

Board of Adjustment Application

Applicants	Ashley Dickenson, Elyse Hambacher
Property	125 Elwyn Avenue
Assessor Plan	Map 112, Lot 47
Zoning District	General Residence A (GRA)
Description	Reconstruction, Renovation, & New Construction
Variance Requests	<ol style="list-style-type: none">1. A variance from Section 10.321 (Nonconforming Buildings and Structures) to allow a lawful nonconforming building to be reconstructed without all the regulations in which it is located.2. A variance from Section 10.521 (Table of Dimensional Relief Standards) to allow construction with the following parameters:<ol style="list-style-type: none">a. A lot area per dwelling of 2,559 where 7,500 is requiredb. A secondary front yard setback of approximately 1' where 15' is required and 6" is existing (on McNabb Ct.).c. A left side setback of approximately 5' where 10' is required and 2-4" is existing.d. A right side setback of approximately 2' where 10' is required and 2' is existing.e. Building coverage of 38.3% where 25% is allowed.3. A variance from Section 10.513 (One Dwelling Per Lot) to allow a separate free standing dwelling above the garage in addition to the main dwelling where currently, there are two dwellings within the main structure.

Proposed Renovation and Rationale for Requested Variances

- This lot is currently a two-family dwelling where both dwellings are in the main structure. We are requesting to relocate one of these dwellings above a new garage. Since we will be living in the main dwelling, and plan to start a family there, we would like the units to be detached from one another for noise and privacy reasons.
- We are requesting a variance to dormer the third story of the home. We presently have to duck under the roofline while climbing the stairs to the third floor. We plan to raise a family in this home, and utilizing the third floor space will enable the home to be more conducive to present day needs. We would like to use the third floor for a home office and some additional storage.
- The "bump out" in the back of the home is distressed and the foundation is sinking (it was built as an addition at some point). The bump out was not thoughtfully incorporated into the rest of the structure. It is wider than the originally built structure and looks as though it was built as a form of egress for the second unit. It is unattractive and not in line with the characteristic of the neighborhood. We are requesting to remove the current bump out and reconstruct it so that it will be structurally sound, more attractive, and consistent with the characteristic of the neighborhood.
- We are requesting to demolish the current garage and build a new garage. The current garage is in poor condition and an eye sore. It cannot house cars safely and is dimensionally challenging for modern day vehicles.

The Five Variance Criteria

10.233.21 The variances will not be contrary to the public interest.

The proposed improvements to the home will not alter the essential character of the neighborhood. The neighborhood is characterized by “New Englander” style homes that were built in the late 1800s and early 1900s and later improved with dormers as well as outbuildings (e.g., garage) to keep up with the evolving needs of homebuyers. Our home is a New Englander style home. This neighborhood (GRA) can be characterized as moderately dense. The variances requested will not be contrary to the public interest as we are keeping the current residential New Englander structure. The proposed project will match the character of the surrounding buildings and are of similar coverage and size. The variance will enable us to improve the function of a distressed home and improve public safety with a new garage.

Many of the surrounding properties have homes and outbuildings that encroach into the required setbacks and exceed the maximum building coverage requirement. Almost all of the properties on Elwyn Ave and the surrounding streets (Sherburne Ave., Rockland St., Lincoln Ave.) exceed allowable building coverage. Indeed, many of these properties have well over 40% building coverage. The increase in building coverage is primarily associated with the garage at the rear of the property. This larger garage will not result in an overcrowding of the land or give the property an overly dense appearance when viewed in the context of the neighborhood. Because the garage is on a dead end street (McNabb Ct.), it is currently not very visible from Elwyn Ave.

10.233.22 The variances are consistent with the spirit of the ordinance.

The proposed project preserves the spirit of the ordinance, which seeks to create a more livable single-family residence (by relocating the existing second dwelling above the garage), and preserves the character of the neighborhood. The New Englanders in this neighborhood are single-family dwellings and we propose to turn the home back into a single-family dwelling. We are improving the front yard setback on McNabb Ct. for the proposed garage and the open space is largely preserved. The scale of the proposed project is well in line with surrounding properties.

The public health and safety will not be negatively impacted by granting these variances. On the contrary, the improvements to the property will help ensure that public safety, welfare, and health are protected. The home was built in the early 1900s; any renovations will be required to meet current building codes, which is a public benefit.

10.233.23 Substantial justice is done by granting the variance.

Substantial justice will be done by granting the variance as we intend to improve a home and garage that is in distress. Granting these requested variances does not come at the expense of our neighbors. We have shared our plan with some of our neighbors who have expressed their support. In fact, we have had neighbors approach us to tell us that they would like us to demolish the existing garage. All of the proposed setbacks are either slightly improved or remain the same. If any of these variances are denied, we will lose some level of functionality associated with the proposed improvements to our home, which is intended to benefit it and the values of the surrounding properties.

10.233.24 Granting the variance will not diminish the value of surrounding properties.

The values of the surrounding properties will not be diminished as the aesthetic will match the existing home and other properties. The current garage is an eye-sore and a newly constructed garage will only support the values of the surrounding properties.

10.233.25 Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship.

Our lot is a non-conforming, two family residence with two front yard setbacks in the GRA which makes it inherently unique. We have two front yard setbacks because our lot is uniquely situated on a through lot between Elwyn Ave and McNabb Ct, a dead end street that consists of 4 homes. Currently building coverage is at 34% and we are requesting 38.3%, where several of the surrounding homes have coverage in some cases, well over 40%.

It is important to note that if the lot were conforming at 7,500 square feet, we would be building on 26.1% of the lot. The modest increase in building coverage enables us to preserve much of the home that currently exists and makes the property more consistent with surrounding properties while keeping within the density goals of the GRA Zoning District.

Conclusion

To conclude, we have demonstrated that this proposed project meets the five criteria for granting each of the variances requested. We respectfully request that the Board approves our application.

Thank you for your consideration,

Elyse & Ashley

Application for a Variance to permit the following:

Main structure: Renovation, including the removal and reconstruction of an existing rear addition, and the construction of a two-sided shed dormer on the third floor. Turn main structure (currently a two-family) into single-family home and relocate one of these dwellings above the new garage.

New Garage: Demolish current garage to build new garage. Relocate second dwelling above new garage.

Variances requested:

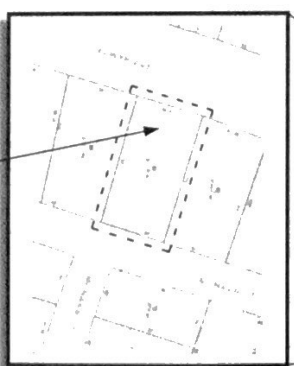
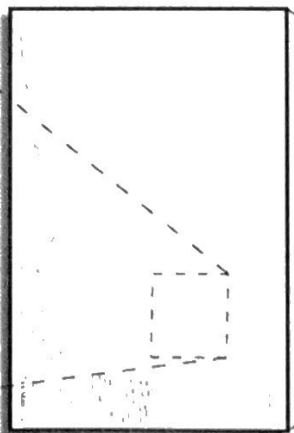
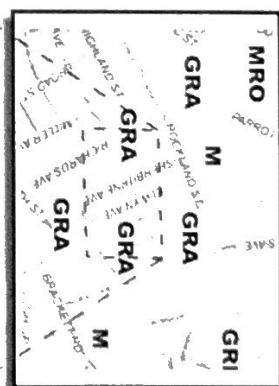
- 1) Section 10.321 (Nonconforming Buildings and Structures) to allow a lawful nonconforming building to be reconstructed without all the regulations in which it is located.
- 2) A variance from Section 10.521 (Table of Dimensional Relief Standards) to allow construction with the following parameters:
 - a. A lot area per dwelling of 2,559 where 7,500 is required
 - b. A secondary front yard setback of approximately 1' where 15' is required and 6" is existing (on McNabb Ct.).
 - c. A left side setback of approximately 5' where 10' is required and 2'-4" is existing.
 - d. A right side setback of approximately 2' where 10' is required and 2' is existing.
 - e. Building coverage of 38.3% where 25% is allowed.
- 3) A variance from Section 10.513 (One Dwelling Per Lot) to allow a separate free standing dwelling above the garage in addition to the main dwelling where currently, there are two dwellings within the main structure.

*Please see our application narrative which addresses the five criteria for these variance requests.

List of Drawings

AD-01	COVER SHEET & LOCATION MAP
AD-02	EXISTING PLOT PLAN
AD-03	PROPOSED PLOT PLAN
AD-04	PROPOSED EXTERIOR ELEVATIONS @ MAIN HOUSE - WEST & SOUTH
AD-05	PROPOSED EXTERIOR ELEVATIONS @ MAIN HOUSE - EAST & NORTH
AD-06	PROPOSED EXTERIOR ELEVATIONS @ NEW GARAGE - EAST & NORTH
AD-07	PROPOSED EXTERIOR ELEVATIONS @ NEW GARAGE - WEST & SOUTH
AD-08	FLOOR PLANS @ MAIN HOUSE - EXISTING & PROPOSED FIRST FLOOR
AD-09	FLOOR PLANS @ MAIN HOUSE - EXISTING & PROPOSED SECOND FLOOR
AD-10	FLOOR PLANS @ MAIN HOUSE - EXISTING & PROPOSED THIRD FLOOR
AD-11	FLOOR PLANS @ NEW GARAGE - FIRST & SECOND FLOOR

Location Map



Location of property
125 Elwyn Ave,
Portsmouth NH 03801,
Tax Map 112, Lot 47.



Variance Submittal for Additions to
**The Dickenson - Hambacher
Residence**
125 Elwyn Ave, Portsmouth NH 03801

Cover Sheet

Issue date: August 17, 2021 Scale: n/a
Revision dates: October 25, 2021

AD-01

McNABB COURT

50'-0"

21'-6"

26'-6"

2'-0"

1'-0"

lot 112-47:

5,118 sq ft

existing footprint:

995 sq ft

existing front porch:

150 sq ft

existing deck above 18":

90 sq ft

existing main residence o.a. footprint:

1,235 sq ft

existing garage footprint:

505 sq ft

existing o.a. footprint:

1,740 sq ft

existing lot coverage:

34.0 %

existing lot coverage if lot were 7,500 sq ft: 23.2%

gra zoning requirements:

min lot size: 7,500 sq ft

front yard : 15'

side yard : 10'

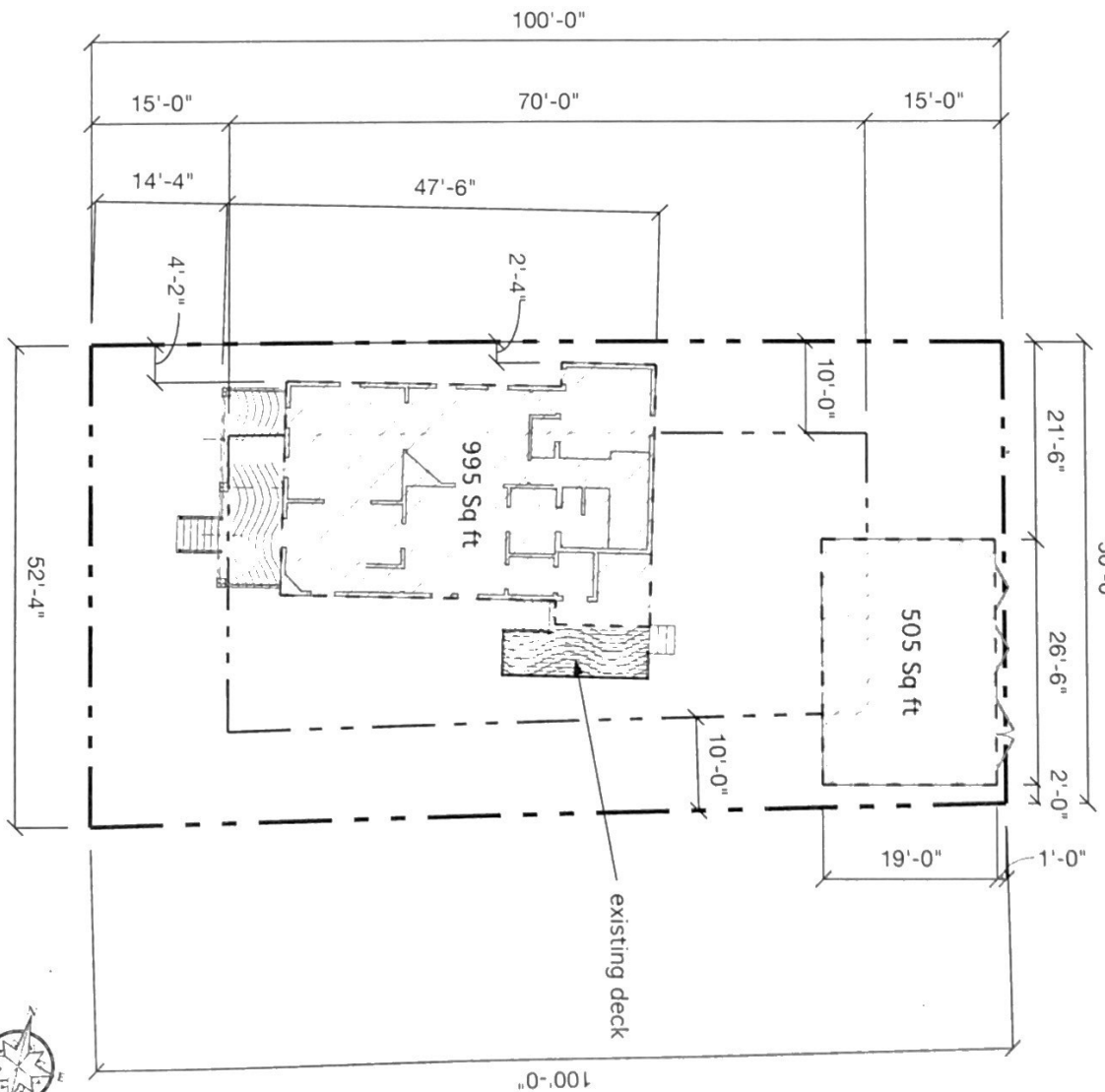
secondary front yard: 15'

building coverage 25%

minimum open space 30%

NOTE:

THIS PLOT PLAN WAS DRAWN FROM INFORMATION GATHERED OFF THE OFFICIAL TAX MAP & MARGEO INFORMATION. ALL DIMENSIONS TO BE VERIFIED IN FIELD.



Variance Submittal for Additions to
The Dickenson - Hambacher
Residence
125 Elwyn Ave, Portsmouth NH 03801

Existing Plot Plan
Issue date: August 9, 2021
Scale: 1" = 20'-0"
Revision dates:

AD-02

lot 112-47: 5,118 sq ft

proposed footprint: 880 sq ft
 existing front porch: 150 sq ft
 proposed deck above 18": 135 sq ft
 proposed main residence o.a. footprint: 1,165 sq ft
 proposed garage footprint: 795 sq ft
 proposed o.a. footprint: 1960 sq ft
 proposed lot coverage: 38.3.0 %

proposed lot coverage if lot were 7,500 sq ft: 26.1%

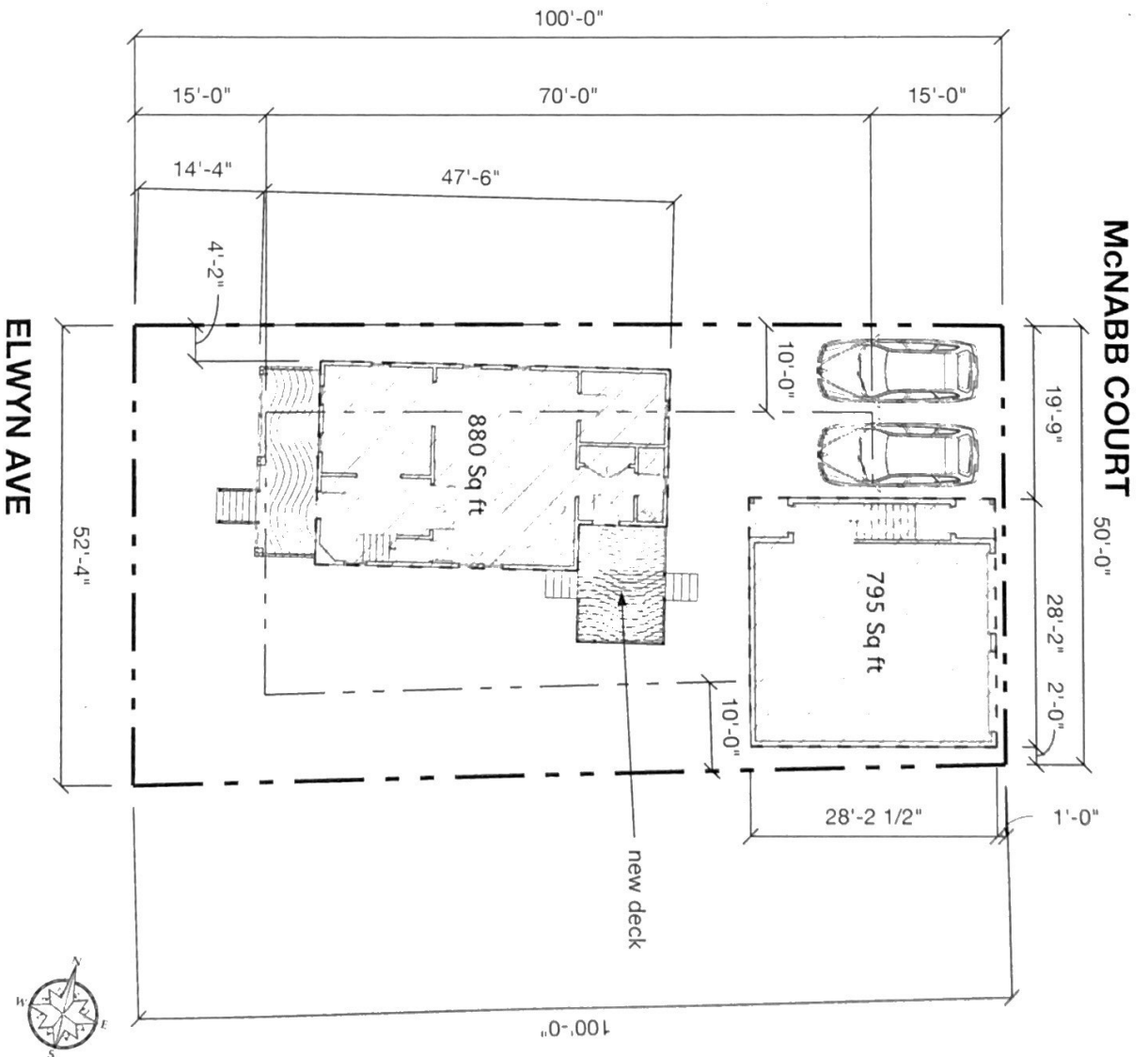
gra zoning requirements:

min lot size: 7,500 sq ft

front yard : 15'
 side yard : 10'
 secondary front yard: 15'
 building coverage 25%
 minimum open space 30%

NOTE:

THIS PLOT PLAN WAS DRAWN FROM INFORMATION GATHERED OFF THE
 OFFICIAL TAX MAP & MARGEO INFORMATION.
 ALL DIMENSIONS TO BE VERIFIED IN FIELD.

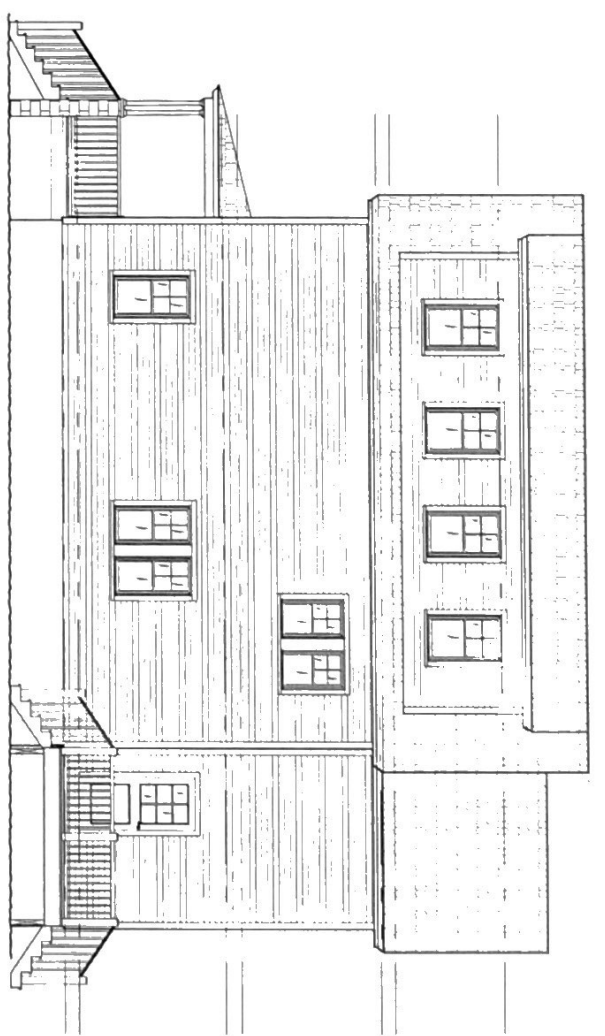
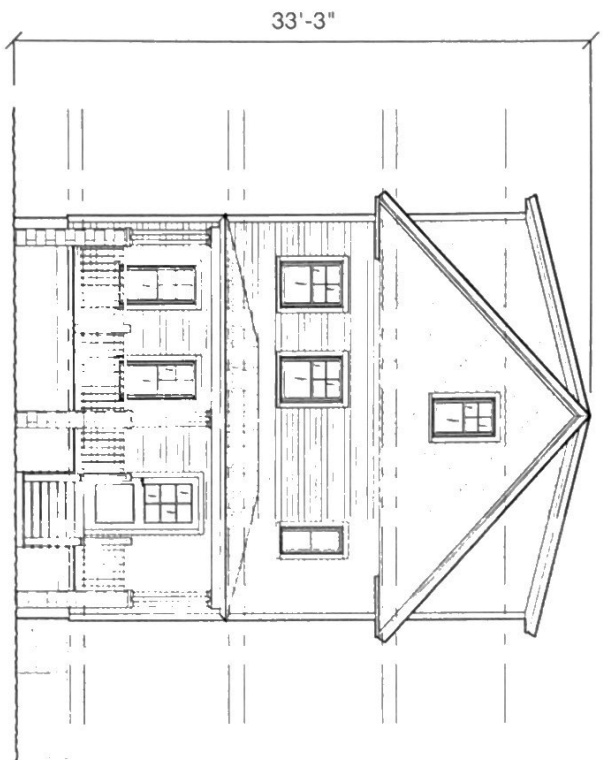


Variance Submittal for Additions to
**The Dickenson - Hambacher
 Residence**
 125 Elwyn Ave, Portsmouth NH 03801

Proposed Plot Plan

Issue date: August 9, 2021 Scale: 1" = 20'-0"
 Revision dates: October 25, 2021

AD-03

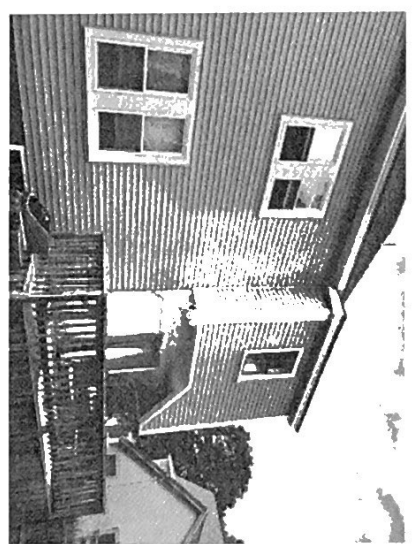


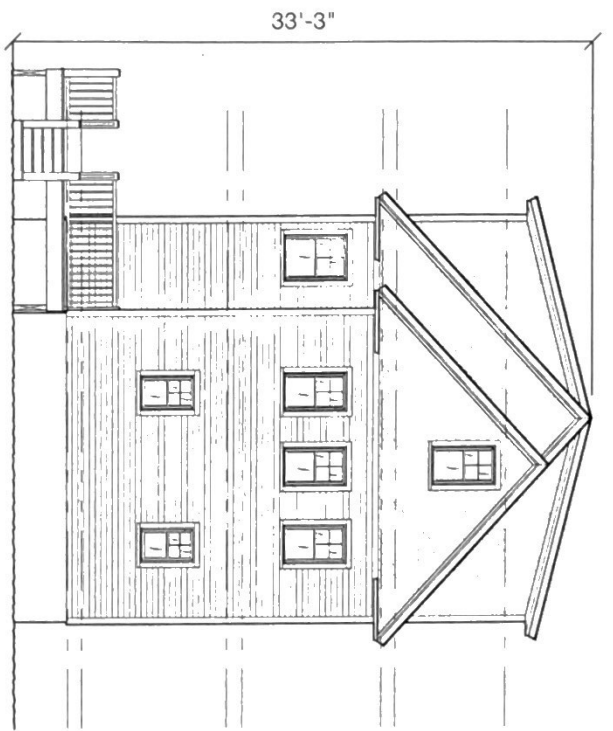
Proposed Exterior Elevation West @ Main House

3/32" = 1'-0"

Proposed Exterior Elevation South @ Main House

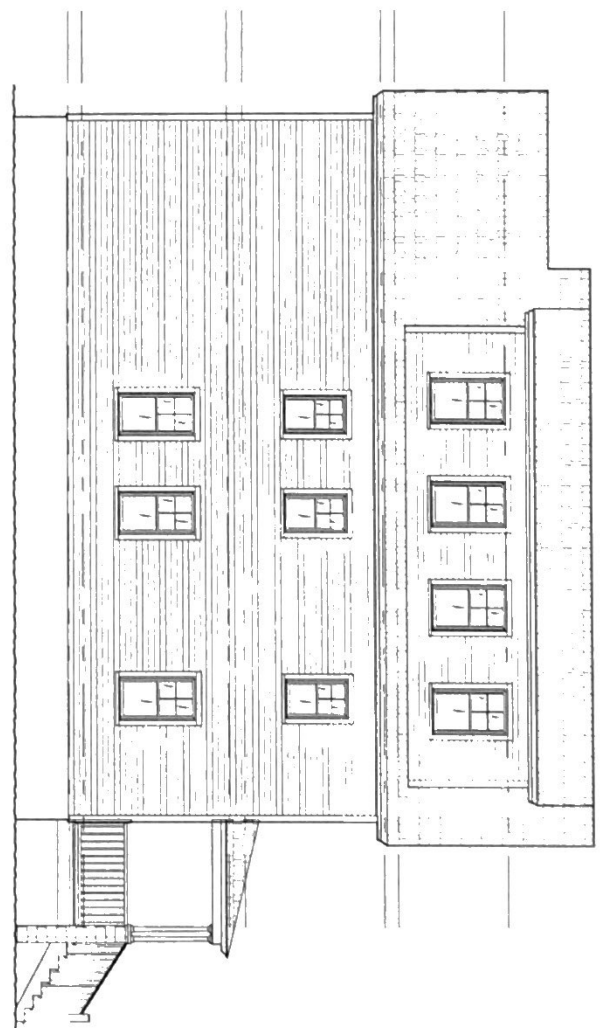
3/32" = 1'-0"





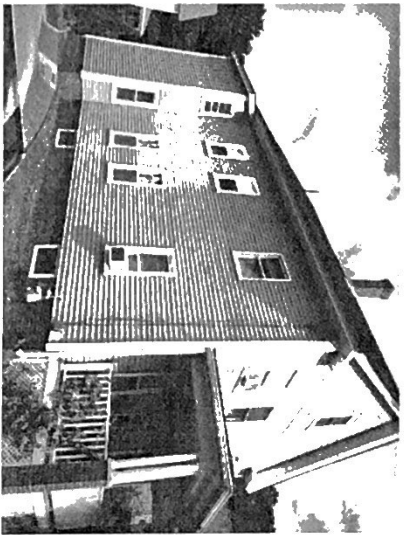
Proposed Exterior Elevation East @ Main House

3/32" = 1'-0"



Proposed Exterior Elevation North @ Main House

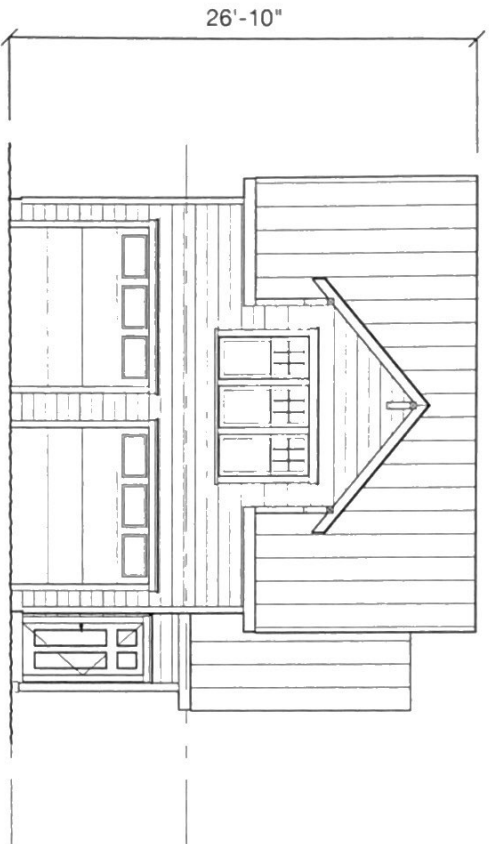
3/32" = 1'-0"



Proposed Exterior Elevations

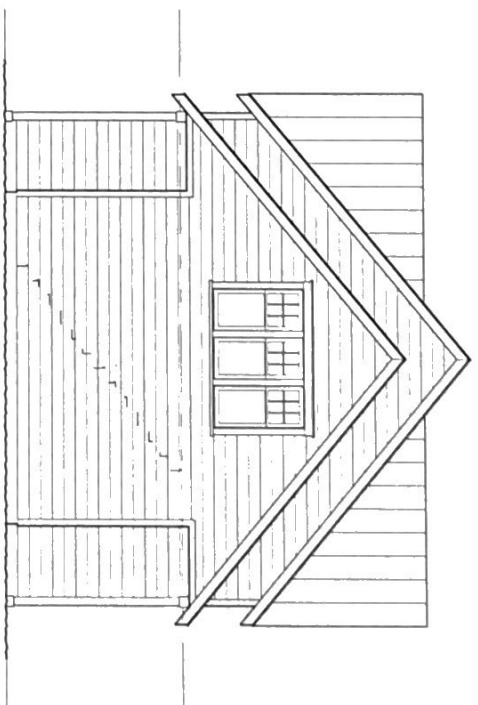
Issue date: August 9, 2021 Scale: 3/32" = 1'-0"
 Revision dates: October 25, 2021

AD-05



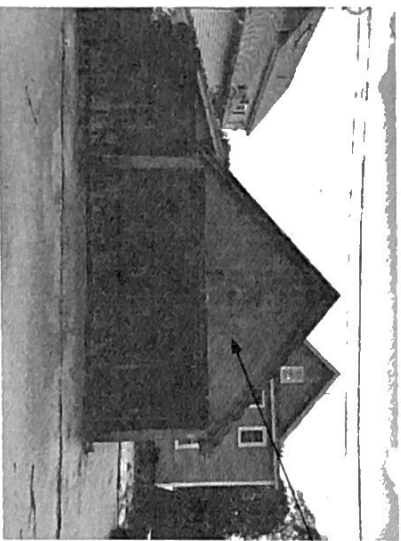
Proposed Exterior Elevation East @ New Garage

3/32" = 1'-0"

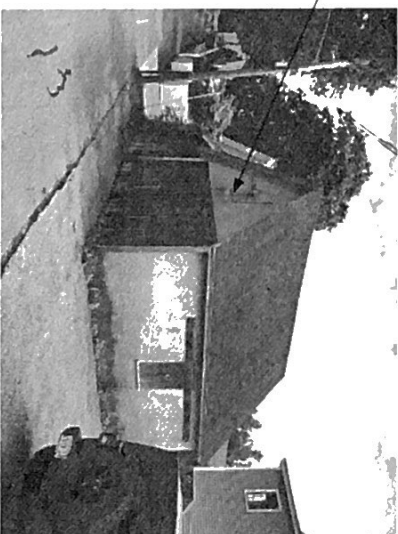


Proposed Exterior Elevation North @ New Garage

3/32" = 1'-0"



existing garage

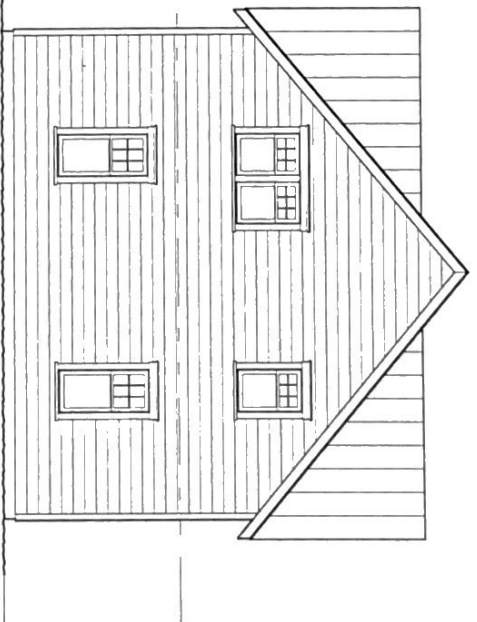
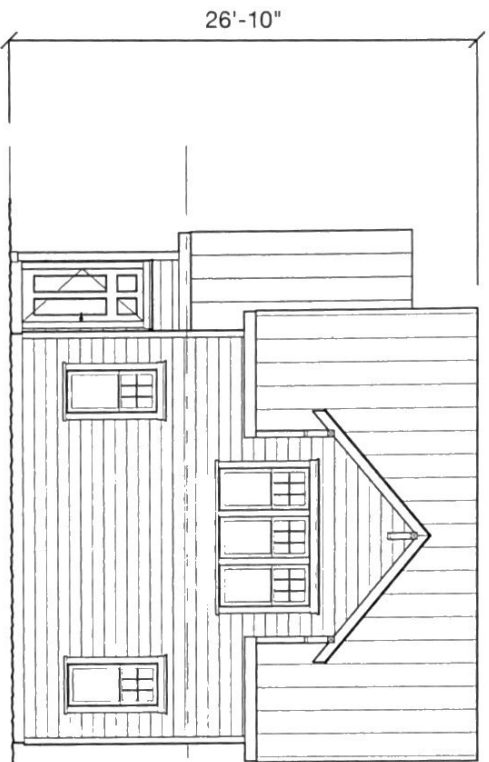


Proposed Exterior Elevations

Issue date: August 9, 2021 Scale: 3/32" = 1'-0"

Revision dates: October 25, 2021

AD-06

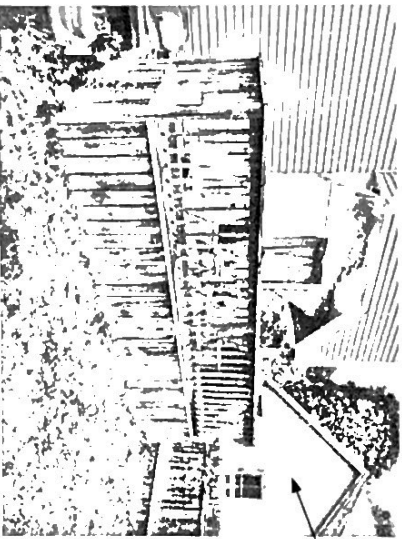


Proposed Exterior Elevation West @ New Garage

3/32" = 1'-0"

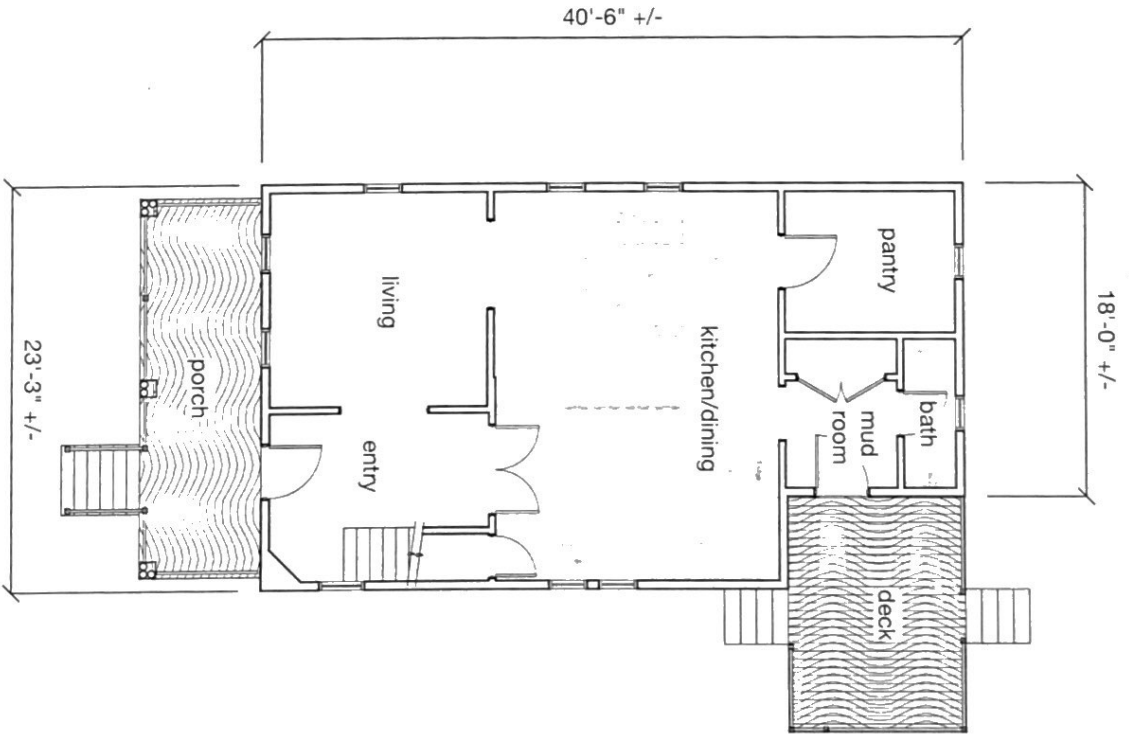
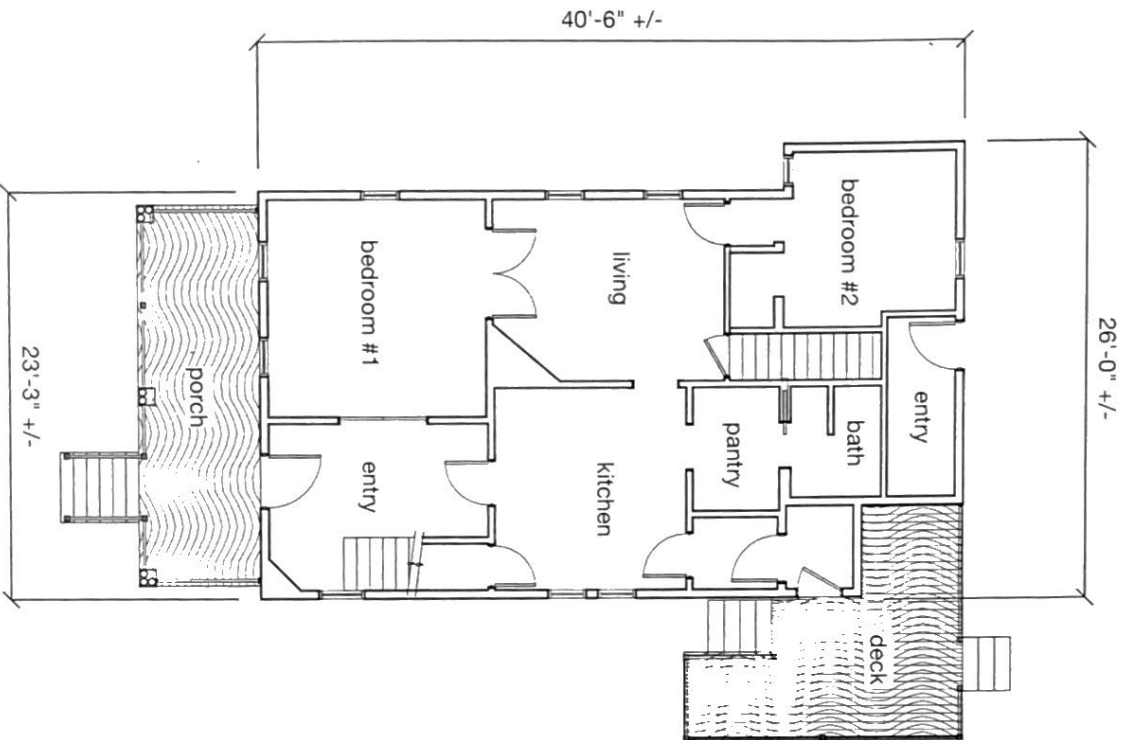
Proposed Exterior Elevation South @ New Garage

3/32" = 1'-0"



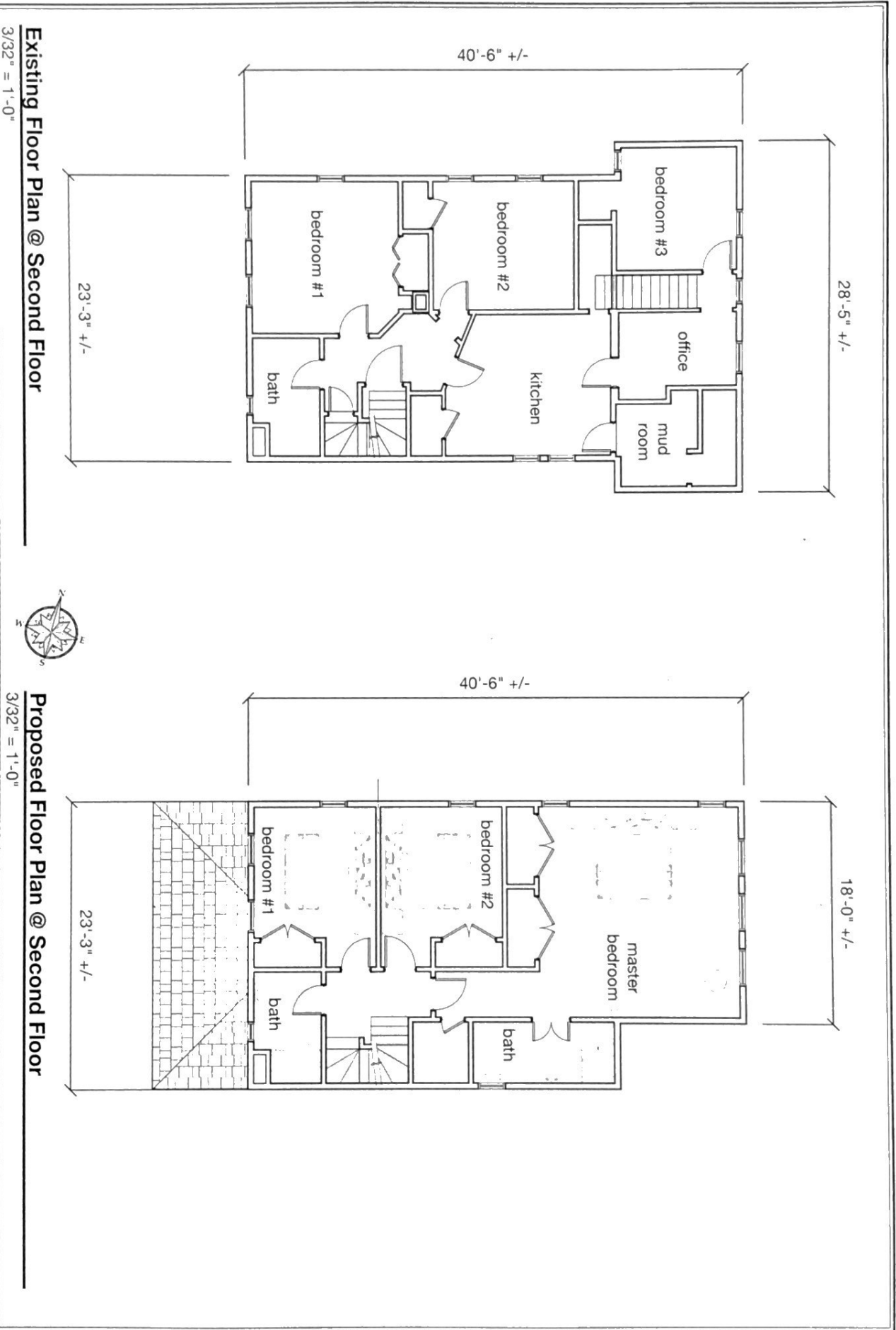
existing garage





Existing Floor Plan @ First Floor

Proposed Floor Plan @ First Floor



Variance Submittal for Additions to
**The Dickenson - Hambacher
 Residence**
 125 Elwyn Ave, Portsmouth NH 03801

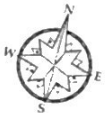
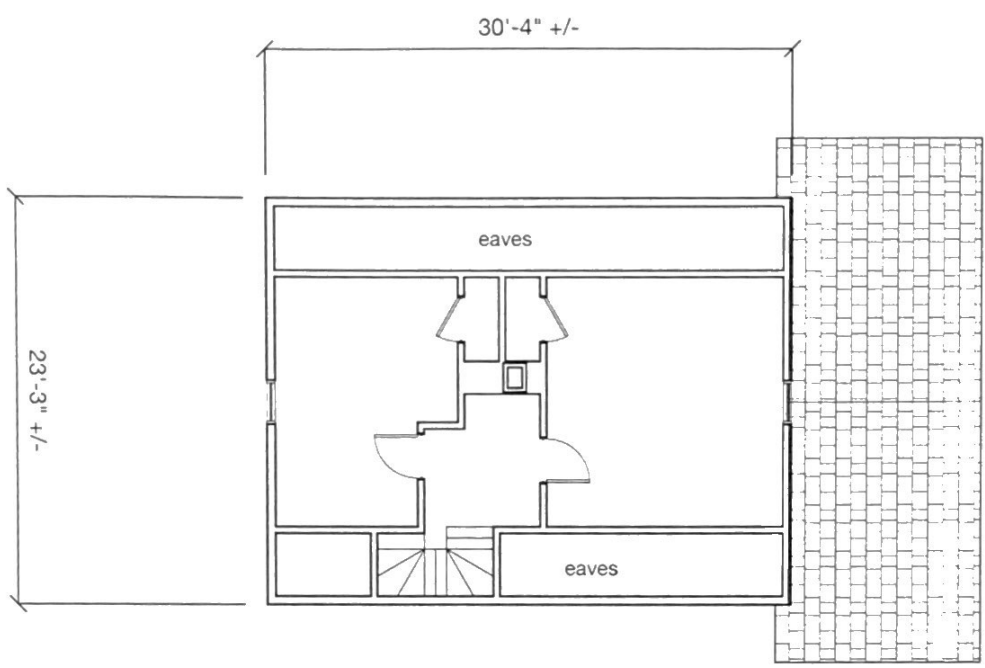
Floor Plans - Main House

Issue date: August 9, 2021 Scale: 3/32" = 1'-0"

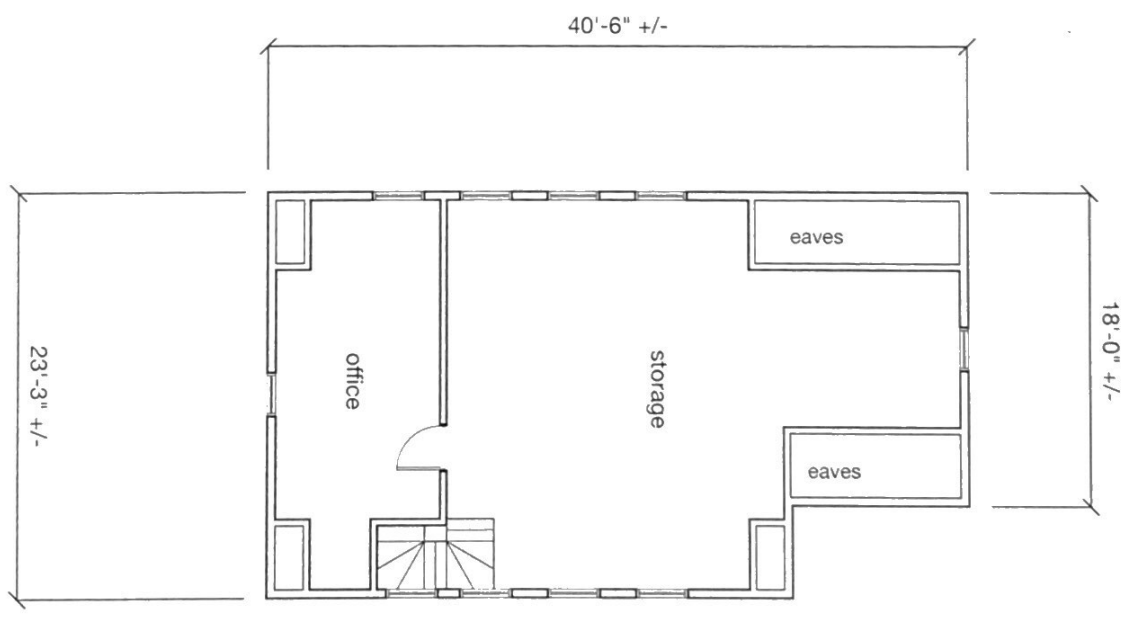
Revision dates: October 25, 2021

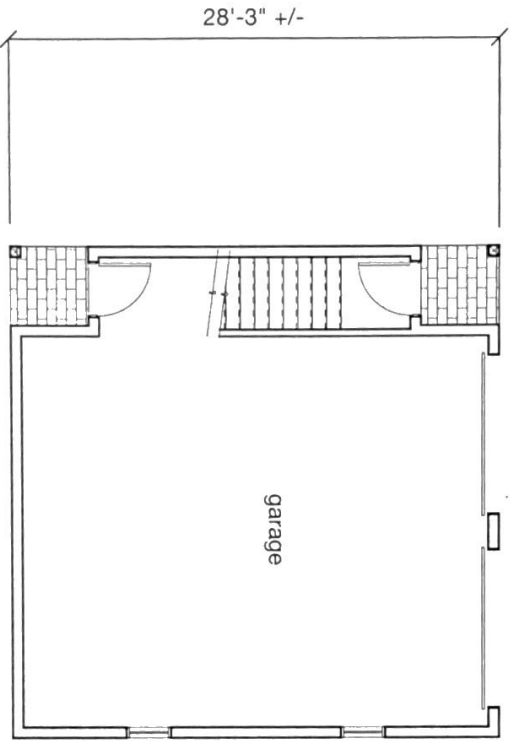
AD-09

Existing Floor Plan @ Third Floor
3/32" = 1'-0"



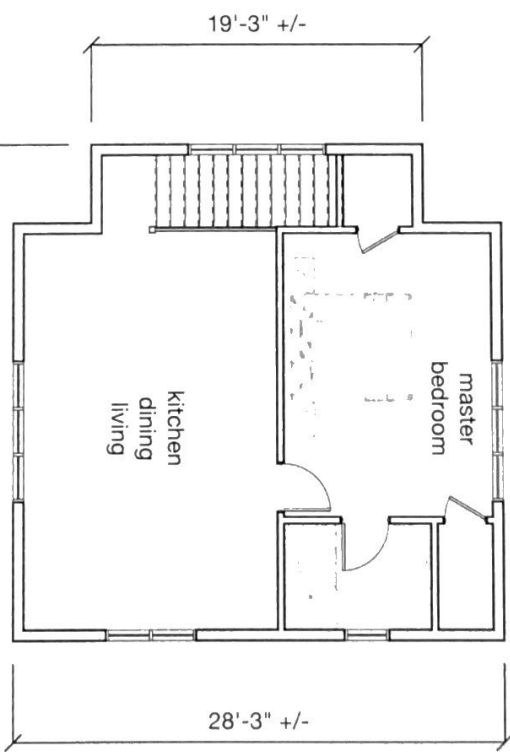
Proposed Floor Plan @ Third Floor
3/32" = 1'-0"





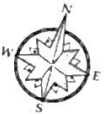
Proposed Floor Plan @ First Floor

3/32" = 1'-0"



Proposed Floor Plan @ Second Floor

3/32" = 1'-0"



Variance Submittal for Additions to
**The Dickenson - Hambacher
 Residence**
 125 Elwyn Ave, Portsmouth NH 03801

Floor Plans - New Garage

Issue date: August 9, 2021 Scale: 3/32" = 1'-0"
 Revision dates: October 25, 2021

AD-11



Elyse Hambacher <elyse.hambacher@gmail.com>

Support for project on 125 Elwyn Ave.

1 message

Alex.Greiner@dell.com <Alex.Greiner@dell.com>

Wed, Aug 18, 2021 at 11:26 AM

To: elyse.hambacher@gmail.com

Internal Use - Confidential

To whom it may concern:

My wife and I (Katie and Alex Greiner) live at 88 Lincoln Ave here in Portsmouth. We wanted to write a letter of support for the proposed renovation project at 125 Elwyn Ave.

We spoke with Elyse about their plans for the project and have no concerns about the overall proposal and also to keep it as a 2-unit dwelling. Not only that, we're excited that someone is choosing to improve the property! The existing home and especially the detached garage are very much in need of repair/improvement, so it will be a benefit to all neighbors that they have such a nice plan for the property. Having recently completed our own home project in late 2020, we wish them best of luck with the process.

Regards,

Alex and Katie Greiner