

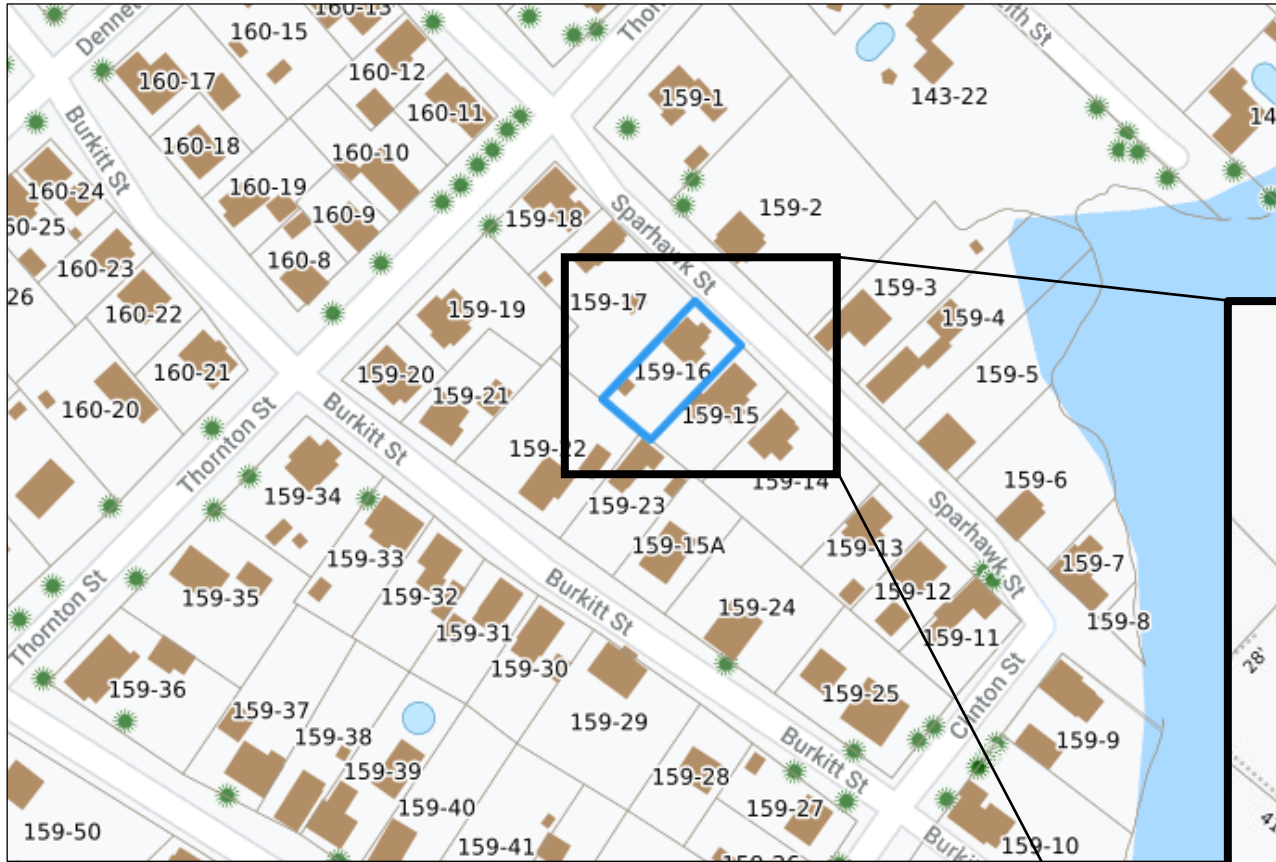


96 Sparhawk Street

Proposed Addition

Emily and Adam Fitzpatrick

LOT MAP - 96 SPARHAWK STREET



MAP-LOT: 0159-0016-0000

LOT SIZE: 0.12 ACRES

ZONING: GRA



PROJECT OVERVIEW – 96 SPARHAWK STREET



- PROPOSED ADDTION TO SINGLE FAMILY HOME
 - CURRENTLY 3 BEDROOM, 1.5 BATH HOME; APPROX. 1250 SQ. FT.
 - PROPOSAL FOR 4 BEDROOM, 2.5 BATH HOME; APPROX. 1900 SQ. FT.
 - ADDITION TO REAR OF EXSITING SHED IN REAR YARD

PROJECT OVERVIEW – 96 SPARHAWK STREET

The project consists of an addition to the existing structure at 96 Sparhawk Street

- Exterior changes as follows
 - Remove existing rear deck and add 12' addition to rear of structure, full width
 - Remove existing front deck and convert to structure with partial basement access underneath
 - Add nearly full-length dormer to southeast portion of the building
 - Remove and replace all existing siding, windows, roofing and doors
 - Add rear addition to existing shed structure in rear yard
- Interior changes as follows
 - Open existing first floor living space to new 12' rear addition.
 - Relocate existing first floor half bath from current location to front of new structure
 - Remove and replace existing stairs to bring into compliance with current codes
 - Replace existing second floor bathroom with laundry room
 - Add to the second floor: 2 bedrooms, 2 bathrooms, 2 closets
 - Add pull down access to attic space for potential storage use
- Systems changes as follows
 - Replace existing clay sewer line with new
 - Replace existing galvanized water line with new
 - Expand use of existing forced hot air furnace to new first floor area and second floor
 - Replace existing oil tank with new
 - Replace existing 100A electrical panel with new 200A electrical panel
 - Update plumbing and electrical as needed
 - Add two new mini-splits for heating and cooling of first and second floor

PROJECT VARIANCE REQUESTS – 96 SPARHAWK STREET

Addition to primary dwelling – Side yard setback

1) Request 4 Ft setback in side yard where 10 Ft is required.

This allows alignment with existing primary structure and will not greatly impact the adjoining property visually or otherwise.

Addition to primary dwelling – Front yard setback

2) Request 8 Ft setback in front yard where 15 Ft is required.

This replaces existing wood deck with primary structure. No relief is needed beyond the existing location of wood deck. Examining other structures along Sparhawk St., this is not out of character concerning street alignment.

Addition to rear yard shed – Side yard and rear yard setback

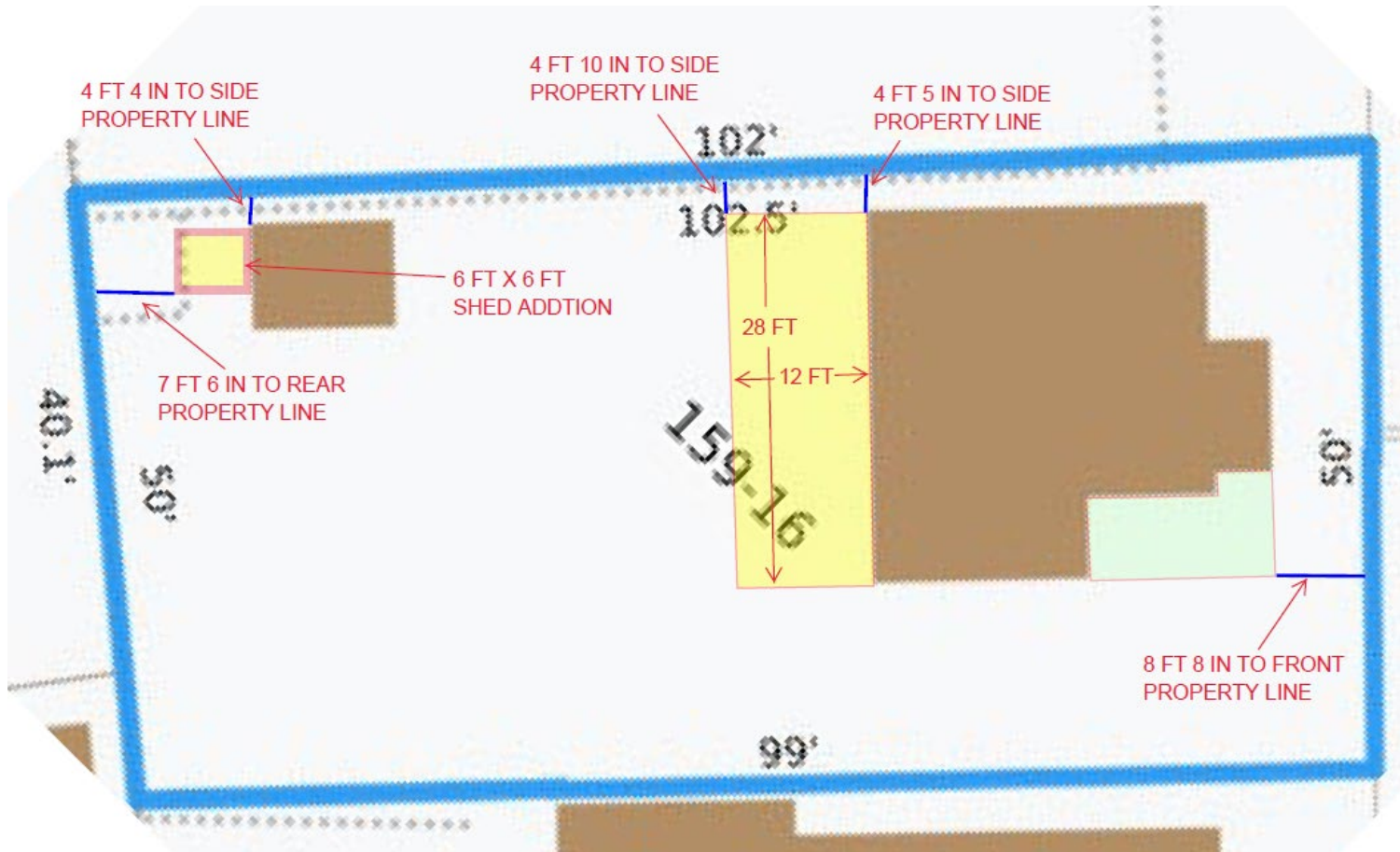
3) Request 4 Ft setback in side yard where 9.5 Ft (building height) is required.

This allows for alignment with existing shed structure and because of the location, will not greatly impact adjoining property visually or otherwise.

4) Request 7 Ft setback in rear yard where 9.5 Ft (building height) is required.

This allows expansion of existing shed into area of limited use and because of the location, will not greatly impact adjoining property visually or otherwise.

BUILDING LAYOUT ON LOT – 96 SPARHAWK STREET



LOT COVERAGE:

CURRENT CONDITIONS:

HOUSE = $(28' \times 31') - (11' \times 5') = 813 \text{ sq ft}$

SHED = $(8' \times 12') = 96 \text{ sq ft}$

TOTAL = 909 sq ft

LOT COVERAGE = $909/5204 = 17.5\%$





PROPOSED CONDITIONS:

HOUSE = $(28' \times 43') - (11' \times 5') = 1139 \text{ sq ft}$

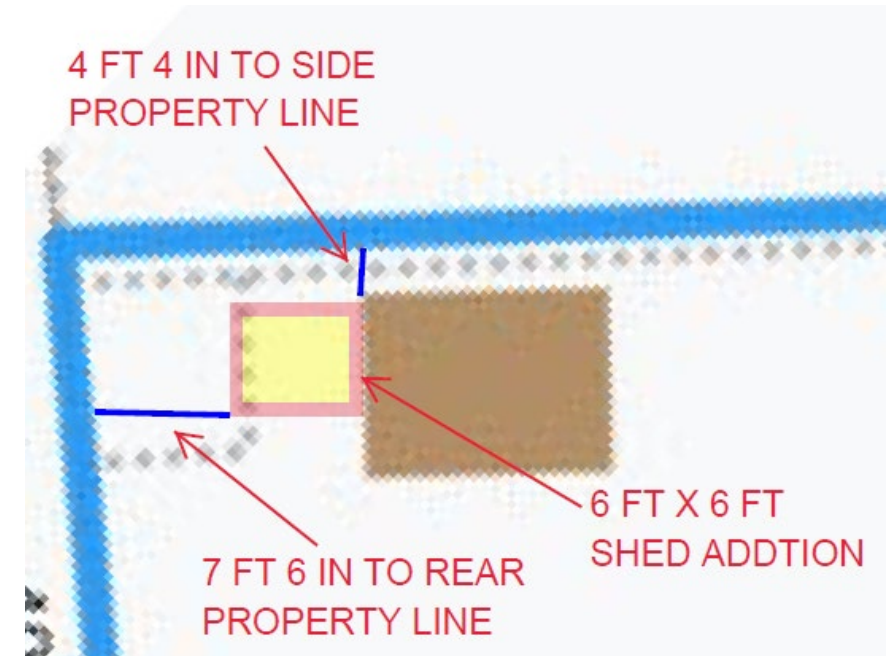
SHED = $(8' \times 12') + (6' \times 6') = 132 \text{ sq ft}$

TOTAL = 1281 sq ft

LOT COVERAGE = $1281/5204 = 24.6\%$

-  Existing Structure
-  Existing Front Deck Replaced with Structure
-  Addition to Existing Structure
-  Addition to New Shed

SHED ADDITION – REAR YARD – 96 SPARHAWK STREET



- PROPOSED ADDITION 8x12 SHED
 - FOR USE AS GARDEN SHED
 - BASEMENT AND ATTIC CURRENTLY UNSUABLE FOR STORAGE
 - EXISTING SHED TO PROVIDE STORAGE SPACE
 - REAR ROOF TO STEP DOWN FROM EXISTING SHED ROOF

SHED ADDITION – REAR YARD – 96 SPARHAWK STREET



Rear View



Shed Location

CRITERIA FOR THE VARIANCE – 96 SPARHAWK STREET

- 1) The variances are not contrary to the public interest and 2) the variances are consistent with the spirit of the ordinance** in that the proposed changes are consistent with the existing neighborhood. The proposed changes to the primary structure and shed conform to many other single family homes in the neighborhood and do not threaten public health, safety, or welfare, or otherwise injure “public rights.” The spirit of the ordinance is not to deter this type of expansion of a single family home.
- 3) Substantial justice is done** in that no harm to the general public or other individuals is created, therefore, any benefits created cannot outweigh that harm.
- 4) The values of surrounding properties will not be diminished** in that many homes in the neighborhood have undergone similar additions and updates and generally, the property values in the neighborhood have continued upward. Expansion of this property will not create any conditions which should tend to lower any property values nearby. Additional value created in this property by improving an older home should add to the value of the neighborhood as a whole.
- 5) Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship** in that the existing location of the structure on the property does not allow reasonable expansion without violation of the current ordinances. The property is a narrow lot (50') compared to the current requirement (70') and relocating a home on the lot is not a practical solution. The project is being proposed in a manner to minimize impacts which do not already exist. Expansion toward the rear maintains the same side yard impacts as already exist. Replacement of the front wood porch with primary structure does not add any setback issue which does not currently exist. An addition to the rear of the shed is consistent with the use of that area of yard currently.

The following pages include references as described

- Images of the current conditions
- Complete lot survey
- Lot markup with proposed new building locations
- Additional views of project plans
- Project floor plans

Existing Condition - Rear View



Existing Condition - Rear View



Existing Condition – Northwest Side Yard View



Street View

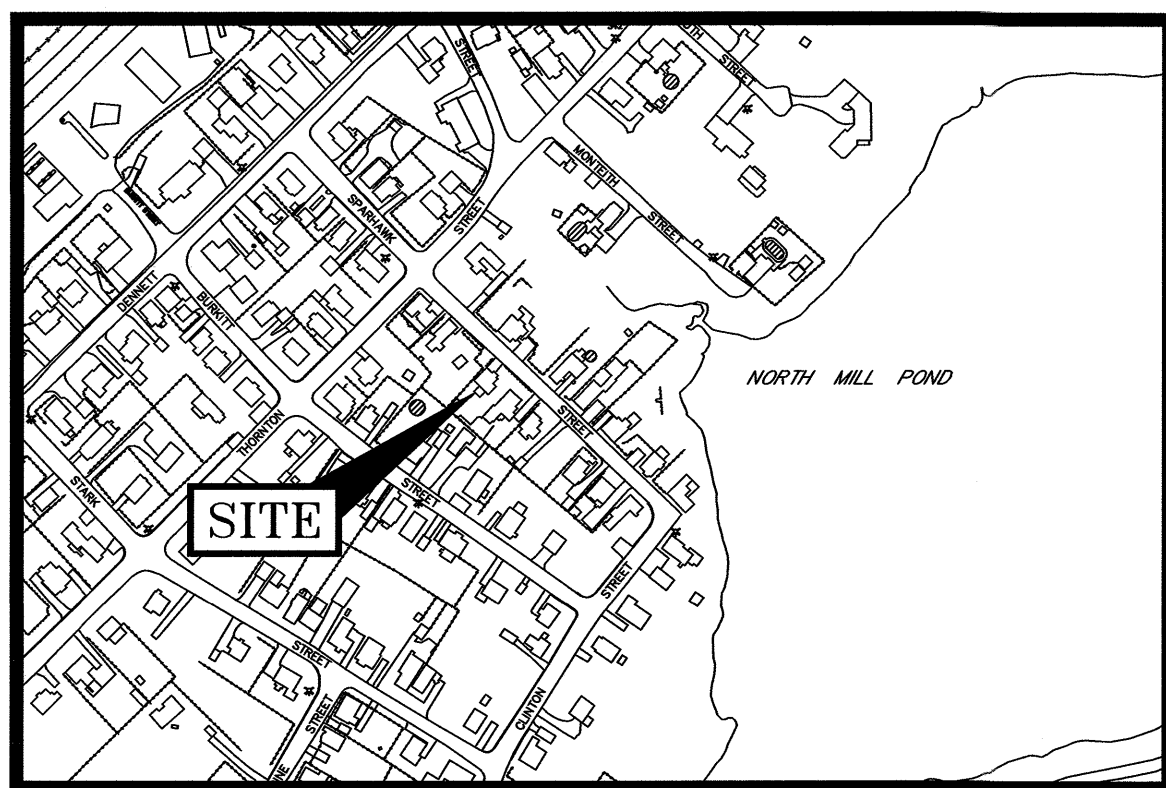
Approximate
Property
Boundary



Rear View

Existing Condition - Street View





LOCATION MAP

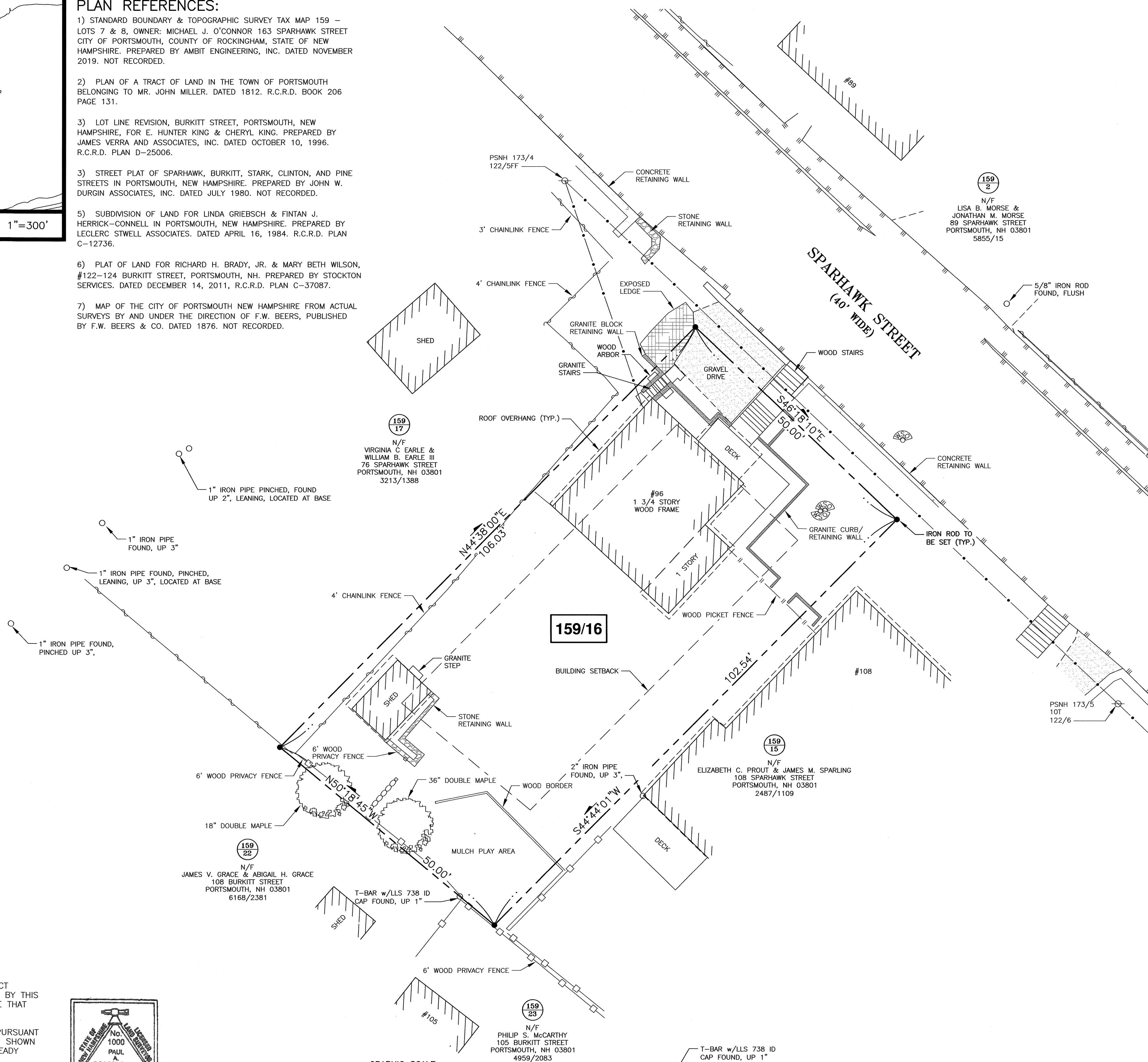
SCALE 1"=300'

LEGEND:

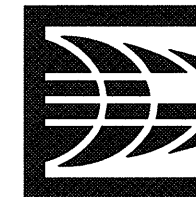
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/27	MAP 11 / LOT 21
---	BOUNDARY
- - -	SETBACK
○	RAILROAD SPIKE FOUND
●	IRON ROD/PIPE FOUND
○	DRILL HOLE FOUND
○	STONE/CONCRETE BOUND FOUND
○	RAILROAD SPIKE SET
○	IRON ROD SET
○	DRILL HOLE SET
○	GRANITE BOUND SET
○	EDGE OF PAVEMENT (EP)
○	WOODS / TREE LINE
○	UTILITY POLE (w/ GUY)
○	METER (GAS, WATER, ELECTRIC)
○	TYP.
○	LSA
○	LANDSCAPED AREA

PLAN REFERENCES:

- 1) STANDARD BOUNDARY & TOPOGRAPHIC SURVEY TAX MAP 159 - LOTS 7 & 8, OWNER: MICHAEL J. O'CONNOR 163 SPARHAWK STREET CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED NOVEMBER 2019. NOT RECORDED.
- 2) PLAN OF A TRACT OF LAND IN THE TOWN OF PORTSMOUTH BELONGING TO MR. JOHN MILLER. DATED 1812. R.C.R.D. BOOK 206 PAGE 131.
- 3) LOT LINE REVISION, BURKITT STREET, PORTSMOUTH, NEW HAMPSHIRE, FOR E. HUNTER KING & CHERYL KING. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. DATED OCTOBER 10, 1996. R.C.R.D. PLAN D-25006.
- 5) SUBDIVISION OF LAND FOR LINDA GRIEBSCH & FINTAN J. HERRICK-CONNELL IN PORTSMOUTH, NEW HAMPSHIRE. PREPARED BY LECLERC STWELL ASSOCIATES. DATED APRIL 16, 1984. R.C.R.D. PLAN C-12736.
- 6) PLAT OF LAND FOR RICHARD H. BRADY, JR. & MARY BETH WILSON, #122-124 BURKITT STREET, PORTSMOUTH, NH. PREPARED BY STOCKTON SERVICES. DATED DECEMBER 14, 2011, R.C.R.D. PLAN C-37087.
- 7) MAP OF THE CITY OF PORTSMOUTH NEW HAMPSHIRE FROM ACTUAL SURVEYS BY AND UNDER THE DIRECTION OF F.W. BEERS, PUBLISHED BY F.W. BEERS & CO. DATED 1876. NOT RECORDED.



NORTH
GRID
NAD83(2011)
NH SPC



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

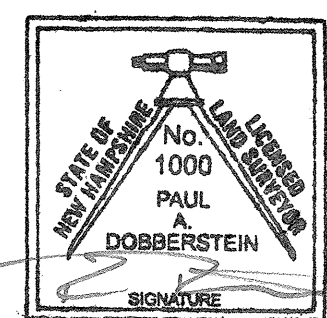
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 159 AS LOT 16.
- 2) OWNER OF RECORD:
ADAM FITZPATRICK &
EMILY FITZPATRICK (f/k/a EMILY SMITH)
96 SPARHAWK STREET
PORTSMOUTH, NH 03801
5561/476
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
5,204 S.F.
0.1195 ACRES
- 5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 7,500 S.F.
FRONTAGE: 100 FEET
DEPTH: 70 FEET
SETBACKS: FRONT 15 FEET
SIDE 10 FEET
REAR 20 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 25%
MINIMUM OPEN SPACE: 30%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A STANDARD BOUNDARY SURVEY OF ASSESSOR'S MAP 159 LOT 16 IN THE CITY OF PORTSMOUTH.

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

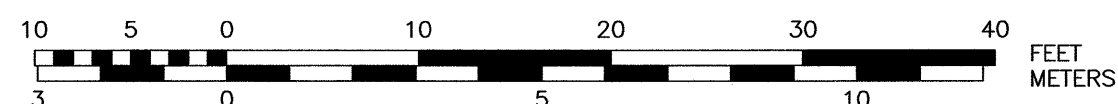
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.



PAUL A. DOBBERSTEIN, LLS #1000

DATE

5/28/2021



STANDARD BOUNDARY SURVEY
TAX MAP 159 - LOT 16

OWNERS:

ADAM FITZPATRICK &
EMILY FITZPATRICK

(f/k/a EMILY SMITH)

96 SPARHAWK STREET

CITY OF PORTSMOUTH

COUNTY OF ROCKINGHAM

STATE OF NEW HAMPSHIRE

SCALE 1"=10'

MAY 2021

FB 201 PG 71

3314

4 FT 4 IN TO SIDE
PROPERTY LINE

4 FT 10 IN TO SIDE
PROPERTY LINE

4 FT 5 IN TO SIDE
PROPERTY LINE

6 FT X 6 FT
SHED ADDITION

7 FT 6 IN TO REAR
PROPERTY LINE

8 FT 8 IN TO FRONT
PROPERTY LINE

LOT COVERAGE:

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96 SPARHAWK STREET LOT MARKUP

4

3

2

1

D

D

C

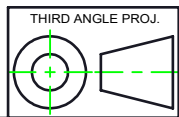
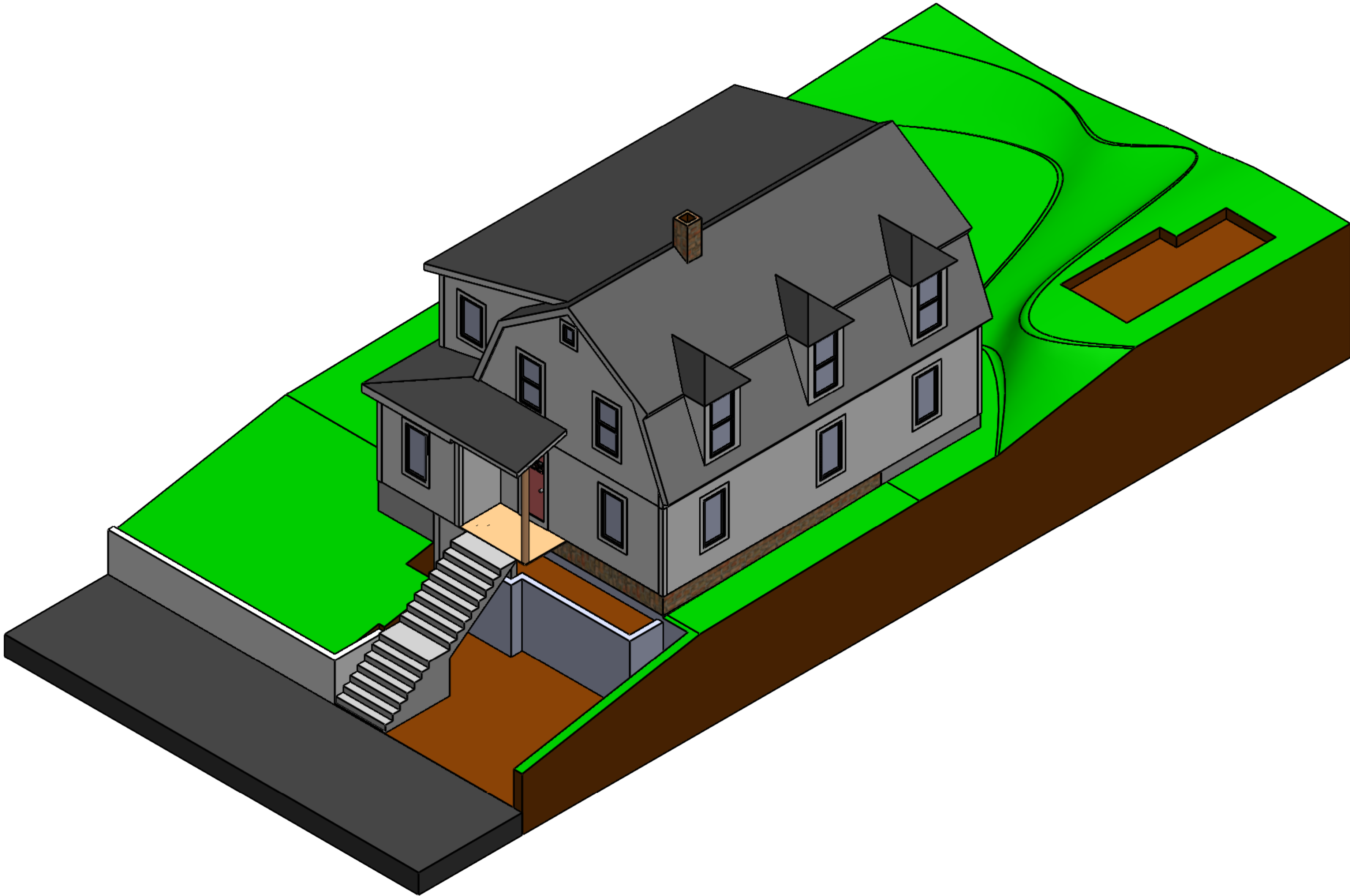
C

B

B

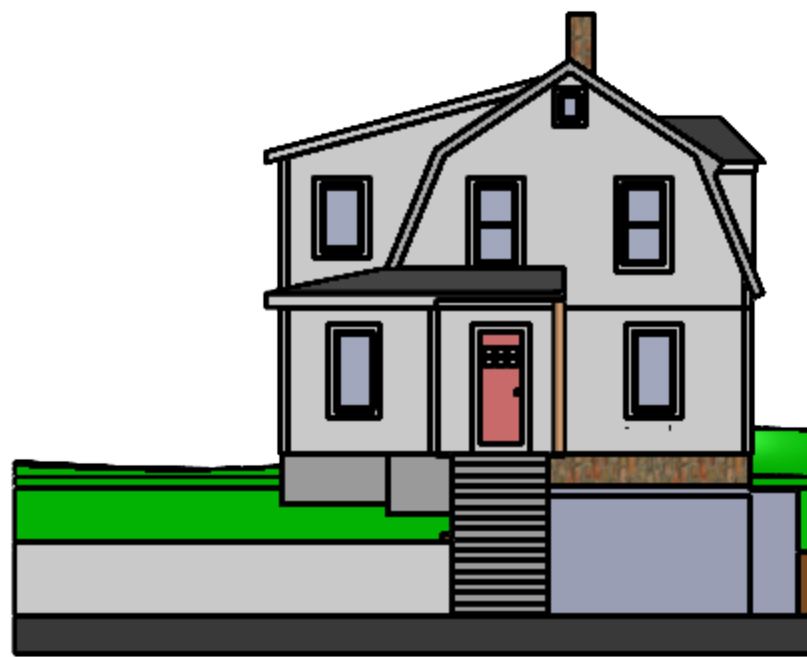
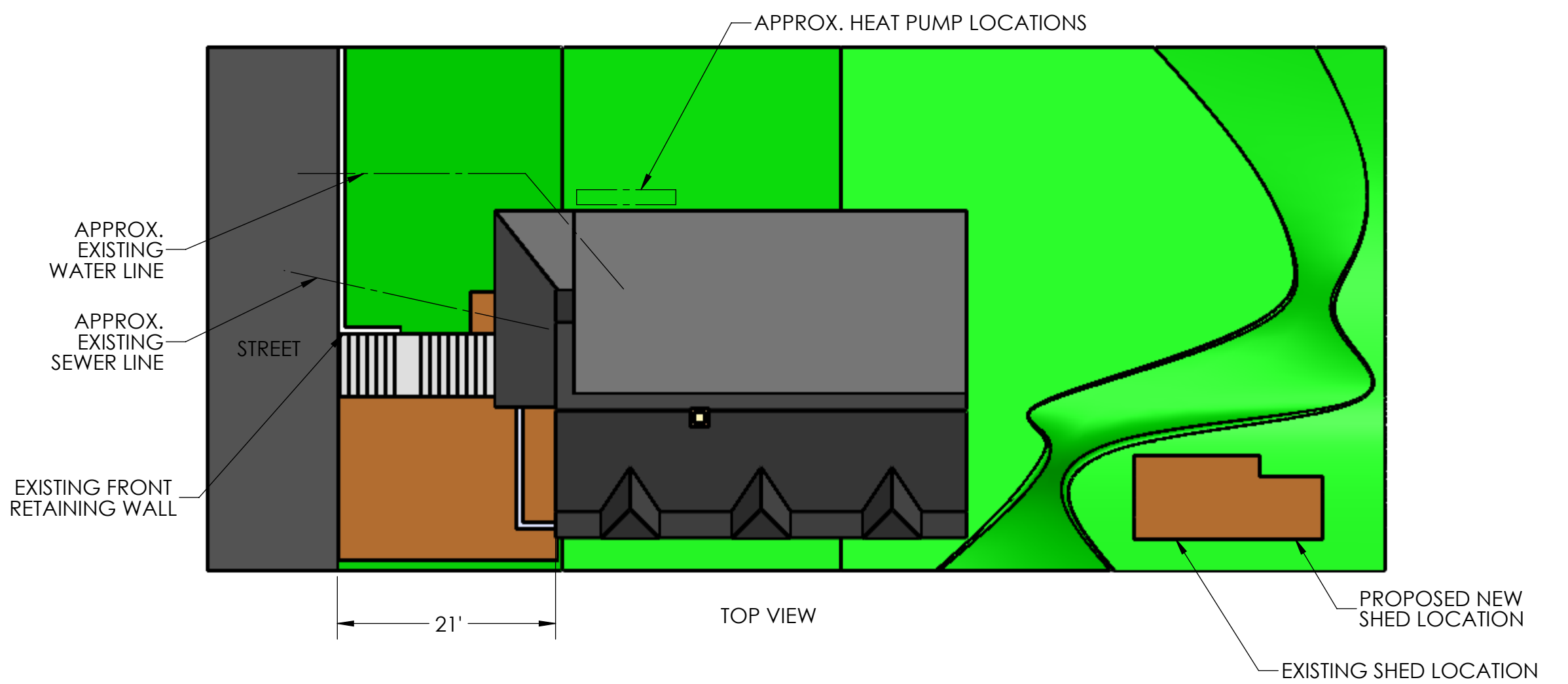
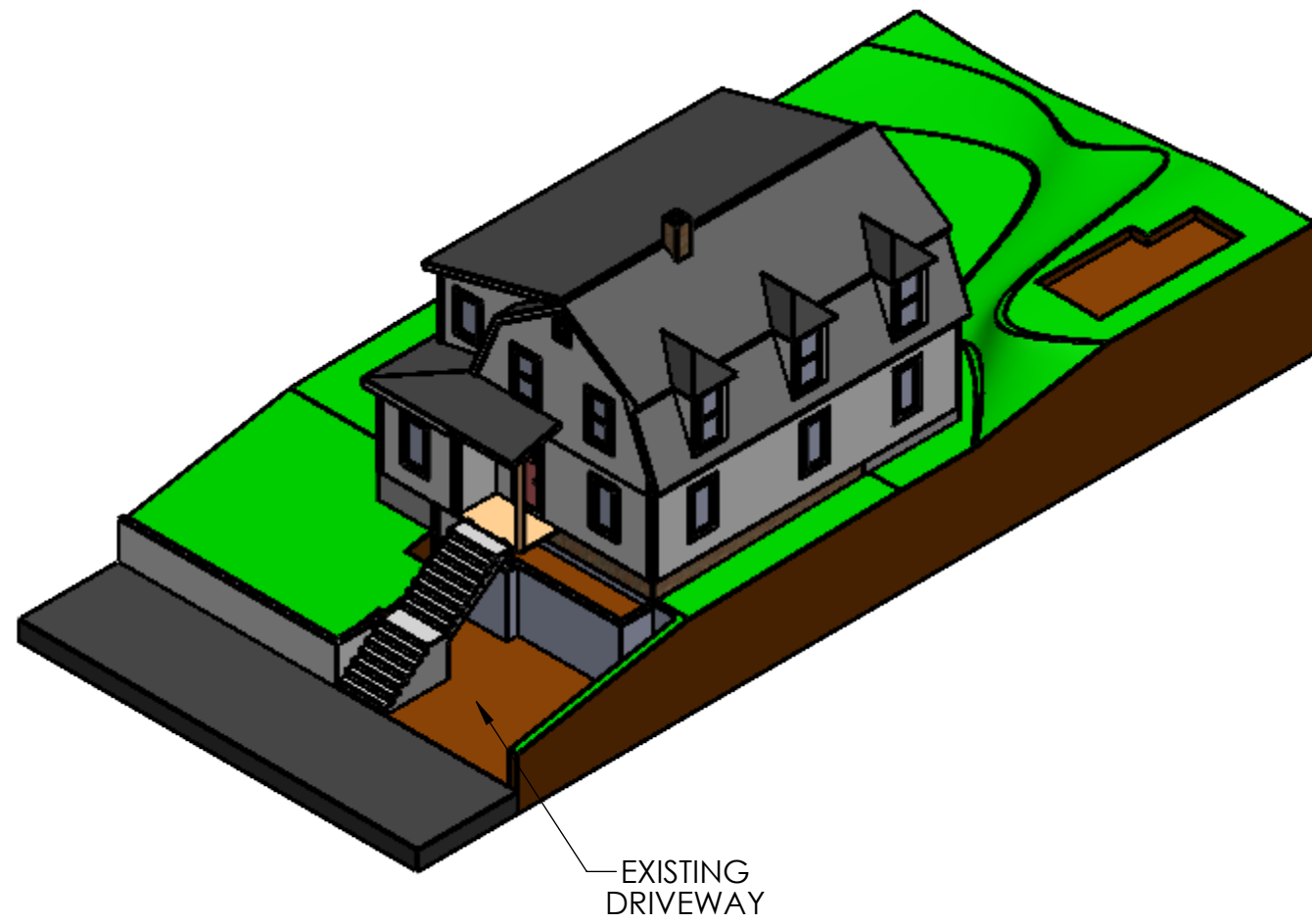
A

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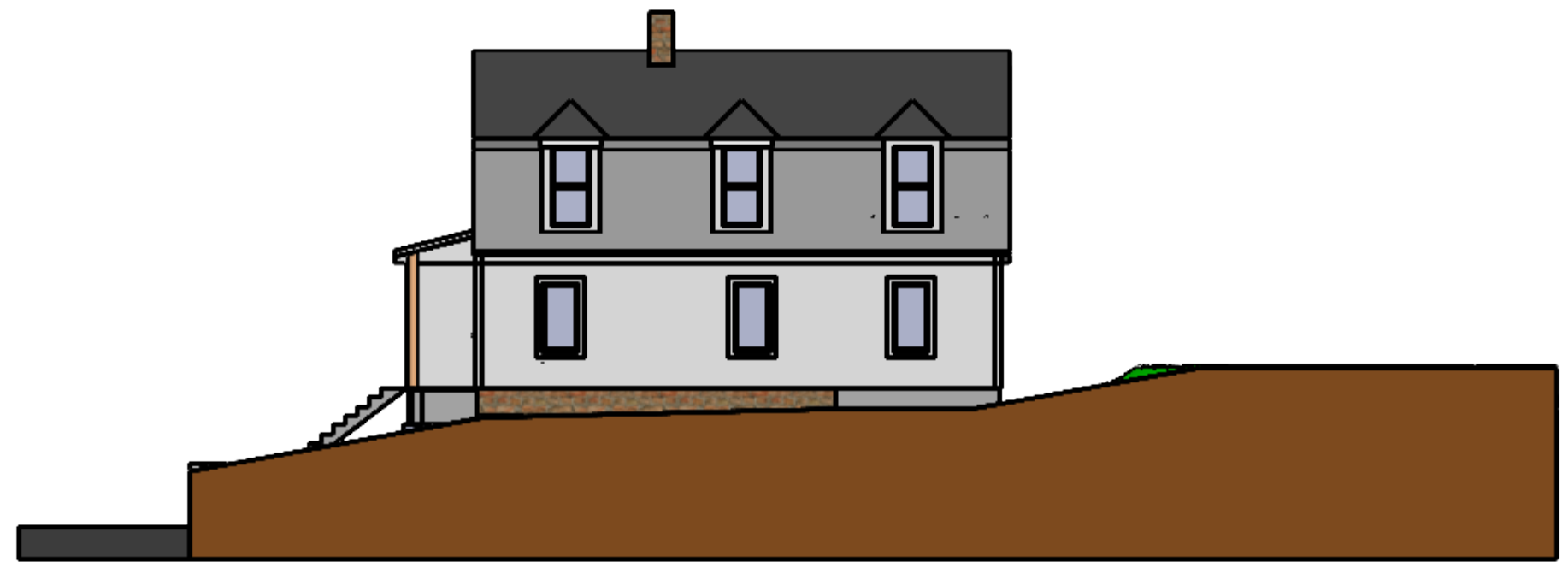


SIZE	PROPOSED ADDITION 96 SPARHAWK STREET	REV.
C		03
SCALE: 1:192	DRAWN A. FITZPATRICK	SHEET 5

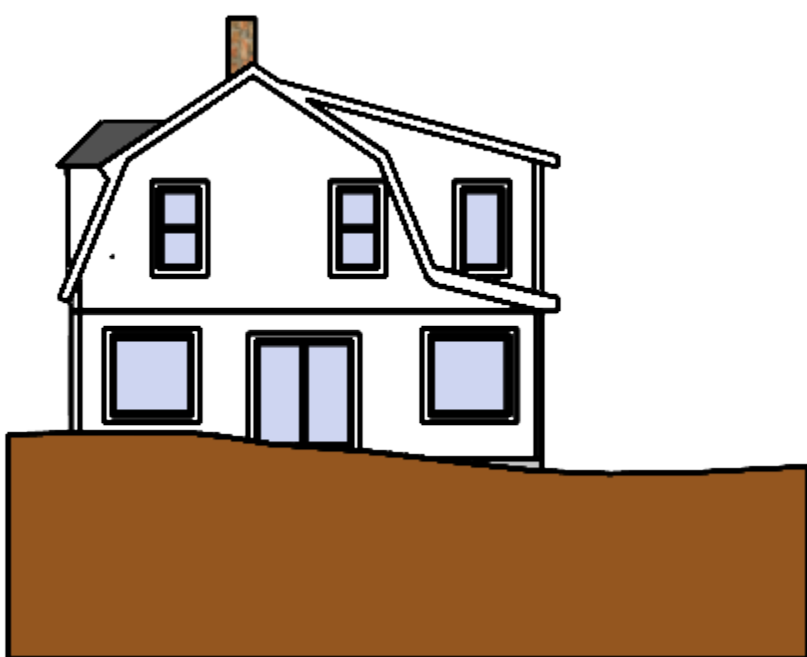
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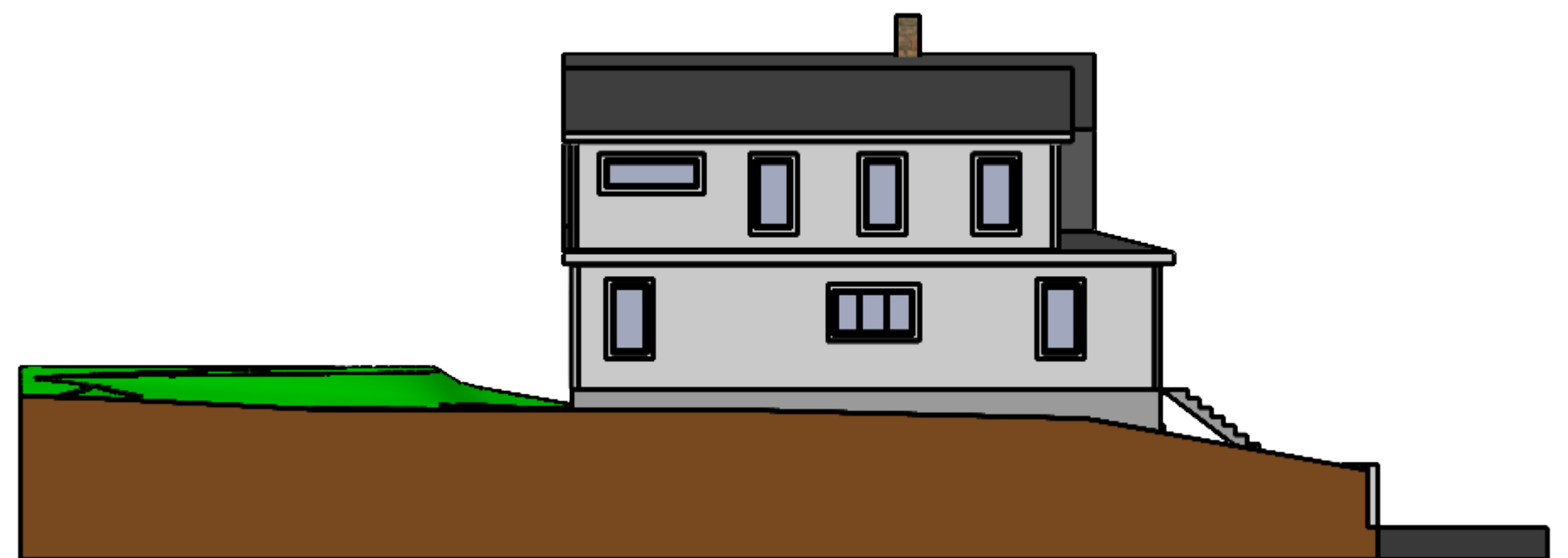
STREET VIEW



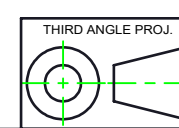
NORTHWEST VIEW



REAR VIEW

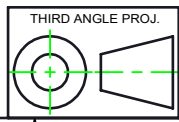
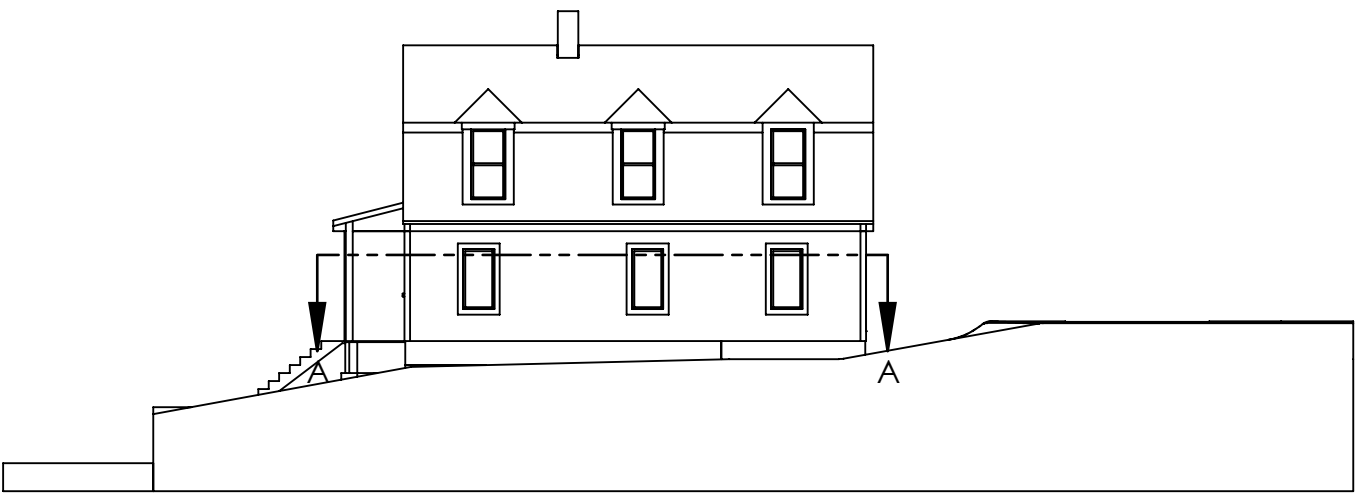
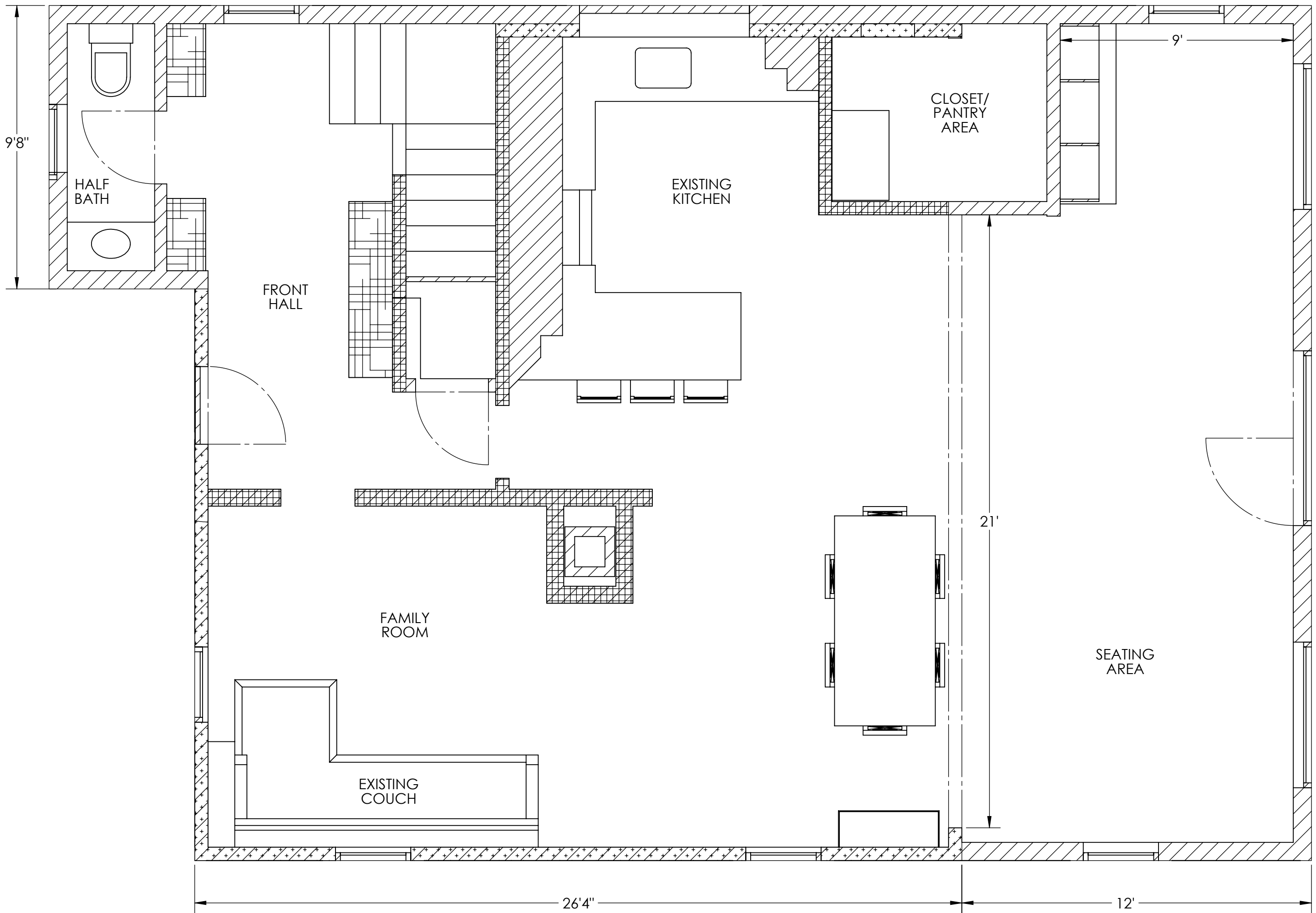


SOUTHEAST VIEW

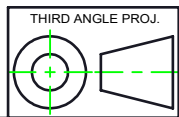
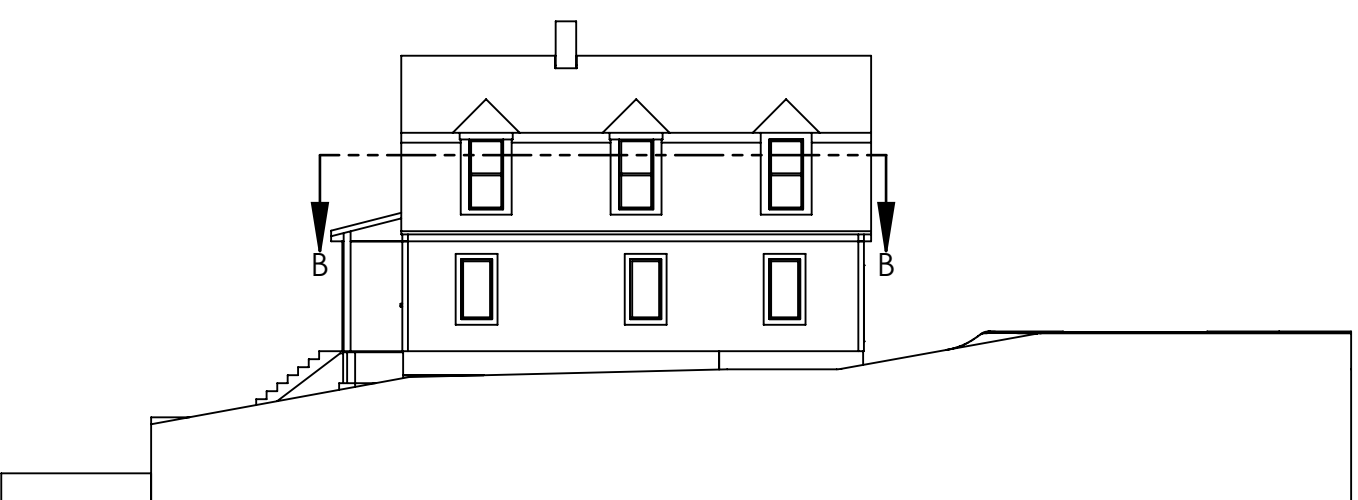
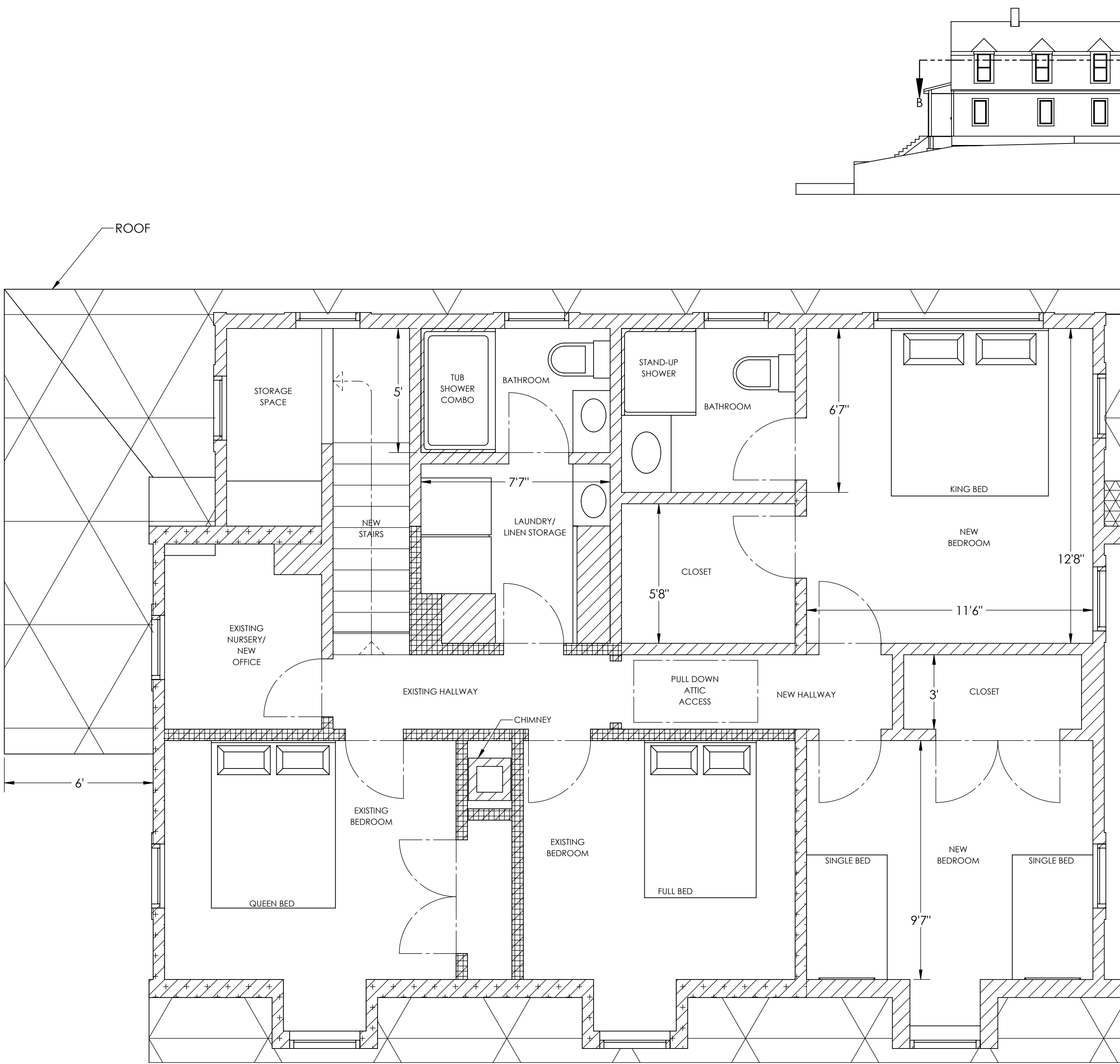


SIZE	PROPOSED ADDITION 96 SPARHAWK STREET	REV.
C		03
SCALE: 1:144	DRAWN A. FITZPATRICK	SHEET 8

SOLIDWORKS FILENAME: HOUSE ON LOT_AF_NEW



SIZE C	PROPOSED ADDITION 96 SPARHAWK STREET	REV. 03
SCALE: 1:192	DRAWN A. FITZPATRICK	SHEET 9



SIZE	PROPOSED ADDITION 96 SPARHAWK STREET	REV.
C		03
SCALE: 1:192	DRAWN A. FITZPATRICK	SHEET 10