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DEC 26 2018

CITY OF PORTSMOUTH
Zoning Board of Ad

Department Use Only

Assessor Plan # 127 Lot # 26
Zone GRC Lot area _____

Fill in below by printing in ink or typing / Complete all blanks or indicate "N/A" if not applicable

Applicant Frank Veneroso Owner of Record Frank Veneroso

Applicant Street Address 53 Austin Street Owner Street Address 53 Austin Street

Applicant City / State / Zip 03801 Owner City / State / Zip Portsmouth, NH 03801

Applicant phone (603) 430 8482 Owner phone (603) 430-8482

Applicant e-mail veneroso@bloomberg.net and whoisros@gmail.com

Location (street address) of proposed work: 53 Austin Street

Existing use: Single family residence with 3 attached apartment rentals

Undersigned hereby requests:

Article and Section

Appeal from an Administrative Decision
See Article 2, Section 10.234.30

Special Exception
See Article 2, Section 10.232.20

Variance
See Article 2, Section 10.233.20

Other _____
See Article 2, Section 10.233.20

Article 2 Section 10.233.31, 32 and 40

To permit the following:

To allow a variance to permit use of a single family residence with 3 attached rentals to be used as an historic inn in a zone currently identified as GRC.

The undersigned alleges that the required conditions exist for granting of this request according to the terms of the Zoning Ordinance as demonstrated in the attached submittals.

Only complete applications will be accepted by the deadline date. A complete application shall consist of: a completely filled out application with original signatures, the application fee, and 12 packets of required plans and any supporting documents or photos. Incomplete applications will not be accepted. Applications received after the deadline will be scheduled for the following month. The owner or his/her representative is required to attend the Public Hearing for the above appeal.

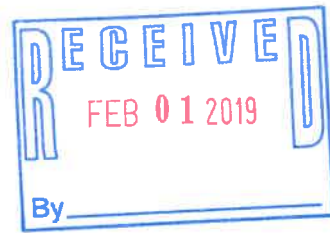
Signature of Owner



26 Dec. 18

Date

Please PRINT name here Frank Veneroso



January 30, 2019

Dear Planning Board, Board of Adjustment, and Technical Advisory Board:

I am the owner of 53 Austin Street here in Portsmouth. Roslyn Weems has my authorization to submit all required documentation on my behalf to the appropriate boards and departments of the city of Portsmouth that will facilitate the change of use, site plan, and rezoning of this property.

If needed, I am reachable by phone to discuss at 603-430-8482.

Sincerely,

Frank Veneroso

City of Portsmouth
Board of Adjustment
1 Junkins Ave
Portsmouth, New Hampshire 03801

January 30, 2019

Dear Board of Adjustment Members:

We live at 53 Austin Street in downtown Portsmouth in the historic Heffenger (Harris-Heffenger or to some Austin-Pickering) home. It has been a privilege to live and love this home for more than 25 years. We would now like to share its fine beauty and rich history with the public. We are therefore seeking a variance to rezone our property to allow us to change the use of it into a historic inn.

We believe that the board will authorize this request as it meets the following criteria in Article 2, Section 10:233.20 in that:

- The variance will not be contrary to the public interest; but will in fact invite public participation and attraction to the city.
- The spirit of the Ordinance will be observed; - we relish the thought of not destroying this historic property in favor of a modern structure.
- Substantial justice will be done; - we owe a debt of gratitude to history to continue to protect it and leave its lessons for future generations.
- The values of surrounding properties will not be diminished; but in fact will become all the more desirable and valuable.
- Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship since this property is distinguished from all others save 43 Austin Street in its rich and carefully restored historic nature.

In addition we believe given this very special property and under this provision, “unnecessary hardship” is clear:

“Owing to special conditions of the property that distinguish it from other properties in the area, (a) no fair and substantial relationship exists between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and (b) the proposed use is a reasonable one.

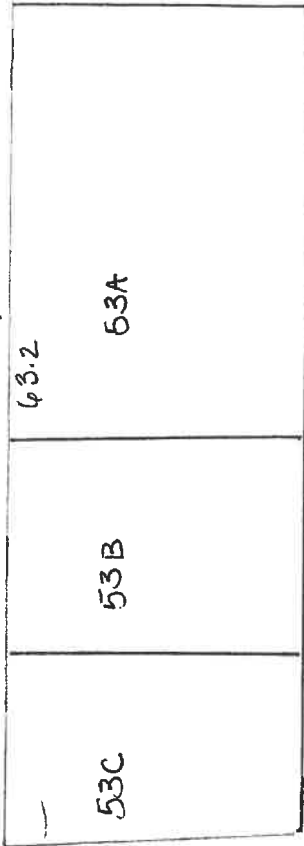
Finally, our neighbor, and abutter on both sides fully and enthusiastically supports our vision for the property. We therefore appreciate the opportunity to make this request before the Board of Adjustment, our neighbors and community.

Sincerely,

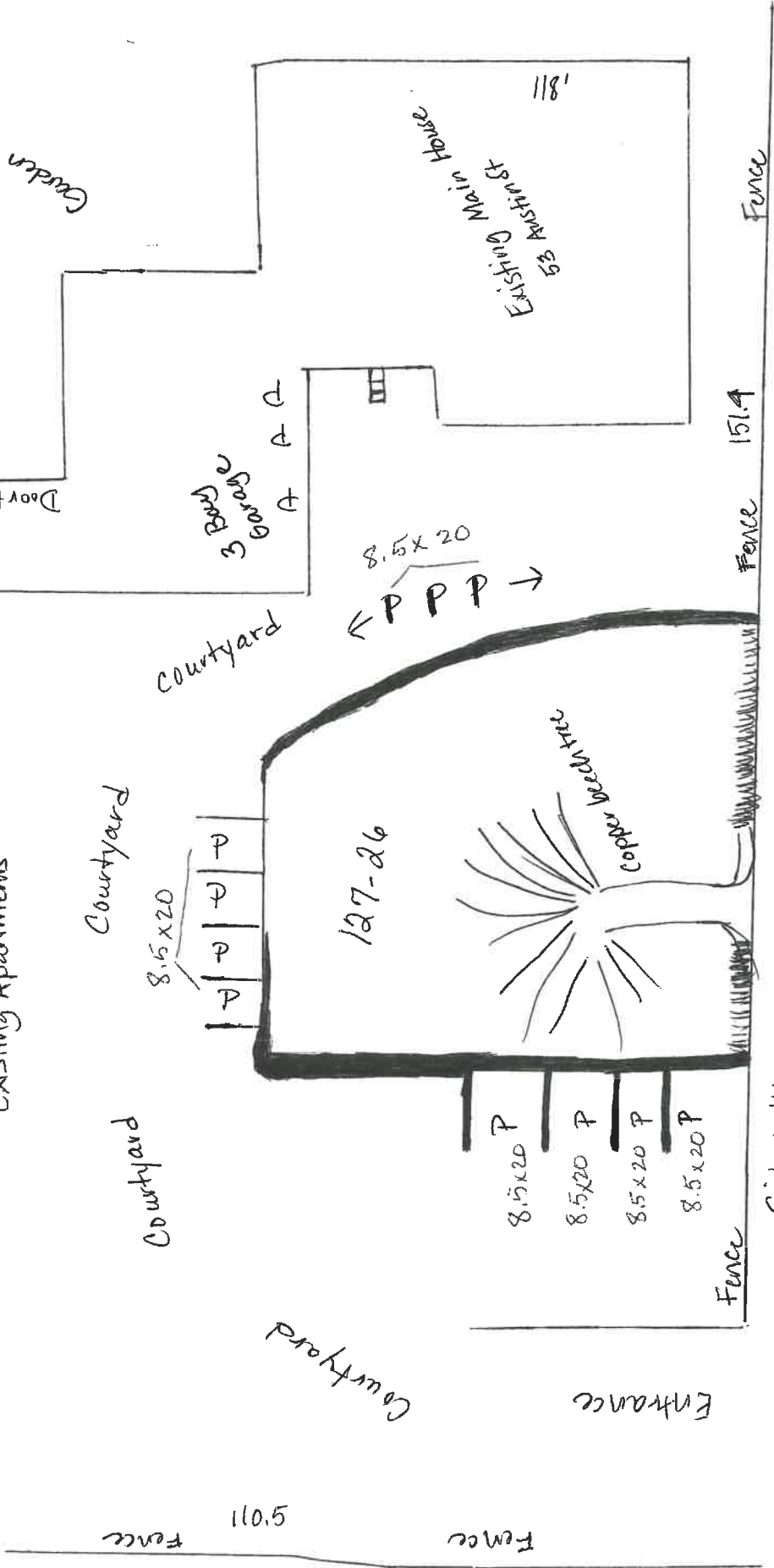

Frank Veneroso and Roslyn Weems



81.9'



Property line
distances



Legend P = parking
* Each space is measured to be 8.5x20 excluding the 3 garage spaces.

Exterior Sketch

FRANK VENEROSO
53 AUSTIN ST
PORTSMOUTH, NH 03801

53 Austin Street Photos

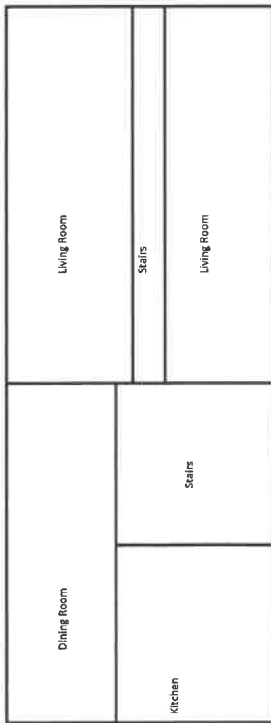
Frank Veneroso

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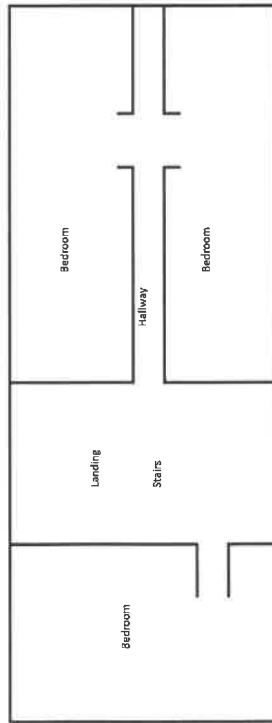
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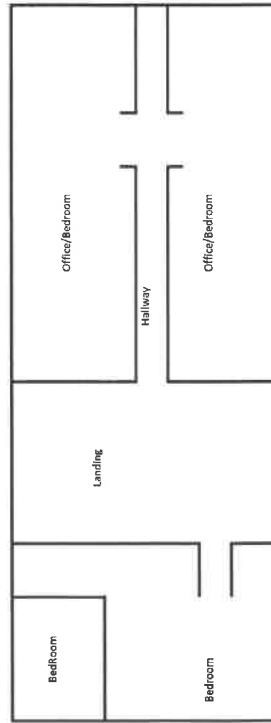
First Floor Layout



Second Floor Layout



Third Floor Layout



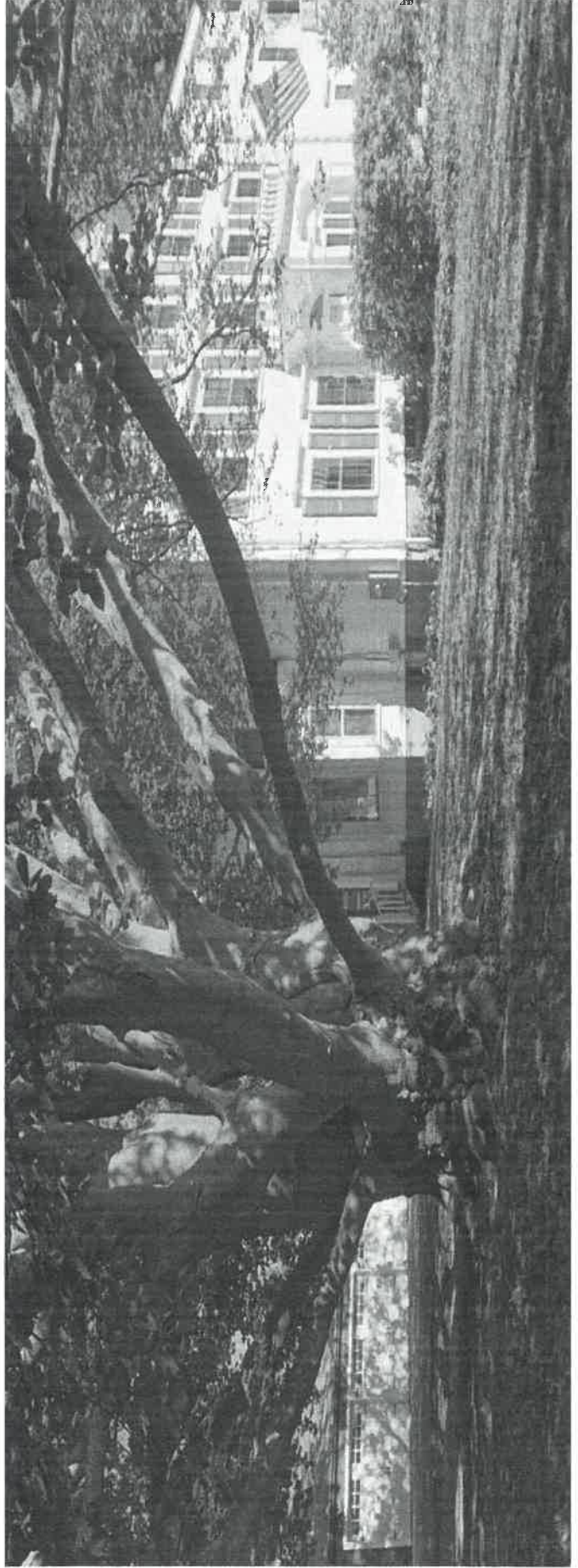
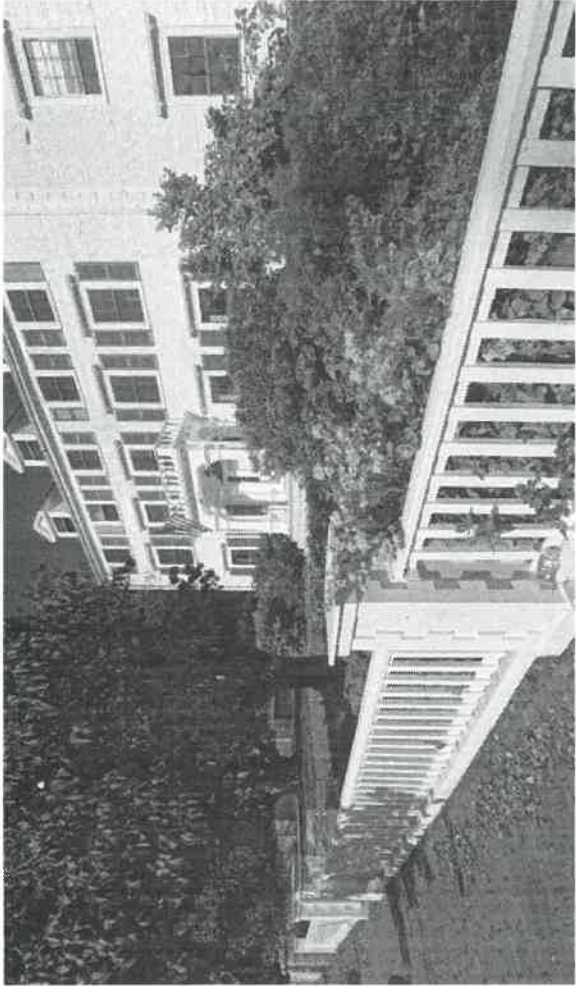
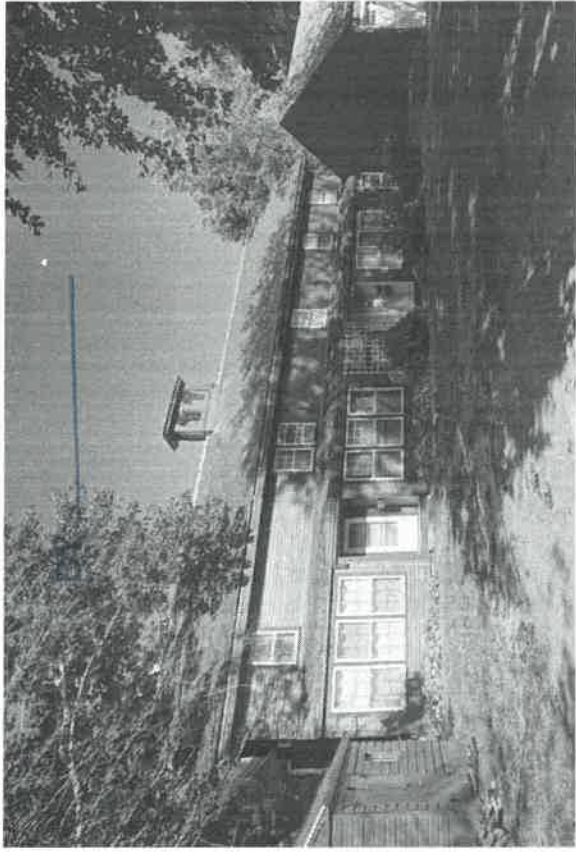
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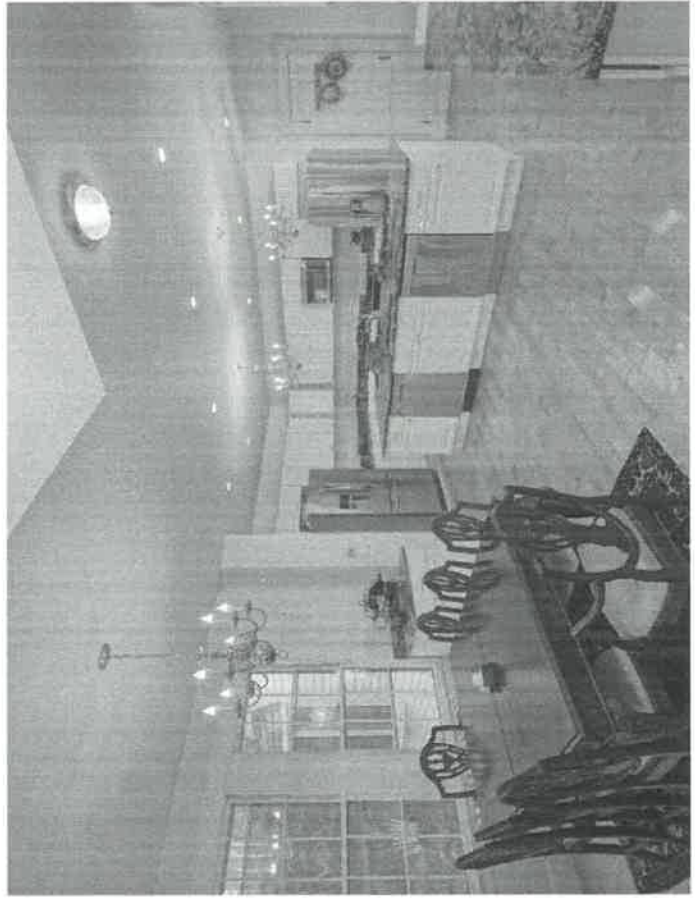


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First Floor



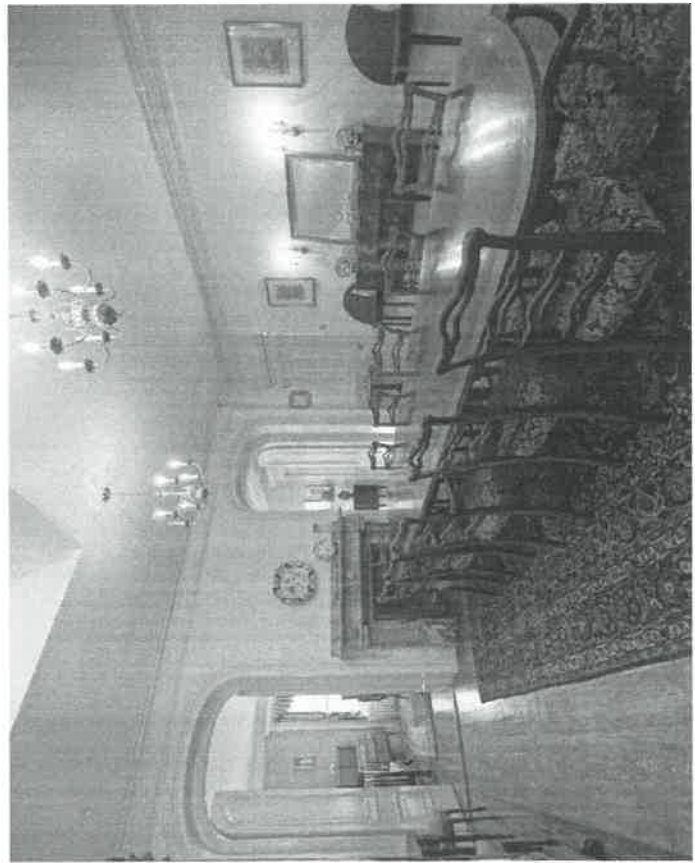
Living Room - Front



Kitchen

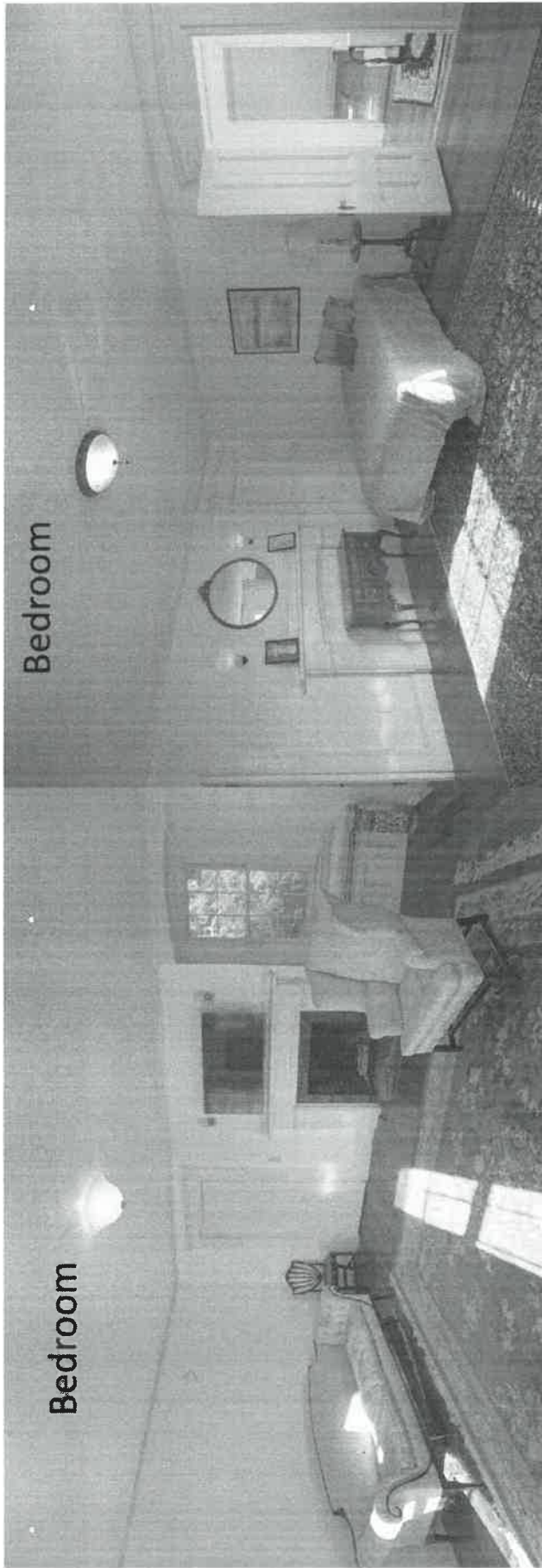


Living Room - Front



Dining Room

Second Floor



Bedroom

Bedroom



Bedroom

BY:

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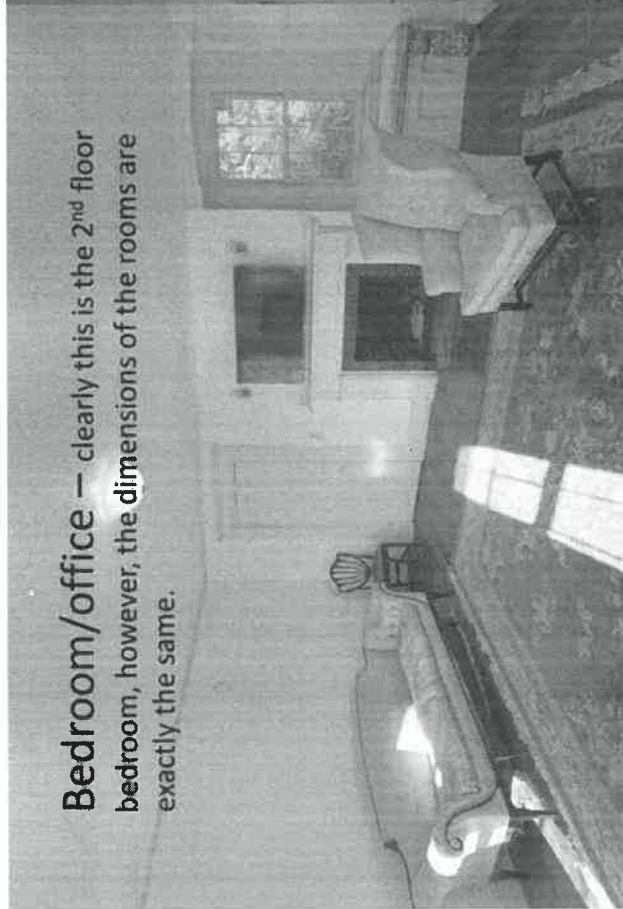
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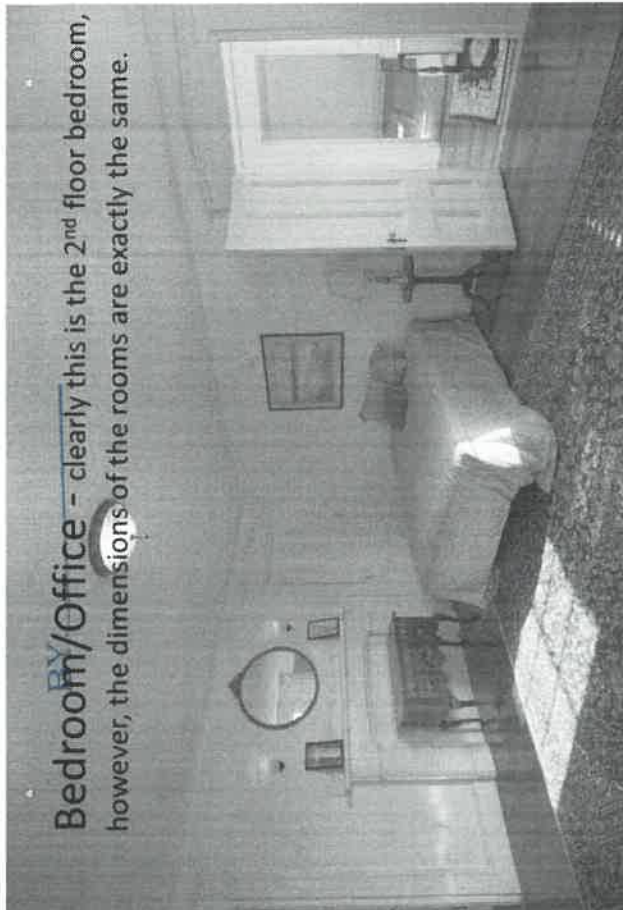
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Third Floor

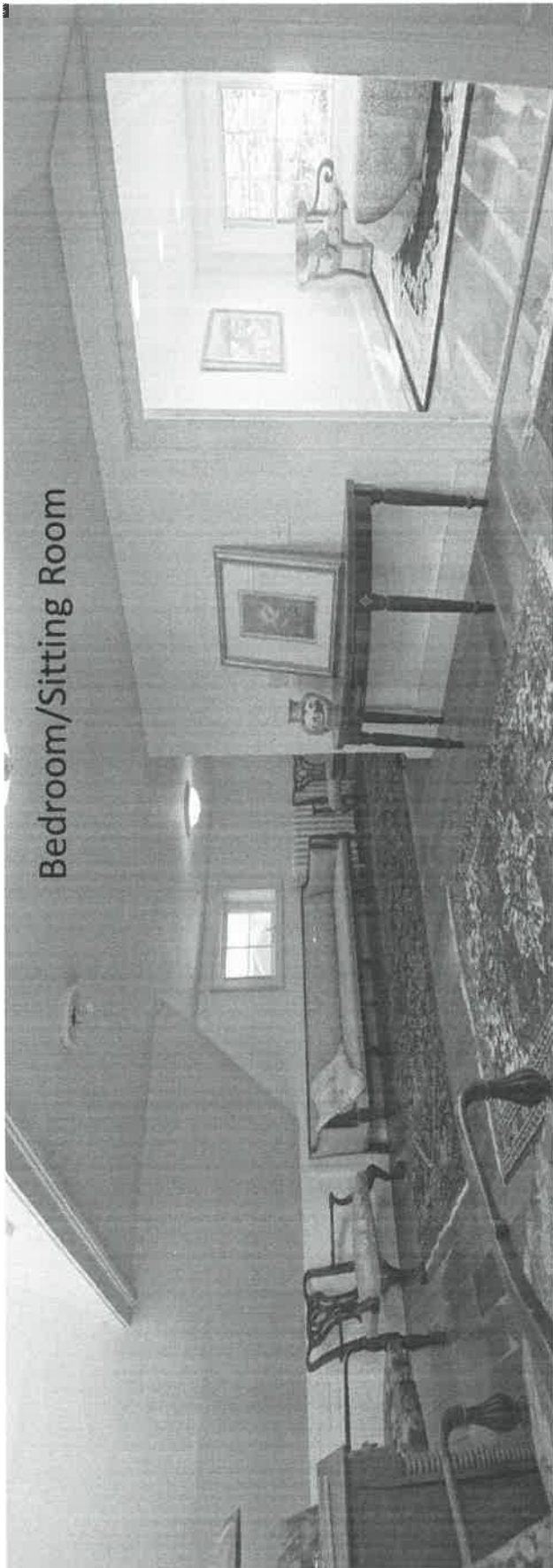
Bedroom/office – clearly this is the 2nd floor bedroom, however, the dimensions of the rooms are exactly the same.



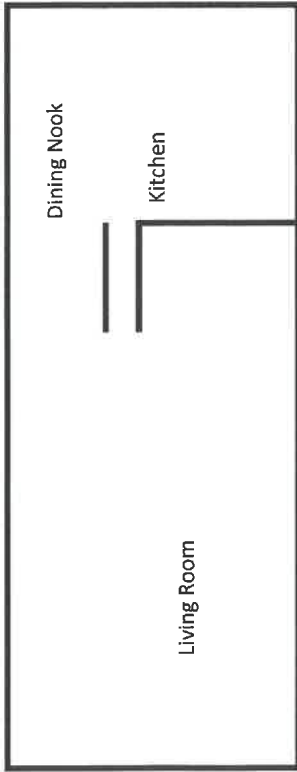
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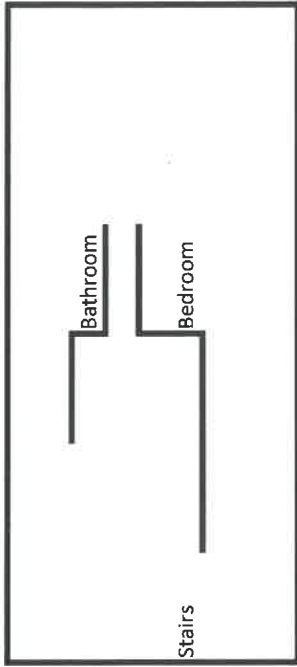
Bedroom/Sitting Room



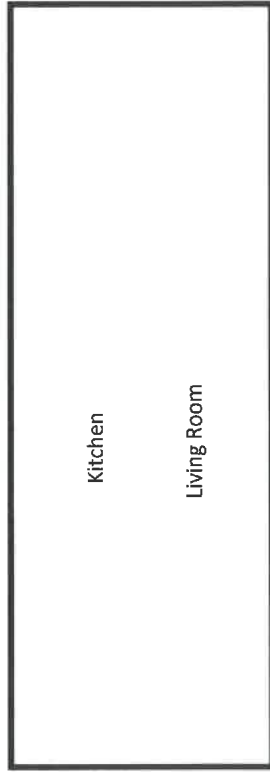
53 A Austin Street - First Floor Layout



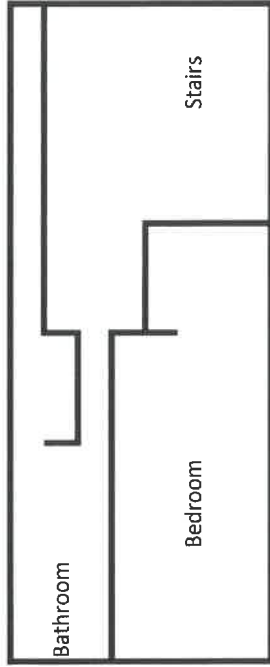
53 A Austin Street - Second Floor Layout



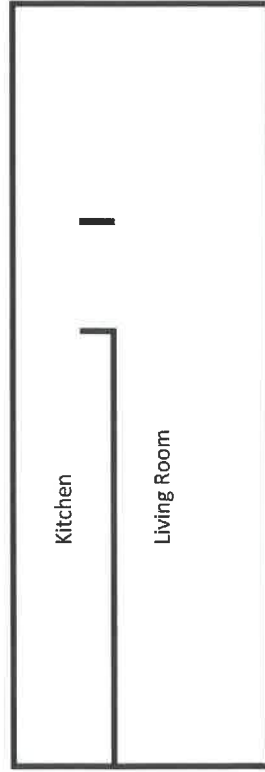
53 B Austin Street - First Floor Layout



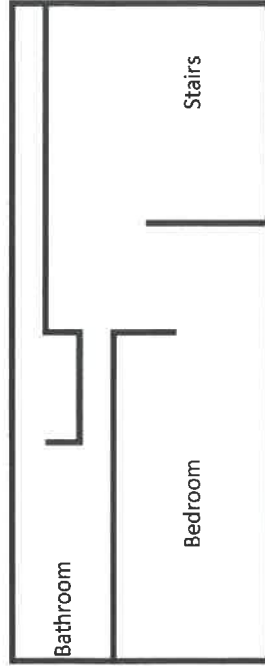
53 B Austin Street - Second Floor Layout



53 C Austin Street - First Floor Layout



53 C Austin Street - Second Floor Layout



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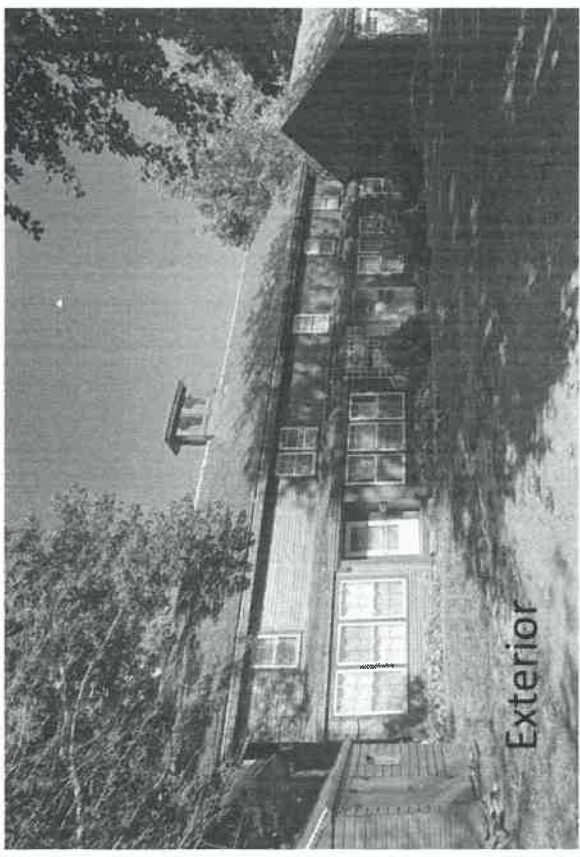
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53 Austin St. A

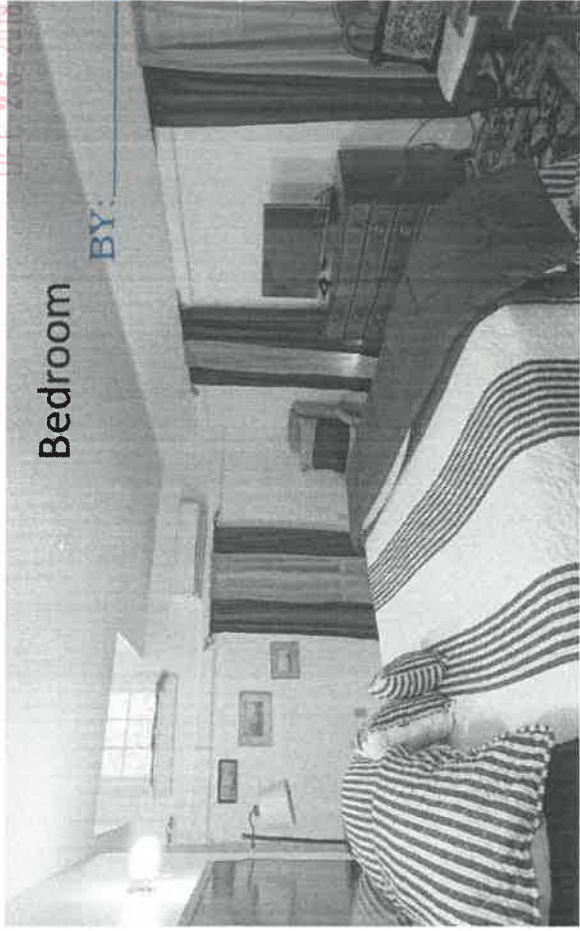
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Bedroom

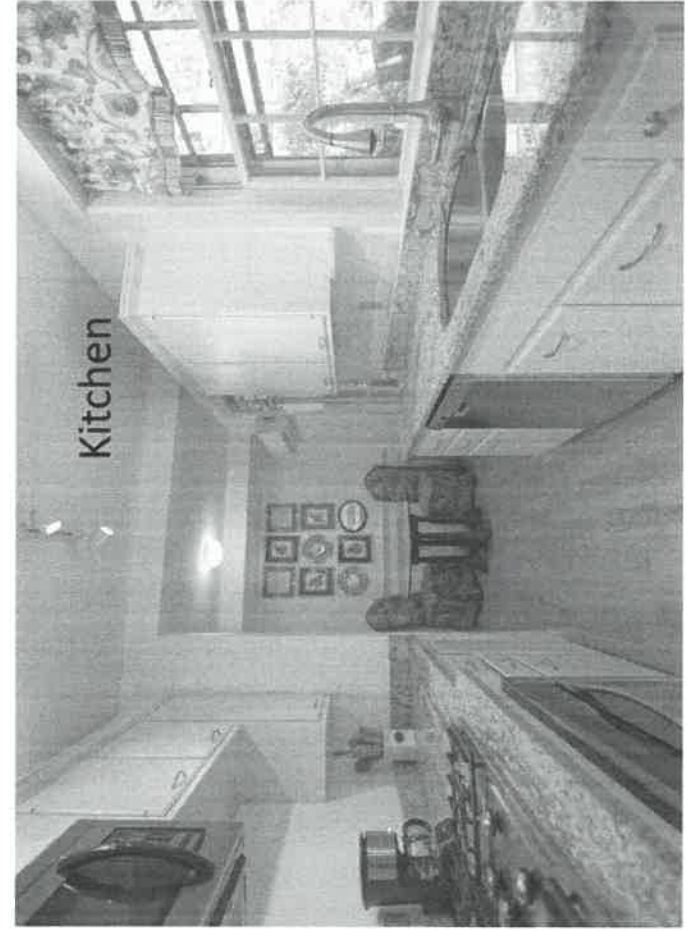
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Exterior



Living Room



Kitchen