

**220 & 222 Cass Street  
Map 147 Lot 29  
Zone GRC**

**To build Mudroom Addition over Existing Rear Deck at 222 Cass St.,  
with new landing & steps.**

**To permit the following:**

1. Building Coverage of 42% where 35% is allowed.
2. Left Side Setback of +/- 3.5ft where 10ft is required
3. Expansion of a Non-conforming Structure

**The undersigned agrees that the following circumstances exist.....**

1. This Addition will match the footprint of the Exist. Deck. The new Landing & Steps will increase the existing building coverage by just 13 sf.
2. The Setback to the Addition is +/- 7.5' and to the new Landing & Steps is +/- 3.5'.

**Criteria for the Variance:**

1. The Variances are not contrary to the public interest in that it will not affect adjacent properties. The Addition is not visible from Cass St, and the view from Chevrolet Ave is minimal & matches the exist. 1-story.
2. The Variances are consistent with the spirit of the ordinance in that it will allow this modest Addition and the new Landing & Steps will add a small area to the building coverage.
3. Substantial justice will be done, as this work will allow the owner to improve the the Property without adversely affecting adjacent properties.
4. These Variances will not diminish the value of surrounding properties.
5. The special condition of this property is the small Lot size and the existing deck's non-conformity to the Left Side Setback.



MUDROOM ADDITION, GARRISON RESIDENCE

TAX MAP 147 LOT 29 LOT AREA = .092AC ( 4008SF )

PROPOSED BUILDING COVERAGE ( BOTH 220 & 222 )

EXIST. 2-STORY STRUCTURE	= 1290 SF
EXIST REAR 1-STORY	= 208 SF
EXIST FRONT PORCHES	= 90 SF
220 REAR DECK & STEPS > 18"	= 28 SF
222 ADDITION OVER EX. DECK	= 44 SF
NEW LANDING & STEPS > 18"	= 23 SF

TOTAL PROPOSED COVERAGE = 1683 SF ( 42% )





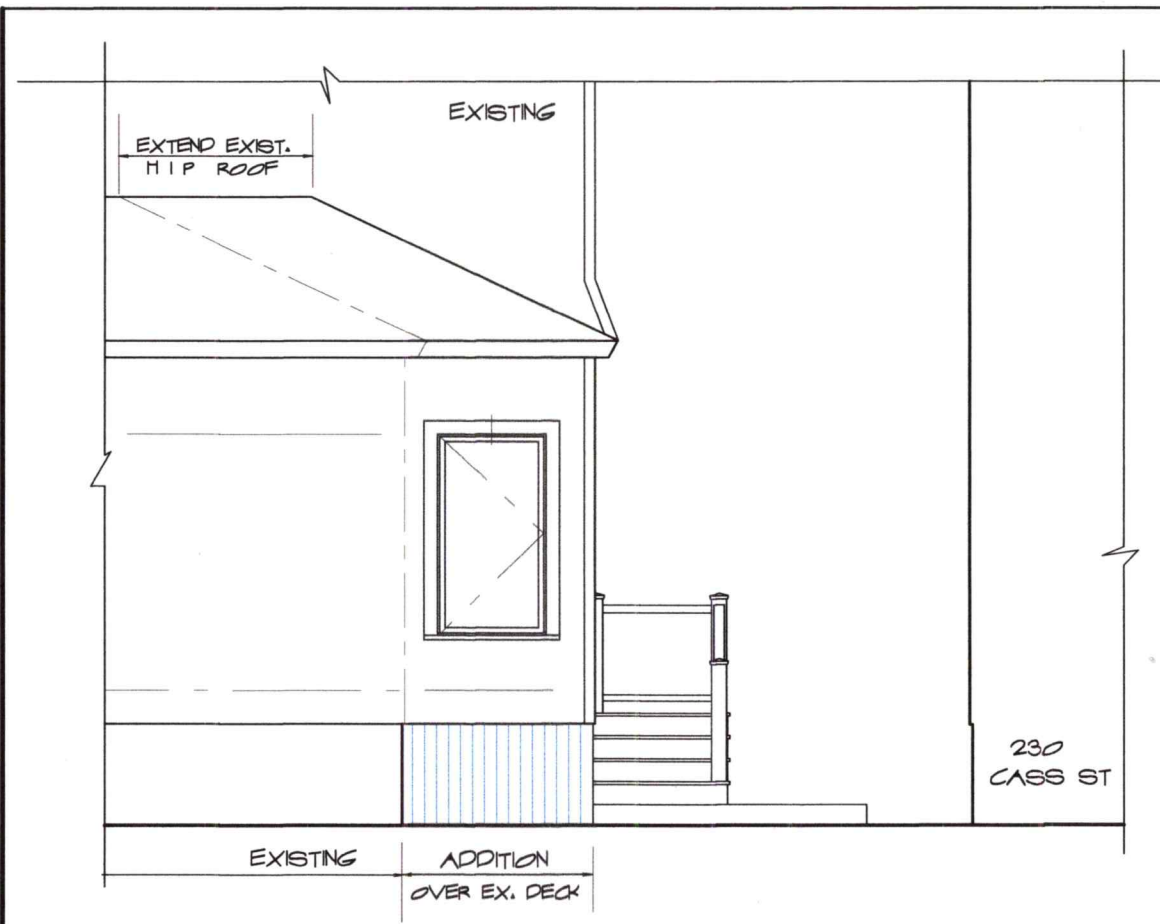
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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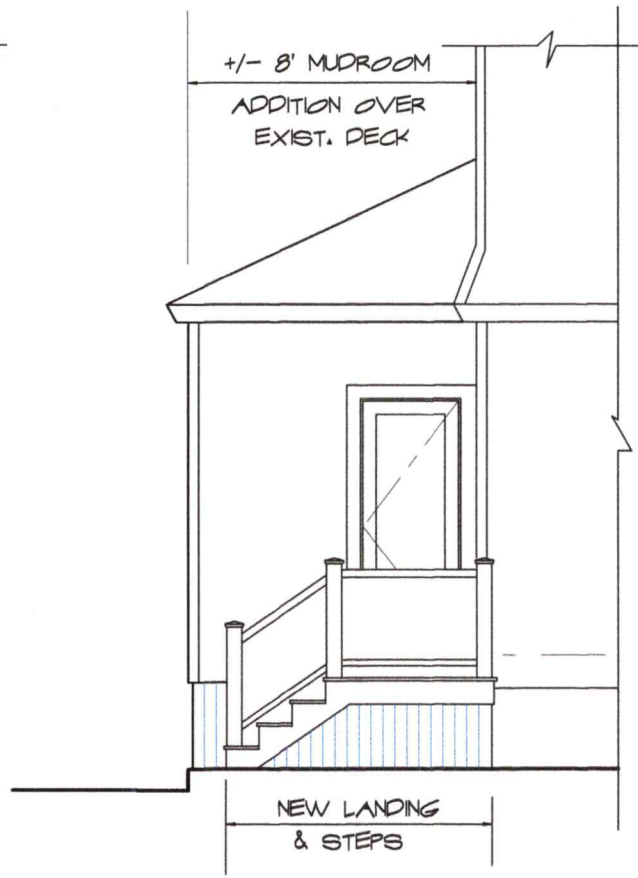
Geometry updated 4/1/2019  
Data updated 7/17/2019

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

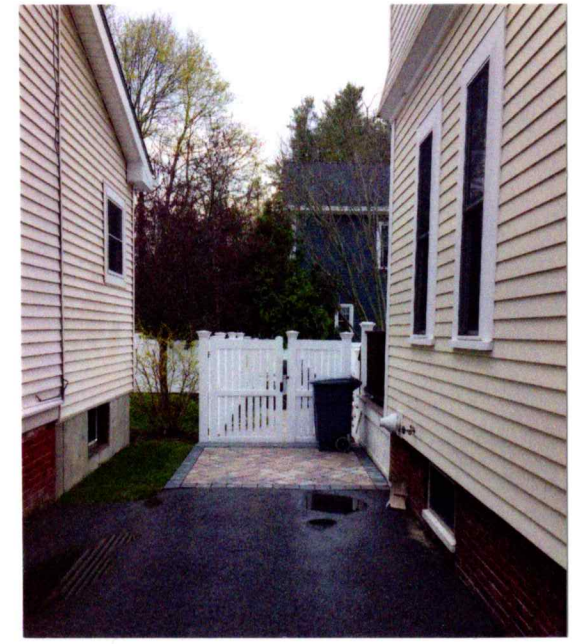
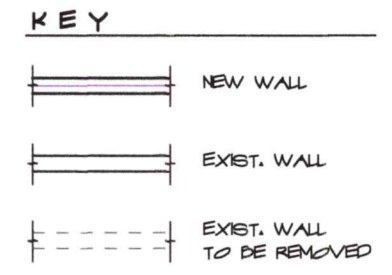




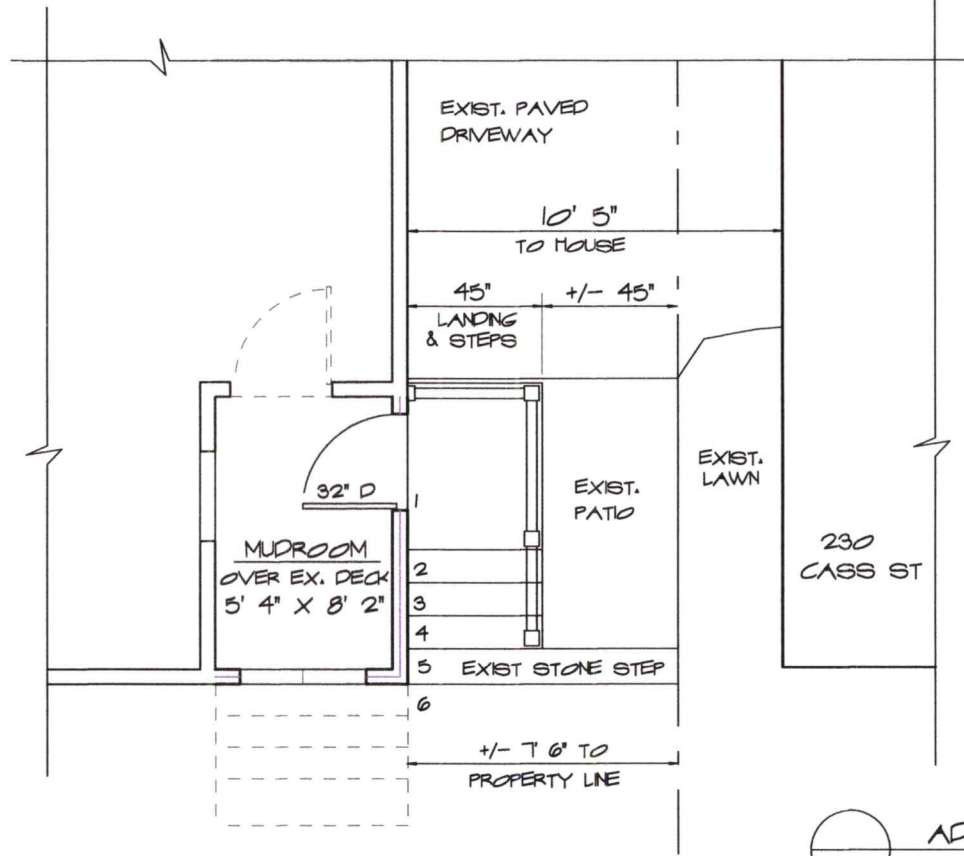
REAR ELEVATION  
SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



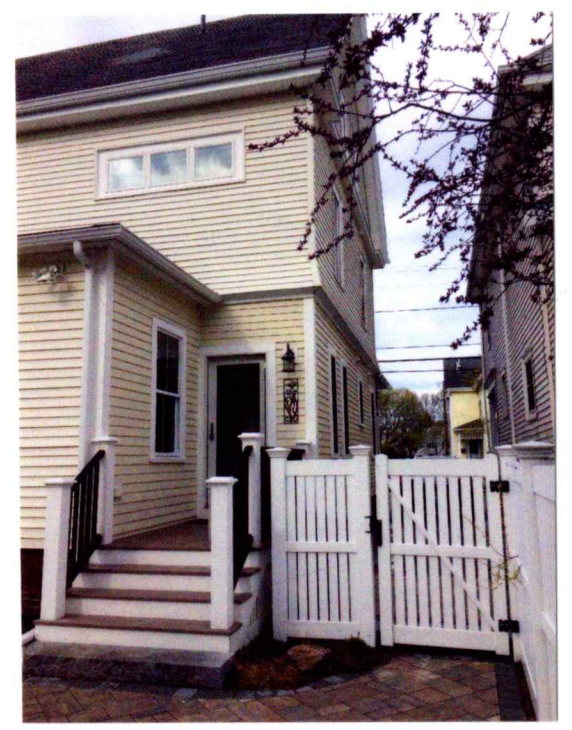
VIEW FROM CASS ST DRIVEWAY



ADDITION PLAN  
SCALE: 3/16" = 1'-0"



VIEW OF REAR 1-STORY HIP ROOF



VIEW OF EXIST. DECK & 1-STORY AT REAR

<p><b>SCHEMATIC DESIGN</b></p> <p>MUDROOM ADDITION, GARRISON RESIDENCE</p> <p>220 CASS STREET PORTSMOUTH, NH</p>	<p>9 Sheafe Street Portsmouth NH 03801 603-427-2832</p>	<p>Project: 2107</p>	<p>Date: 5/20/18</p>
	<p><b>ANNE WHITNEY ARCHITECT</b></p>		<p>Revisions:</p>
	<p>AM</p>		