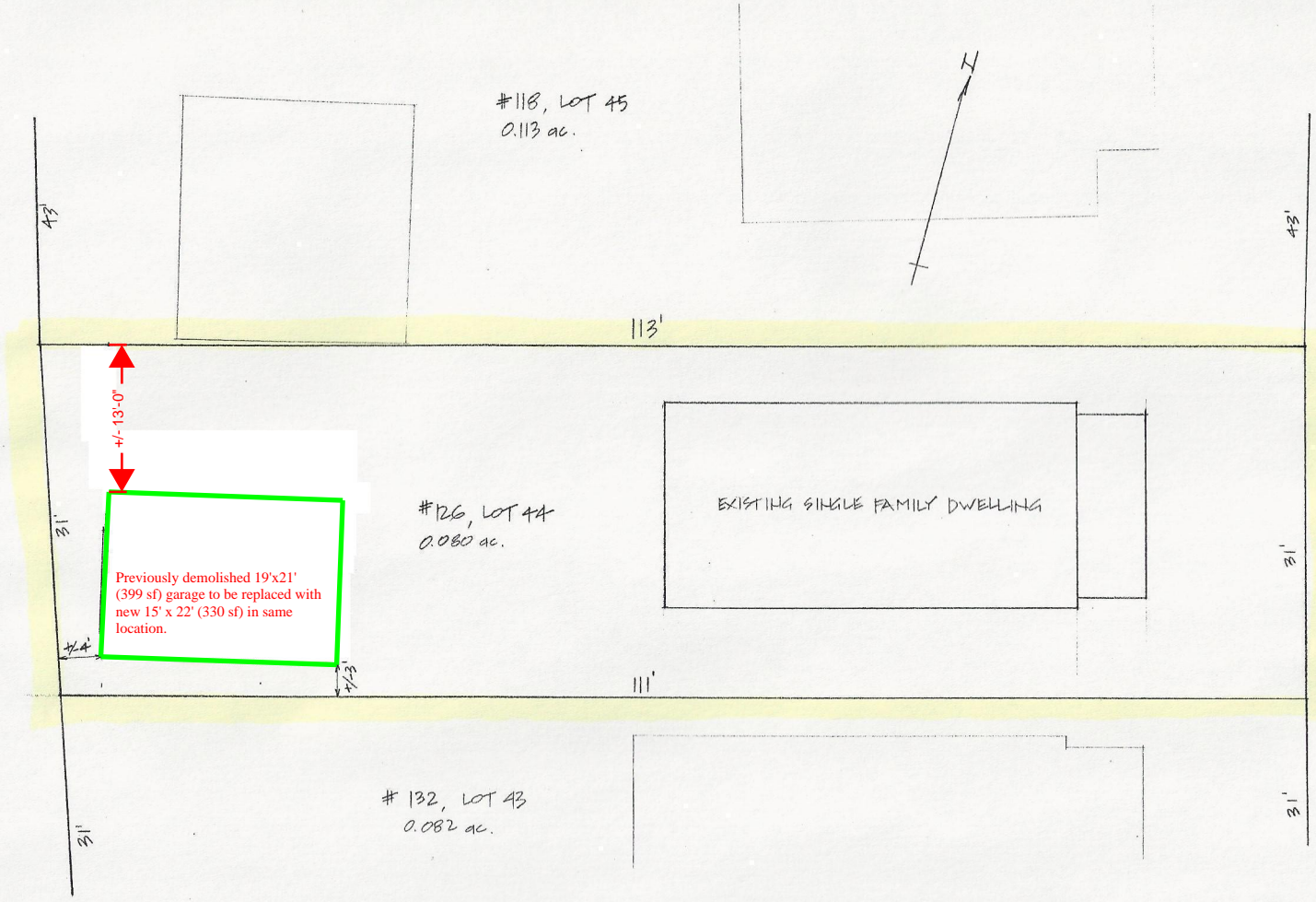


SHERBOURNE AVE.

ELWYN AVE



Previously demolished 19'x21'
 (399 sf) garage to be replaced with
 new 15' x 22' (330 sf) in same
 location.

#126, LOT 44
 0.080 ac.

EXISTING SINGLE FAMILY DWELLING

#132, LOT 43
 0.082 ac.

#118, LOT 45
 0.113 ac.

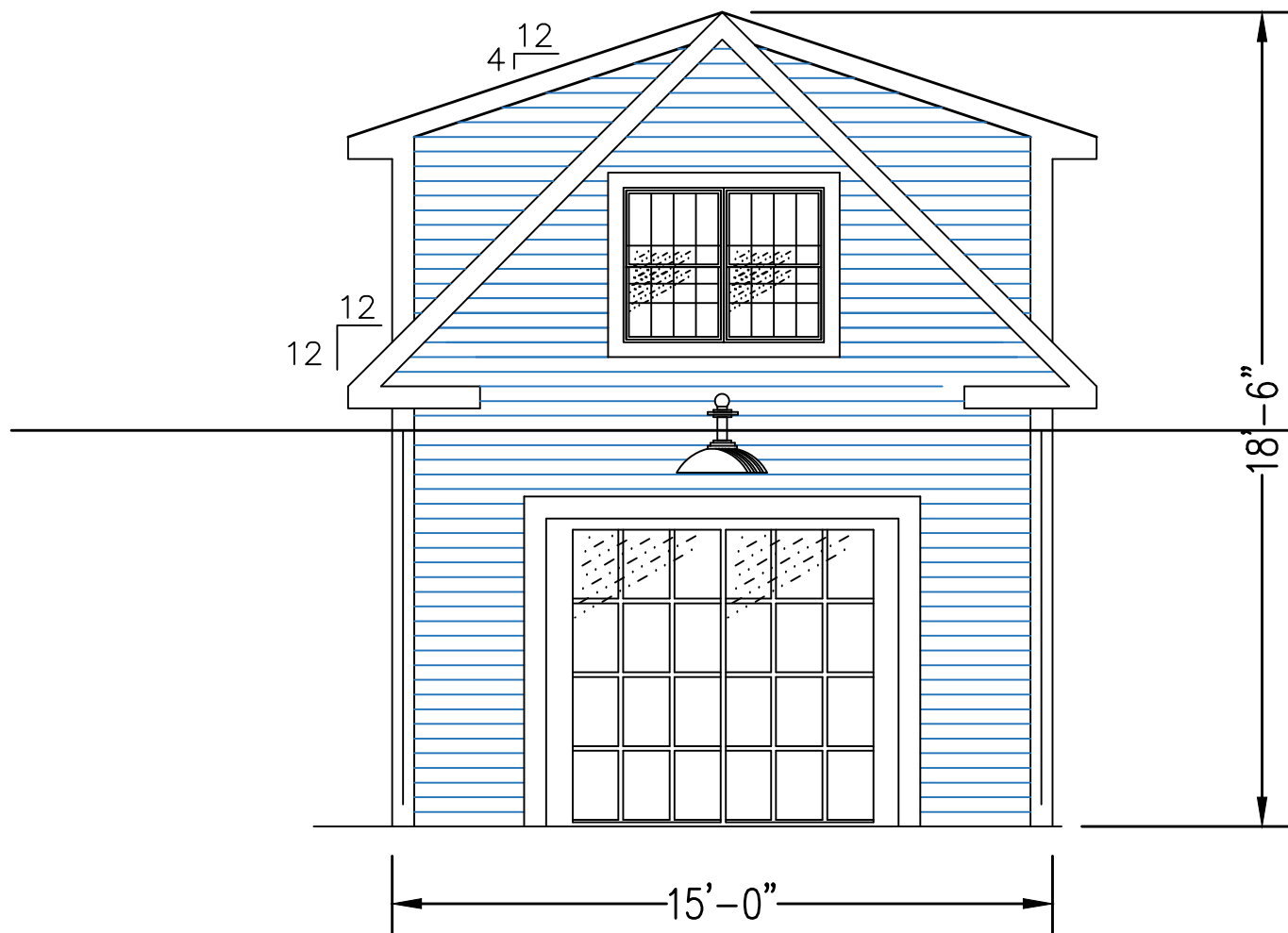
EXISTING & PROPOSED SITE PLAN
 (Smaller size, same location, less lot coverage)

PROPOSED REPLACEMENT
 GARAGE #1
 126 ELWYN AVE., PORTSMOUTH, NH,
 for Michael & Wendy Joanis

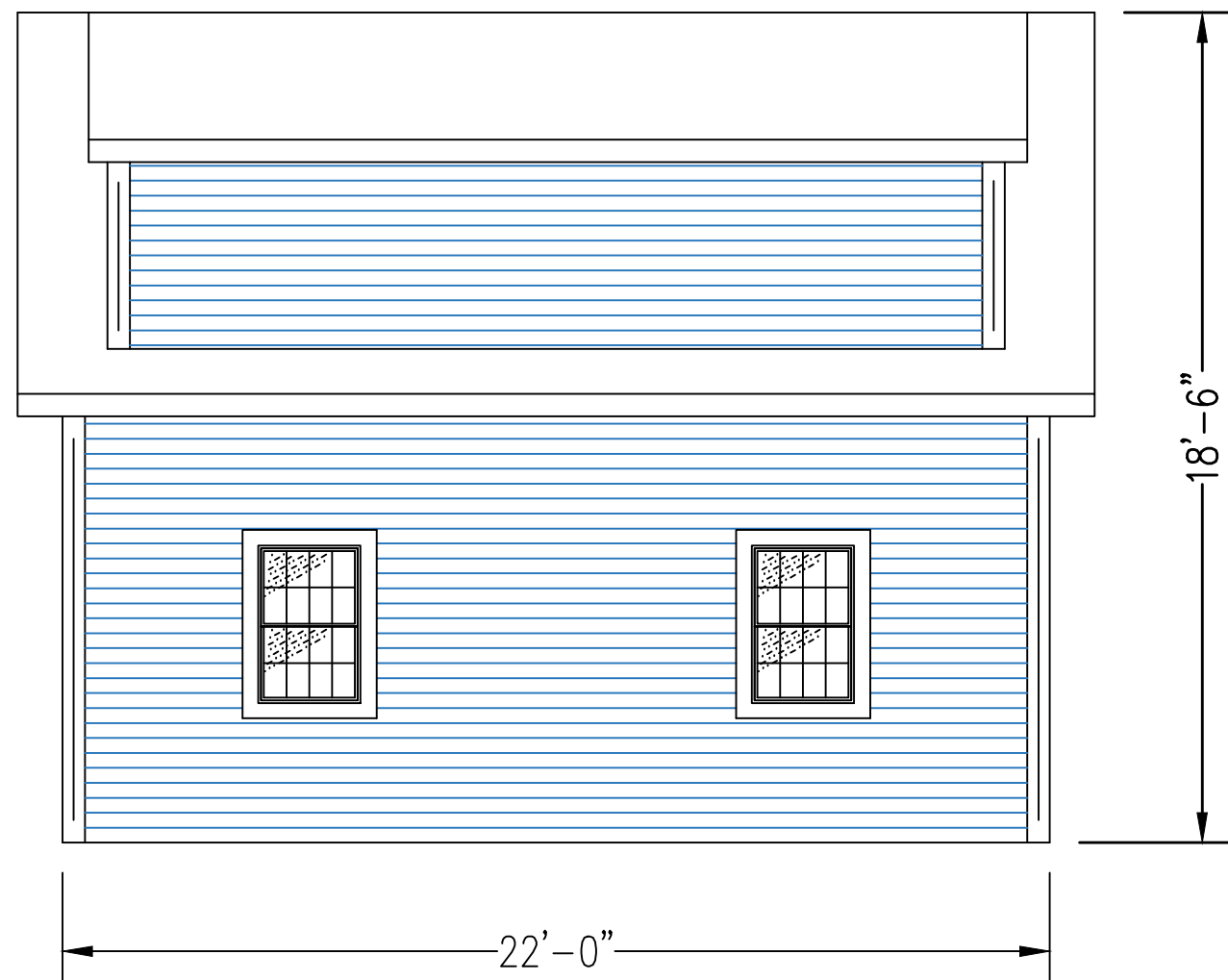
TITLE: PROPOSED & EXISTING SITE PLAN
 SCALE: 1" = 10'
 DATE: 9.3.2015
 REVISIONS: 2/5/2020 by MJJ

NOTES:

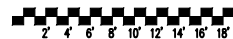
1. ARCHITECTURAL ASPHALT SHINGLES TO MATCH EXISTING HOUSE.
2. HARDIE BOARD SIDING TO MATCH EXISTING HOUSE.
3. WHITE VINYL WINDOWS TO MATCH EXISTING HOUSE.
4. WHITE TRIM BOARD TO MATCH EXISTING HOUSE.



WEST ELEVATION
(FACING SHERBURNE AVE.)



SOUTH ELEVATION
(FACING 124 ELWYN AVE.)



NOTES

REVISIONS

| DESCRIPTION | BY |
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MICHAEL J. JOANIS, PE

62 W. BROOK STREET
MANCHESTER, NH 03101
603 860 3404

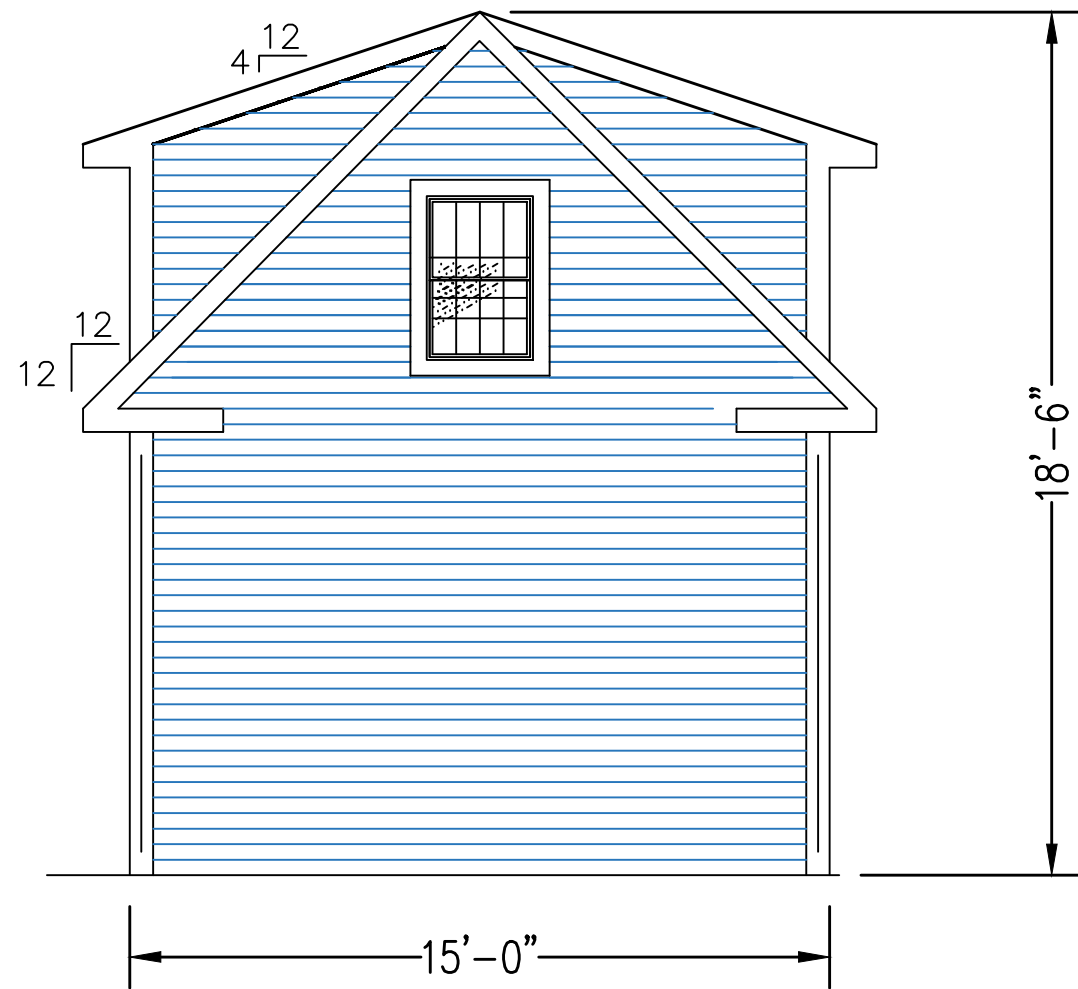
DETACHED GARAGE

126 ELWYN AVENUE
PORTSMOUTH, NH 03801

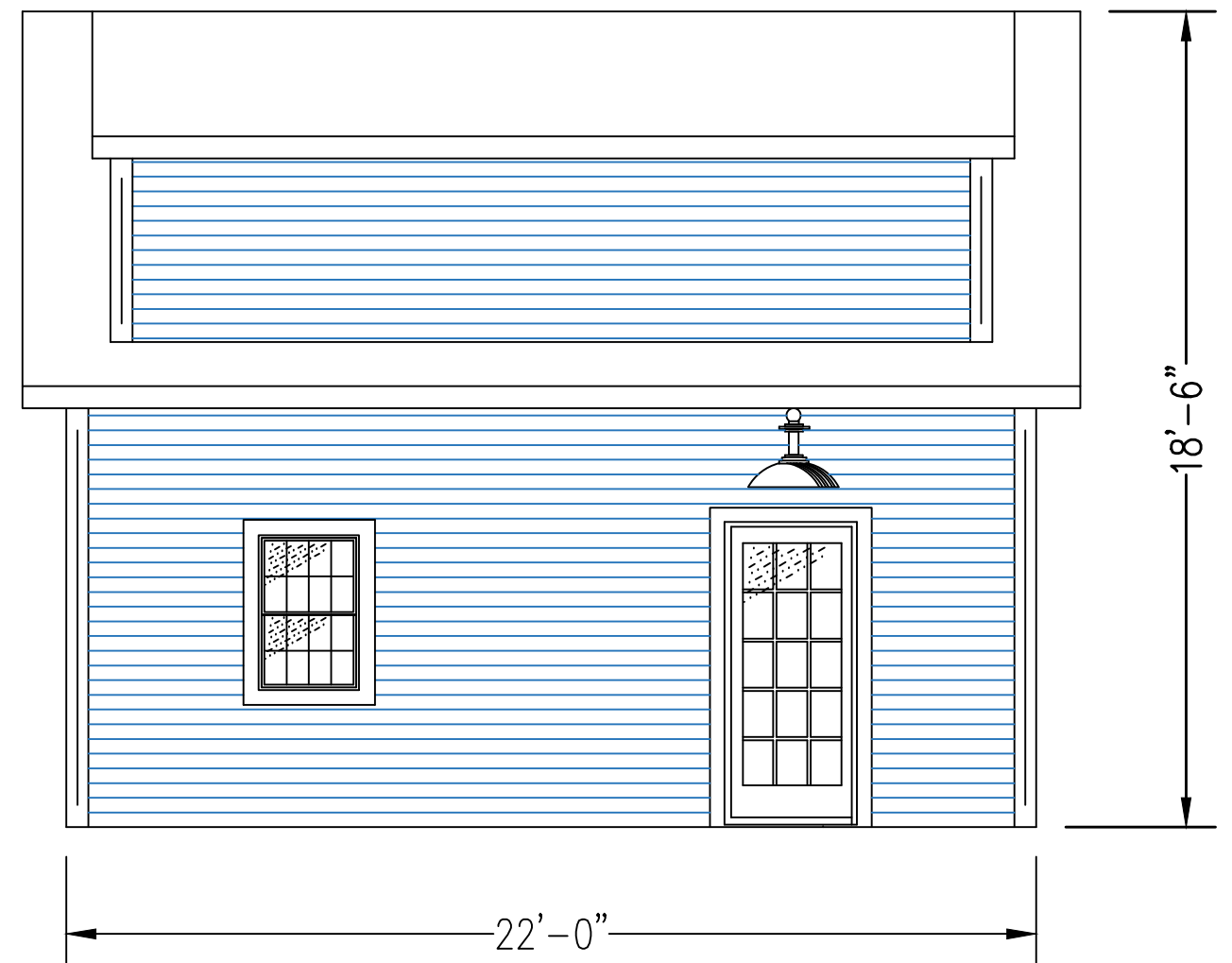
CONTRACTOR: T.B.D.

WEST + SOUTH ELEVATIONS

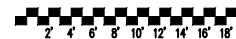
| | |
|--------------|---------------|
| PERMIT NO. | |
| CONTRACT NO. | |
| APPROVAL | |
| C.D.T. | M. Joanis |
| SCALE | 1/4" = 1'-0" |
| DATE | July 31, 2021 |
| REVISED | |
| PLOTTED | A-1 |



EAST ELEVATION
(FACING 126 ELWYN AVE.)



NORTH ELEVATION
(FACING 128 ELWYN AVE.)



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REVISIONS

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MICHAEL J. JOANIS, PE

62 W. BROOK STREET
MANCHESTER, NH 03101

603 860 3404

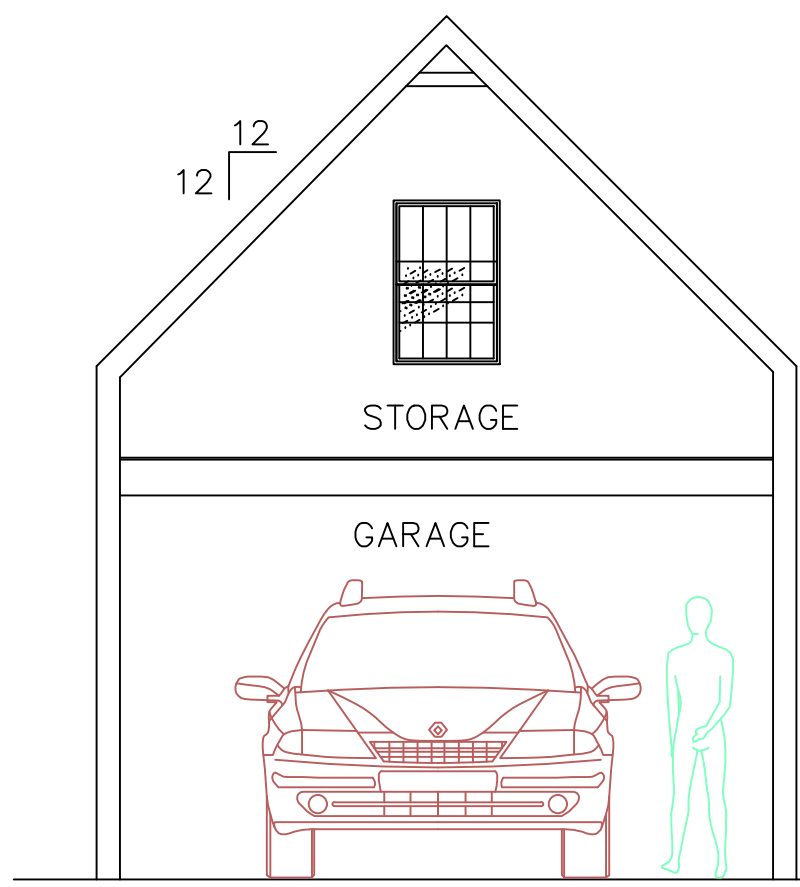
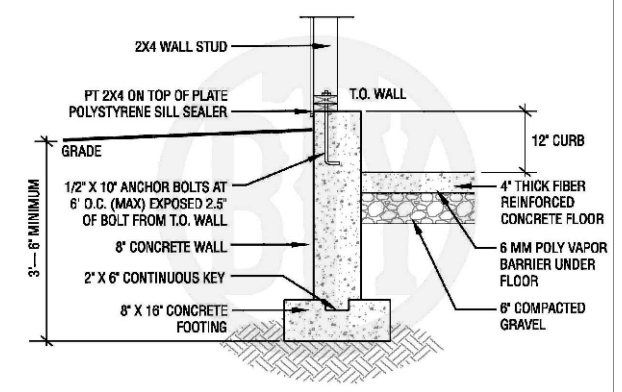
DETACHED GARAGE

126 ELWYN AVENUE
PORTSMOUTH, NH 03801

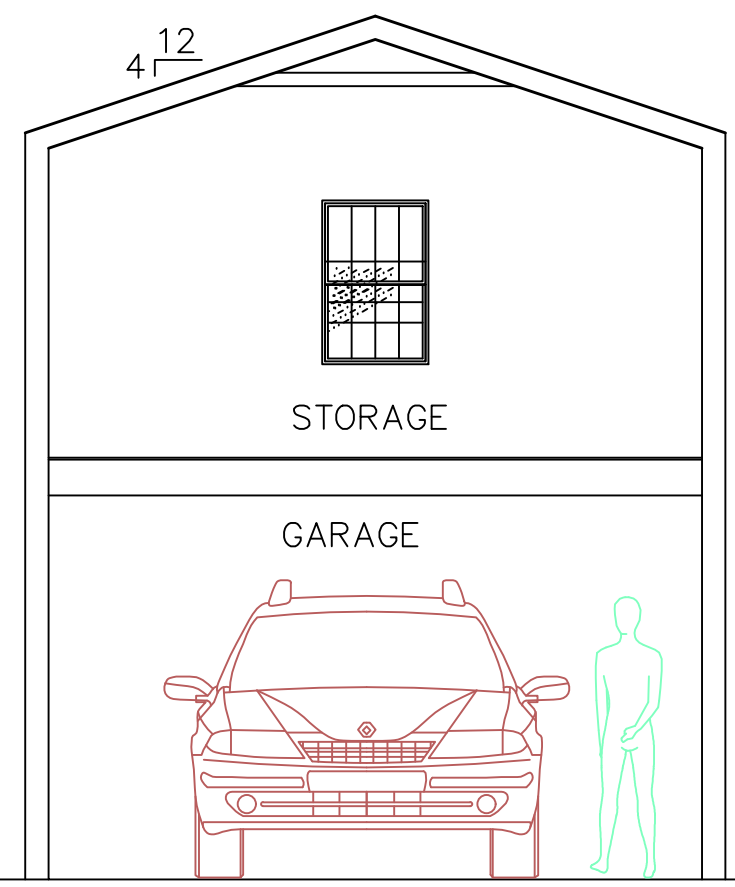
CONTRACTOR: T.B.D.

EAST + NORTH ELEVATIONS

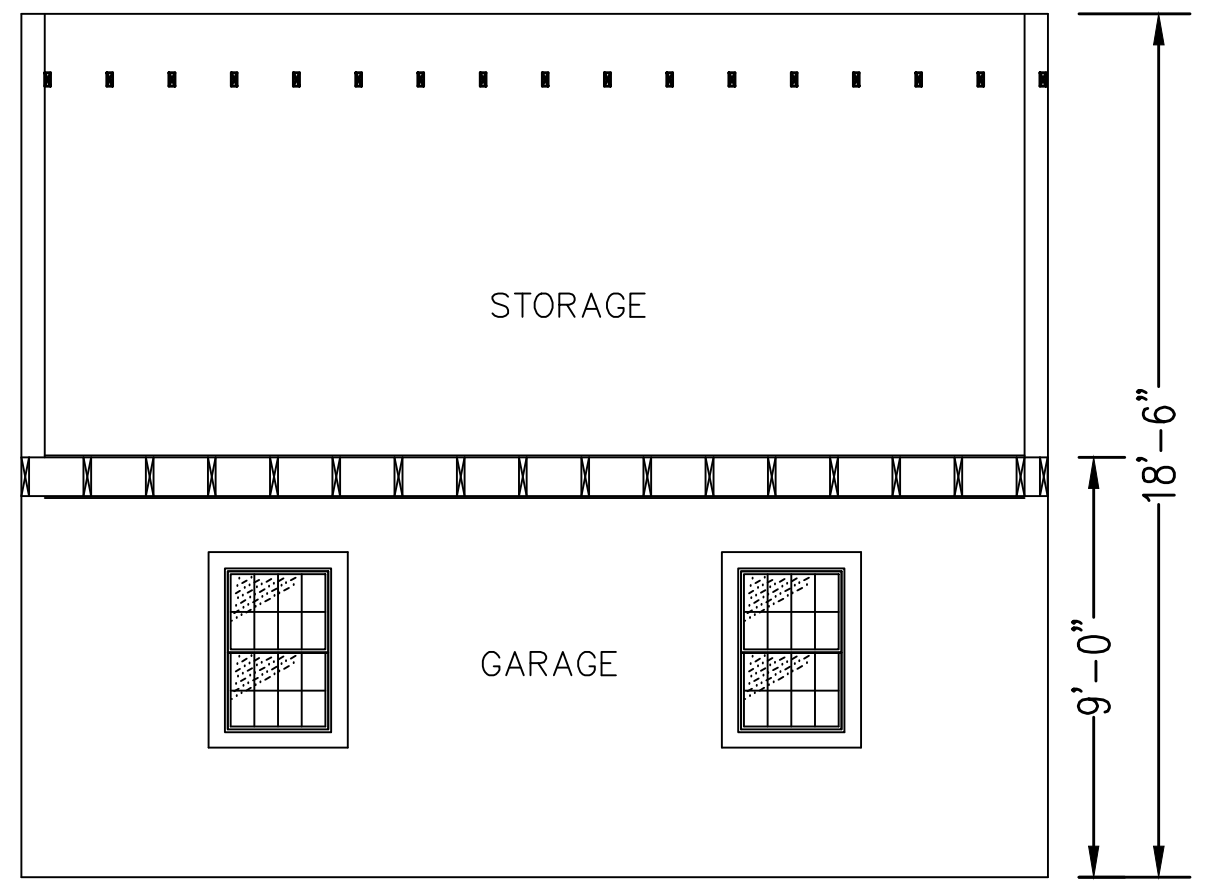
| | |
|--------------|---------------|
| PERMIT NO. | XXX |
| CONTRACT NO. | |
| APPROVAL | |
| C.D.T. | M. Joanis |
| SCALE | NO SCALE |
| DATE | July 31, 2021 |
| REVISED | |
| PLOTTED | A-2 |



SECTION NO DORMER



SECTION WITH SHED DORMER



SECTION B



NOTES

REVISIONS

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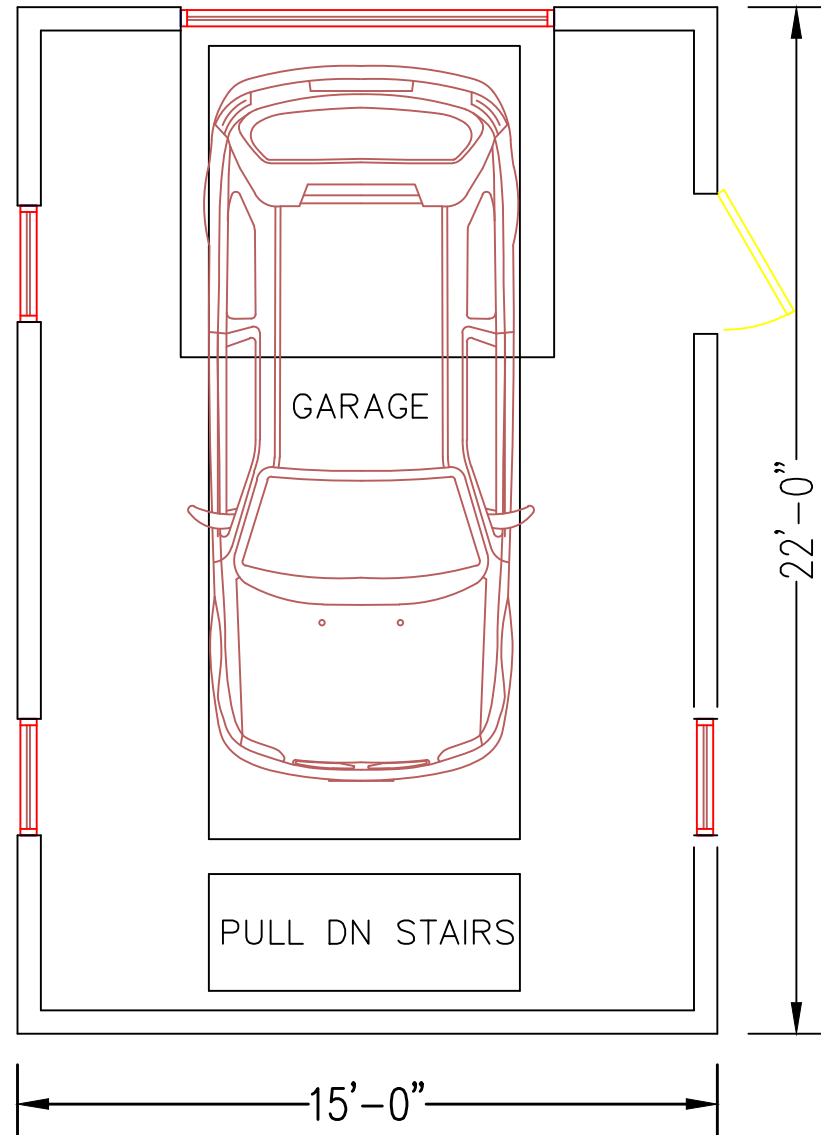
MICHAEL J. JOANIS, PE
 62 W. BROOK STREET
 MANCHESTER, NH 03101
 603 860 3404

DETACHED GARAGE
 126 ELWYN AVENUE
 PORTSMOUTH, NH 03801

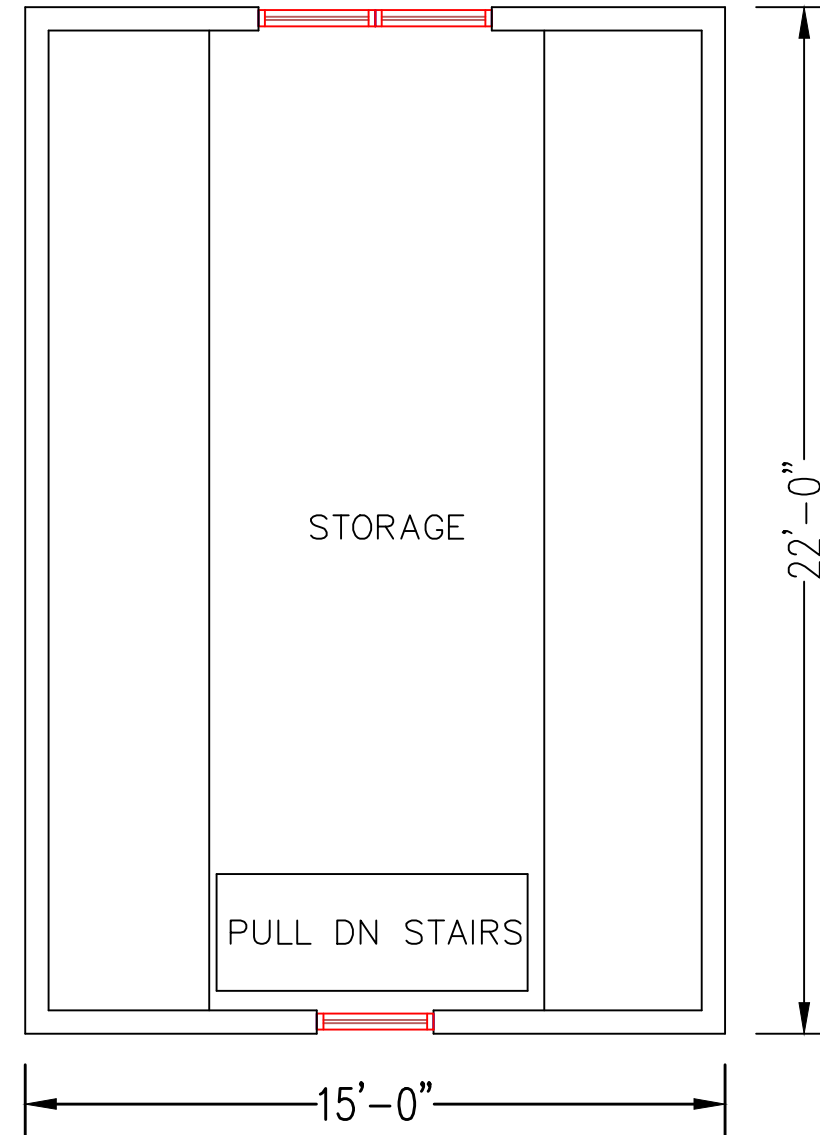
CONTRACTOR: T.B.D.

GARAGE SECTIONS

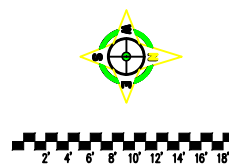
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|--------------|---------------|
| PERMIT NO. | |
| CONTRACT NO. | |
| APPROVAL | |
| C.D.T. | M. Joanis |
| SCALE | 1/4" = 1'-0" |
| DATE | July 31, 2021 |
| REVISED | |
| PLOTTED | A-3 |



GARAGE



STORAGE



NOTES

REVISIONS

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MICHAEL J. JOANIS, PE

62 W. BROOK STREET
MANCHESTER, NH 03101

603 860 3404

DETACHED GARAGE

126 ELWYN AVENUE
PORTSMOUTH, NH 03801

CONTRACTOR: T.B.D.

GARAGE FLOOR PLANS

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|--------------|---------------|
| PERMIT NO. | |
| CONTRACT NO. | |
| APPROVAL | |
| C.D.T. | M. Joanis |
| SCALE | 1/4" = 1'-0" |
| DATE | July 31, 2021 |
| REVISIONS | |
| PLOTTED | A-4 |



SITE FROM SHERBURNE AVE



SITE FROM SHERBURNE AVE



SITE FROM SHERBURNE AVE



EXISTING PARKING SURFACE



SITE FROM HOUSE BACK STEPS



SITE FROM HOUSE



SITE FROM HOUSE



126 ELWYN AVE FRONT



PREVIOUSLY DEMOLISHED DETACHED GARAGE



PREVIOUSLY DEMOLISHED DETACHED GARAGE

Variance request for detached garage reconstruction after previous demolition and based on case #9-4 approval from the 9/22/15 Board of Adjustment meeting for 126 Elwyn Avenue, Portsmouth, NH

Statement of explanation regarding compliance with zoning ordinance, Article 2, section 10.233.20.

General intent: As seen in the pictures, the previously demolished detached garage structure was rotting and significantly leaning to the south side of the property, which parallels the neighbor's driveway where they park two cars. Prior owners of the property had allowed a stand of scrub trees to proliferate on the north side of the structure, leaving it to rot in the shade and moisture created by the trees. Prior owners of the property obtained approval to demolish the structure and construct a new 19' by 21' (399sf) detached garage in its place as noted in case #9-4 approval from the 9/22/15 Board of Adjustment meeting. Unfortunately this approval expired before the current owner's could afford to construct the project. The current owners are requesting to construct a smaller 15' by 22' (330 sf) detached garage in the same location as the previous structure and previously approved replacement structure. We are requesting a variance to replace the previously demolished structure that had a previous approval for replacement in kind with a new smaller structure. The lot coverage will be less and the set back on the north side will be increased from 9' to 13' when compared to the previous condition and previously approved replacement structure.

Statement regarding Article 2 section 10.233.20:

10.233.21 *The variance will not be contrary to public interest;* In this case it would be in the public interest to grant this variance to improve the existing condition, raise property value, and broaden the tax base. Each house on the block includes a detached garage structure. The new structure to replace the previous structure will be in keeping with the nature and layout of the adjacent properties. The new structure will complete the previously approved process of improvements to the property.

10:233.22 *the spirit of the ordinance will be observed;* the spirit of the ordinance is observed as the request in not asking for any exception to any rules in regard to increased size of the structure, location on the existing lot, or other form of exception to the ordinance rules itself. The ordinance itself would have allowed for reconstruction of the previous structure. The new structure will be an improvement to having allowed the previous structure to remain.

10.233.23 *substantial justice will be one;* to allow the previous structure to be rebuilt to a higher standard is for the community as a whole.

10.233.24 *the values of the surrounding propertied will not be diminished;* based on the city's medium for assessment, surrounding property values would increase as the value of the exiting property increases.

10.233.25 *literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship;* there is no relationship between the general purposes of this ordinance provision as the structure previously existed, previous approval for replacement was granted, and the proposed use of creating a smaller structure to current codes and standards should be deemed as "reasonable."