

**Re: Project Description for Requested Variance
at 56 Clinton St, Portsmouth NH**

From: Lori Sarsfield, Owner & Applicant

I am requesting a variance for the addition of a single car garage on the right side of the existing home, which is within the 10 foot setback. The proposed garage will replace an overgrown and uneven stone patio and aging fencing and deck, which is currently 7.7 feet from the property line. The garage would change this to 5 feet.

The reason I am requesting the addition of the garage to this portion of the property is because this is where a garage would naturally go, based on the existing location of the home on the property - the existing driveway and curb cut would not need to be altered. Further, the opposite side of the home presents a significant grade change which would require a lot more work, possible drainage issues and cut off access to the back yard of the home.

This change should not substantially alter the character of the home or the fit of the home in the overall neighborhood as:

- The surrounding neighborhood is made up of single-family residences, many with similarly scaled attached garages
- The proposed garage will not greatly alter current light, air, visibility, access, between abutters property.

Further, replacing the existing structures (fence, patio, deck) with a modest single car garage will not cause any harm to abutters and/or general public that would outweigh the loss to the property owner if not allowed to construct. Surrounding properties will not be diminished due to the construction of a single car garage on the property. As mentioned earlier, many homes in the neighborhood have garages and renovating the home from its current state should help to improve the overall neighborhood. I have attached a memo from a local realtor who has worked in the community for many years providing his opinion that supports this statement.

56 Clinton Street – Variance Request

Supplemental Criteria Info

1. The variance is not contrary to the public interest.
2. The spirit of the ordinance is observed.
 - Neighborhood made up of mostly single-family homes
 - Variety of similar garages throughout the neighborhood
 - Although taller, the proposed new garage will encroach less into the side yard setback than the currently existing decks
 - Proposed garage still allows for very reasonable amount of light, air, views, and privacy between adjacent properties
3. Substantial justice is done.
 - Denying the proposed garage location does more harm to the applicant than it does to the public (neighbors) as the only other location for the garage would be to the opposite side of the house where drastic grade changes would create a more costly and complicated solution that would arguably result in the same appearance and effect as the garage being located where it is in this proposal
4. The values of surrounding properties are not diminished.
 - Based on multiple years of recent real estate sales in this area the renovation of this existing single family home and the addition of a small one car garage to the property will increase the valuation of the property at 56 Clinton Street – this will be more likely to slightly increase the value of surrounding properties
5. Literal enforcement of the ordinance would result in unnecessary hardship. Unnecessary hardship means: Because of special conditions of the property that distinguish it from other properties in the area:
 - a. There is no fair and substantial relationship between the general public purpose of the ordinance provision and the specific application of that provision to the property; and
 - b. The proposed use is a reasonable one.

Alternatively, unnecessary hardship means that, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance.

- The purpose of side yard setbacks is to allow for appropriate light, air, access, views, privacy, and security, amongst many other things, between adjacent properties. The addition of a small single car garage that encroaches into the side yard setback to one side of the house at this location will not have a deleterious effect on the surrounding neighborhood. Due to the siting of the existing adjacent house and the proposed new garage the above listed factors will all still be maintained to the same level as they have for the many years that these properties have existed as is. The siting of the existing house, the location of the driveway, and the extreme grade change at the other end of the house are all special conditions of the property that distinguish it from others in the area.
- The proposed use of a single-family home with one car garage in a residential zoned neighborhood is a reasonable one

RENOVATIONS TO THE RESIDENCE AT 56 CLINTON STREET

ZONING BOARD OF ADJUSTMENT - OCTOBER 2020, PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION:

PROPOSED WORK:

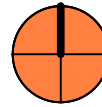
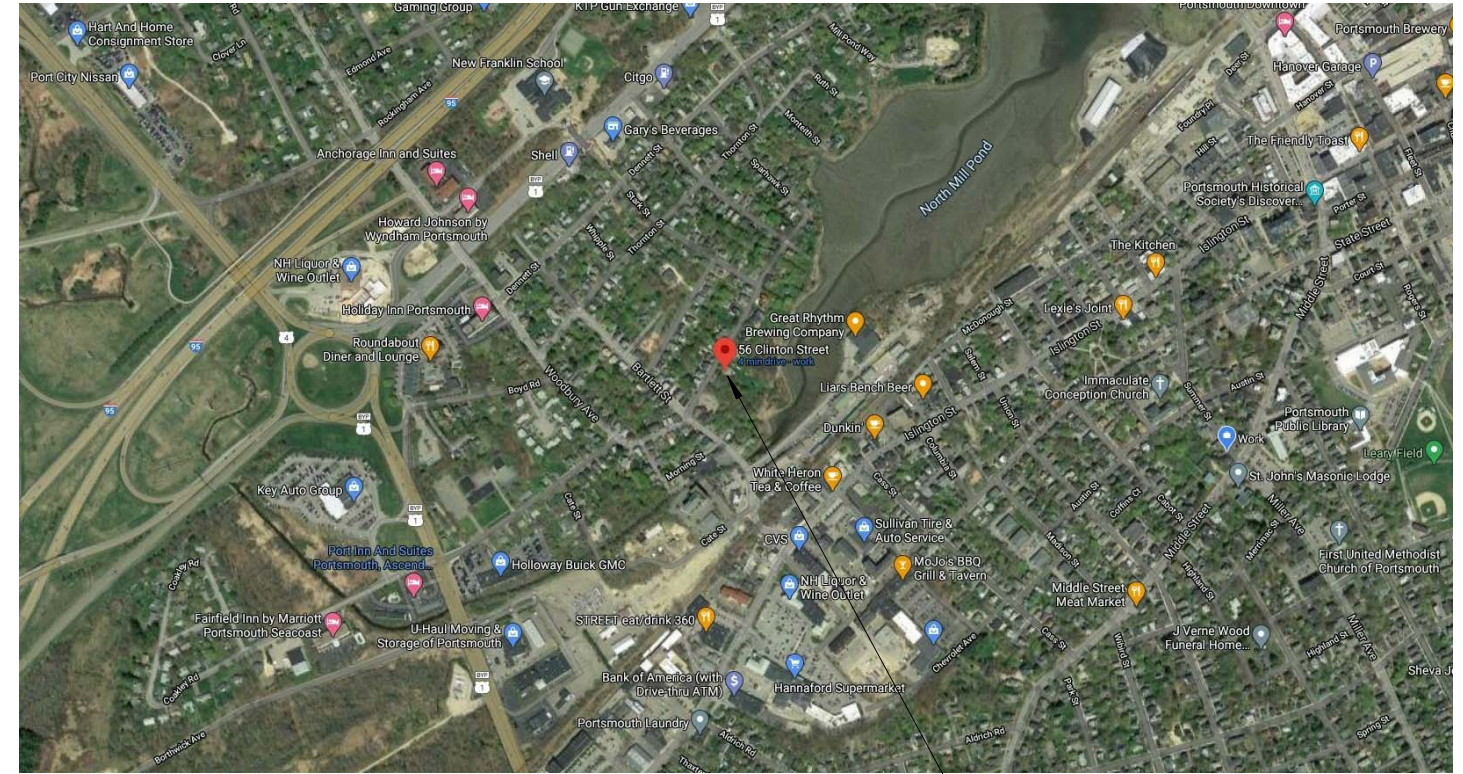
- INTERIOR RENOVATIONS TO THE EXISTING HOME AT 56 CLINTON STREET IN THE GENERAL RESIDENCE A DISTRICT IN PORTSMOUTH
- ADDITIONS TO INCLUDE A REAR LIVING SPACE FACING NORTH MILL POND AND A SINGLE GARAGE WITH LAUNDRY AND A HALF BATH IN THE RIGHT SIDE YARD REQUIRING A SETBACK RELIEF OF 5'-0"
- REMOVAL OF ALL EXISTING DECKS AND PATIOS IN THE SIDE YARD SETBACK AS WELL AS THE ABOVE GROUND POOL

SHEET LIST

Sheet Number	Sheet Name
PFR	PETITION FOR RELIEF
C	RENOVATIONS TO 56 CLINTON ST
A1	SITE PLAN AND STREET VIEWS
A2	EXISTING FIRST FLOOR PLAN
A3	PROPOSED FIRST FLOOR PLAN
A4	EXISTING CONDITION PHOTOS
A5	MASSING CONCEPT

DIMENSIONAL CRITERIA			
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	25% MAX.	6.50%	9%
RIGHT SIDE YARD SETBACK	10' - 0" MIN.	7' - 7"	5' - 0"
LEFT SIDE YARD SETBACK	10' - 0" MIN.	30' - 10"	30' - 10"
REAR YARD SETBACK	20' - 0" MIN.	221' - 8"	221' - 8"
FRONT YARD SETBACK	15' - 0" MIN.	31' - 2"	27' - 7"
LOT SIZE	7,500 SF MIN.	28,348 SF	28,348 SF
LOT AREA PER DWELLING UNIT	7,500 SF MIN.	28,348 SF	28,348 SF
LOT FRONTAGE	100' - 0" MIN.	100' - 0"	100' - 0"
LOT DEPTH	70' MIN.	308' - 0"	308' - 0"
BUILDING HEIGHT	35' - 0"	17' - 0"	19' - 0"
OPEN SPACE	30%	81%	81%

RED INDICATES VARIANCE REQUEST



LOCUS MAP

56 CLINTON STREET



VIEW FROM FRONT AT PROPERTY LINE



VIEW FROM REAR AT PROPERTY LINE

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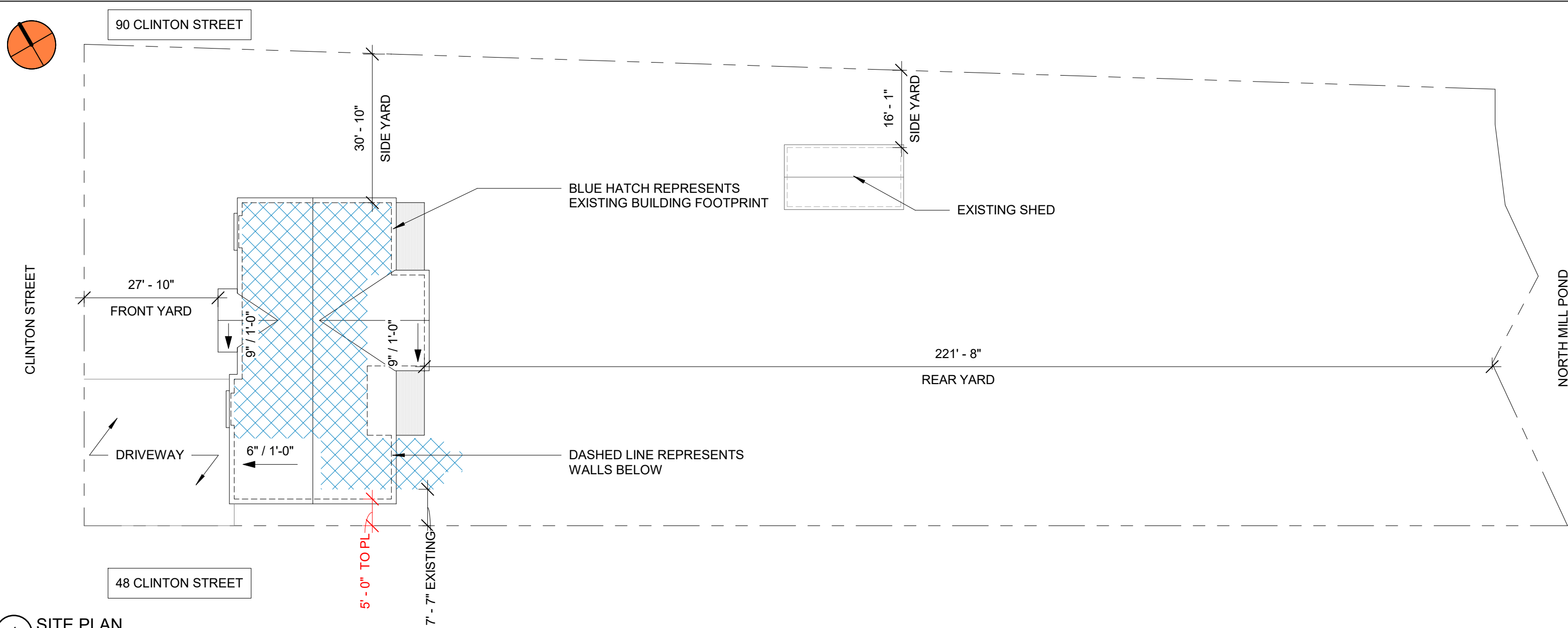
56 CLINTON STREET
56 CLINTON ST.
PORTSMOUTH, NH 03801

RENOVATIONS TO 56 CLINTON ST
ZONING BOARD OF ADJUSTMENT

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

C

10/20/2020
McHA: RD / JJ
NOT TO SCALE



1 SITE PLAN
1" = 20'-0"



APPROACH FROM THE SOUTH



APPROACH FROM THE NORTH



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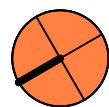
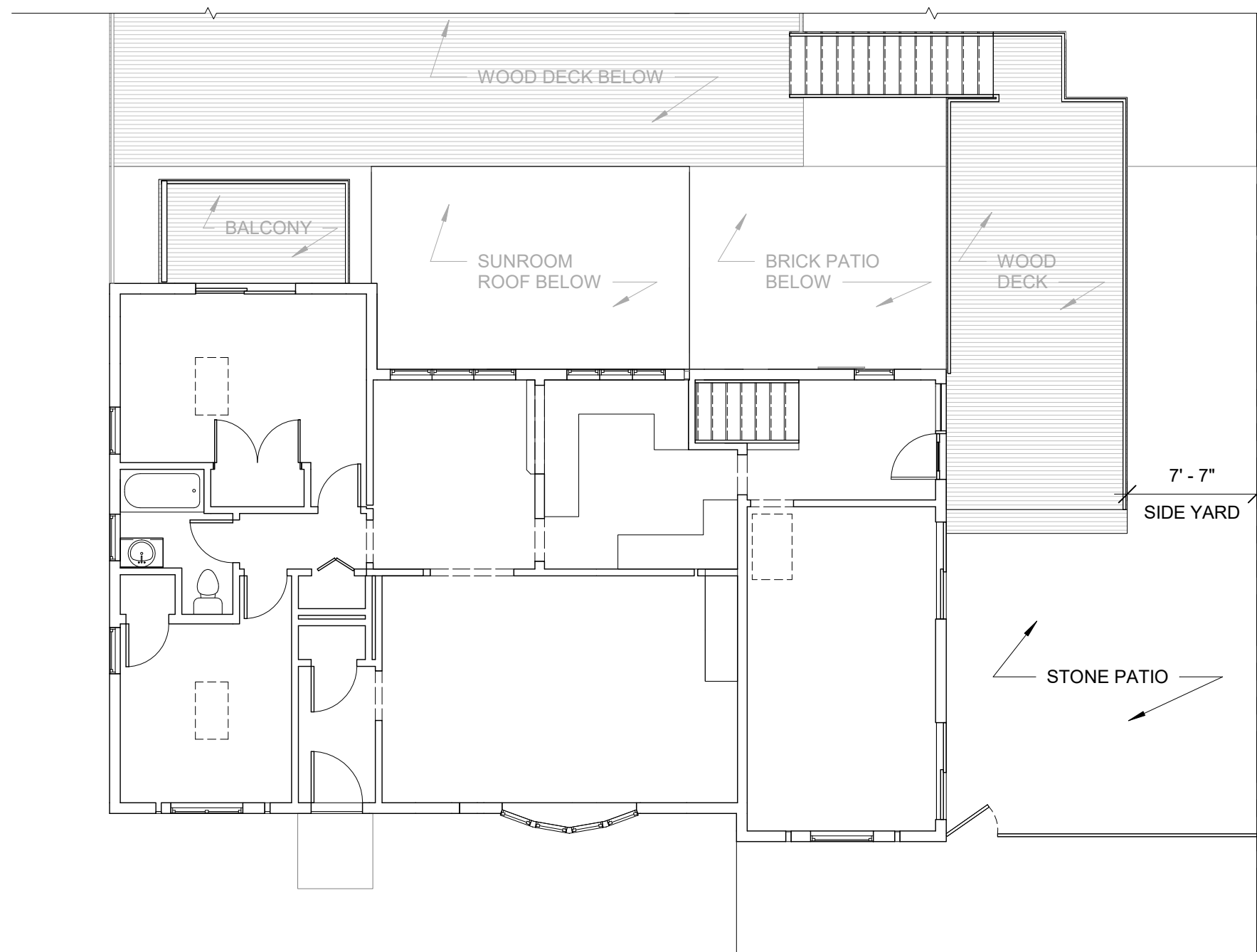
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PORTSMOUTH, NH 03801

SITE PLAN AND STREET VIEWS
ZONING BOARD OF ADJUSTMENT

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A1

10/20/2020
McHA: RD / JJ
Scale: 1" = 20'-0"



1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

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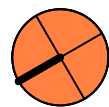
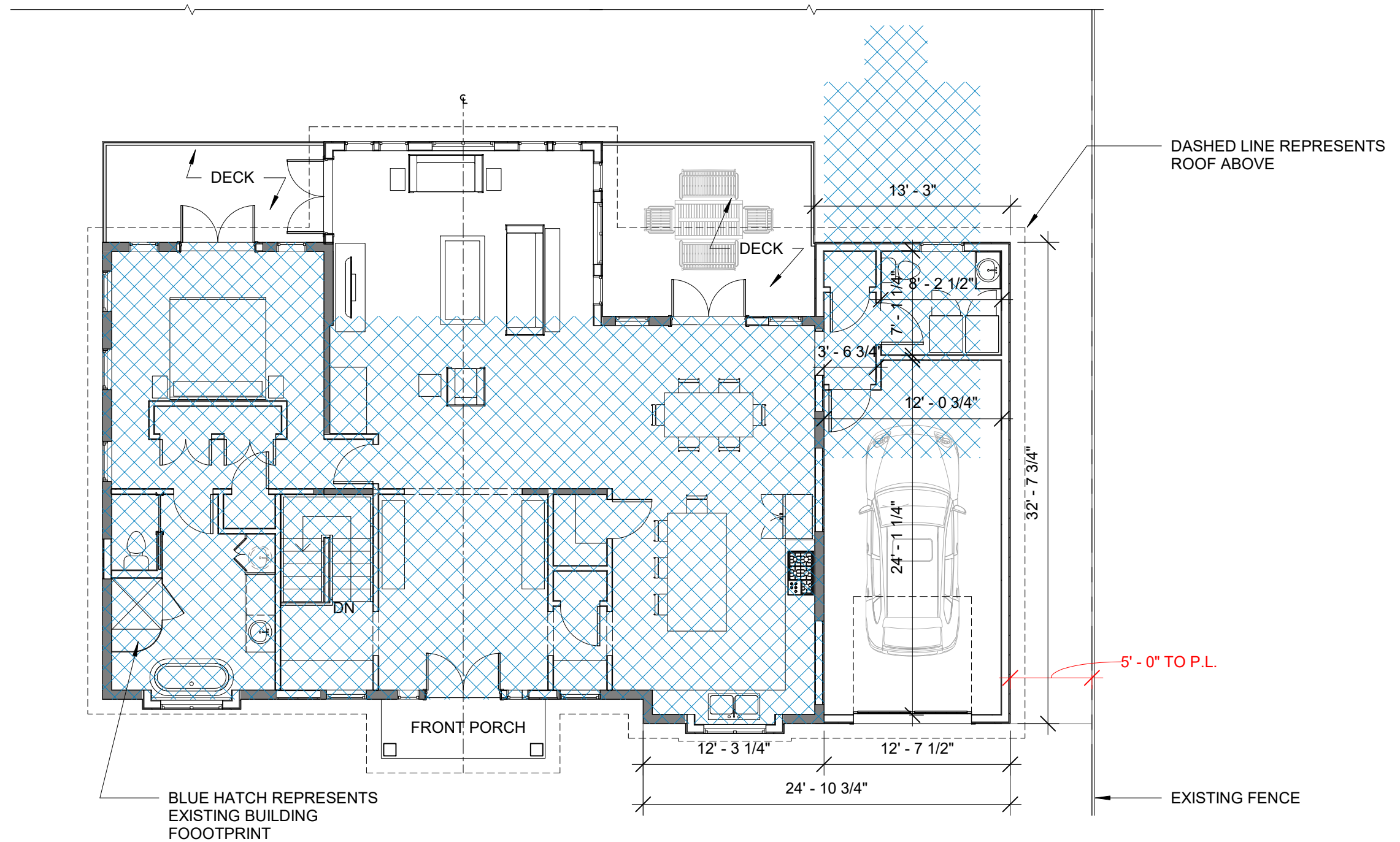
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PORTSMOUTH, NH 03801

EXISTING FIRST FLOOR PLAN
ZONING BOARD OF ADJUSTMENT

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A2

10/20/2020
McHA: RD / JJ
Scale: 1/8" = 1'-0"



1 FIRST FLOOR
1/8" = 1'-0"

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56 CLINTON STREET
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PROPOSED FIRST FLOOR PLAN
ZONING BOARD OF ADJUSTMENT

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A3

10/20/2020
McHA: RD / JJ
Scale: 1/8" = 1'-0"



VIEW FROM CLINTON STREET LOOKING AT RIGHT SIDE YARD



VIEW FROM CLINTON STREET LOOKING AT LEFT SIDE YARD



VIEW FROM LEFT SIDE YARD



VIEW FROM REAR YARD AT PROPERTY LINE © 2020 McHenry Architecture

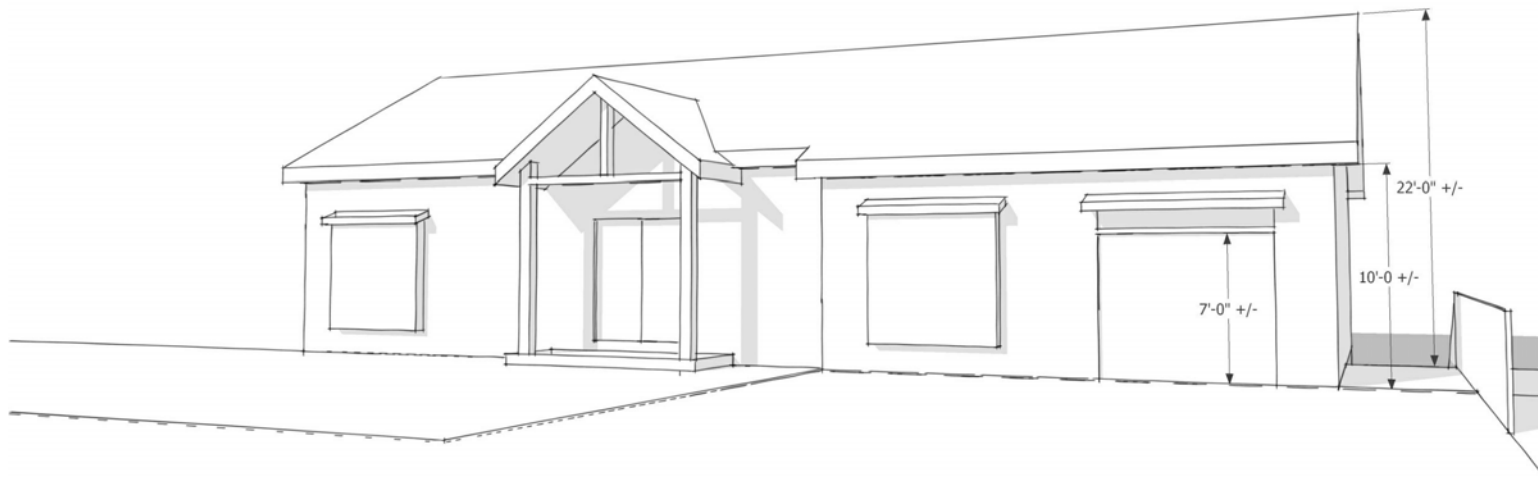
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EXISTING CONDITION PHOTOS
ZONING BOARD OF ADJUSTMENT

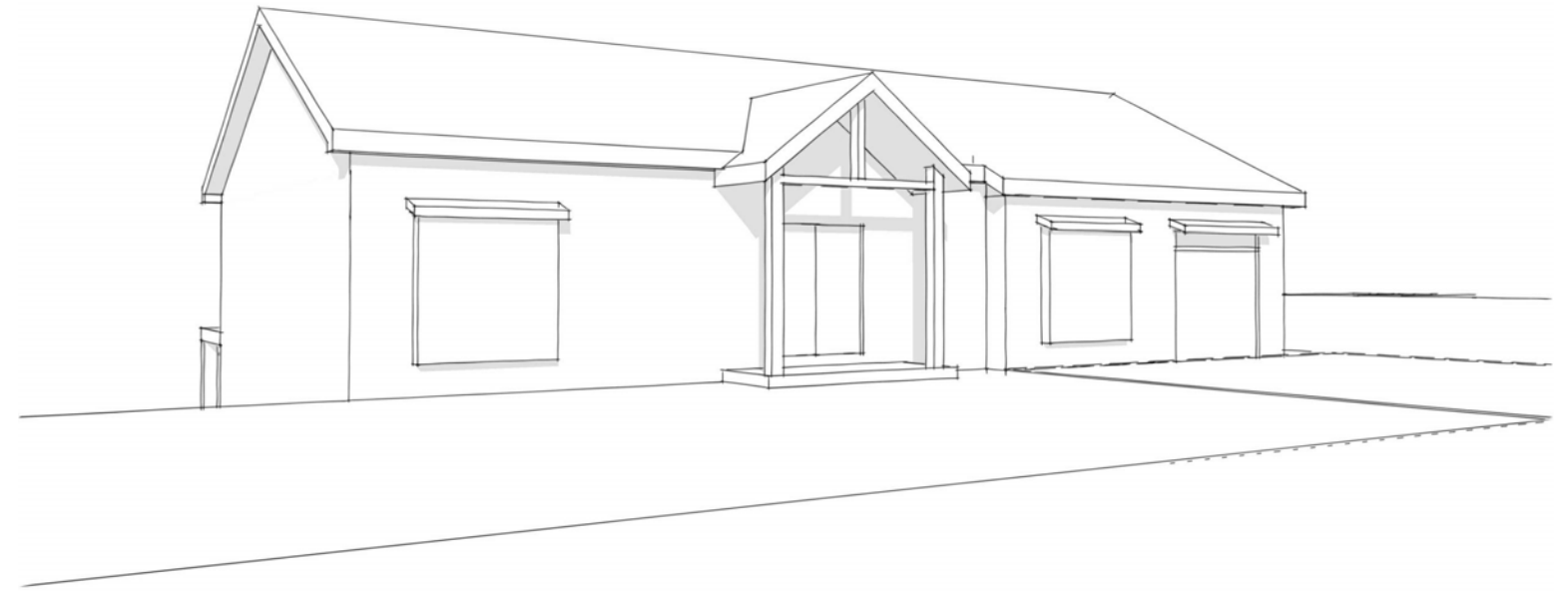
McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A4

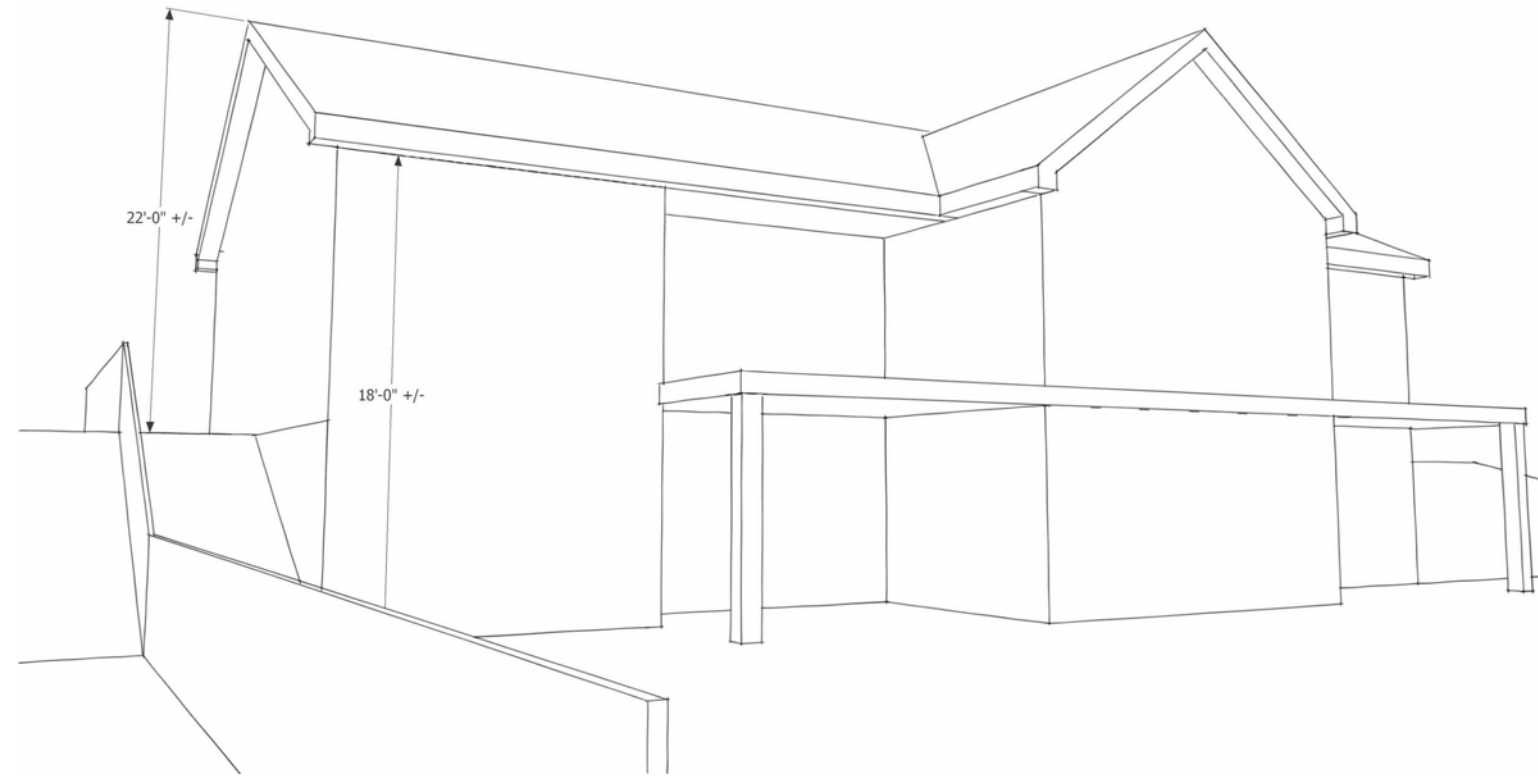
10/20/2020
McHA: RD / JJ
NOT TO SCALE



VIEW FROM PROPERTY LINE ON CLINTON STREET LOOKING AT PROPOSED GARAGE



VIEW FROM CLINTON STREET LOOKING TOWARDS PROPOSED GARAGE



VIEW FROM PROPERTY LINE IN REAR YARD

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56 CLINTON STREET

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MASSING CONCEPT

ZONING BOARD OF ADJUSTMENT

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A5

10/20/2020

McHA: RD / JJ

NOT TO SCALE

SEACOAST REALTY PARTNERS



GOOD AFTERNOON,

My name is Brad Boisvert and I've been a local real estate agent since 1992. This letter is intended to assure the board that the addition of a garage to 56 Clinton Street, Portsmouth, NH would increase not only its own value, but increase the neighborhood in general. The market is showing that a new addition like this to the neighborhood has proven to add value in other instances. A garage is a very popular feature in today's modern world and in almost all cases, it increases values. As an example a property on 79-81 Thornton Street had 2 Similar units on the market at the same time. The one with the garage sold for 11% more than the one without the garage.

SINCERELY YOURS,

Brad Boisvert



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