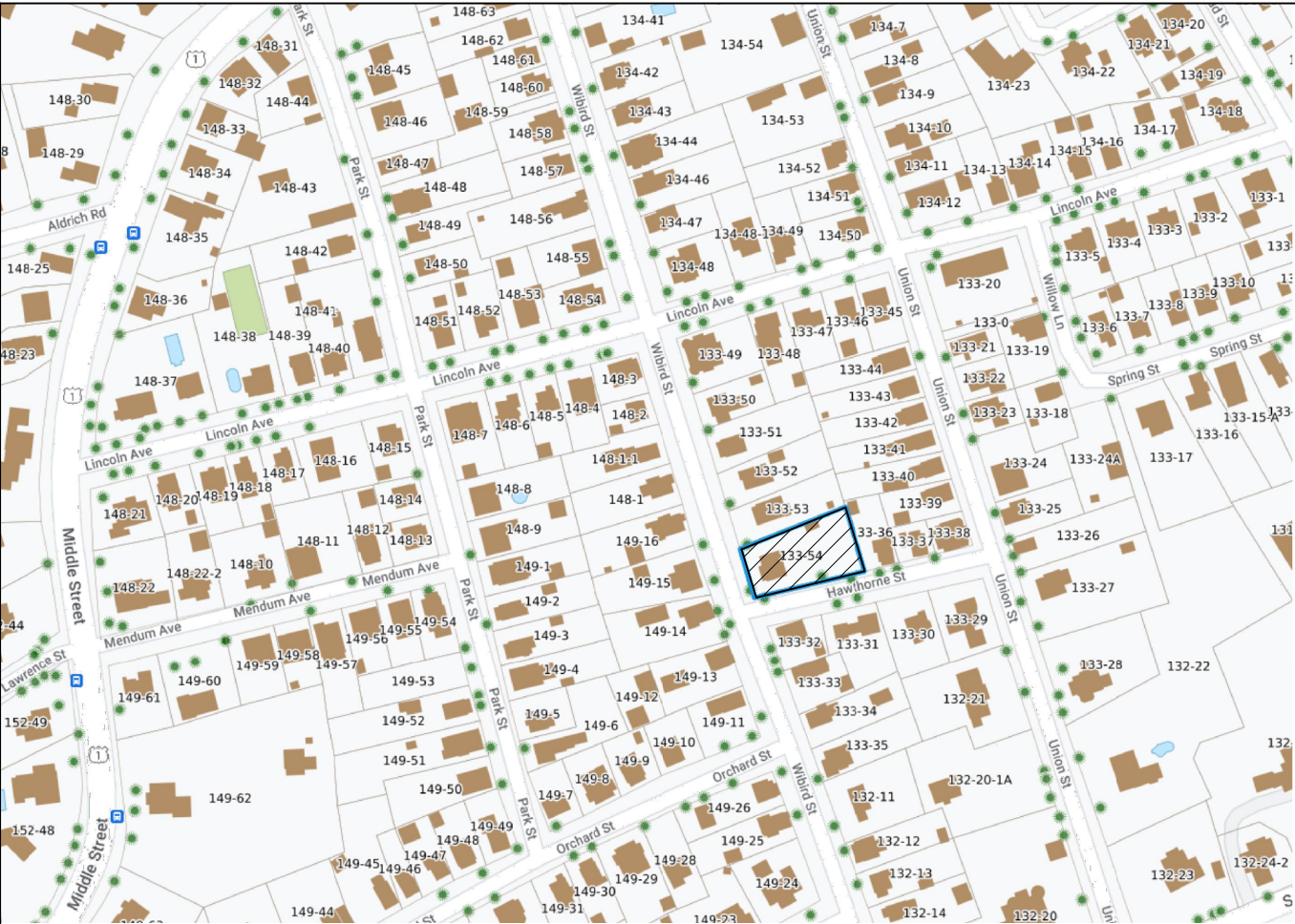


DRAWING LIST:

- 1.0 NEIGHBORHOOD PLAN / ZONING INFORMATION
- 1.1 EXISTING SITE PLAN
- 1.2 PROPOSED SITE PLAN
- 2.1 PHOTOS – EXISTING HOUSE & SHED
- 2.2 PHOTOS – ADJACENT PROPERTIES
- 3.1 ADU PROPOSED PLAN
- 4.1 ADU FRONT & RIGHT SIDE ELEVATIONS
- 4.2 ADU REAR & LEFT SIDE ELEVATIONS
- 5.1 PROPOSED MASSING COMPARISONS
- 6.1 SECTION 10.233.20 – VARIANCE CRITERIA



NEIGHBORHOOD PLAN

ZONING INFORMATION

ZONING DATA PER CITY OF PORTSMOUTH ZONING ORDINANCE
(LAST AMENDED JANUARY 11, 2021):

BASE ZONE: GENERAL RESIDENCE A (GRA)

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7500 SF	12824 SF	12824 SF
MIN. LOT AREA PER DWELLING UNIT	7500 SF	7500 SF	6412 SF
MINIMUM STREET FRONTAGE	100 FEET	71 FEET	71 FEET
MINIMUM LOT DEPTH	70 FEET	157.64 FT.	157.64 FT.
MINIMUM FRONT SETBACK	15 FEET	13.7 FEET	13.7 FEET
SECONDARY FRONT	15 FEET	8.6 FEET	8.6 FEET
MINIMUM SIDE SETBACK	10 FEET	3.2 FEET	3.2 FEET
MINIMUM REAR SETBACK	20 FEET	44.9 FEET	20 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	31.6 FEET	31.6 FEET
MAXIMUM BUILDING COVERAGE	25%	11.6%	17.4%
MINIMUM OPEN SPACE	30%	76.1%	67.9%

BUILDING COVERAGE AND OPEN SPACE CALCULATIONS
ALL EXISTING DATA & CALCULATIONS FROM NORTH EASTERLY SURVEYING, INC. PLAN
DATED 3-21-2022:

	EXISTING	PROPOSED
LOT AREA	12824 SF	12824 SF
HOUSE	±1003 SF	±1003 SF
SHED	±227 SF	±227 SF
PORCH	±142 SF	±142 SF
UPPER DECK	±104 SF	±104 SF
OVERHANG AT BSMT DOOR	±10 SF	±10 SF
ADU		750 SF
TOTAL BUILDING COVERAGE	±1486 SF (11.6%)	±2236 SF (17.4%)
PAVEMENT / CONCRETE	±1253 SF	±1371 SF
LOWER DECK	±129 SF	±129 SF
BRICK WALKWAYS	±57 SF	±170 SF
WOOD STEPS / LANDING	±112 SF	±112 SF
RETAINING WALLS	±27 SF	±94 SF
TOTAL OTHER IMPERVIOUS	±1578	±1876
TOTAL LOT COVERAGE	±3064 SF	±4112 SF
OPEN SPACE	76.1%	67.9%

ACCESSORY DWELLING UNIT FOR:
BLUS - O'LEARY
225 WIBIRD STREET
PORTSMOUTH, NH 03801

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207-604-6848

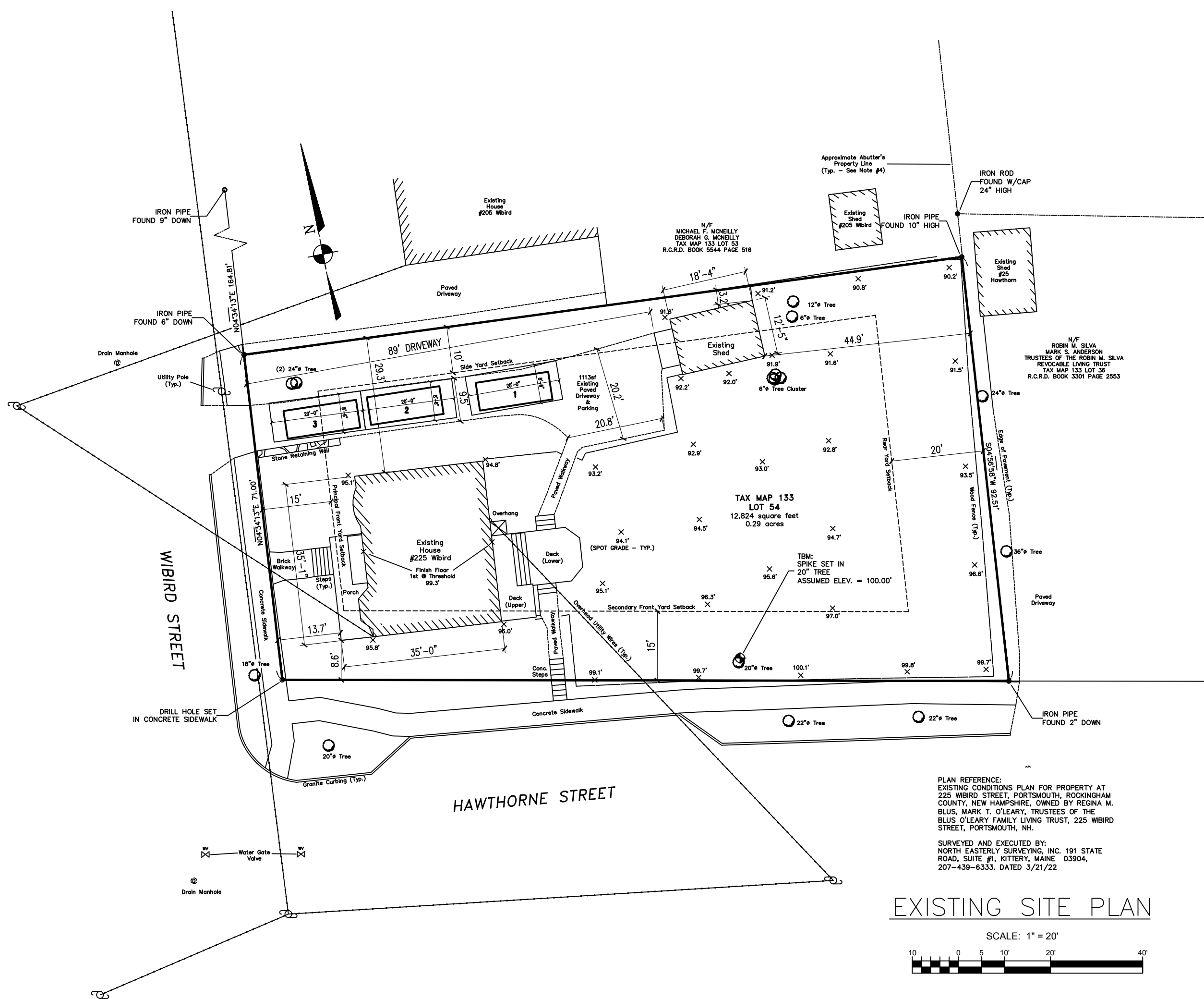
Revisions:

VARIANCE APPLICATION
FOR ACCESSORY DWELLING UNIT - MAP 133, LOT 54
NEIGHBORHOOD PLAN / ZONING INFORMATION

Date: May 27, 2022

NO SCALE

1.0



ADU for BLUS - O'LEARY
225 WIBIRD STREET
PORTSMOUTH, NEW HAMPSHIRE

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207-604-6848

Revisions:

VARIANCE & ADU APPLICATION
EXISTING SITE PLAN

Date: May 27, 2022

scale: 1" = 20'

1.1



EXISTING HOUSE FRONT



EXISTING HOUSE RIGHT SIDE (LEFT SIDE SIMILAR)

NOTE: ALL EXISTING SHUTTERS
TO BE REMOVED



EXISTING HOUSE REAR



EXISTING SHED FRONT & LEFT



EXISTING SHED RIGHT SIDE & REAR

ADU for BLUS - O'LEARY
225 WIBIRD STREET
PORTSMOUTH, NH 03801

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Variance Application
Photographs - Sheet 1
Existing Structures

Date: May 27, 2022

NO SCALE

2.1



205 WIBIRD STREET – ON LEFT SIDE



25 HAWTHORNE STREET – ON RIGHT SIDE / REAR



232 WIBIRD – ACROSS WIBIRD ST



243 WIBIRD – ACROSS HAWTHORNE ST

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ADU for BLUS - O'LEARY

225 WIBIRD STREET

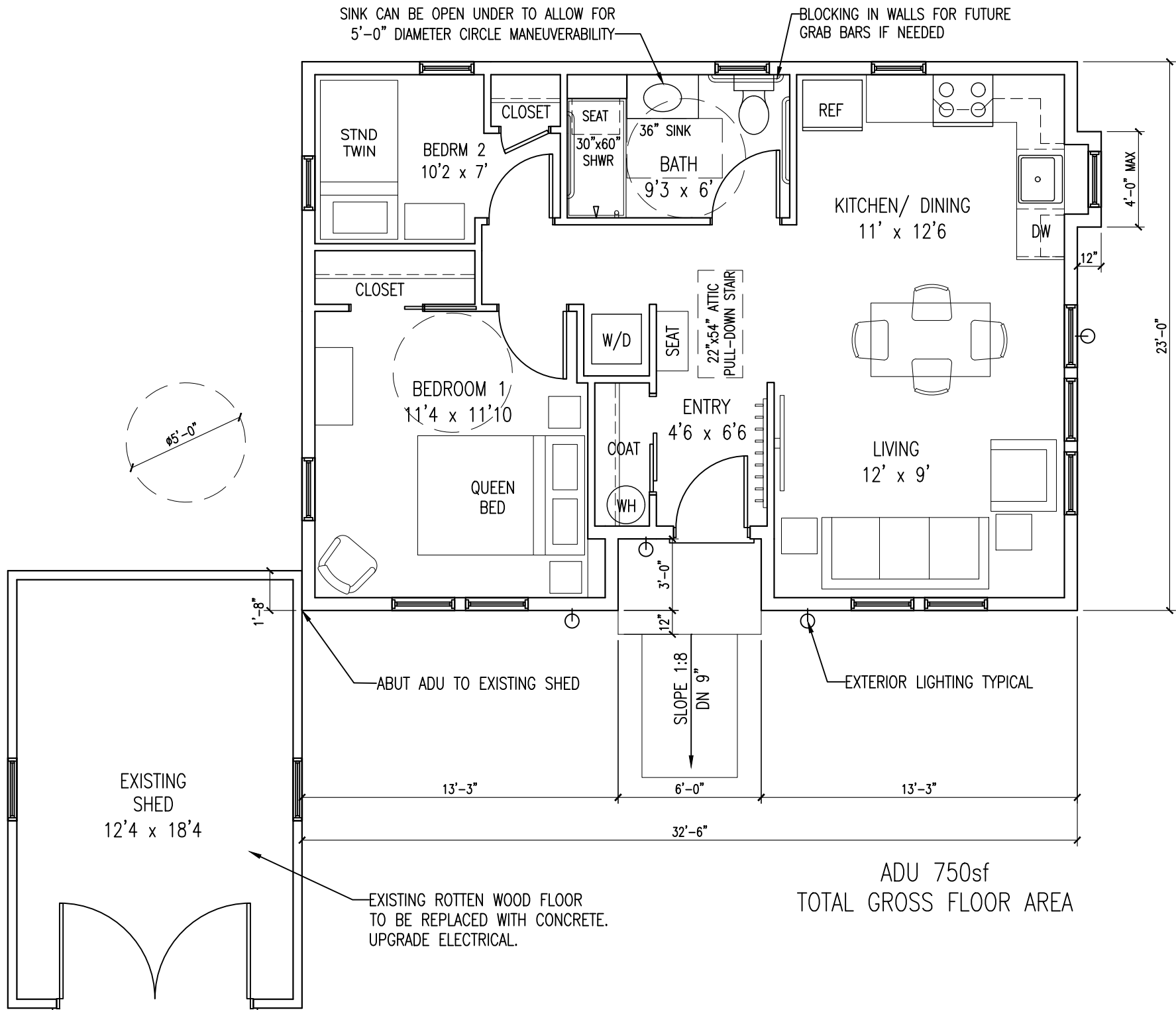
PORTSMOUTH, NH 03801

Variance Application
Photographs - Sheet 2
Adjacent Properties

Date: May 27, 2022

NO SCALE

2.2



ADU for BLUS - O'LEARY
225 WIBIRD STREET
PORTSMOUTH, NH 03801

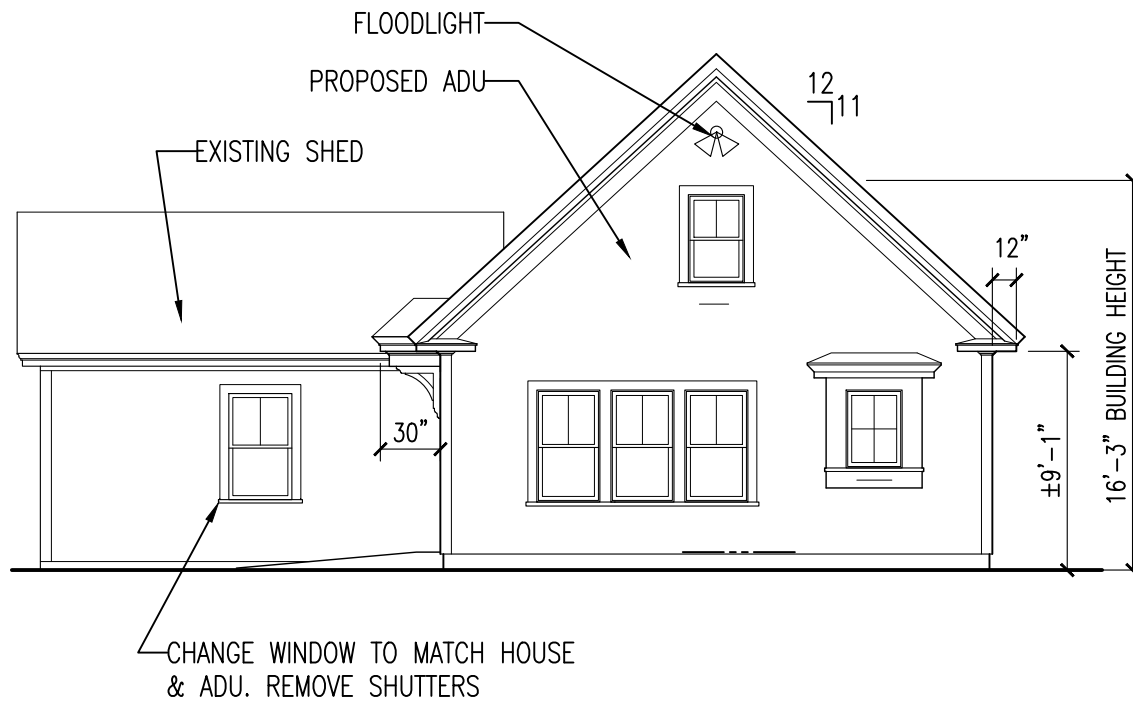
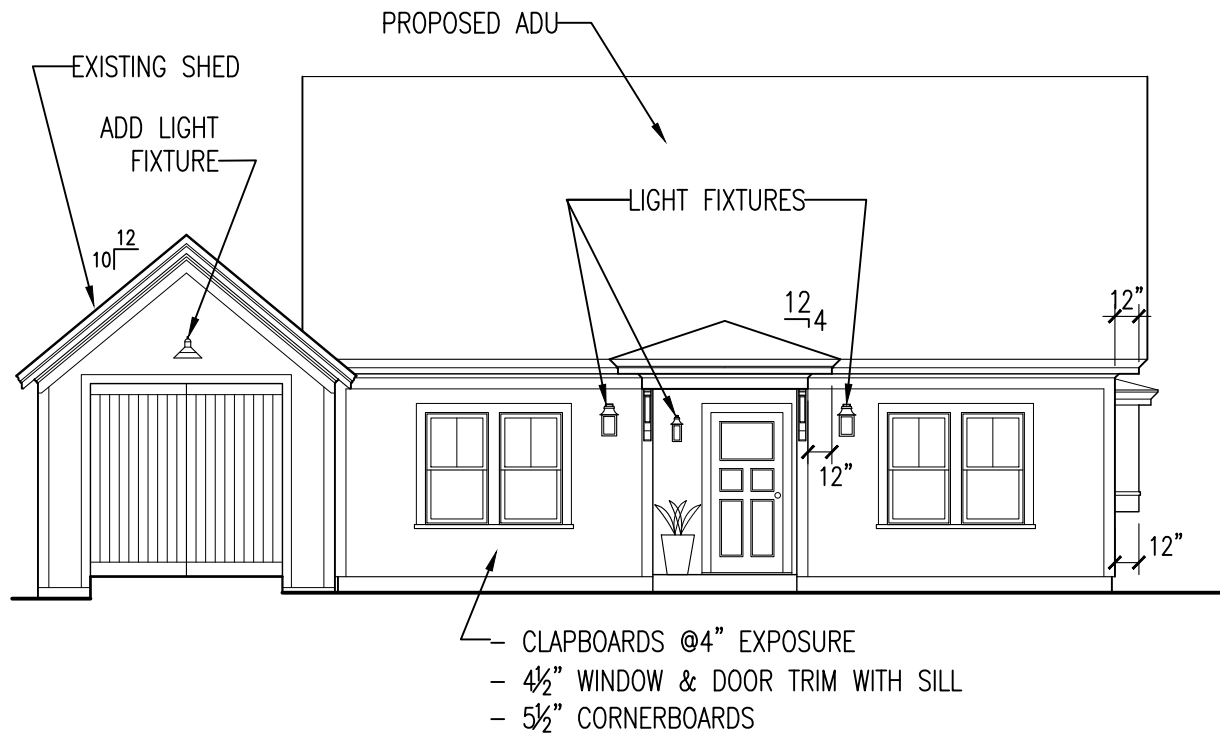
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207-604-6848

Variance Application
Proposed ADU
Floor Plan

Date: May 27, 2022

scale: 3/16" = 1'-0"

3.1



ADU for BLUS - O'LEARY
225 WIBIRD STREET
PORTSMOUTH, NH 03801

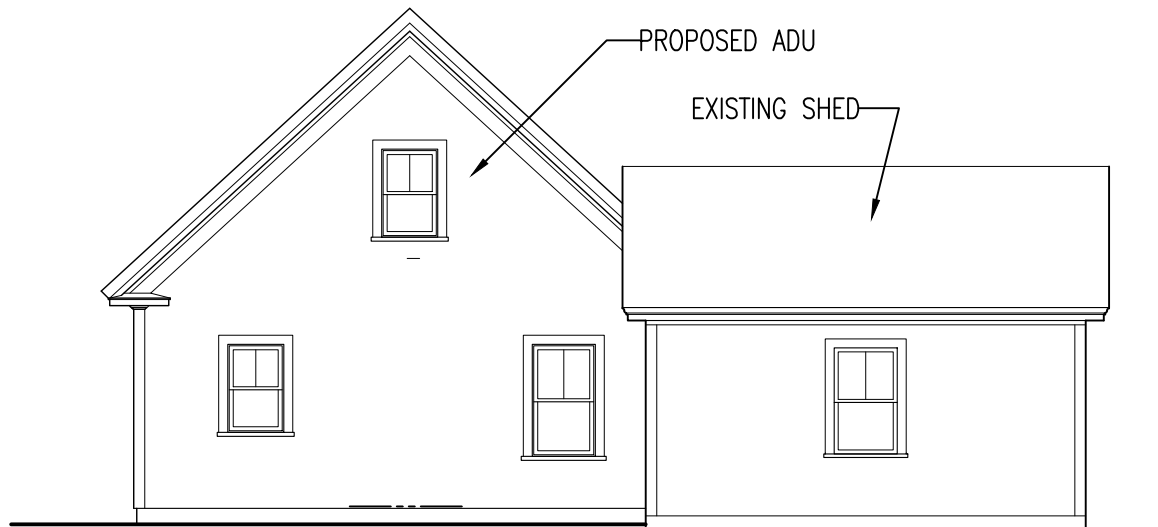
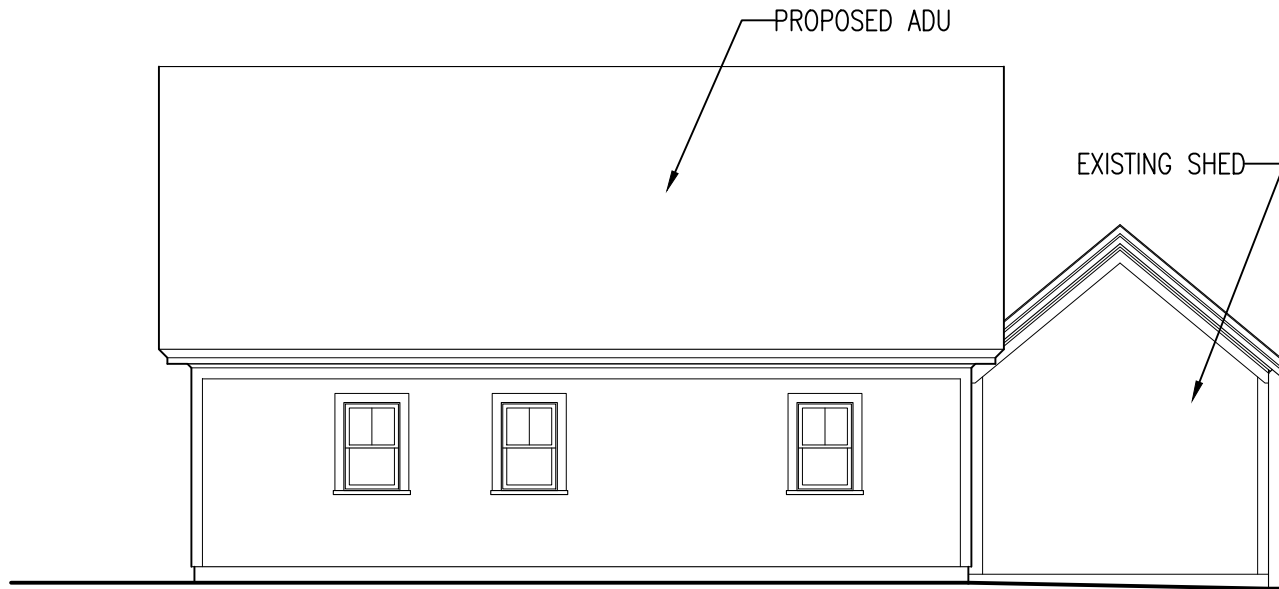
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Kittery, Maine 03904
207-604-6848

Variance Application
Proposed ADU
Front & Right Elevations

Date: May 27, 2022

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

4.1



ADU for BLUS - O'LEARY
225 WIBIRD STREET
PORTSMOUTH, NH 03801

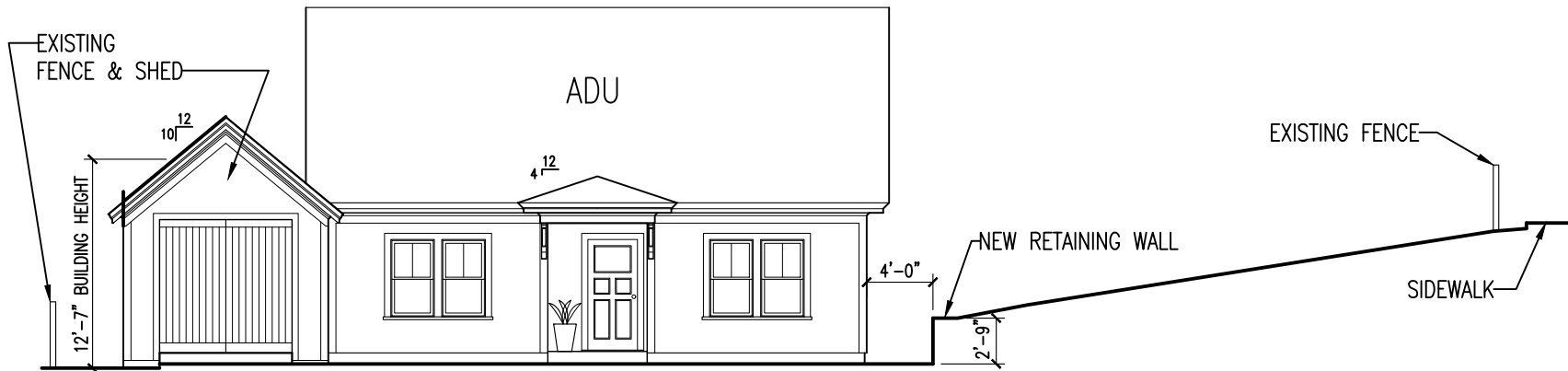
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Variance Application
Proposed ADU
Rear & Left Elevations

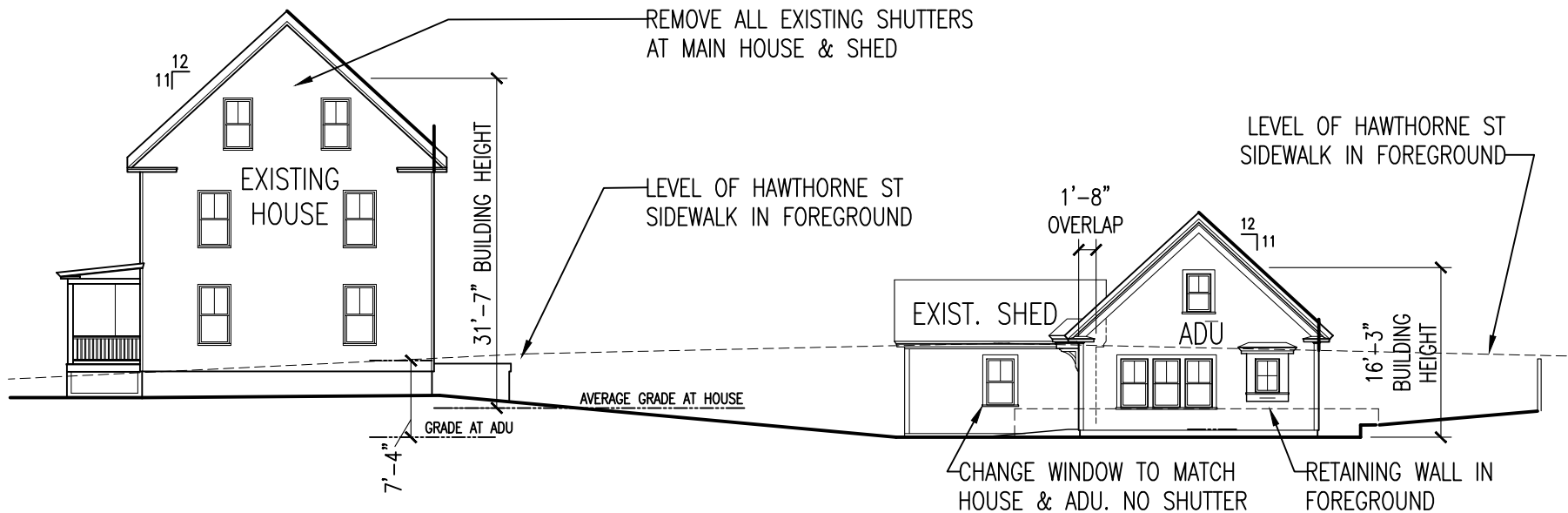
Date: May 27, 2022

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

4.2



VIEW FROM REAR OF HOUSE
SCALE: 3/32" = 1'-0"



VIEW FROM HAWTHORN STREET
SCALE: 1/16" = 1'-0"

ADU for BLUS - O'LEARY
225 WIBIRD STREET
PORTSMOUTH, NH 03801

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207-604-6848

Variance Application
Proposed ADU
Massing Comparisons

Date: May 27, 2022

scale: AS NOTED

5.1

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. The property at 225 Wibird Street, is Tax Map 133, Lot 54 in General Residence A (GRA). It is 71' wide at the front, 92' wide at the rear and 157' long and is a corner Lot. The rear area of the yard has good space for a 750sf ADU and is 7 to 8 feet below the level of the adjacent sidewalk. These conditions will make an ADU less visible to the surrounding properties and neighborhood. Screening shrubs will be added at the side property lines to further obscure the new structure and maintain privacy. If a variance is granted to allow an ADU on a 12,824sf lot, where 7500sf is required per dwelling unit (= 15,000sf total), the variance will not be contrary to the public interest.

10.233.22 The spirit of the ordinance will be observed. A modest ADU, designed to complement the existing details of the main residence, and positioned in the rear of the property, will be in keeping with the density and character of the neighborhood. In this way the spirit of the ordinance will be observed.

10.233.23 Substantial justice will be done. 12,824sf is a relatively large lot for this neighborhood. The main residence has a fairly small footprint and there is no garage, only a small shed. With an ADU the property will still be well within the required building coverage and open space requirements for GRA and it's easy to fit the required off-street parking. Section 10.814.531 requires "the façade area of the DADU that faces a street on which the lot has frontage shall be no more than 40% of the combined visible façade areas of the principal single-family dwelling and the DADU facing the same street". Because 225 Wibird is a corner lot this would be required from both streets which is not dimensionally possible given the relatively small facade of the principal dwelling viewed from Wibird. The only clear view of the ADU will be from Hawthorne Street and from that street the facade of the DADU complies with 10.814.531. By allowing this variance request to be granted substantial justice will be done.

10.233.24 The values of surrounding properties will not be diminished. Because care is being taken to position the ADU as much out-of-the-way as possible, keep it modest in size and complementary in style and detailing to the main residence and screen it with shrubs, 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.

10.233.31 a) The general public purposes of the ordinance provision, requiring 7500sf of land for each dwelling unit, and requiring the facade to be no more than 40% of the combined totals of the visible facades from the street, is to keep this property from becoming too congested for zone GRA. While the Lot at 225 Wibird is 12824sf rather than 15000sf, adding an ADU will make the building coverage only 17.4% where a 25% maximum is required and the open space will be a generous 67.9% where a minimum of 30% open space is required. 10.233.31 b) The proposed ADU in the rear of the yard constitutes a reasonable expansion of this modest single-family residence. Therefore literal enforcement of the provisions of the ordinance would result in an unnecessary hardship for the owners.

ADU for BLUS - O'LEARY
225 WIBIRD STREET
PORTSMOUTH, NH 03801

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Variance Application
Proposed ADU
10.233.20 Criteria

Date: May 27, 2022

NO SCALE

6.1