

187 Union Street, Portsmouth – PROJECT DESCRIPTION

Overview

- Renovate and add an addition to the home built in 1890. The renovation will include remodeling the kitchen and existing full bathroom, adding a powder room and coat closet on the first floor; removing existing rotting walls and rebuilding walls of cold storage off of the kitchen (third structure and smallest structure of the first floor). The new framing will be 4' wider necessitating increasing the roof ridge height by 2' only on this structure to accommodate the additional width. This space will be a pantry and laundry area. Add a bulkhead entrance into the basement of the original structure. We will be addressing the items that were found during the inspection that require attention, as well as replacing all windows, increasing insulation, updating the heating system, and adding A/C.
- We are making a reasonable request to variances 10.521 and 10.321 for the expansion of a non-conforming structure.

Work Requiring Variance Request

- Demolish walls of cold storage structure, add concrete foundation, reframe with new walls
- New framing will be 4' wider than the existing structure, requiring raising the roof ridge by 2', on *only* this structure

Impact of Work

- Rear and Coffin's Court side setbacks of the structure will remain the SAME as pre-construction
- The southeast side of the structure's setback will increase by 4' further into the property of 187 Union Street.
- The 2' height increase on the northwest wall and roof ridgeline will remain well BELOW the 35' max height requirement
- This work will allow us to move the laundry area out of the basement, which occasionally has water seepage, as well as providing extra storage for the kitchen.

Criteria for a Variance: 10.233

10.233.21: The variance will not be contrary to the public interest

- The improvements requested will not be contrary to the public interest. Rather, they will benefit the public interest by creating a structure that's consistent with the aesthetic of the main structures of the home and other homes in the area.

10.233.22: The spirit of the Ordinance will be observed

- The improvements would strive to meet standards where possible and always be consistent with the spirit of the ordinance. The intent is to improve the property while staying true to the quality of the neighborhood.

10.233.23: Substantial justice will be done

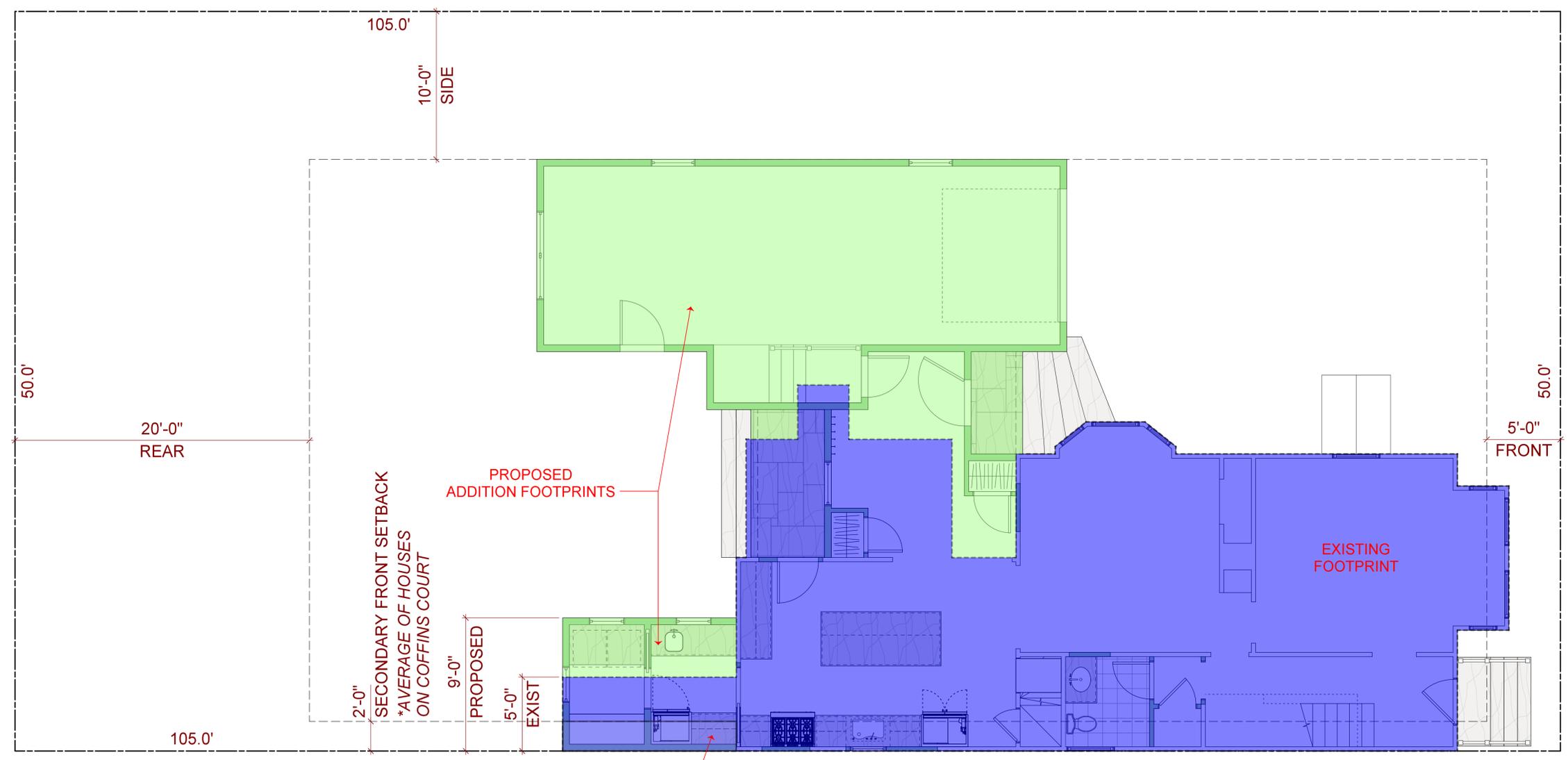
- The improvements requested would not create an unfair advantage or biased conditions on the property as compared to the surrounding neighborhood.

10.233.24: The values of surrounding properties will not be diminished.

- Investing in the improvements to the property should substantially increase its value and, thus also, the values of the surrounding properties and area.

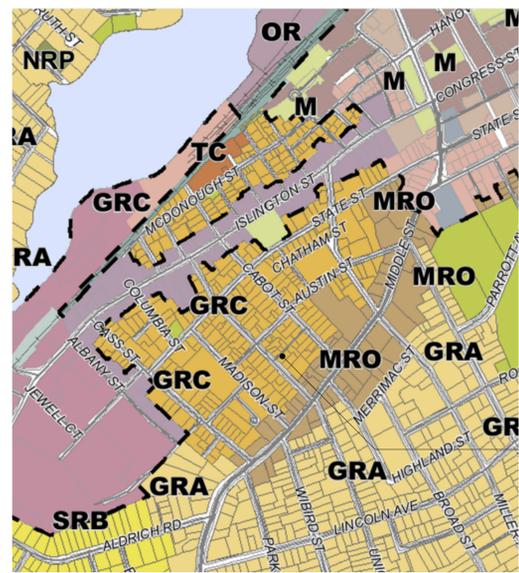
10.233.25: Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

- **10.233.31:** "Owing to the special conditions of the property that distinguish it from other properties in the area, (a) no fair or substantial relationship exists between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and (b) and the proposed use is a reasonable one."
- The property is unique in its setbacks as the entire northwest side of the home has a 0' setback; it is right on the property line along Coffin's Court.
- The adjacent neighbors support the project (See emails attached)



UNION STREET

COFFINS COURT



SITE LOCATION

PROPOSED SITE PLAN

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



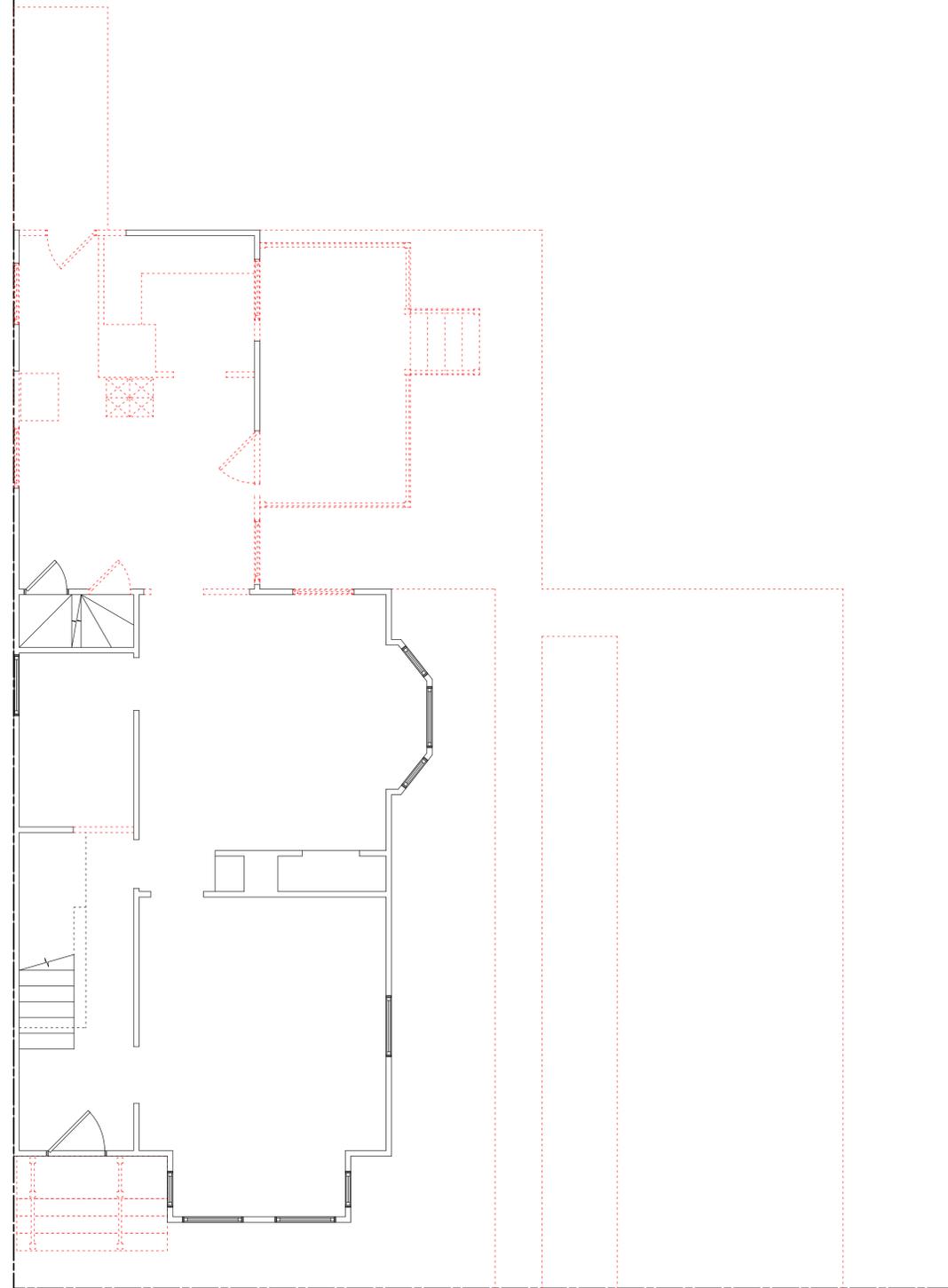
ZONE	GENERAL RESIDENCE C		
	DIMENSION	EXISTING	PROPOSED
BUILDING SETBACKS:			
FRONT:	5 FT		
SIDE:	10 FT		
REAR:	20 FT		
MAX. BUILDING HEIGHT	35 FT	33'-2"	33'-2"
MAX. BUILDING COVERAGE	LOT - 5,250 SF x 35% = 1,837.50 SF	1,083 SF (20.63%)	1,741 SF (33.16%)



PROGRESS PRINT
11.21.2022
SITE PLAN

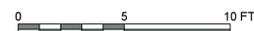
187 UNION ST
Portsmouth, New Hampshire
Design Worth Calling Home

A0

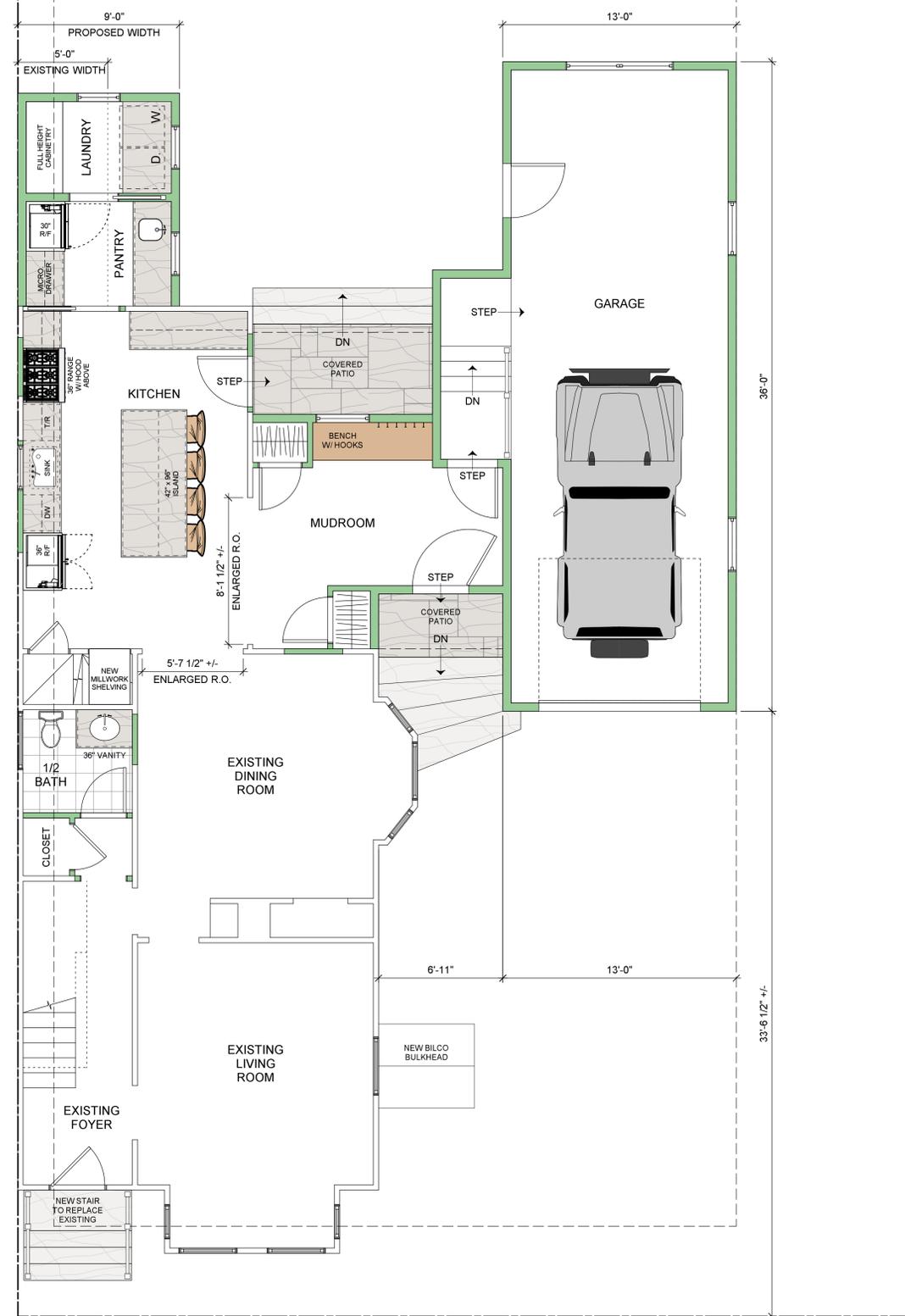


FIRST FLOOR DEMO PLAN

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



- EXISTING TO REMAIN
- - - TO BE REMOVED

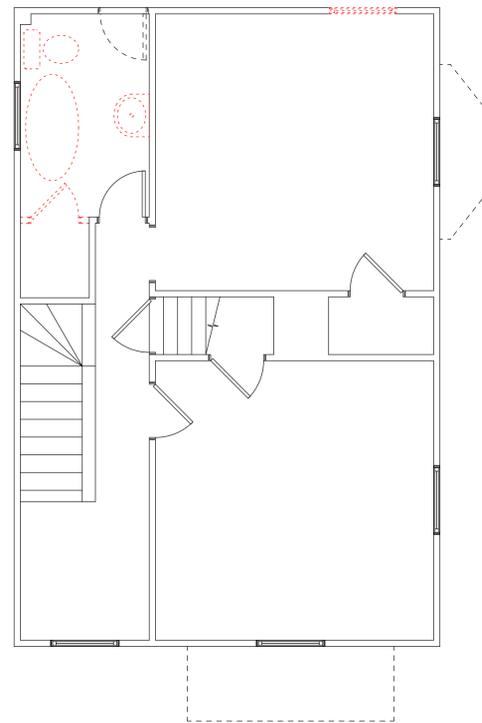
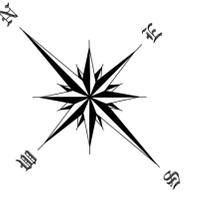


PROPOSED FIRST FLOOR PLAN

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

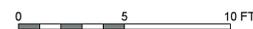


- EXISTING WALL TO REMAIN
 - NEW PROPOSED STUD WALL
- 202 SQ. FT. - NEW FINISHED SPACE
505 SQ. FT. - GARAGE
74 SQ. FT. - COVERED PATIOS

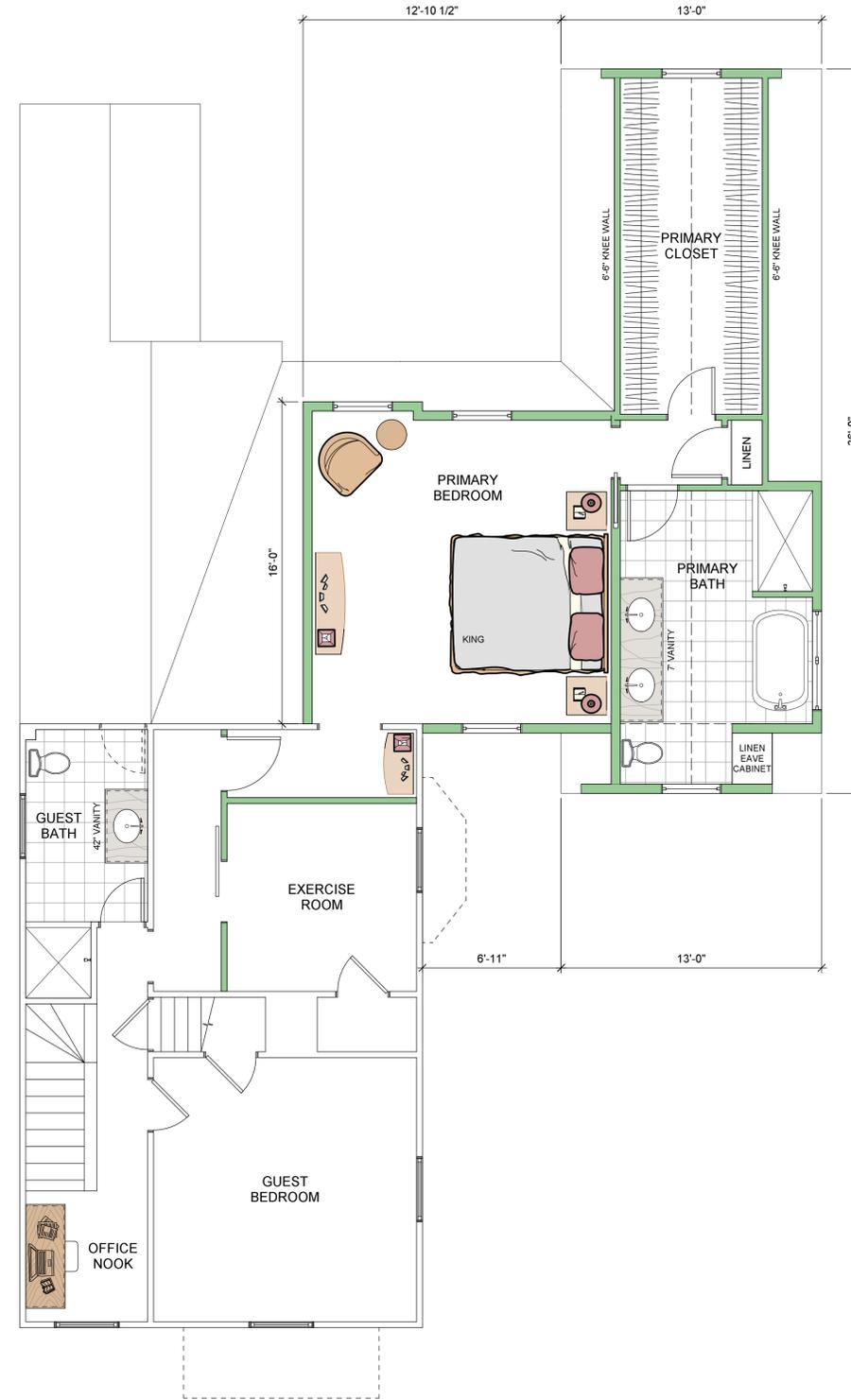


SECOND FLOOR DEMO PLAN

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



- EXISTING TO REMAIN
- TO BE REMOVED



PROPOSED SECOND FLOOR PLAN

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

557 SQ. FT. - NEW FINISHED SPACE



- EXISTING WALL TO REMAIN
- NEW PROPOSED STUD WALL



SCHEMATIC FRONT PERSPECTIVE
NOT TO SCALE



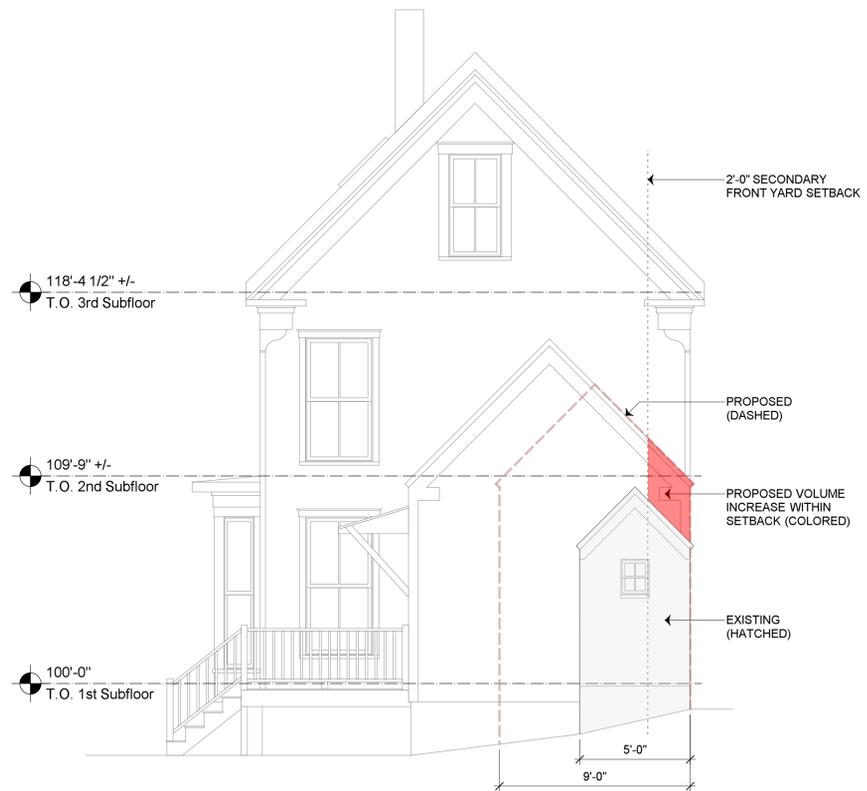
EXISTING REAR CONDITIONS



EXISTING REAR CONDITIONS

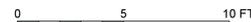


EXISTING FRONT CONDITIONS

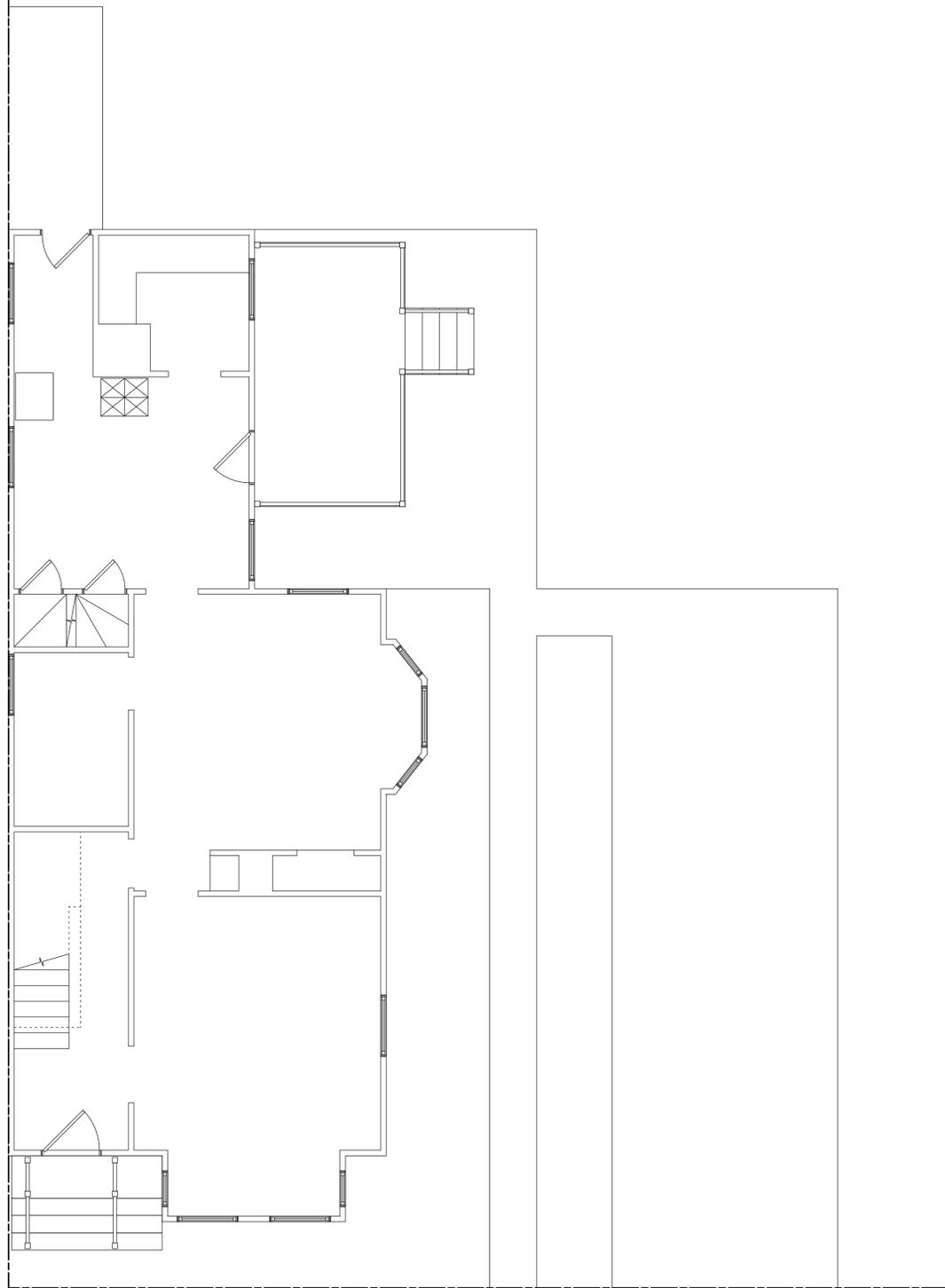


EXISTING BACK ELEVATION

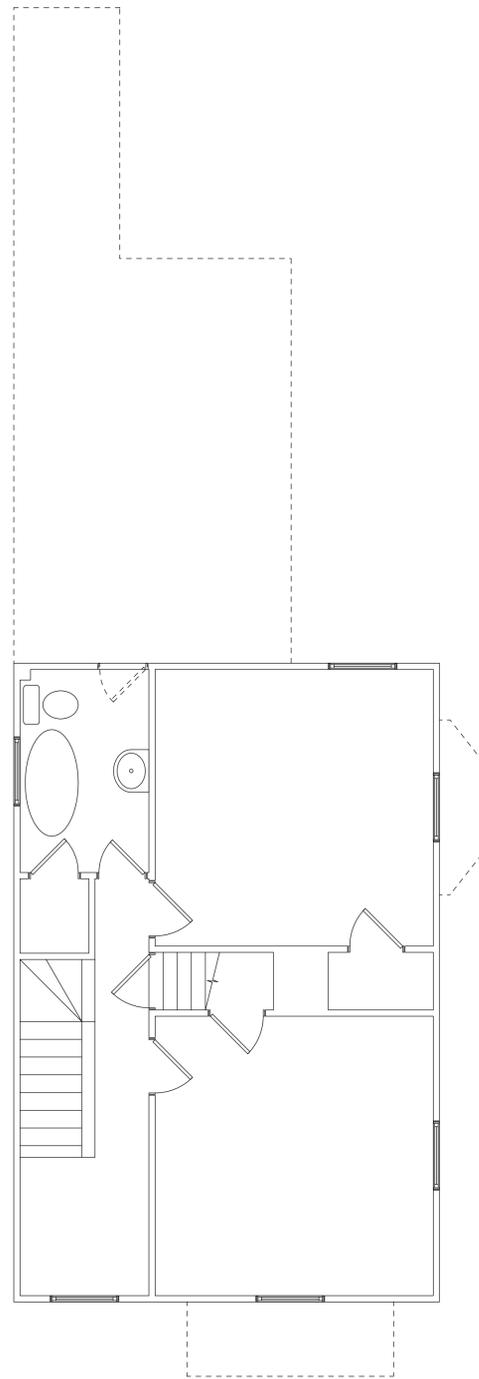
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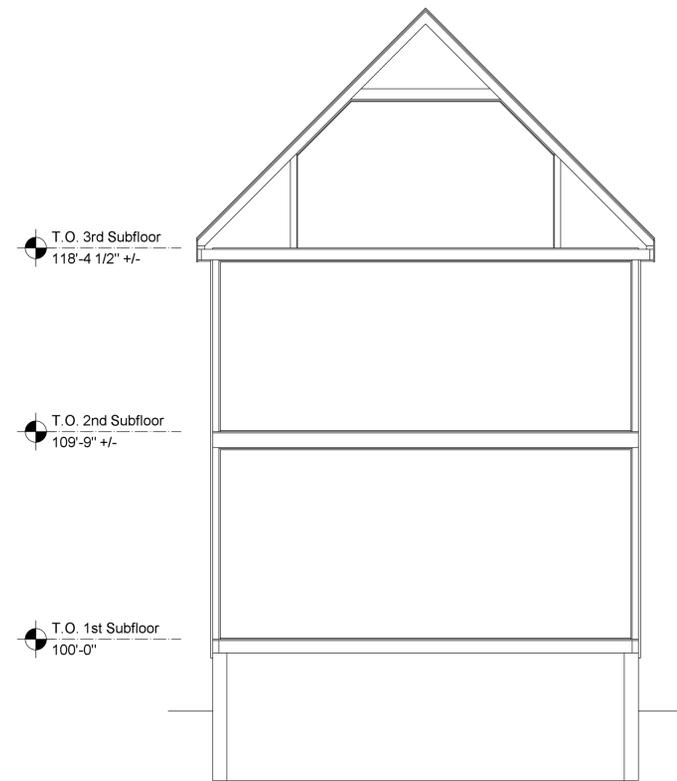
SCHEMATIC REAR PERSPECTIVE
NOT TO SCALE



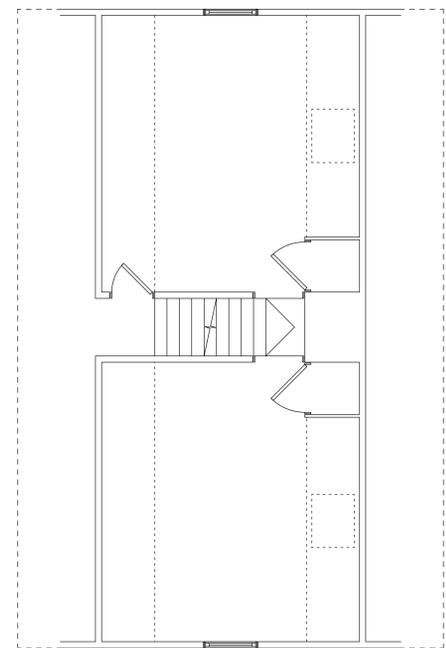
EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



EXISTING BUILDING SECTION
Scale: 1/4" = 1'-0"

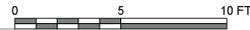


EXISTING THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"



EXISTING SIDE ELEVATION

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



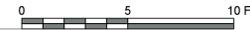
EXISTING SIDE ELEVATION

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



EXISTING FRONT ELEVATION

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



EXISTING BACK ELEVATION

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



Neighborhood Support

Surrounding neighbors at the following addresses were contacted, shown our project plans and solicited for comments. The comments are either in line with the addresses and names or shown as separate copies of emails.



(A) **187 Union Street; Joe and Paula Lewinski** – Subject Property of Requested Variance

(B) **180 Union Street; Thelma Brazie** (face to face meeting and review - *“I don't do email, sorry”, “Wow, that looks great. I think if you own the property you should be able to do anything you want!”*) **Supports the project**

(C) **188 Union Street; Roland Coti** (left letter and explanation – no response)

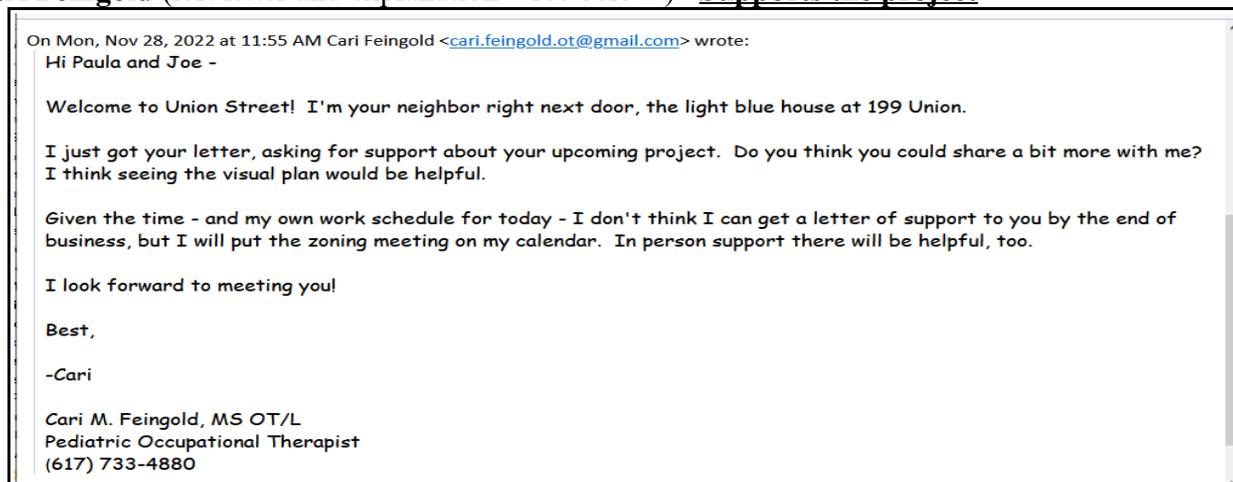
(D) **200 Union Street; Stewart and Sharon Dunbar** (face to face meeting and review - *“Oh, your project looks great. We looked at buying your place. It's really in great shape.nice that you're maintaining the same style with the garage”*) **Supports the project**

(E) **226 Union Street; Sam and Karen Smoot** (via email – see below) **Supports the project**



(F) **179 Union Street; Jeff and Lisa McMahon** (sent email with explanation and link to project description and pictures; no response to date)

(G) **199 Union Street; Cari Feingold** (left letter and explanation – see below) **Supports the project**



(H) **30 Coffins Court; Cindy and Keith Smith** (face to face meeting and review; email follow up – see below) **Supports the project**

Subject **Fwd: 187 Union Street addition**

----- Forwarded message -----
From: **Keith Smith** <30smith@comcast.net>
Date: Tue, Nov 29, 2022 at 7:55 AM
Subject: Re: 187 Union Street addition
To: Paula Lewinski <pjlewinski@gmail.com>

Paula and Joe,

Cindy and I have no objection and support your proposed renovations at 187 Union Street.

Keith and Cindy

(I) **45 Coffins Court; Mike Lucas** (via email – see below) **Supports the project**

Renovation at 187 Union St - Mozilla Thunderbird

File Edit View Go Message Tools Help

Get Messages Write Tag

From Michael Lucas <mike@we3investments.com> 11/24/2022, 7:58 PM

To lewinski@icanon.com

Subject **Renovation at 187 Union St**

Tags **Open - Red**

Joe and Paula,

Thank you very much for your email and call to describe your planned renovation and addition project at 187 Union St. As the owner of the neighboring property at 45 Coffins Ct, I am thrilled about your plan to renovate the property and create a tasteful addition. I firmly believe that investing in improvements of properties like yours will also improve this beloved historical neighborhood as well. You have my full support and please do not hesitate to reach out if I can be of any help.

Sincerely,
Mike Lucas
612-501-0518