

Portsmouth, NH - Board of Adjustment
Variance Statement for: 39 Cass Street

Date:

Chairman of the Board of Adjustment
C/O Planning Department City of Portsmouth
1 Junkins Ave.
Portsmouth, NH 03801

To The Chairman of the Board of Adjustment,

Please find this statement as addressing the requirements for a variance on the proposed project located at 39 Cass Street.

Overview: The existing single-family structure was purchased by the current owner, Kristin Martin on 02.05.18 as an investment property as a single-family rental. Unfortunately, there was a fire on the property and the insurance company deemed it unsafe for human use and has been abandoned since 11.25.19. At this time, we are proposing reusing the existing footprint and adding 171sf to the gross square footage to create a new cape that conforms to City of Portsmouth Building Code.

Per Section 10.521 – Expansion of a non-conforming structure. The current right and left yard setbacks are currently non-complying and we are building on the exact same footprint for living square feet. In order to comply to code for basement egress, we need to expand the gross footprint and add a new bulkhead. We are additionally expanding the deck size to square it off. The deck expansion is within the setback and we are under on lot coverage. We will be squaring off the existing footprint by adding 4sf of floor space so that the roof and foundation can be constructed easier and avoid strange rooflines currently cause water issues. We are widening the front landing and stairs to 60” wide for ease and safety of entry / exit from the structure.

Per Section 10.321 –Height Increase. We will be increasing the height of the existing antique cape by 3'- 8" from 18'7" to 22'3". There will not be a second floor living space. We are retaining single floor living but using current conventional building methods in order to keep costs reasonable and to bring the entire structure up to code (specifically: framing, insulation, plumbing and electrical). The current ceiling height is 7'-2". The proposed first floor will have 8'-0" high ceilings and the attic will only have 3'+/- of 8'-0" ceiling height. Part of the main floor will be cathedral while the other part will be used for attic storage.

Keeping in mind the 5 Criteria:

1. The new structure would be staying within the character of the neighborhood.

- a. The houses in the neighborhood are a mix New Englanders, capes and multi-family therefore staying in character with the neighborhood.
2. It would improve the safety and health of the homeowners and neighborhood.
 - a. Currently the structure is a safety hazard due to the abandoned situation. Prior to the fire, the house did not meet current building code and it is our goal to improve the neighborhood with this new cape.
3. Substantial justice is done.
 - a. No harm will be done to the neighborhood or community should this application be granted
4. The values of the surrounding properties are not diminished.
 - a. The neighborhood would improve with this proposed structure introduced into the neighborhood. We are in need of more affordable rental properties in Portsmouth and this would provide such a space while still remaining a 2-bedroom single-family dwelling unit.
5. Literal enforcement of the ordinance would result in unnecessary hardship
 - a. The existing structure is small modest home located on an equally small non-conforming lot; therefore, conforming to setbacks would eliminate the functional use of any space.
 - b. The existing height of the structure is 18'-7" with 2x4 walls. In order to re-create this height and still build in an efficient manner while meeting code we would end up with a very shallow roof and not an aesthetically pleasing structure.

We encourage the Portsmouth Board of Adjustment to grant the variance to the Martin Residence.

Submitted respectfully,

Amy Dutton
Amy Dutton Home
9 Walker Street
Kittery, Maine 03904
amy@amyduttonhome.com
207-337-2020

PHOTOS OF EXISTING PROPERTY:



FRONT ELEVATION



EAST SIDE ELEVATION



BACK ELEVATION



BACK SIDE PERSPECTIVE (showing the 4sf to be filled in)

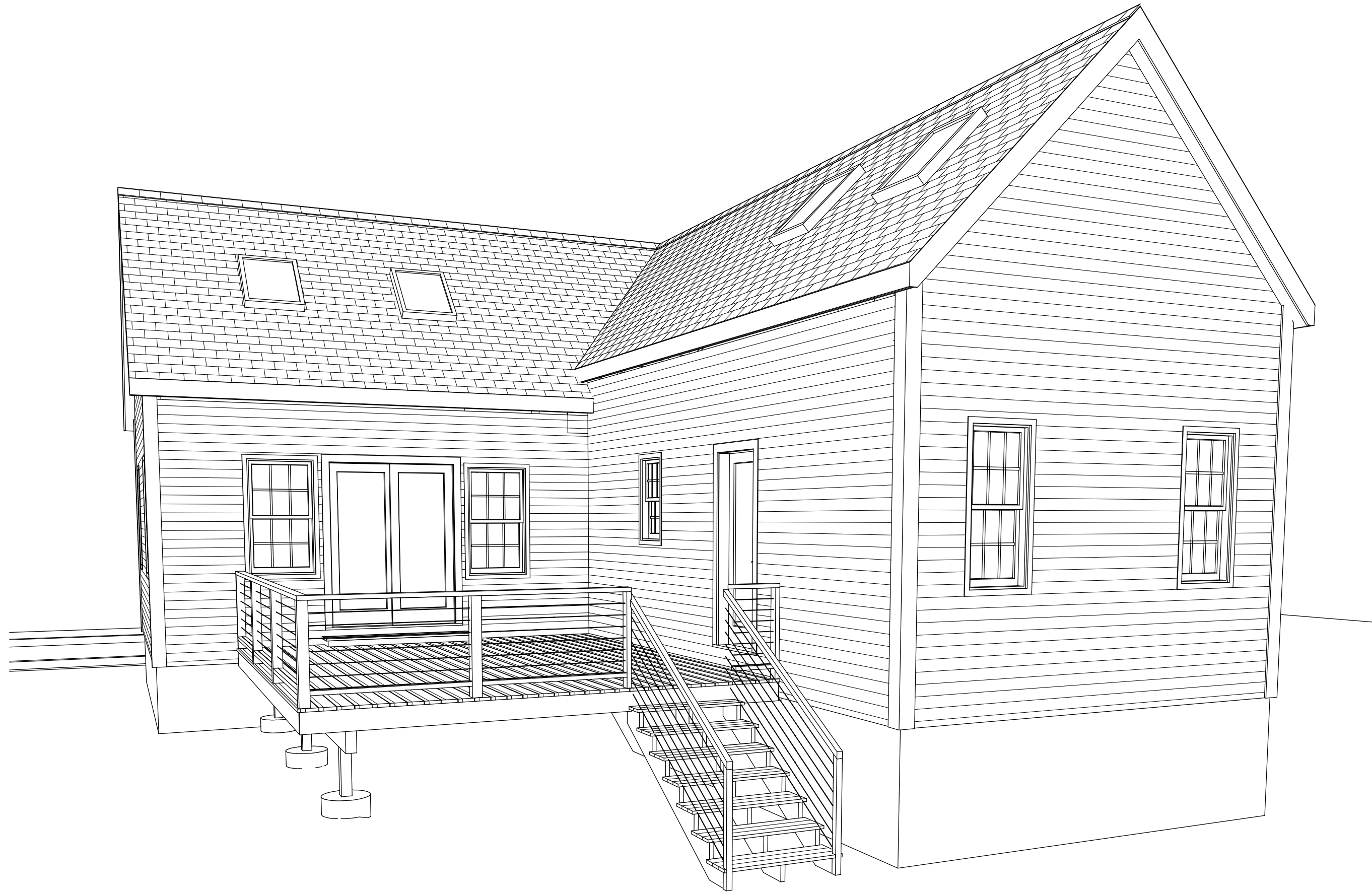


WEST SIDE ELEVATION



FRONT OVERVIEW

SCALE: NOT TO SCALE



BACK OVERVIEW

SCALE: NOT TO SCALE

SPECIFICATIONS + NOTES

- *ROOFING MATERIAL**
***ALL TRIM PACKAGE: PVC OR BORAL**
***SIDING:**
***BRACKETS:**ProNood Market - Bracket 02T9 - P 32", H:42", T: 5.5" (Ptd: WHITE)
***COLUMNS:**
***STAIR SYSTEM:**
 _EXTERIOR:
 ***BROSCO:** Liberty Extruded Rail System
 ***RISER:** AZEC- WHITE
 ***TREAD:** SELECTWOOD, ZURI "Weathered Grey"
 _INTERIOR:
 ***NEWEL**
 ***HANDRAIL**
 ***BALUSTERS**
 ***RISER FINISH**
 ***TREAD**

***WINDOWS:**
 _MANUFACTURER:
 _EXT. FINISH:
 _INT. FINISH:

***DOORS:**
 _MANUFACTURER:
 _EXT. FINISH:
 _INT. FINISH:

- *BATHROOMS:**
 _FLOORING
 _TUB DESIGN
 _SHOWER FLOOR
 _SHOWER WALLS
 _SHOWER HEADS
 _SHOWER NICHE VS. SHELVES
 _SHOWER DOOR
 _NOTE: MAJOR PLUMBING CHANGES

***FLOORING:**
 _1ST FLOOR:
 _2ND FLOOR:
 _HEATED FLOOR:
 _REFINISH AREAS:

***KITCHEN:**
 _CABINETRY NOTES: Specs to be prepared on 11 x 17 doc.
 _BUILT-IN NOTES:
 _APPLIANCES

***MANTLE:**

- *FIREPLACE:**
 _GAS
 _WOOD: INT. FIREBOX: RED BRICK VS. YELLOW BRICK
 _HEARTH: RAISED VS. FLUSH
 ***MATERIAL:**

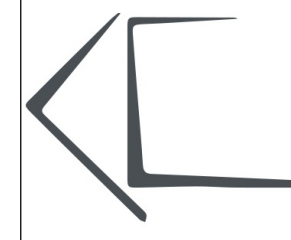
- NOTES:**
***CEILING HEIGHTS:** 1ST FLOOR: ____ | 2ND FLOOR: ____
***CORNER BOARDS:** 6" TYP
***WATER TABLE:** 10" W/ COPPER FLASHING TYP.
***RAKE BOARD:** 8" TYP. PVC OR BORAL. (FILLED & PAINTED)
***SOFFIT - BEADBOARD AZEC OR EQ.**
***ROOF VENT - RIDGE VENT VS. BROSCO LOUVERED VENT VS. SOFFIT VENT**
***ARCHITECTURAL DETAIL:**
***WINDOW TRIM:** 4-1/2" TYP. PVC

- TOTAL SQUARE FOOTAGE:**
 _NEW
 _RENOVATED SF
 _TOTAL

GENERAL NOTES:

- DO NOT SCALE DRAWINGS
- ALL TRASH GENERATED BY THE CONTRACTOR WILL BE PLACED IN A TRASH CONTAINER PROVIDED BY THE CONTRACTOR ON SITE AT THE END OF EACH DAY.
- VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIAL. NOTIFY DESIGNER OF ANY CONFLICTS OR DISCREPANCIES IN THE DOCUMENTS IMMEDIATELY.
- ALL ELECTRICAL AND MECHANICAL WORK SHALL BE PERFORMED BY SUB-CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR AND INTERIOR DESIGNER WITH RESPECT TO LIGHTING AND CEILING DETAILS.
- COORDINATE ALL ELECTRICAL AND MECHANICAL FIXTURES TO FIT WITHIN CEILING, FLOOR, AND WALL SPACES. VERIFY LOCATIONS WITH DESIGNER.
- IT IS THE INTENT AND MEANING OF THESE DOCUMENTS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO COMPLETE THE WORK WITHIN THE RECOGNIZED STANDARDS OF THE CONSTRUCTION INDUSTRY.

PRELIMINARY SET FOR BID SET ONLY - NOT FOR CONSTRUCTION USE.



OVERVIEW

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- OVERVIEW
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- DETAILS
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- PLUMBING
- KITCHEN
- BATH
- CABINETRY
- PERSPECTIVES

CLIENT:

CHRIS & KRISTIN MARTIN
MBS BUILDERS
39 CASS STREET
PORTSMOUTH, NH

CONTACT:

AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@duttonhome.com
207.703.0696

DATE:

6/16/20

SCALE:

SCALED FOR:
24" X 36"

DRAWING SCALE

SHEET:

A1




CALCULATIONS

ZONING MINIMUMS:
front setback: 5'
rear setback: 20'
side setbacks: 10'
lot coverage: 35%

EXISTING CONDITIONS:
LOT SIZE: 0.09 ACRES
ANTICIPATED DISTURBED AREA: 0 SF
FRONT GABLE HT: 18'-7"
BACK GABLE HT: 14'-10"
LIVING SF: 1,119
FIRST FLOOR 966
ATTIC 213
BASEMENT 0
DECK 0
GROSS SF: 2,404
FIRST FLOOR 966
ATTIC 608
BASEMENT 608
DECK 222
AREA OF FOOTPRINT: 966 SF
EXISTING SETBACKS:
FRONT: 7'-0"
REAR: 50'-6"
LEFT: 5'-0"
RIGHT: 6'-9"
EXISTING LOT COVERAGE: 30.03%
EXISTING PARCEL AREA: 2.73% or 0.0273 ACRES

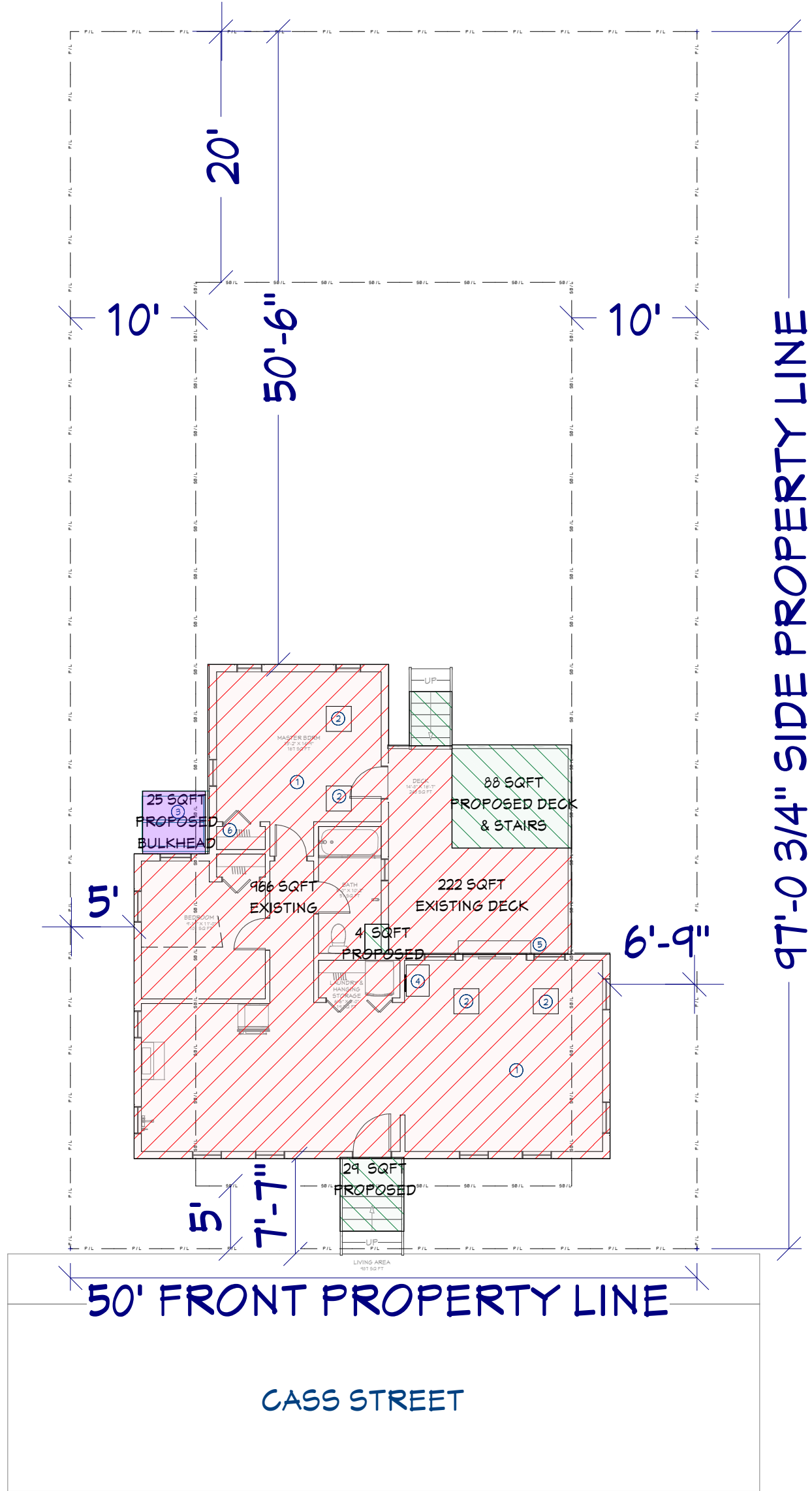
PROPOSED CONDITIONS:
LOT SIZE: 0.09 ACRES
FRONT GABLE HT: 22'-3"
BACK GABLE HT: 23'-6"
LIVING SF: 1,183
FIRST FLOOR 970
ATTIC 213
BASEMENT 0
DECK 0
GROSS SF: 2,575
FIRST FLOOR 970
ATTIC 608
BASEMENT 633
DECK 364
AREA OF FOOTPRINT: 970 SF
PROPOSED SETBACKS:
FRONT: 7'-0"
REAR: 50'-6"
LEFT: 5'-0"
RIGHT: 6'-9"
PROPOSED LOT COVERAGE: 34.03%
PROPOSED PARCEL AREA: 3.06% or 0.0306 ACRES

CAD BLOCK KEY

-  = PROPOSED SQFT
-  = EXISTING SQFT
-  = PROPOSED BULKHEAD

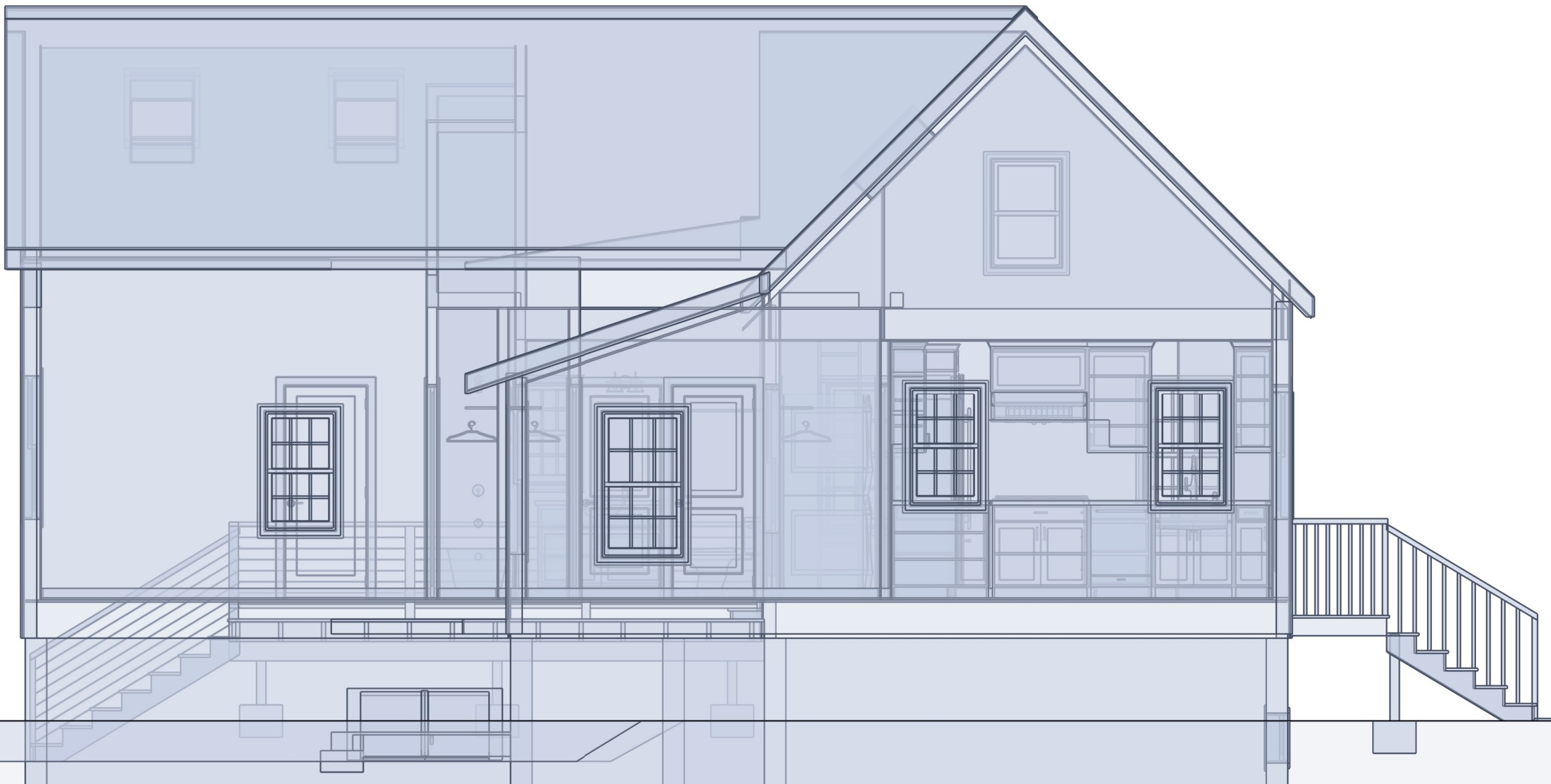
SITE PLAN

SCALE: 1" = 10'-0"

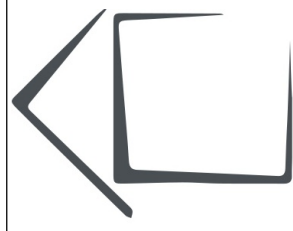


GLASS HOUSE ELEVATION FROM WEST

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



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SITE PLAN

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MBS BUILDERS
39 CASS STREET
PORTSMOUTH, NH

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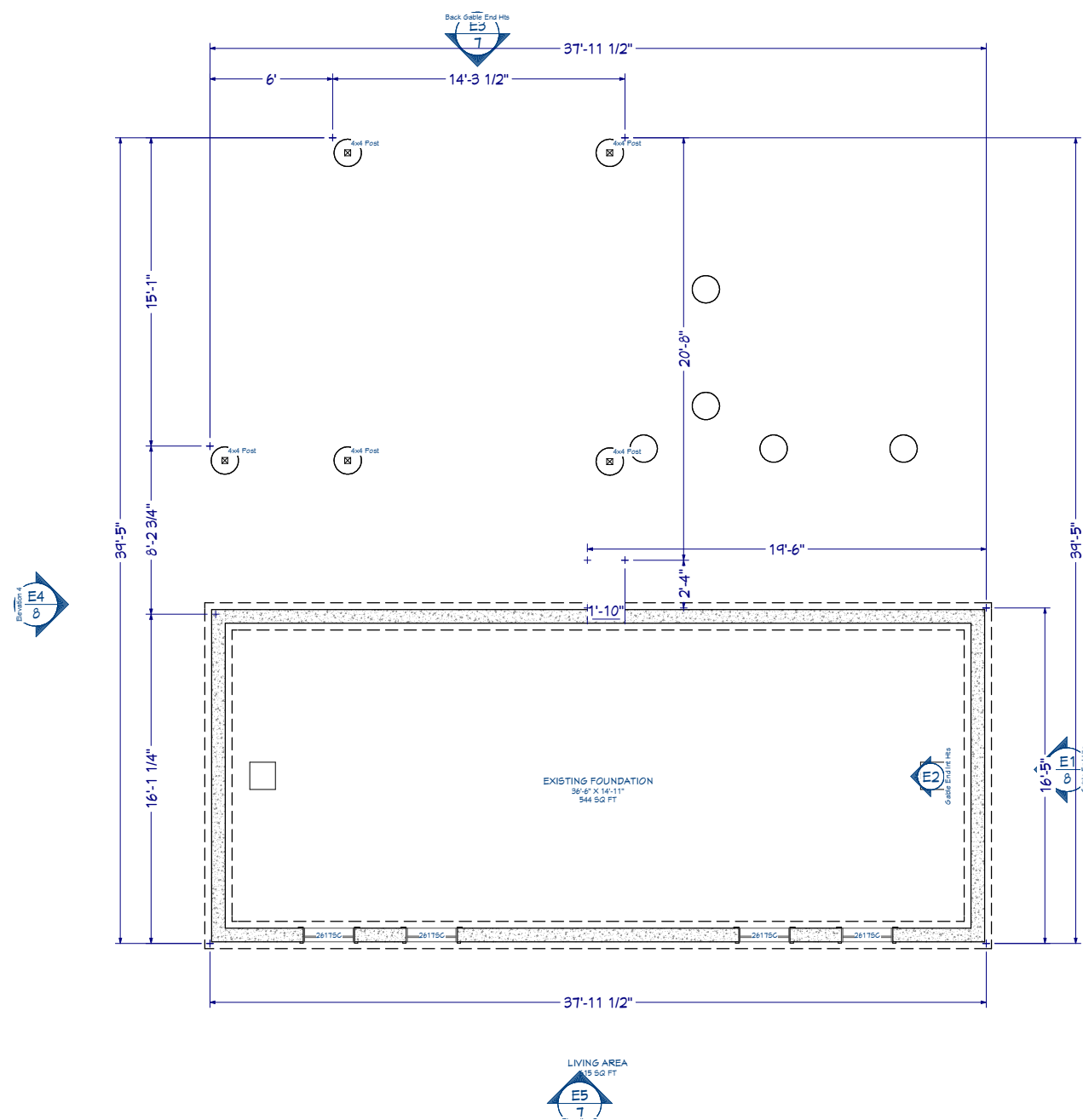
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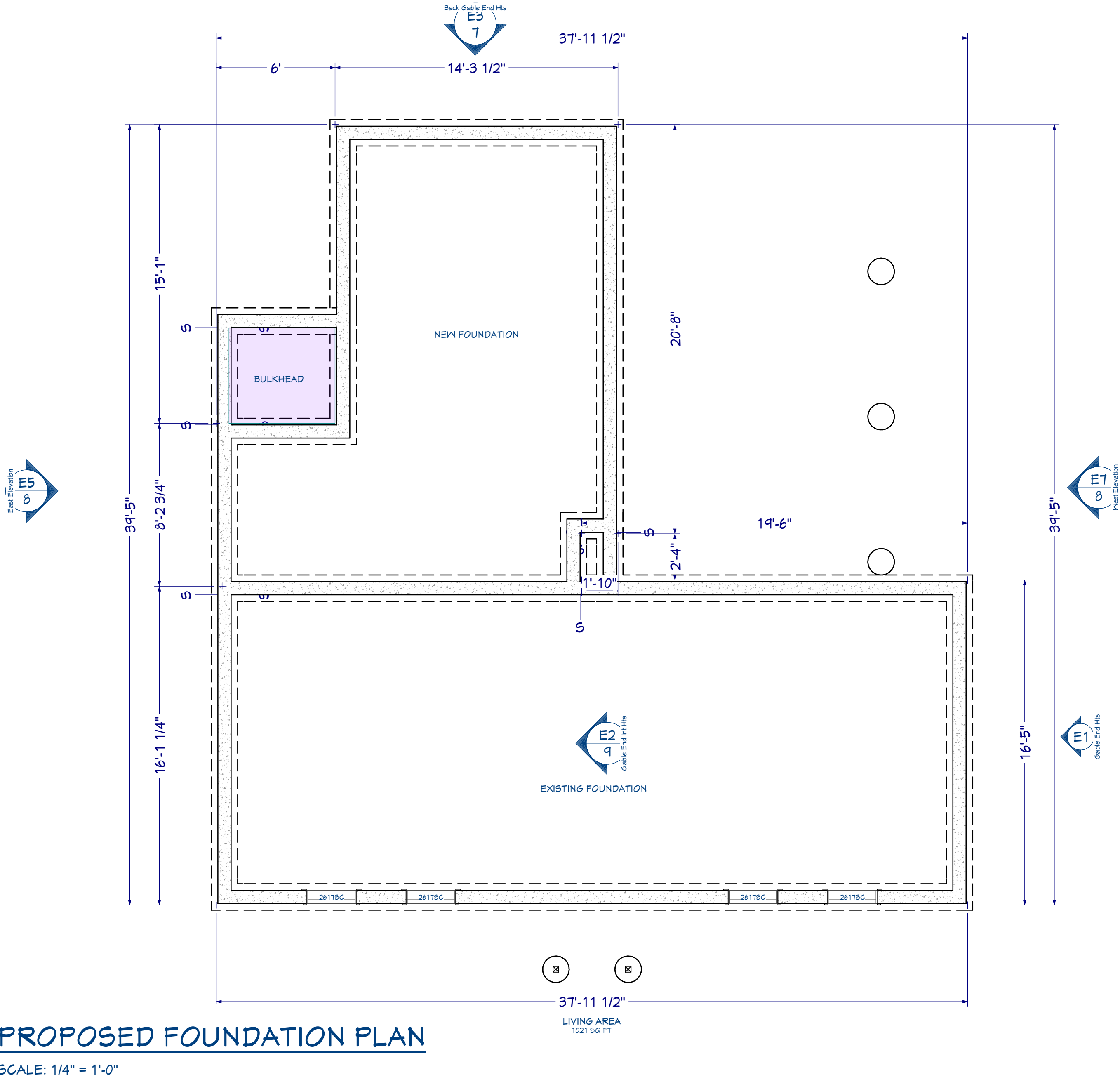
DRAWING SCALE

SHEET:

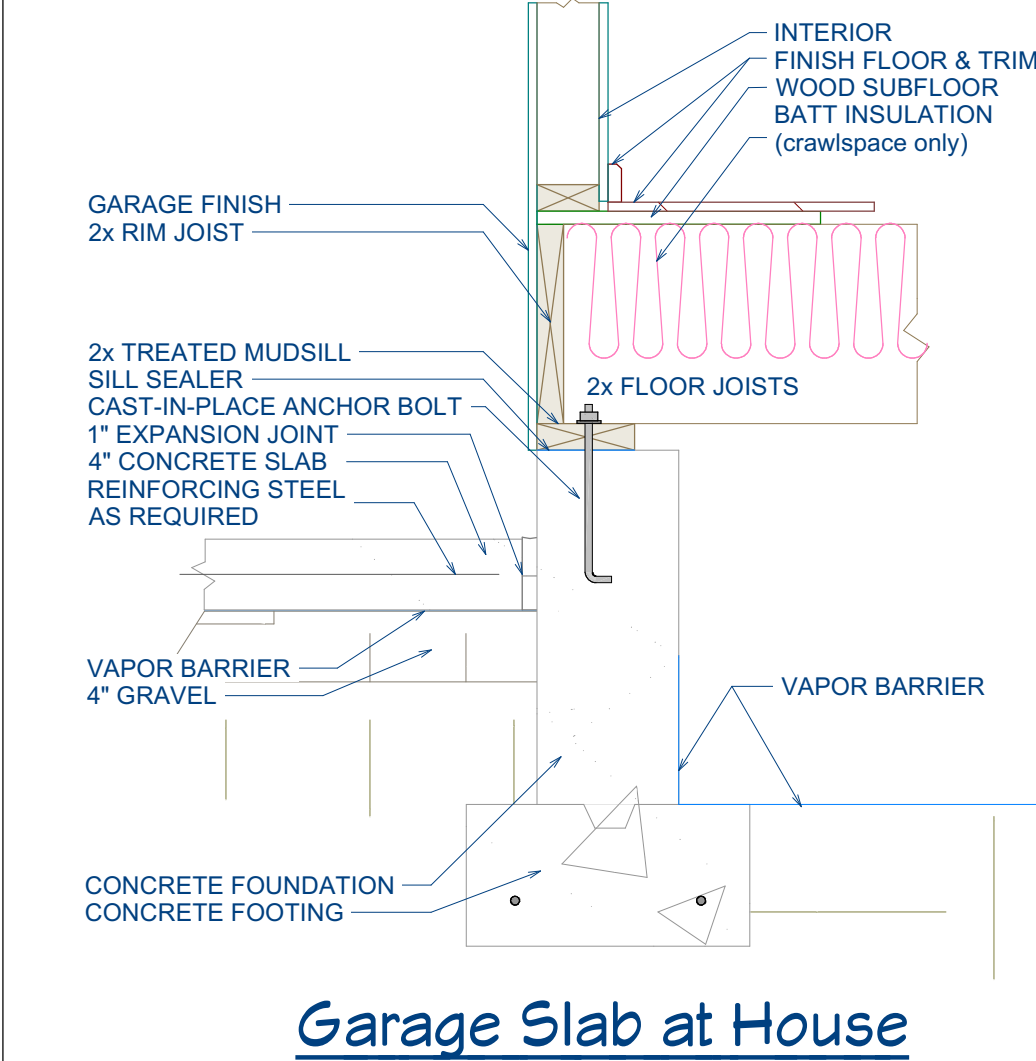
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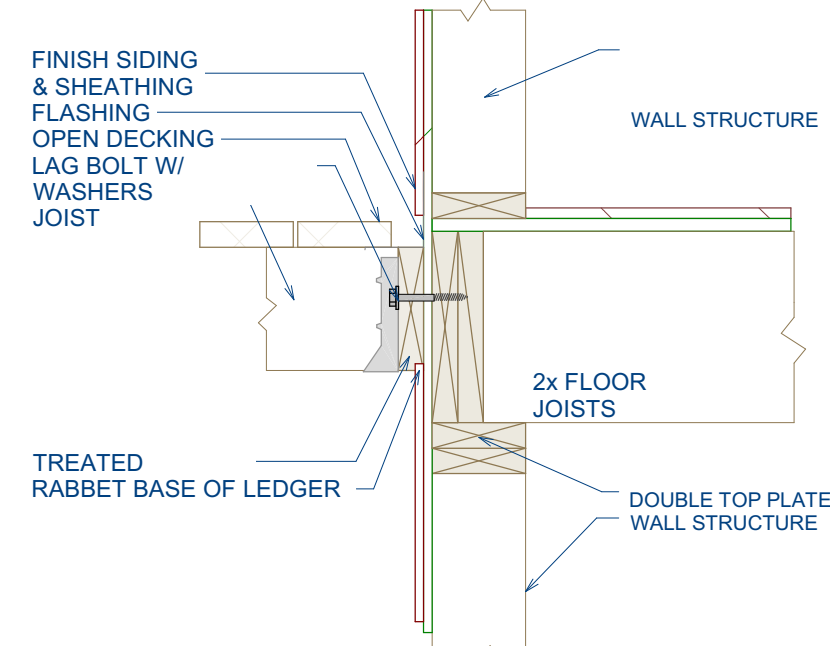
EXISTING FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



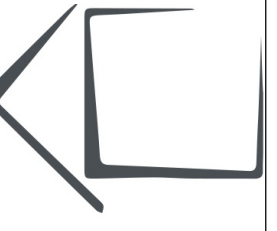
Garage Slab at House



Deck Anchored to Wood Wall: Ledger to Wall

FOUNDATION DETAIL - 96" BASEMENT FOUNDATION WALL
SCALE: NOT TO SCALE

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FOUNDATION

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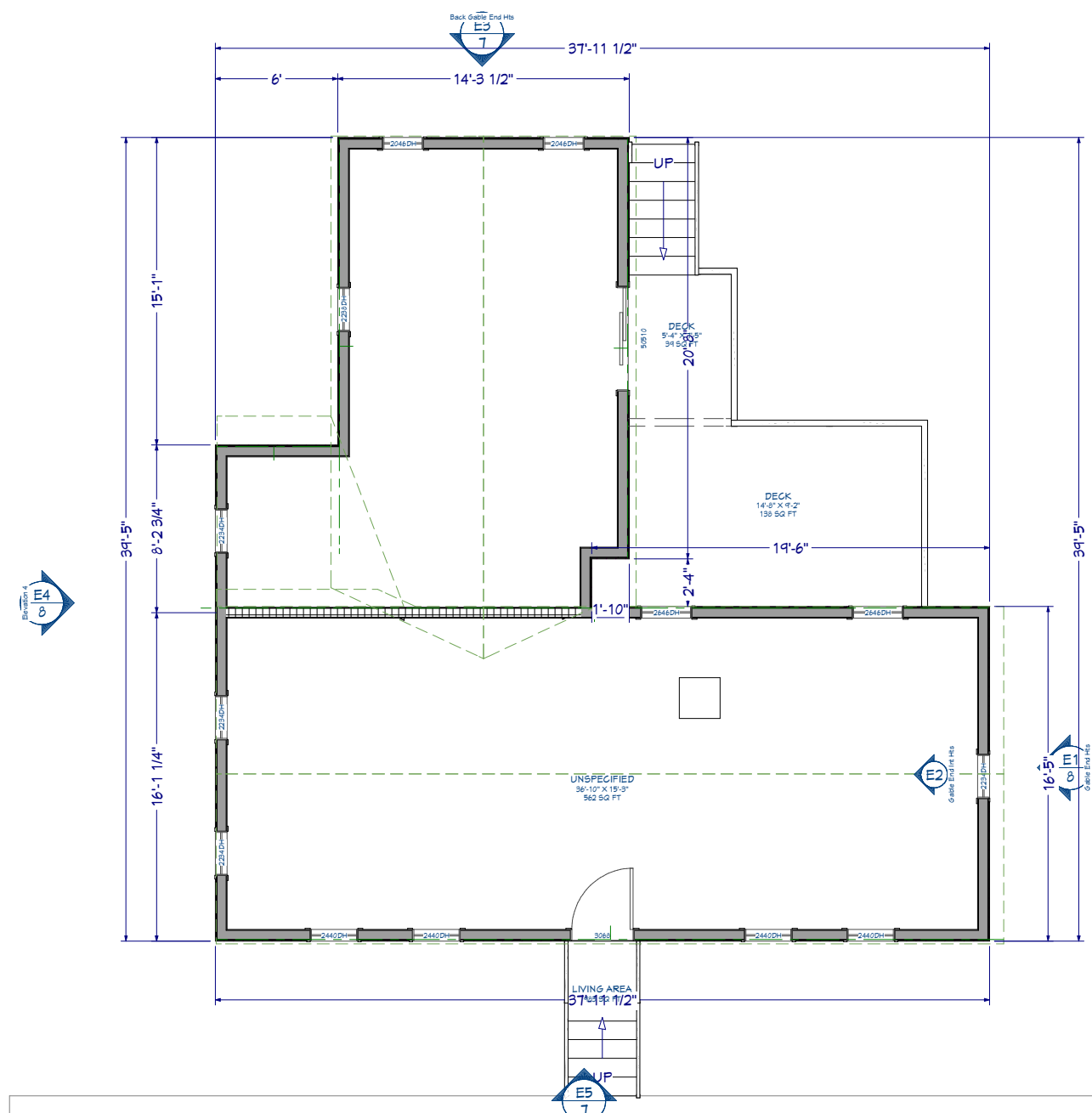
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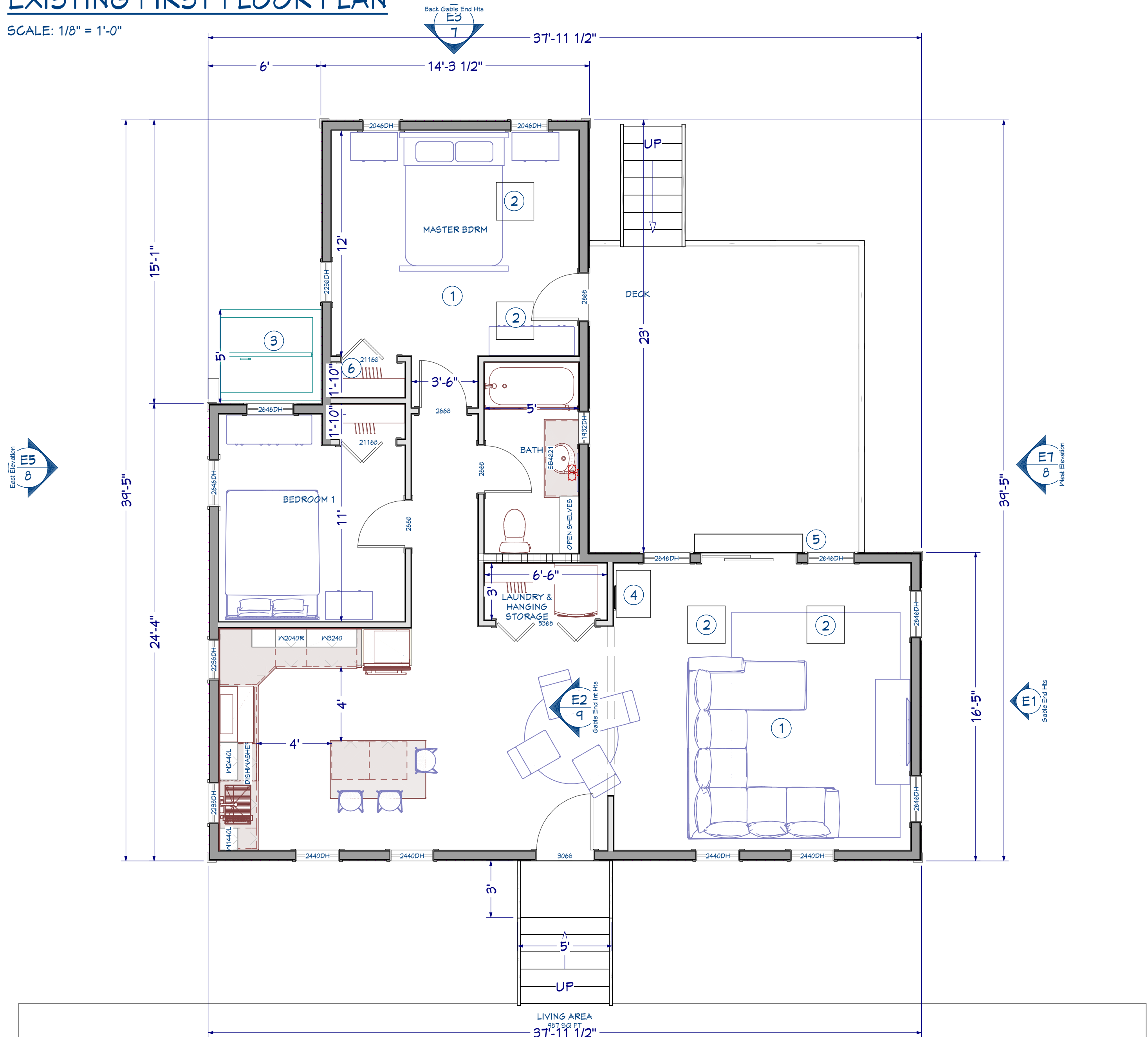
DRAWING SCALE

SHEET:
A4



EXISTING FIRST FLOOR PLAN

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



PROPOSED FIRST FLOOR PLAN

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



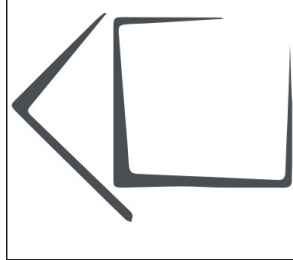
PERSPECTIVE VIEW

SCALE: NTS

NOTE SCHEDULE	
1	CATHEDRAL CEILING
2	SKYLIGHT
3	BULKHEAD
4	30"X32" ATTIC ACCESS, LADDER ON WALL
5	STEP UP TO SLIDER
6	ACCESS PANEL IN FLOOR OF CLOSET TO BASEMENT

WALL LEGEND	
	= EXTERIOR WALL
	= INTERIOR 6
	= INTERIOR 4
	= DEMO WALL
	= GLASS TOP TILE BOTTOM PONY WALL
	= GLASS SHOWER WALL

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FIRST FLOOR

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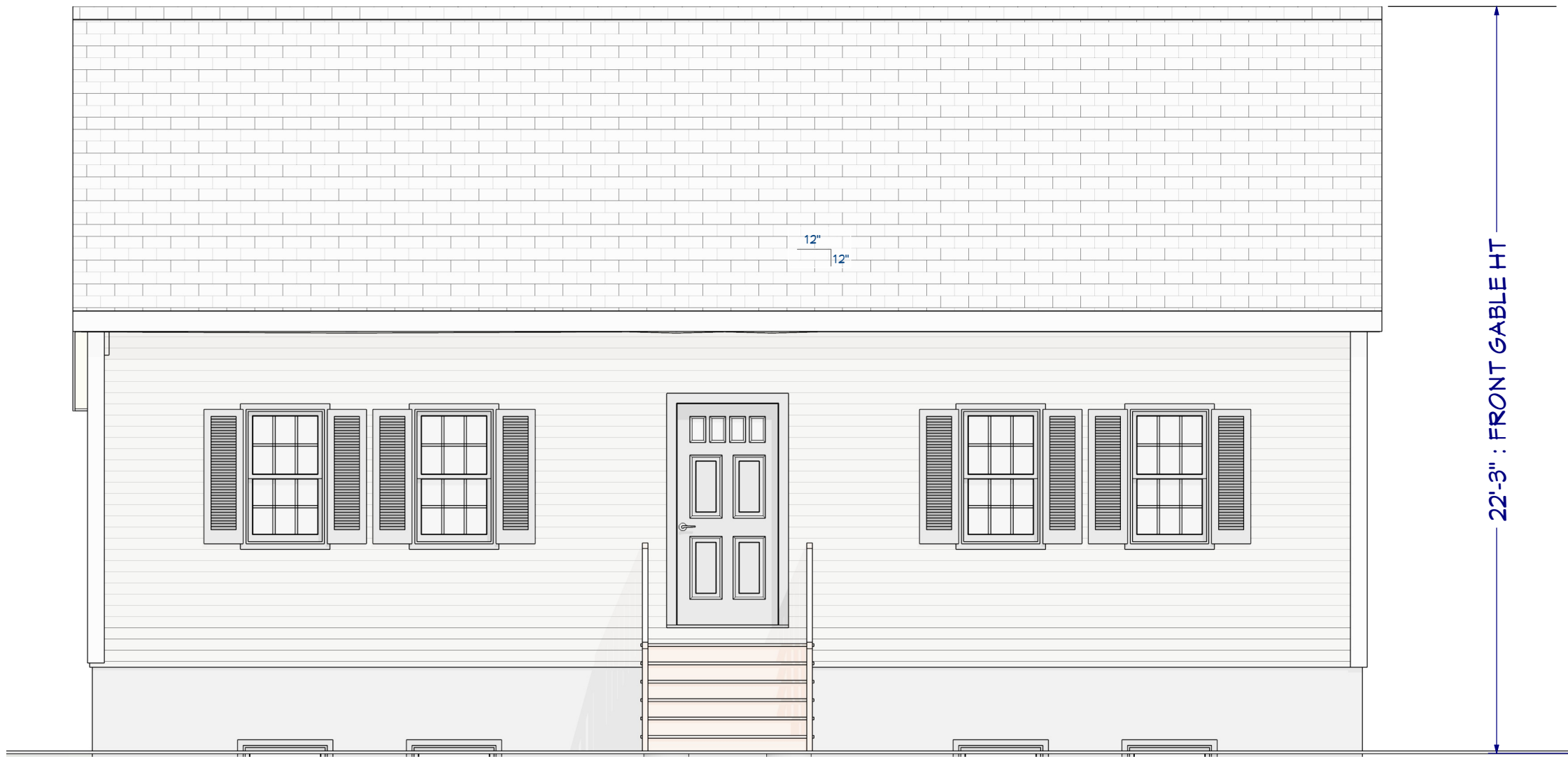
SHEET:

A5



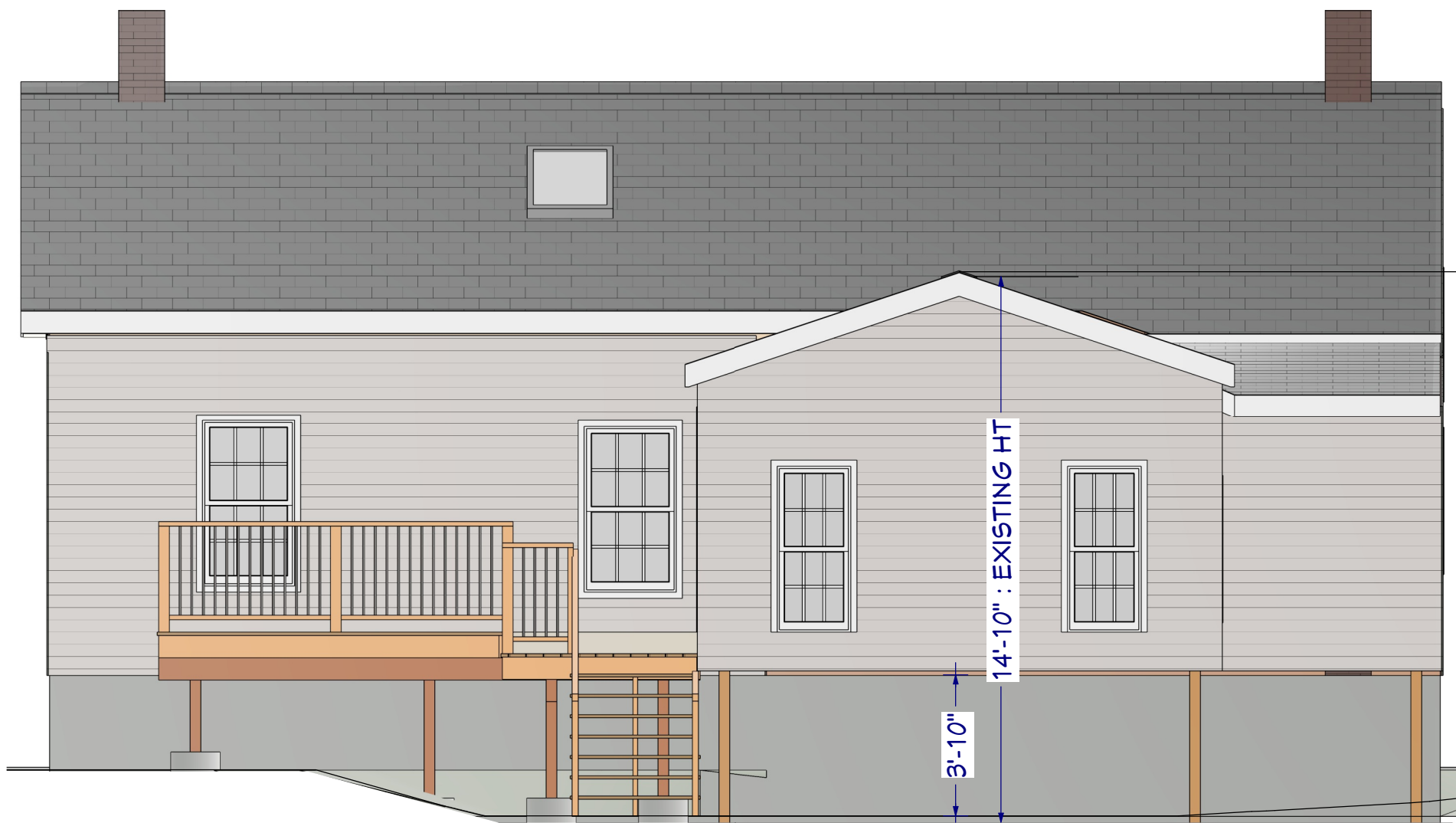
EXISTING NORTH ELEVATION | FRONT VIEW

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



PROPOSED NORTH ELEVATION | FRONT VIEW

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



EXISTING SOUTH ELEVATION | REAR VIEW

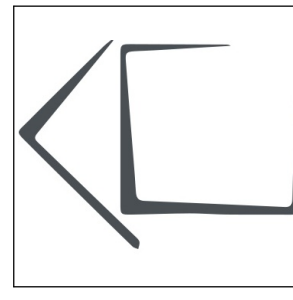
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION | REAR VIEW

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

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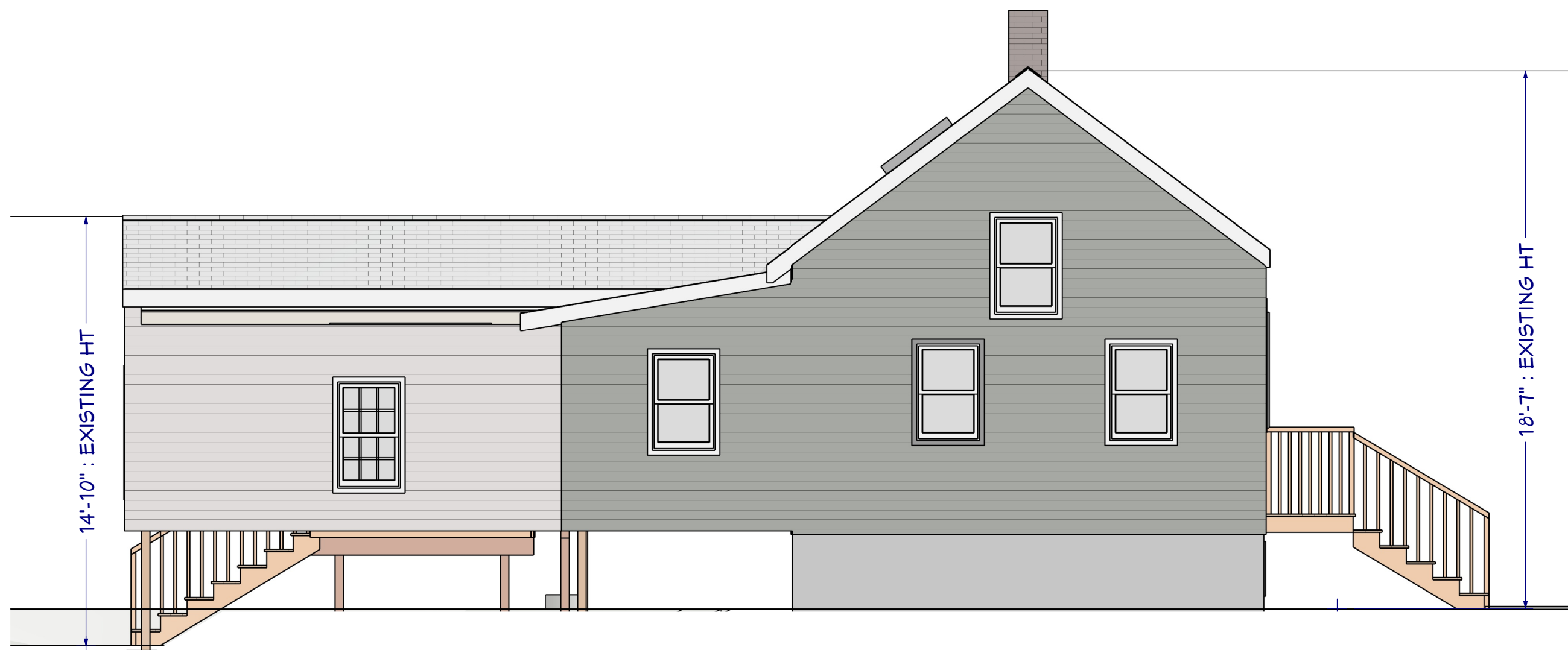
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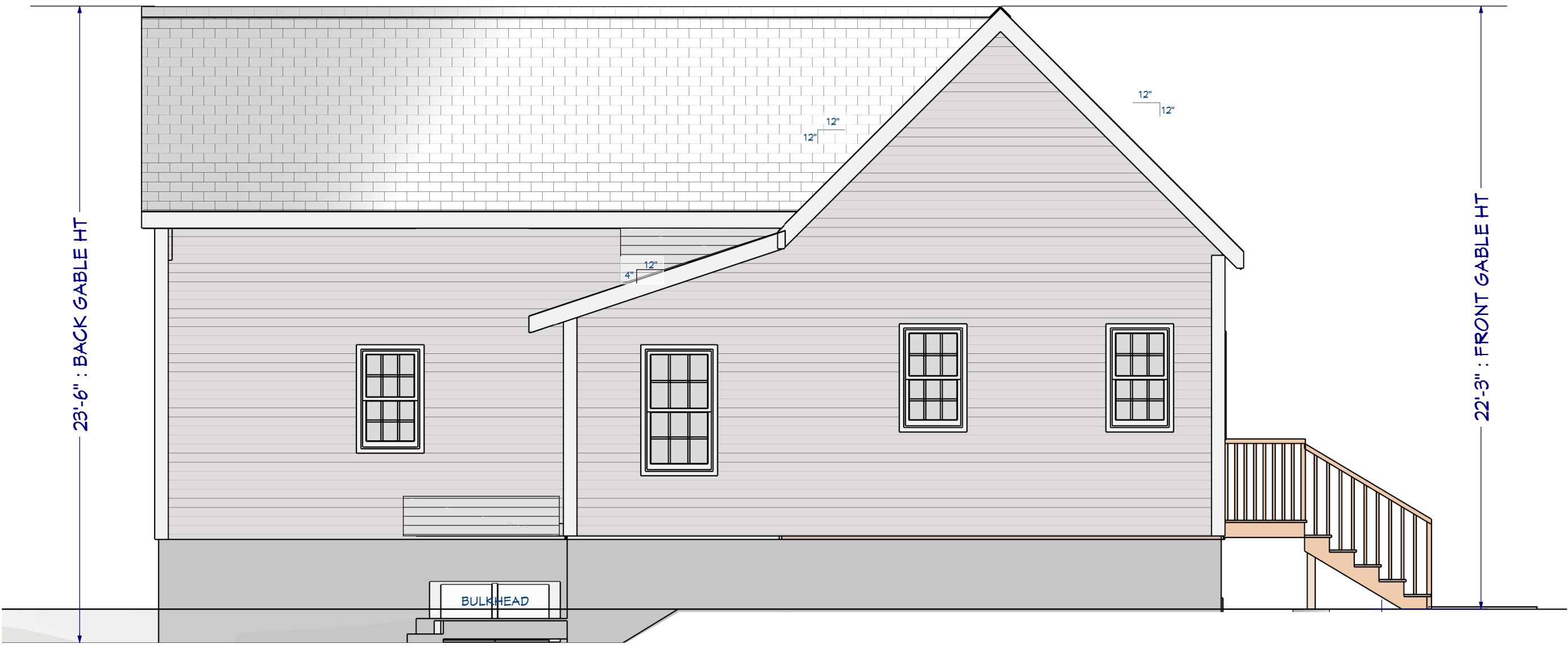
SHEET:

A7
ELEVATIONS



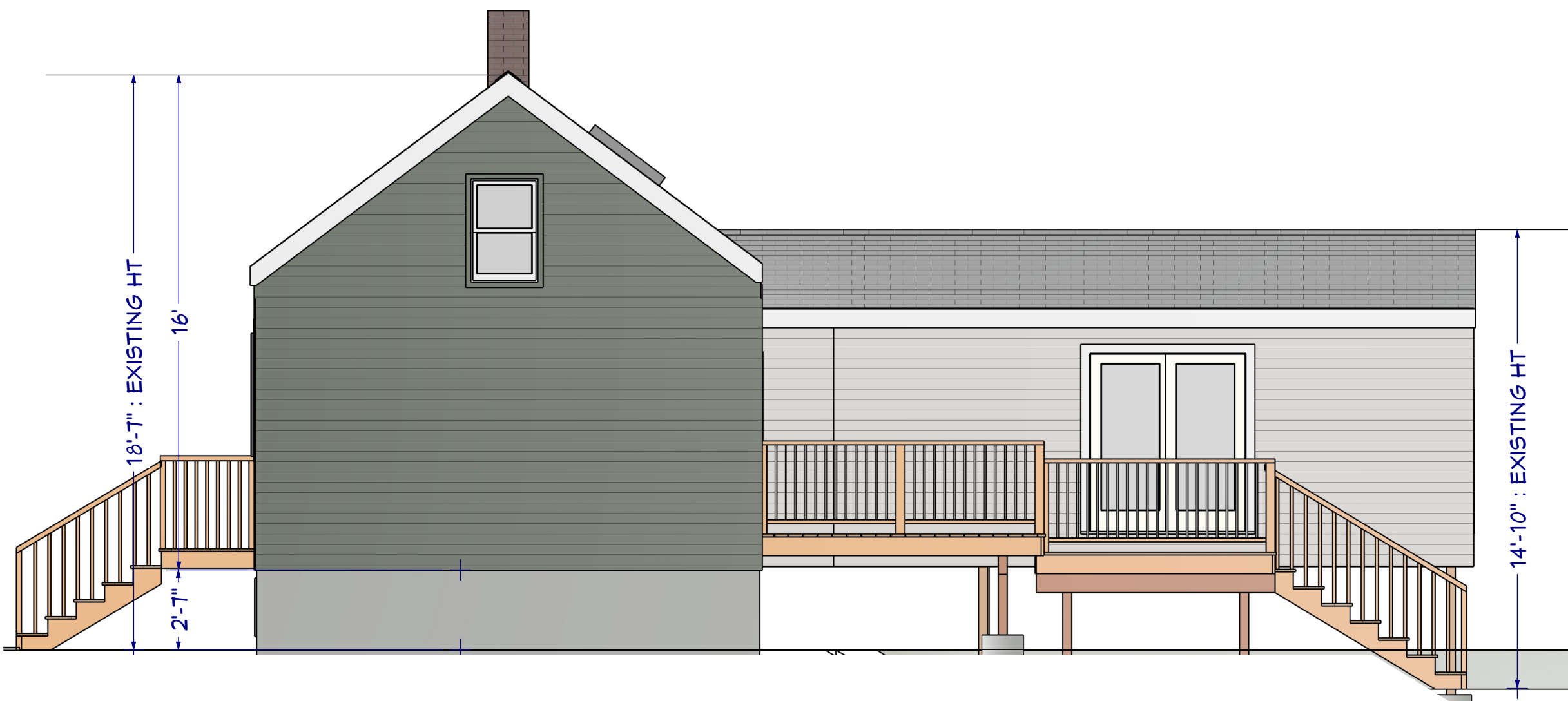
EXISTING EAST ELEVATION | SIDEVIEW

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



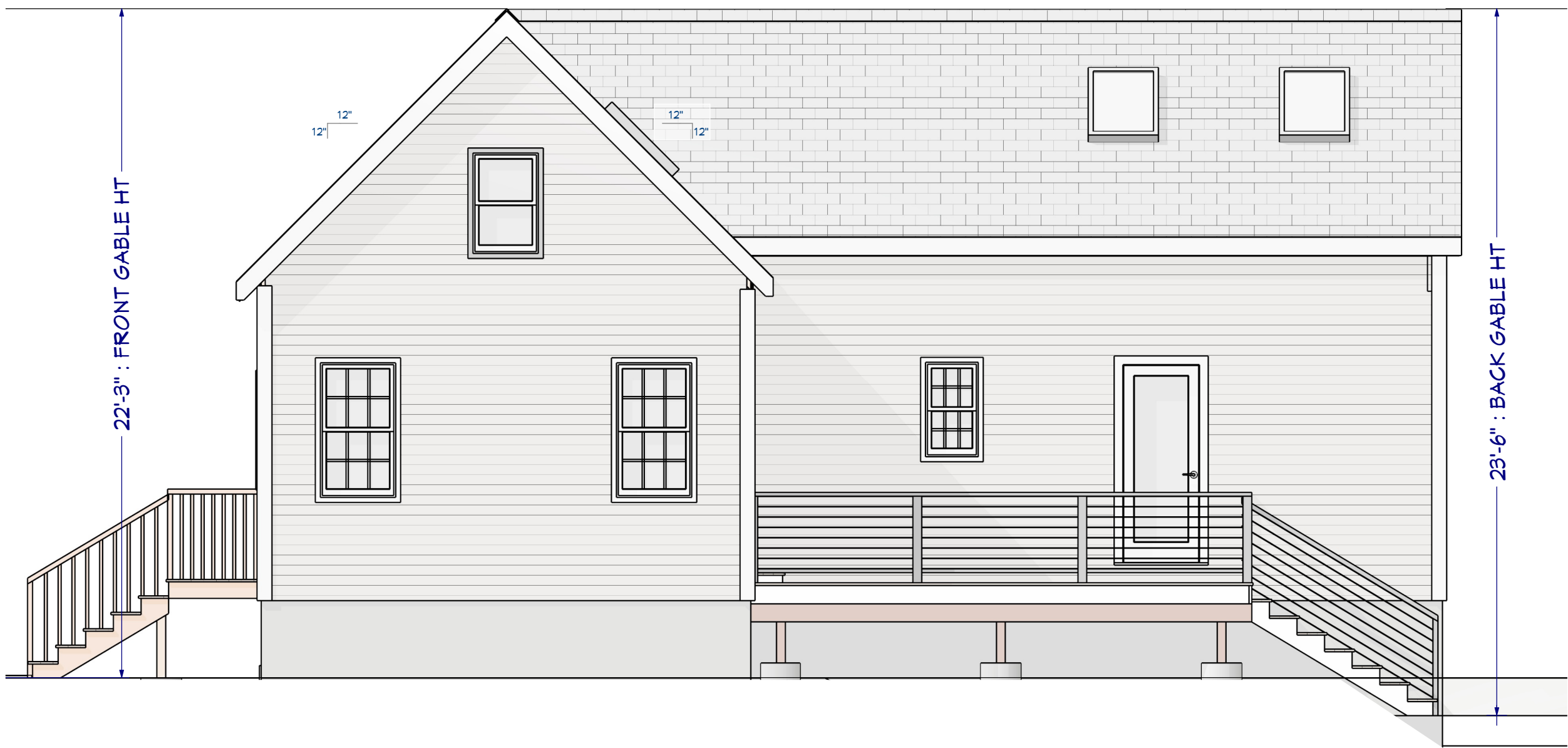
PROPOSED EAST ELEVATION | SIDEVIEW

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



EXISTING WEST ELEVATION | SIDEVIEW

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



PROPOSED WEST ELEVATION | SIDEVIEW

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

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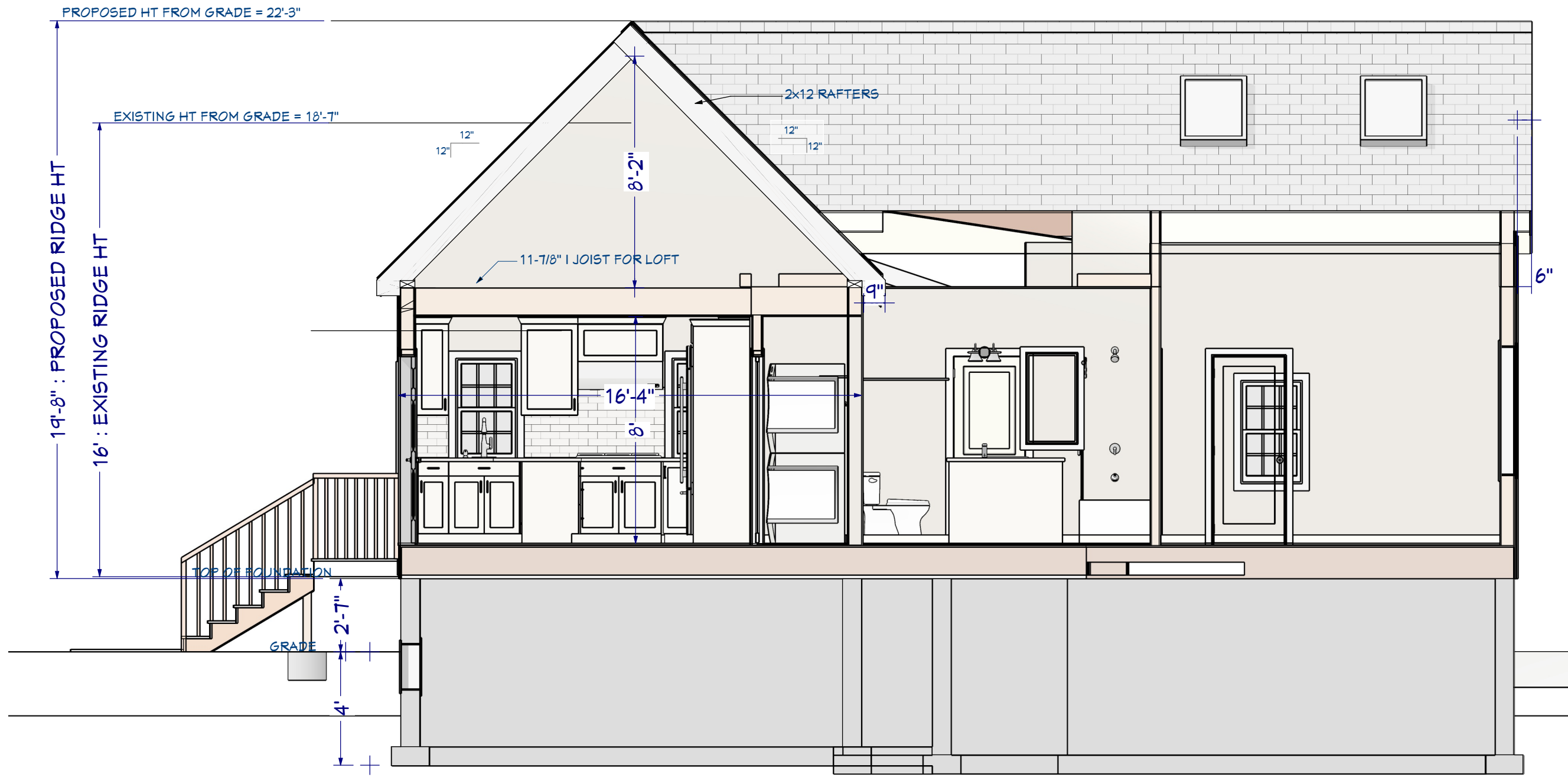
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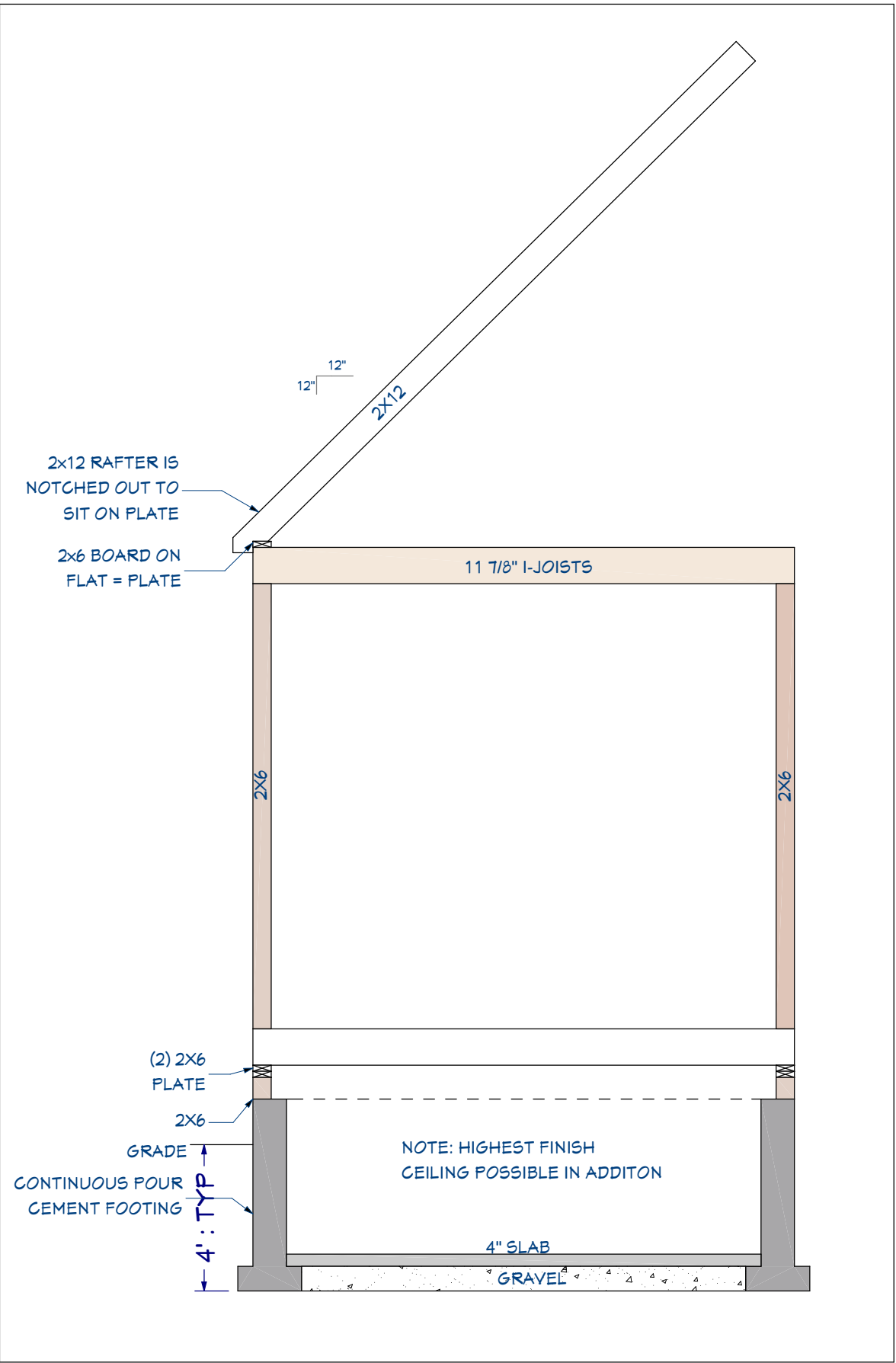
DRAWING SCALE

SHEET:

A8
ELEVATIONS



E2 SECTION HEIGHTS - FRONT GABLE



SECTION DIAGRAM
SCALE: 1/4" = 1'-0"

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A9