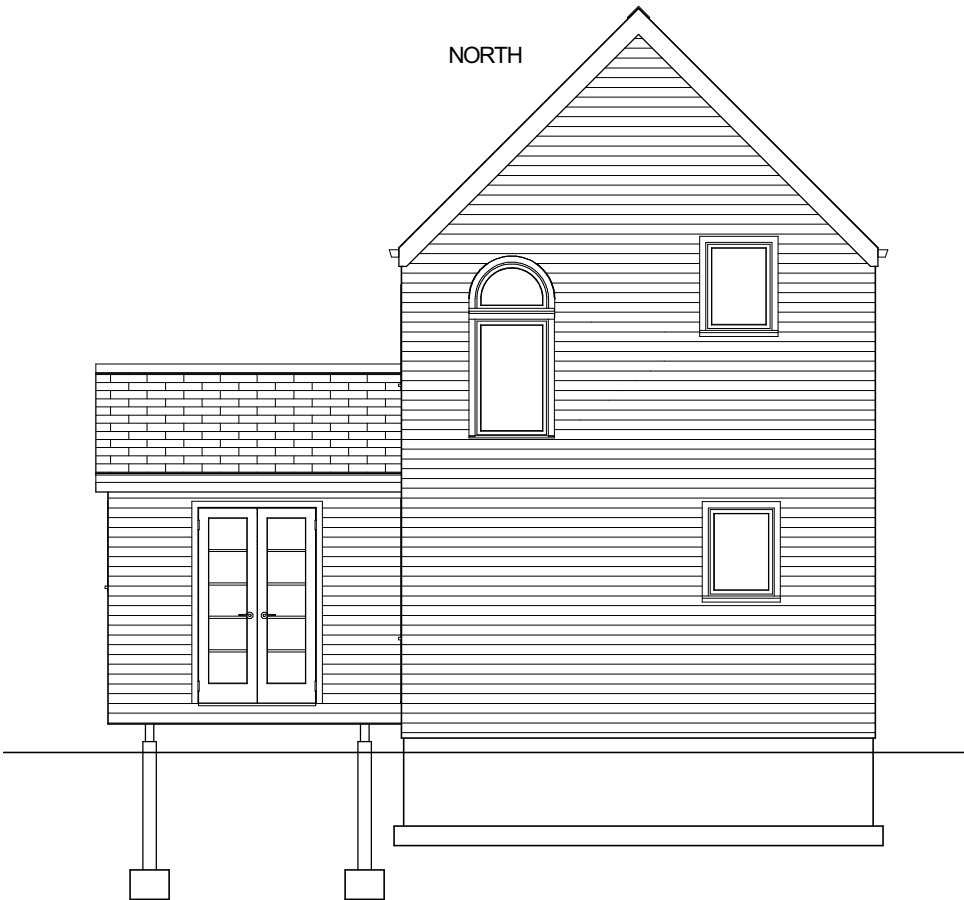
SOUTH



WEST



NORTH



EAST

--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Addition

PROJECT DESCRIPTION:
Wendy Freedman 911 South St. Portsmouth, NH

DRAWINGS PROVIDED BY:
Great Island Builders PO Box 383 New Castle, NH 03854 603-661-3755
GB

DATE:

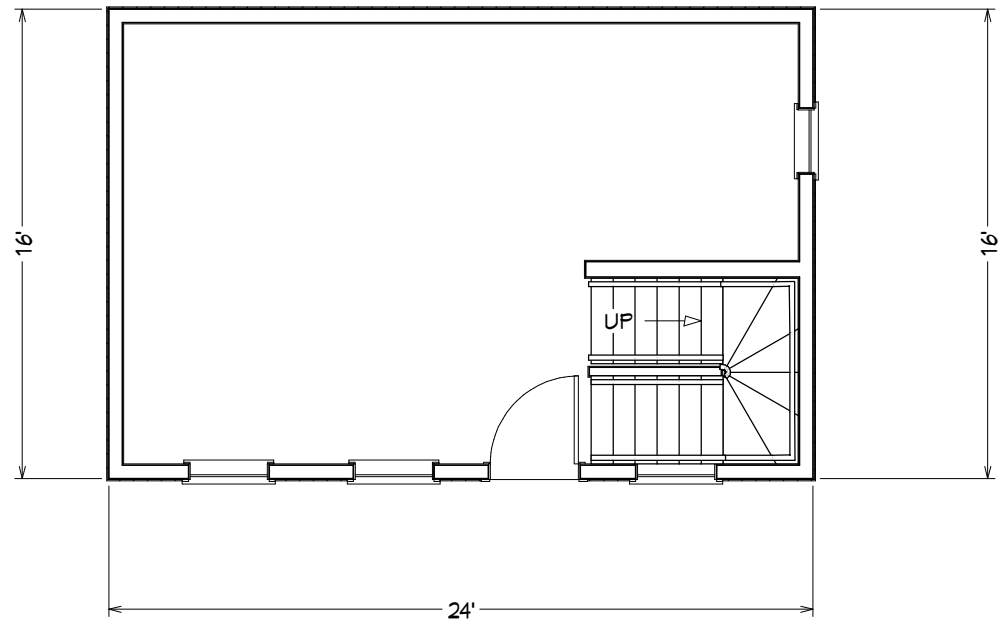
--

SCALE:

--

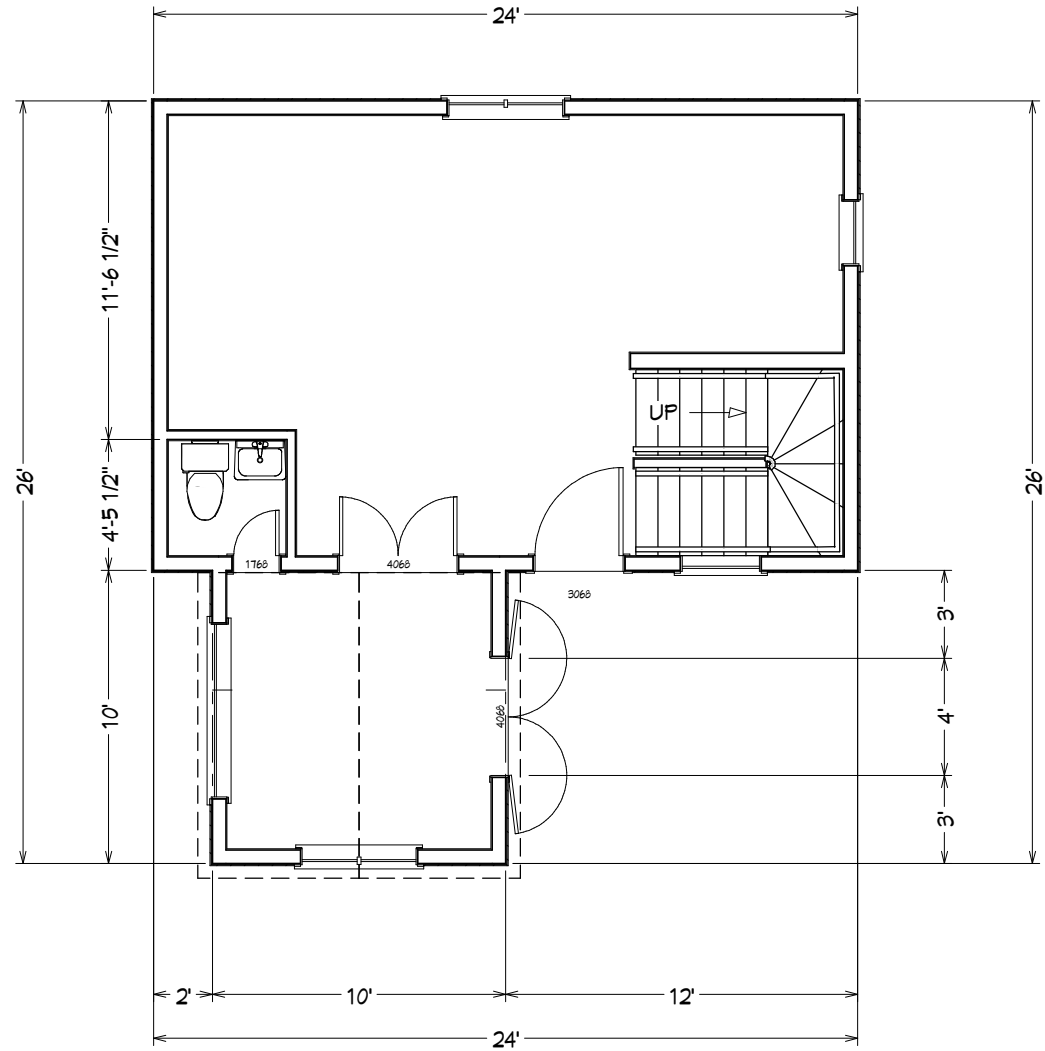
SHEET:

A-2



LIVING AREA
384 SQ FT

EXISTING



LIVING AREA
484 SQ FT

PROPOSED

--	--	--	--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Addition

PROJECT DESCRIPTION:
Wendy Freedman 911 South St. Portsmouth, NH

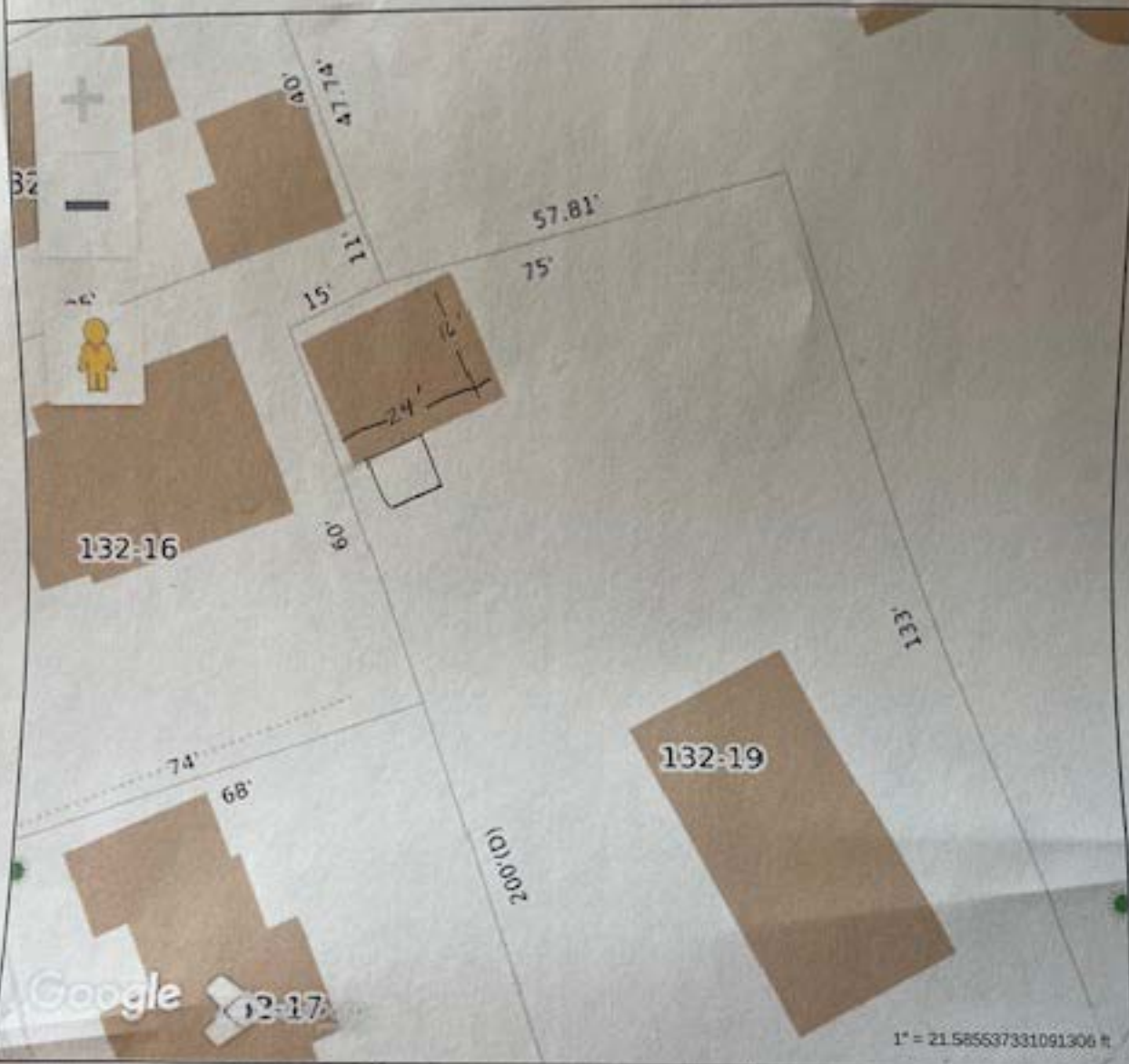
DRAWINGS PROVIDED BY:
Great Island Builders PO Box 383 New Castle, NH 03854 603-661-3755



DATE:

SCALE:
3/8 = 1'

SHEET:
A-1



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/25/2024

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.











911 Condominium Association
911 South Street, Portsmouth NH, 03801

Notice of agreement to allow Wendy Freedman, owner of Unit 3, 911 South Street, Portsmouth NH to move forward with building/zoning application to add a single story addition to her building.

This addition will not impact the other units in any way, including parking and property access. Enlarging it will not provide additional space for more than two inhabitants.

This agreement will be signed by two of the three units, as outlined in the condominium documents which requires $\frac{2}{3}$ agreement to approve requested changes.

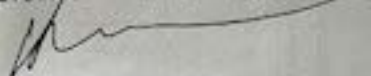
Unit #1
Bull/LaFlamme

Print:

Sign:

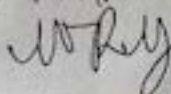
~~Matthew J. Bull~~ Honore LaFlamme

~~Matthew J. Bull~~



Unit #2
Miletkov
Print:
Sign:

MIHAIL MILETKOV



Unit #3
Freedman, Condominium Association President
Print: Wendy Freedman
Sign:





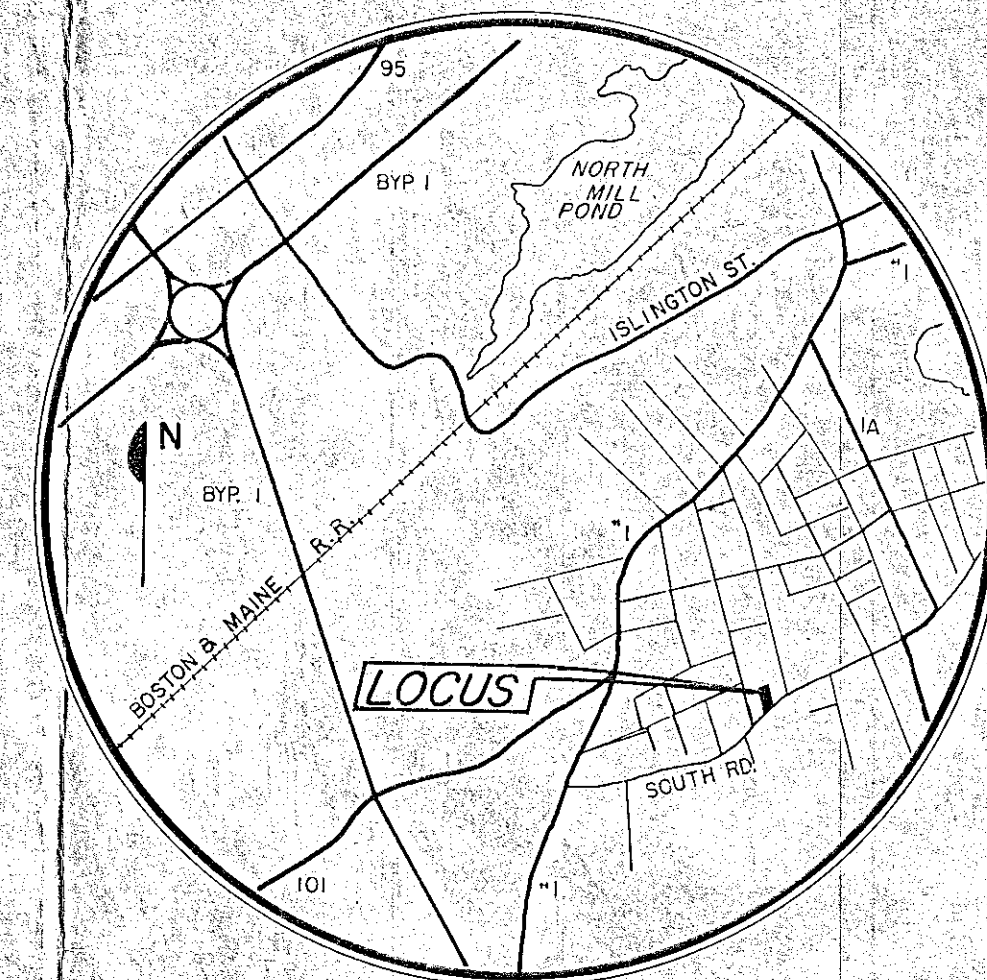
ALL BEARINGS
MAGNETIC AS OF
FEBURARY 29, 1984

N/F JOHN H. & KATHERINE
RAFFERTY
928/43

N/F GEORGE O. & LUCY E.
DOCKHAM
1843/097

N/F WILLIAM J. & ALAINE L.
BLACK
2241/1168

N/F SADIE P. GOUSE
1460/411



SOUTH ST.

UNION ST.

UTILITY POLE
21-5-44

UTILITY POLE
21-5-43

UTILITY POLE
6-75

2" Ø IRON PIPE - END

APPROVED BY THE CITY OF PORTSMOUTH
PLANNING BOARD:

CHAIRMAN Ed Warren Clarke

SECRETARY _____

DATE Aug 6, 1984

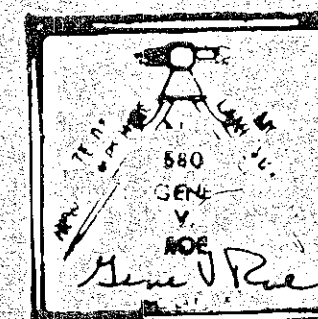
BAR SCALE 1" = 20'

NOTES:

1. THIS PLAN DOES NOT CREATE A SUBDIVISION OF LAND. APPROVED FOR RECORDING PURPOSES ONLY.
2. THIS PLAN DIFFERS FROM THE CITY TAX MAPS, WHICH ARE CONTROLLING FOR ALL MUNICIPAL PURPOSES. THE PLANNING BOARD MAKES NO REPRESENTATION AS TO THE ACCURACY OF THIS PLAN.
3. RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.

LEGEND:

- 4' HIGH HURRICANE FENCE
- 6' HIGH WOOD FENCE
- STONE WALL



REVISED JULY 23, 84
PLAN No. 84-107

ROCKINGHAM COUNTY REGISTRY
OF DEEDS
FILED: August 7, 1984
RECORDING #: D-12694

CONDOMINIUM
PLAN OF LAND

FOR

MICHAEL NEWBURG

IN

PORTSMOUTH, N.H.

by

Seacoast Engineering Associates, Inc.

73 DANIEL ST.

PORTSMOUTH, N.H.

DRAWN BY: C.A. JACOBS

CHECKED BY: G.V. ROE

DATE: MARCH 6, 1984

SCALE: 1" = 20'