

December 14th, 2022

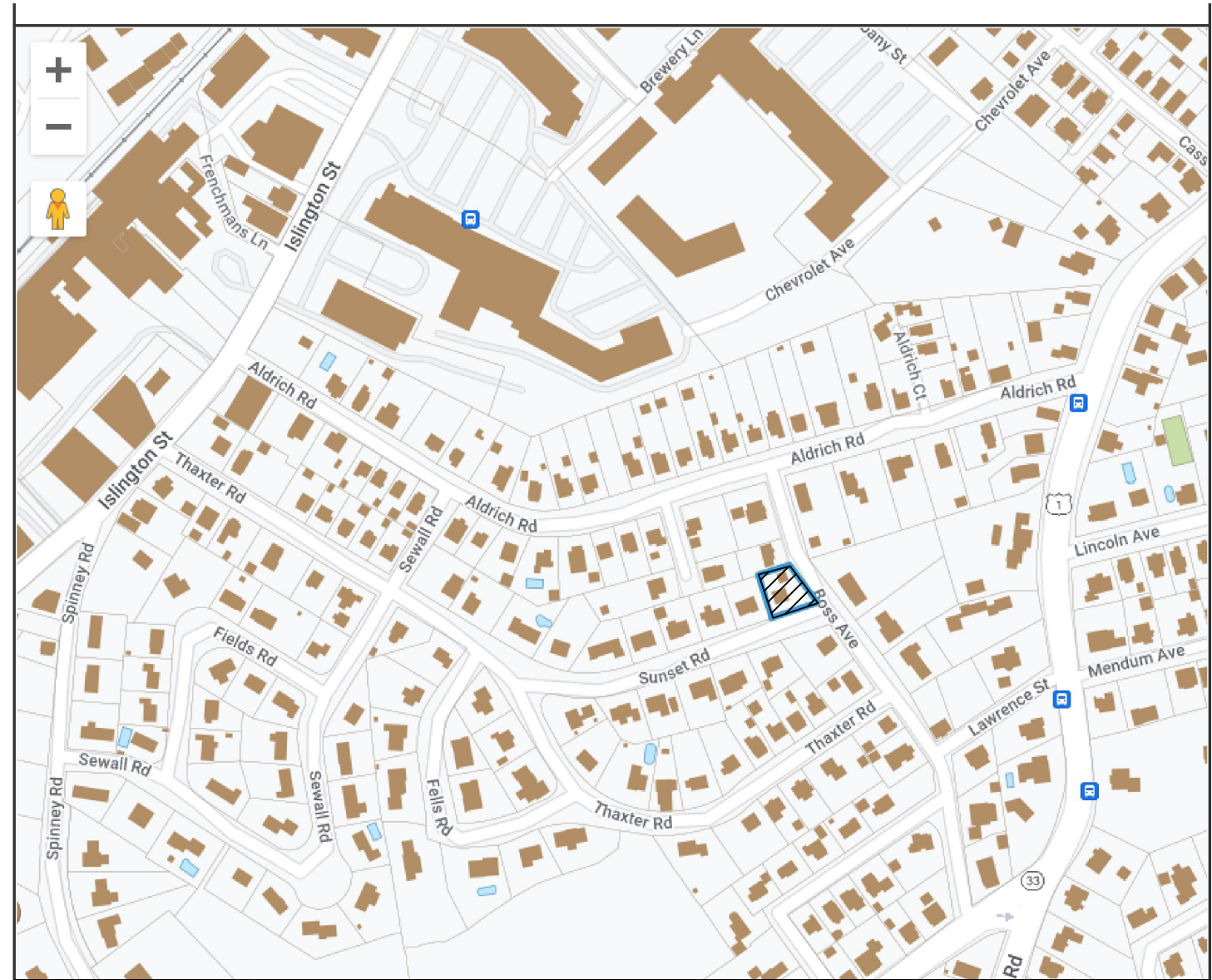
Re: Authorization of Representative for Variance Application

To Whom It May Concern:

Please know that Arilda Densch, of Arilda Design, 9 Adams Lane, #2, Kittery, ME 03904, is hereby authorized to act as the property owner's representative and primary contact for planning applications and permitting regarding the proposed connector from the house to the garage at 19 Sunset Road, Portsmouth, NH

Thank you,

Jesse Lynch  
19 Sunset Road  
Portsmouth, NH  
603-828-2020, 857-998-2553  
jmclynch@gmail.com / sarahlibbylynch@gmail.com



NEIGHBORHOOD PLAN – 19 SUNSET ROAD  
MAP 153, LOT 19

LIST OF DRAWINGS:

- S0 NEIGHBORHOOD PLAN & OWNERS AUTHORIZATION
- S1 EXISTING SITE PLAN
- S2 PROPOSED SITE PLAN
- A1.1 PHOTOS OF EXISTING HOUSE & GARAGE
- A1.2 PHOTOS OF ADJACENT PROPERTIES
- A2.1 EXISTING FLOOR PLAN
- A2.2 PROPOSED FLOOR & ROOF PLANS
- A3.1 PROPOSED BOSS AVENUE ELEVATION
- A3.2 PROPOSED REAR OF HOUSE / SIDE OF GARAGE ELEVATION
- A3.3 PROPOSED REAR OF GARAGE & CONNECTOR ELEVATION
- A4.1 VARIANCE CRITERIA

VARIANCE APPLICATION

**SARAH & JESSE LYNCH**  
19 SUNSET ROAD ROAD  
PORTSMOUTH, NEW HAMPSHIRE 03801

ARILDA DESIGN  
densch@comcast.net / www.arilda.com  
9 Adams Lane, Unit 2  
Kittery, Maine 03904  
207-604-6848

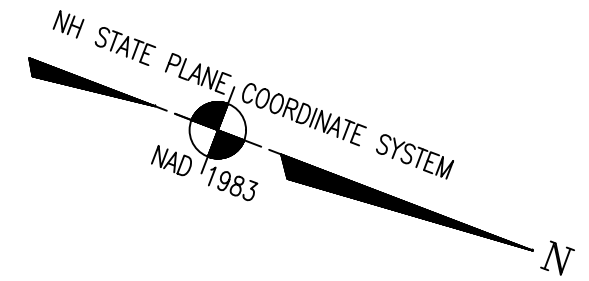
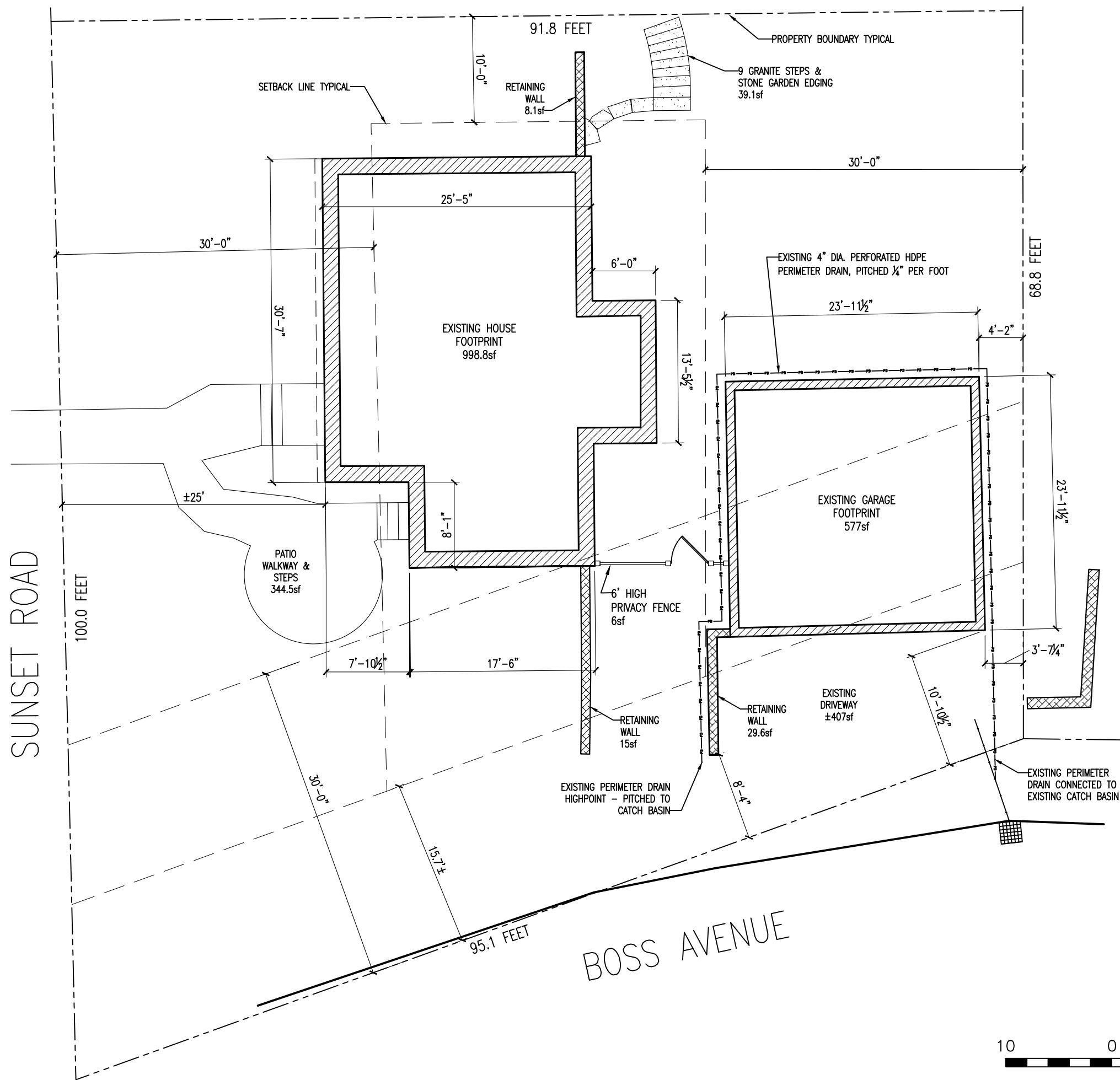
Revisions:

**JANUARY 17, 2023 MEETING**  
**NEIGHBORHOOD PLAN**  
**OWNER'S AUTHORIZATION**

date: Dec 22, 2022

scale: No Scale

**S0**



PLAN REFERENCE:  
 ALL SITE INFORMATION INCLUDING LOCATION OF EXISTING STRUCTURES AND DIMENSIONAL REGULATIONS REFERENCED FROM:  
 \*LYNCH RESIDENCE GARAGE RENOVATION, 19 SUNSET ROAD, PORTSMOUTH, NH, AS-BUILT SITE PLAN C2" DATED FEBRUARY 15, 2017  
 PLAN SURVEYED AND EXECUTED BY SEAPORT ENGINEERING LLC, PORTSMOUTH, NH (603)498-8449. WWW.SEAPORTENG.COM

**DIMENSIONAL REGULATIONS**  
 ZONE: SINGLE RESIDENCE B (SRB)

LOT DESCRIPTION	REQUIRED	EXISTING
MIN. LOT SIZE	15,000 SF	7,754± SF
<b>MIN. YARD SIZES</b>		
FRONT (SUNSET)	30'	25.0'±
FRONT (BOSS)	15.7'±*	10.8'±
SIDE	10'	15.1'±
REAR	30'	3.5±
MAX. HEIGHT (HOUSE)	35'	25.0±
MAX. HEIGHT (GARAGE)	35'	14.3'±
MAX. STRUCTURE COVER	20%	20.3%±
MIN. OPEN SPACE	40%	68.7%±

\*10.516.10 - FRONT YARD EXCEPTION FOR EXISTING ALIGNMENTS  
 DISTANCES BASED ON CITY OF PORTSMOUTH GIS - MAPGEO  
 153-21 (16.3'), 153-20 (20.7'), 153-19 (15.8'), 153-10 (9.8'), 152.42 (16.0')  
 AVERAGE = 15.72'

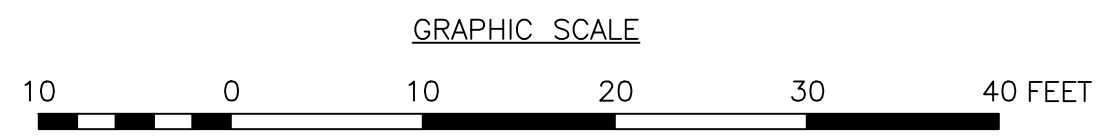
**VARIANCES GRANTED AT JUNE 20, 2017 ZONING BOA HEARING:**

10.521 - TABLE OF DIMENSIONAL STANDARDS - BUILDING COVERAGE GREATER THAN 20%

10.571 - ACCESSORY BUILDING CLOSER TO STREET THAN PRINCIPAL BUILDING

10.573.20 - ACCESSORY BUILDING IS GREATER THAN 100 SF AND HIGHER THAN 10 FEET AND NOT SET BACK FROM LOT LINE AT LEAST THE HEIGHT OF THE STRUCTURE.

**EXISTING SITE PLAN**



**SARAH & JESSE LYNCH**  
 19 SUNSET ROAD ROAD  
 PORTSMOUTH, NEW HAMPSHIRE 03801

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Revisions:

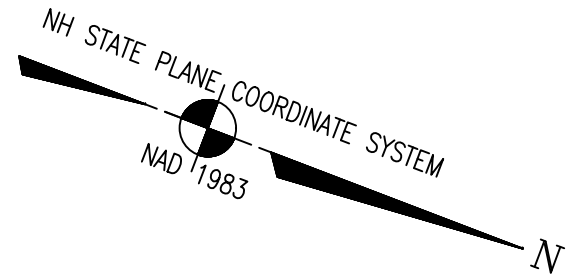
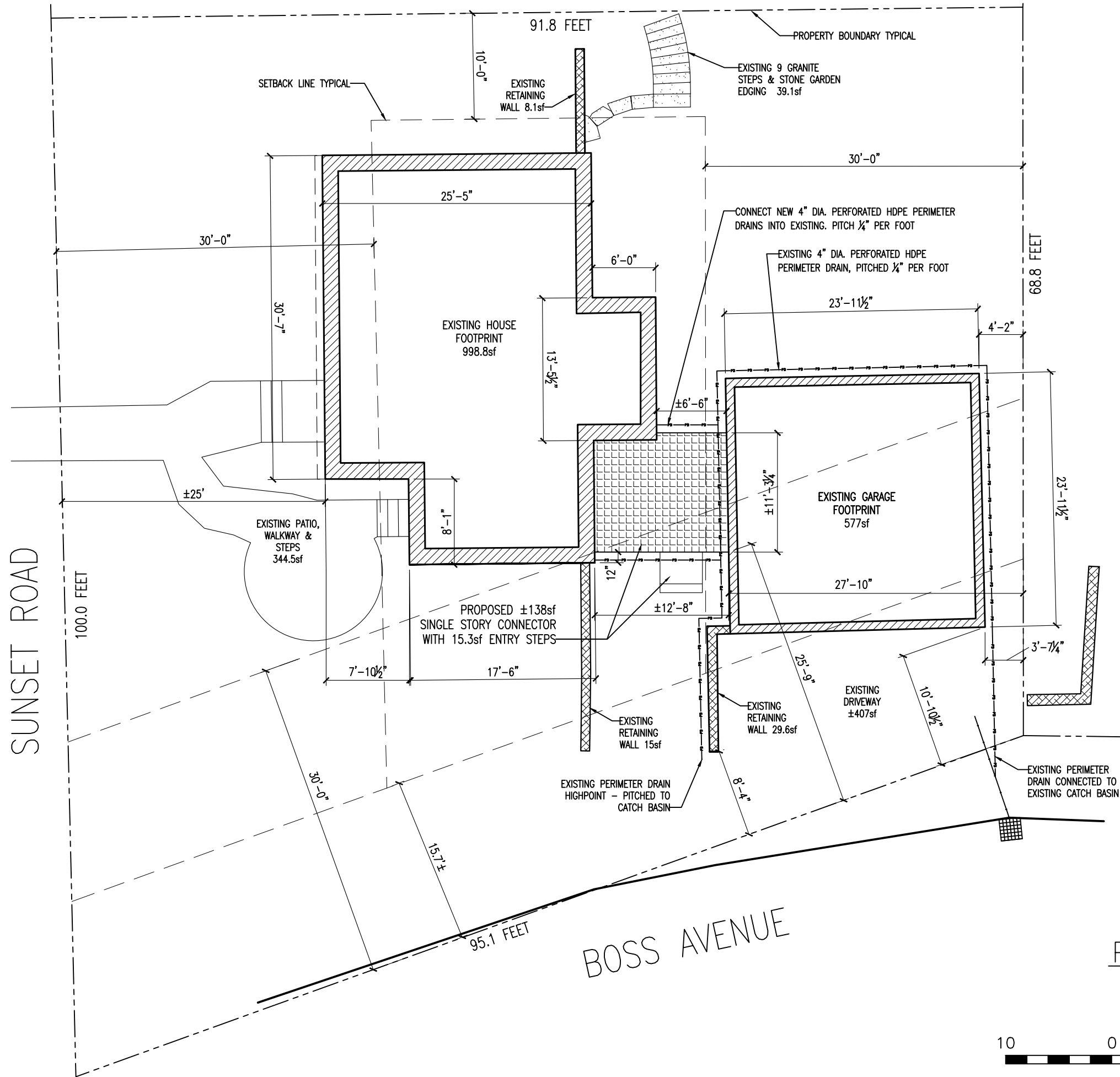
**VARIANCE APPLICATION**  
**JANUARY 17, 2023 MEETING**  
**EXISTING SITE PLAN**

date: Dec 22, 2022

scale: 1" = 10'

**S1**

SUNSET ROAD



PLAN REFERENCE:

ALL SITE INFORMATION INCLUDING LOCATION OF EXISTING STRUCTURES AND DIMENSIONAL REGULATIONS REFERENCED FROM:

"LYNCH RESIDENCE GARAGE RENOVATION, 19 SUNSET ROAD, PORTSMOUTH, NH, AS-BUILT SITE PLAN C2" DATED FEBRUARY 15, 2017

PLAN SURVEYED AND EXECUTED BY SEAPORT ENGINEERING LLC, PORTSMOUTH, NH (603)498-8449. WWW.SEAPORTENG.COM

DIMENSIONAL REGULATIONS

ZONE: SINGLE RESIDENCE B (SRB)

LOT DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	15,000 SF	7,754± SF	7,754± SF
MIN. YARD SIZES			
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FRONT (BOSS)	15.7'±*	10.8'±	10.8'±
SIDE	10'	15.1'±	15.1'±
REAR	30'	3.5'±	3.5'±
MAX. HEIGHT (HOUSE)	35'	25.0'±	25.0'±
MAX. HEIGHT (GARAGE /CONNECTOR)	35'	14.3'±	15.9'±
MAX. STRUCTURE COVER	20%	20.3%±	22.1%±
MIN. OPEN SPACE	40%	68.7%±	66.8%±

\*10.516.10 - FRONT YARD EXCEPTION FOR EXISTING ALIGNMENTS DISTANCES BASED ON CITY OF PORTSMOUTH GIS - MAPGEO 153-21 (16.3'), 153-20 (20.7'), 153-19 (15.8'), 153-10 (9.8'), 152.42 (16.0') AVERAGE = 15.72'

VARIANCES REQUESTED: JANUARY 17, 2023 ZONING BOA HEARING:

- 10.321 - EXPANSION OF NON-CONFORMING STRUCTURE
- 10.521 - TABLE OF DIMENSIONAL STANDARDS - BUILDING COVERAGE GREATER THAN 20%
- 10.521 - TABLE OF DIMENSIONAL STANDARDS - REAR YARD DIMENSION AT CONNECTOR EQUALS 27'-10" WHERE 30' IS REQUIRED AND WHERE A 3'-7 1/4" REAR SETBACK FOR THE GARAGE WAS PREVIOUSLY APPROVED

PROPOSED SITE PLAN

GRAPHIC SCALE



SARAH & JESSE LYNCH  
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Revisions:

VARIANCE APPLICATION  
JANUARY 17, 2023 MEETING  
PROPOSED SITE PLAN

date: Dec 22, 2022

scale: 1" = 10'

S2



LYNCH – BOSS AVENUE



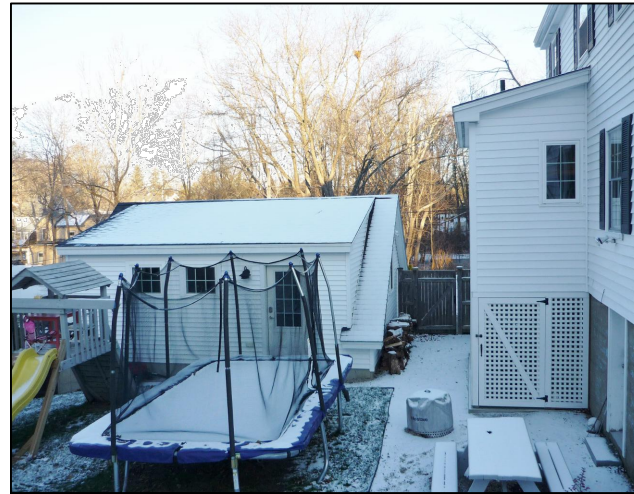
LYNCH – BOSS AVENUE



LYNCH – SUNSET CORNER



LYNCH – LEFT SIDE



LYNCH – REAR GARAGE



LYNCH – REAR HOUSE

**LYNCH FAMILY**  
19 SUNSET ROAD  
PORTSMOUTH, NH 03801

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**Variance Application**  
**January 17, 2023 Meeting**  
**Photos Existing Structures**

date: Dec 22, 2022

scale: NO SCALE

**A1.1**



32 BOSS AVENUE 153 – 5



31 BOSS AVENUE 153 – 10



29 SUNSET ROAD 153 – 18



25 BOSS AVENUE 153 – 20

LYNCH FAMILY  
19 SUNSET ROAD  
PORTSMOUTH, NH 03801

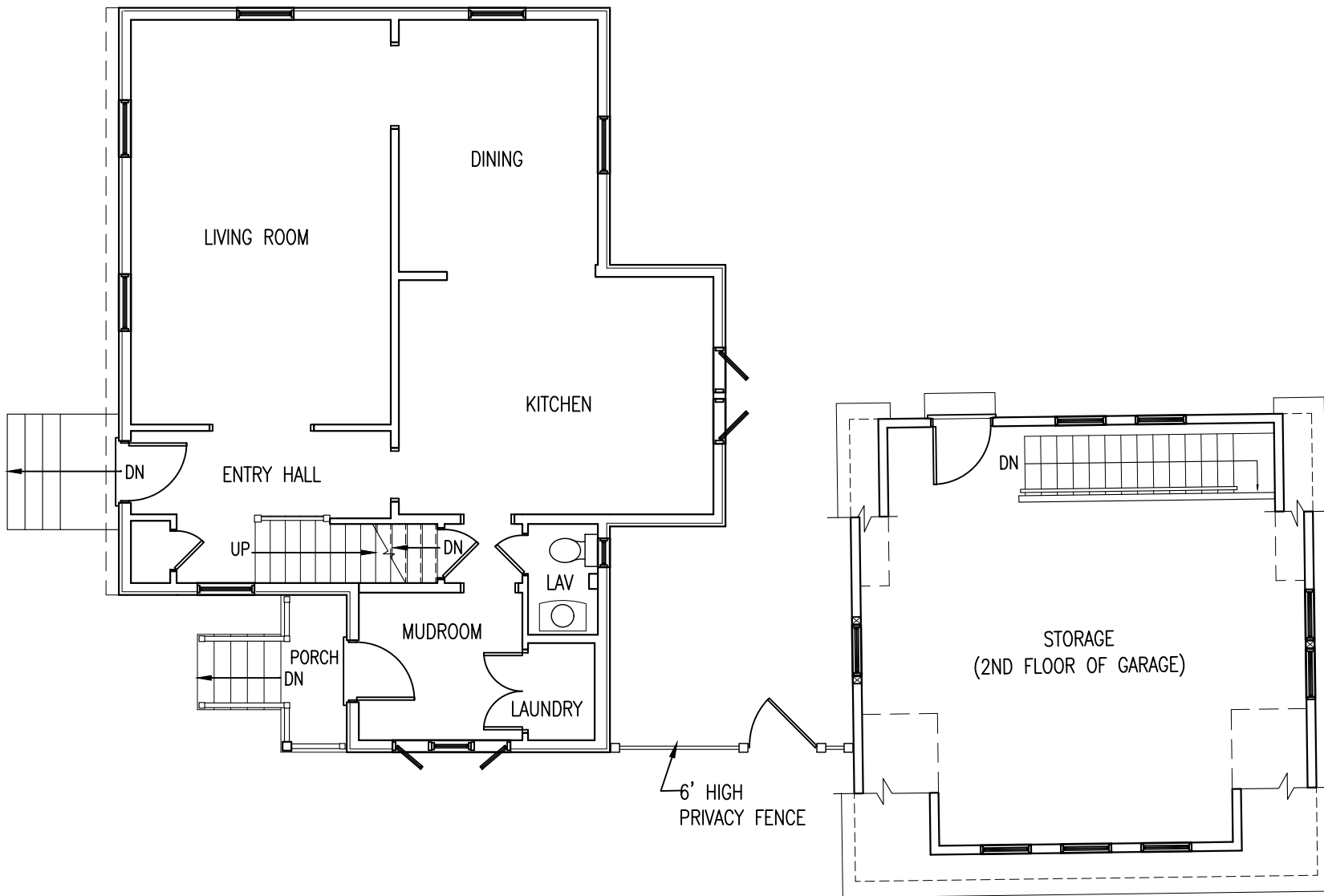
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Variance Application  
January 17, 2023 Meeting  
Photos Adjacent Properties

date: Dec 22, 2022

scale: NO SCALE

A1.2



EXISTING FLOOR PLAN

**LYNCH FAMILY**  
 19 SUNSET ROAD  
 PORTSMOUTH, NH 03801

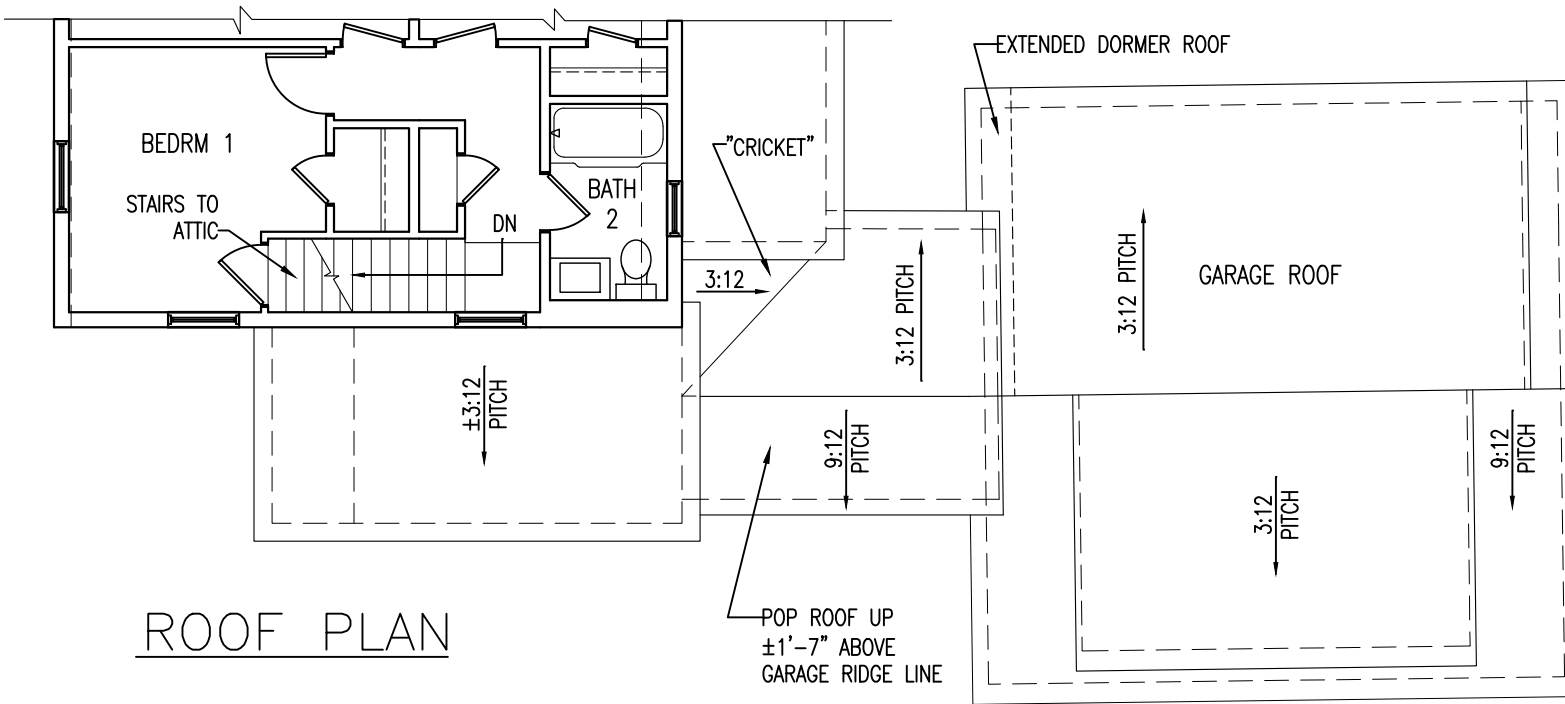
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**Variance Application**  
**January 17, 2023 Meeting**  
**Existing Floor Plan**

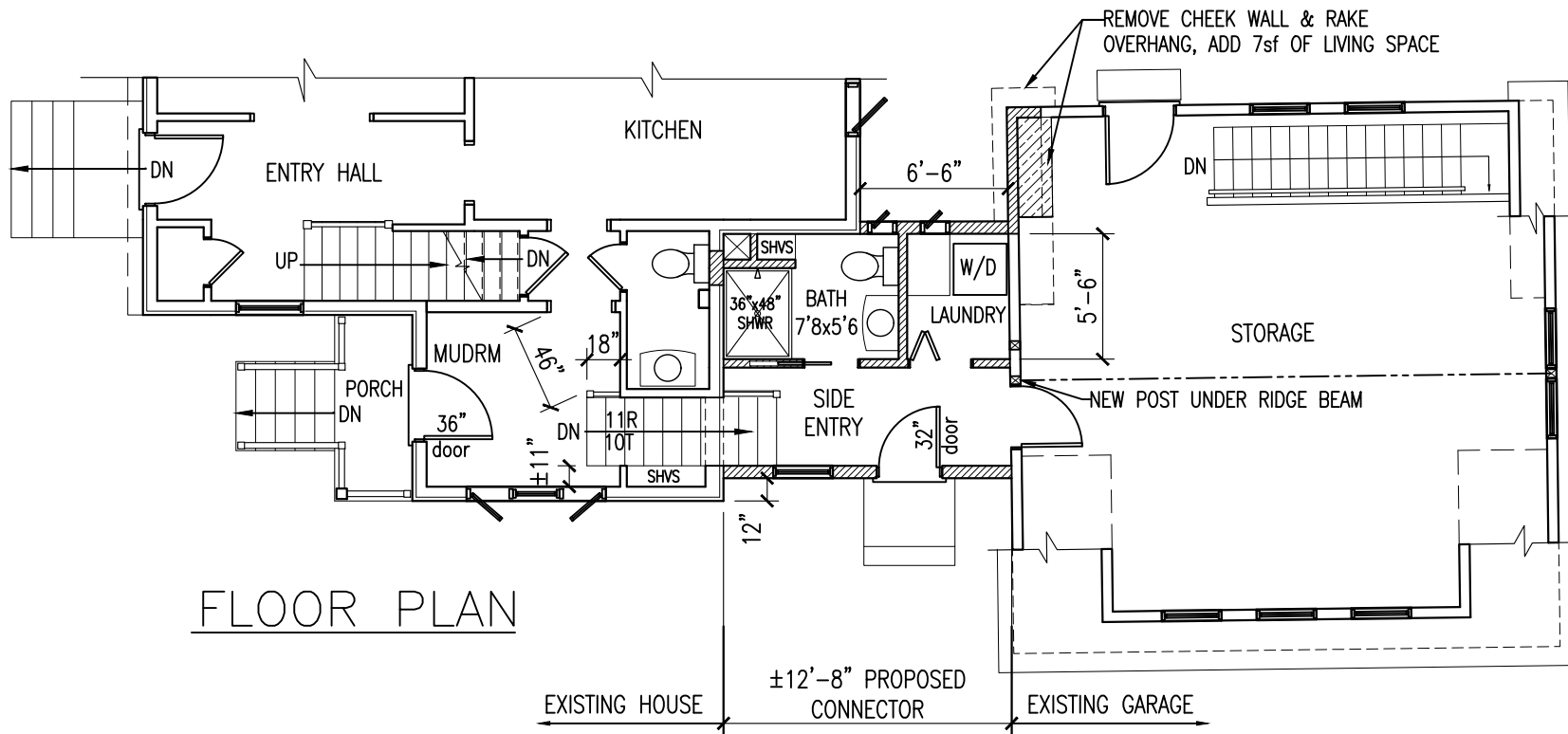
date: Dec 22, 2022

scale: 1/8" = 1'-0"

**A2.1**



ROOF PLAN



FLOOR PLAN

LYNCH FAMILY  
19 SUNSET ROAD  
PORTSMOUTH, NH 03801

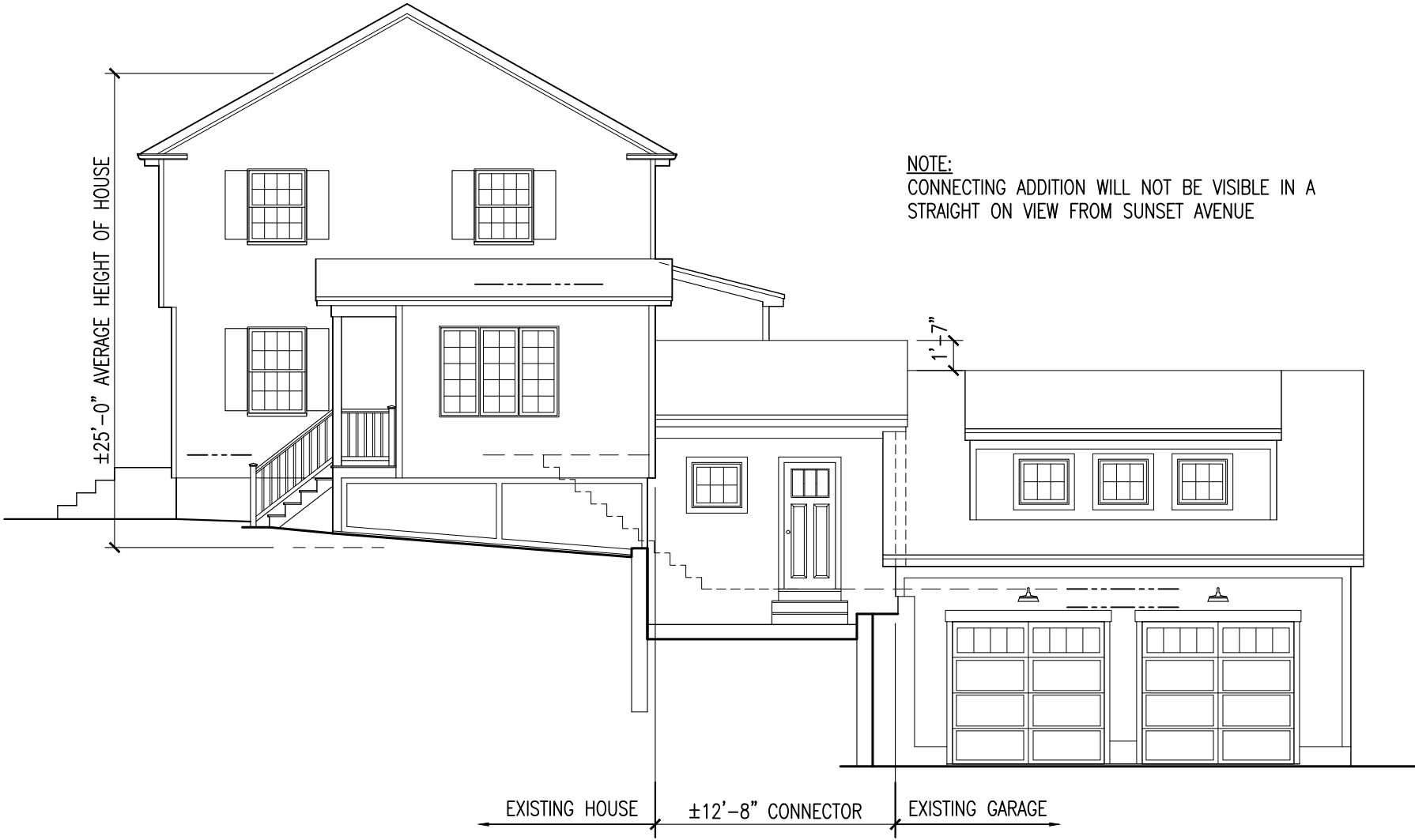
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Variance Application  
January 17, 2023 Meeting  
Proposed Connector

date: Dec 22, 2022

scale: 1/8" = 1'-0"

A2.2



**NOTE:**  
CONNECTING ADDITION WILL NOT BE VISIBLE IN A  
STRAIGHT ON VIEW FROM SUNSET AVENUE

EXISTING HOUSE      ±12'-8" CONNECTOR      EXISTING GARAGE

**BOSS AVENUE ELEVATION**

**LYNCH FAMILY**  
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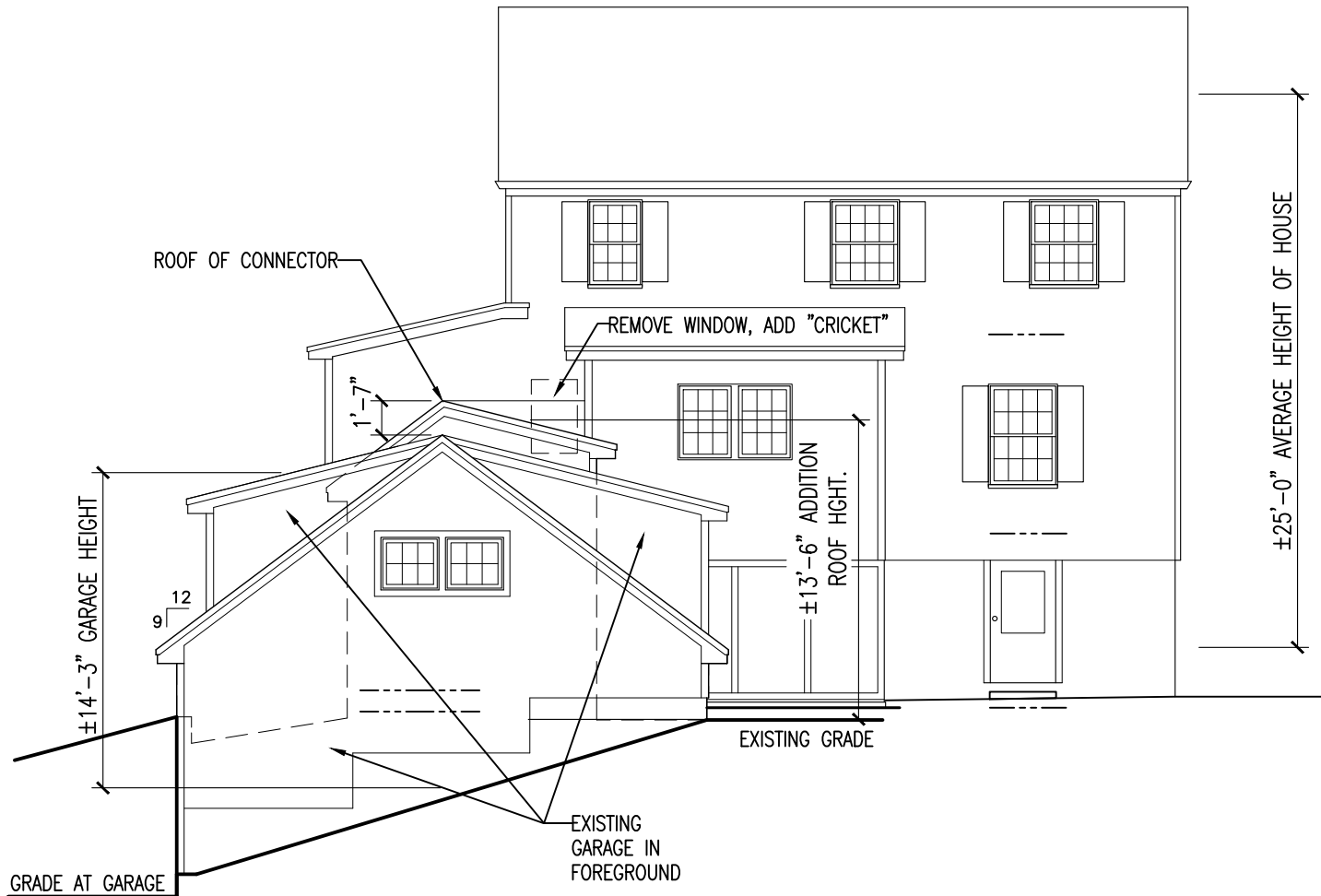
**Variance Application**  
**January 17, 2023 Meeting**  
**Proposed Connector**

date: Dec 22, 2022

scale: 1/8" = 1'-0"

**A3.1**





REAR OF HOUSE ELEVATION

**LYNCH FAMILY**  
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 PORTSMOUTH, NH 03801

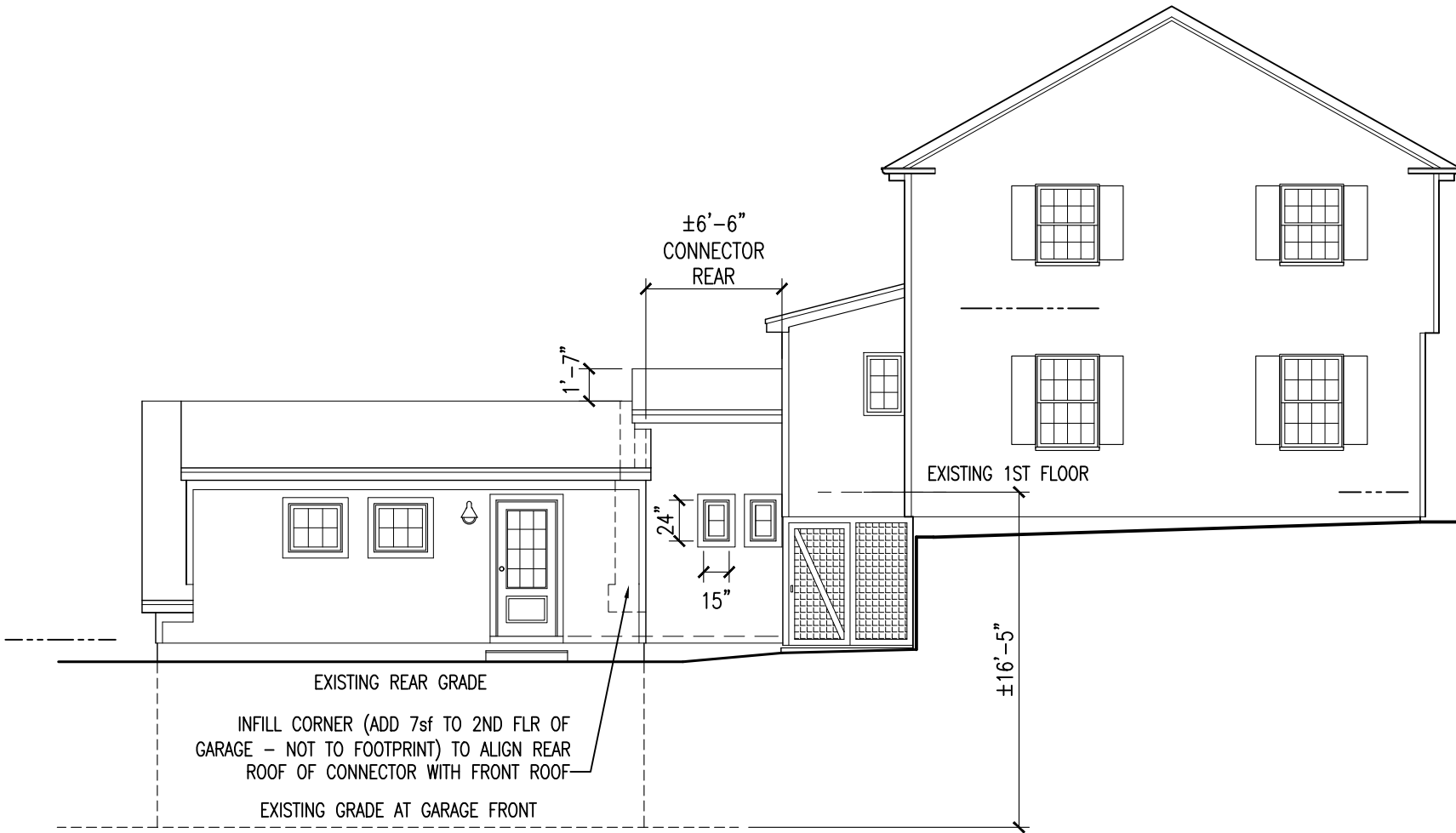
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Variance Application  
 January 17, 2023 Meeting  
 Proposed Connector

date: Dec 22, 2022

scale: 1/8" = 1'-0"

**A3.2**



REAR OF CONNECTOR ELEVATION

LYNCH FAMILY  
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scale: 1/8" = 1'-0"

A3.3

**Zoning Ordinance Criteria to be met, as per City Ordinance Section 10.233.20:**

- 10.233.21      The variance will not be contrary to the public interest.**  
Because the addition is only 138sf, is in a small area between the existing home and Garage, has a low roof and is not closer to any setback lines than the existing structures it should have very little impact, if any, on surrounding properties. New perimeter drains at the addition will tie into an existing stormwater system designed by a licensed engineer and installed in 2017 so no additional runoff onto the Site or street will be created. Because of these points, granting a variance to build this connector will not be contrary to the public interest.
- 10.233.22      The spirit of the ordinance will be observed.**  
The building coverage will be over the maximum allowed by only 2% and the minimum open space at the property will be 66.8% where 40% minimum is allowed so there will be plenty of pervious surface / open space. In this way, and because of the reasons stated in 10.233.22 above, the request is reasonable and will not impact other properties and so the spirit of the ordinance will be observed.
- 10.233.23      Substantial justice will be done.**  
The Lynch's have a corner lot. The Garage faces Boss Ave and the front, with both entry doors, faces Sunset Road. There is a dramatic grade change (about 13') between the front façade of the home and the front façade of the Garage. Currently parking in front of the Garage means navigating a steep hillside up to the entry doors, walking in the street or walking up through the Garage, through the backyard to a basement door, through the basement and then up the basement stairs into the house. The result is they still tend to park on the street in front of the house and the Garage goes unused. Granting this variance will enable the Lynch's to utilize their Garage and their designated off-street parking much more safely and easily without impacting neighbors. Thereby substantial justice will be done.
- 10.233.24      The values of surrounding properties will not be diminished.**  
Because of the points made in 10.233.21 and 10.233.22, the addition should have no impact on surrounding properties and so the values of surrounding properties will not be diminished.
- 10.233.25      Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.**  
10.233.32 Owing to the special conditions of the property literal enforcement of the ordinance would create an unnecessary hardship. These special conditions are: 1. At 7754sf it is almost half the size of the minimum lot size of 15,000sf for zone SRB, so it's not easy to make an addition without a variance; 2. The dramatic change in grade level between the house and Garage makes it difficult to utilize the Garage without a connector. The request to connect ones house to the Garage to make it more accessible and to make walking between living and parking spaces safer and easier is a reasonable one. Therefore, literal enforcement of the provisions of the ordinance would result in an unnecessary hardship for the owners.

LYNCH FAMILY  
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Variance Application  
January 17, 2023 Meeting  
Criteria 10.223.20

date: Dec 22, 2022

scale: 1/8" = 1'-0"

A4.1