

Chairperson of the Board of Adjustment
c/o Planning Department City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

August 31, 2021

Dear Board of Adjustment Chairperson and Members,

Thank you for your time to consider our proposed renovations of 21 Fernald Court.

Please find this Letter of Intent in support of our Request for Variance for 21 Fernald Court, Portsmouth, NH 03801.

This Letter of Intent is in support of relief from dimensional requirements for our proposed renovations to the existing non-conforming home. The intent of this addition is to add a deck off the side of the house and build a small wood framed shed.

The current lot has minimal conforming area. We believe this proposal will allow us to expand the usage while still having less pervious space than previously used on the lot. We removed much of the impervious blacktop to be replaced with lawn in our prior variance. Submitted please find the detailed plans.

With this proposal we are asking for relief in full respect to the board criteria as defined in Article 2.0, Section 10.230 - 10.233.20.

10.233.21 The variance will not be contrary to the public interest;

The renovation is in line with the current character of the neighborhood and enhances the overall lot.

10.233.22 The spirit of the Ordinance will be observed;

The renovation will not harm the health, safety or general welfare of the community. The request balances the overall dimensions with the character and in coordination with surrounding properties.

10.233.23 Substantial justice will be done;

There is no gain to the public by denying the variance. Given the options for this lot, denying the request would create hardship for the applicants, to build the house for their family.

10.233.24 The values of surrounding properties will not be diminished;

There is no reason to believe this will diminish the value of surrounding properties and in-fact the improvement to the house use of the space will likely increase the value of the neighborhood.

and

10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

Denying the variance request would result in an undue hardship as the property is unique in the shape of the lot and the lack of conforming land. The use seems to be a reasonable request. The property is already non-conforming and the overall project has already returned much of the impervious land to green space.

We thank you for your time and consideration of this request.

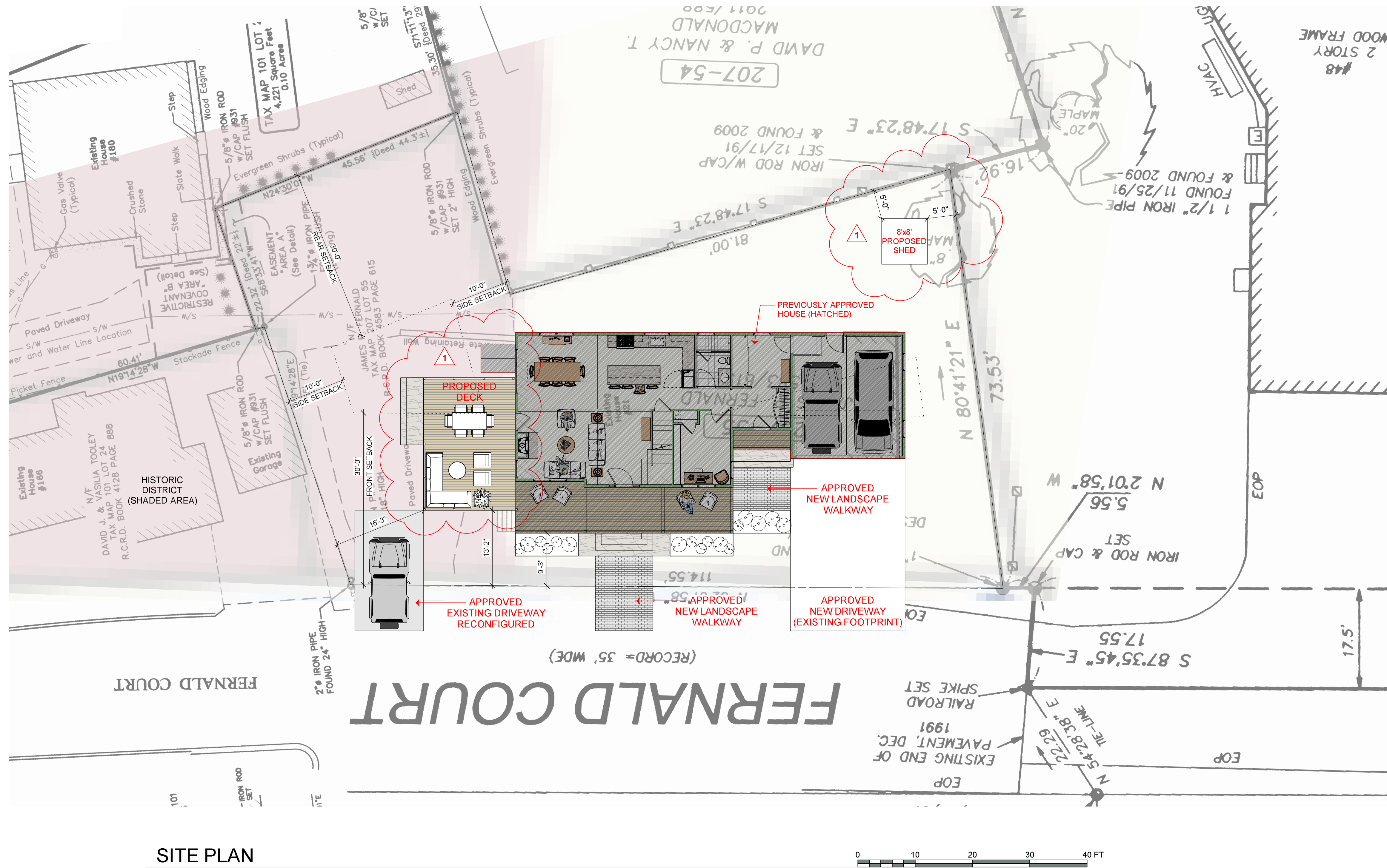
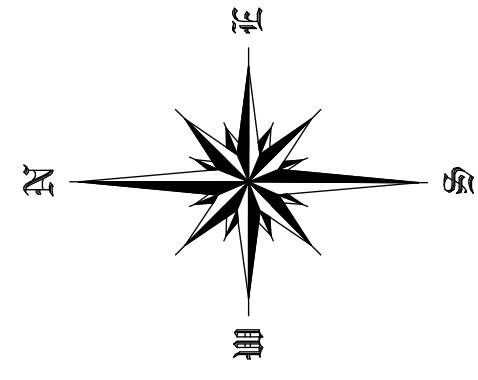
All the best,

Mike Schwartz & Sharyn Potter

Mike Schwartz and Sharyn Potter

See architectural drawings attached.





SITE PLAN
Scale: 1" = 10'-0"



ZONING MAP

Residential Districts

- R Rural
- SRA Single Residence A
- SRB Single Residence B
- GRA General Residence A
- GRB General Residence B
- GRC General Residence C
- GAMH Garden Apartment/Mobile Home Park

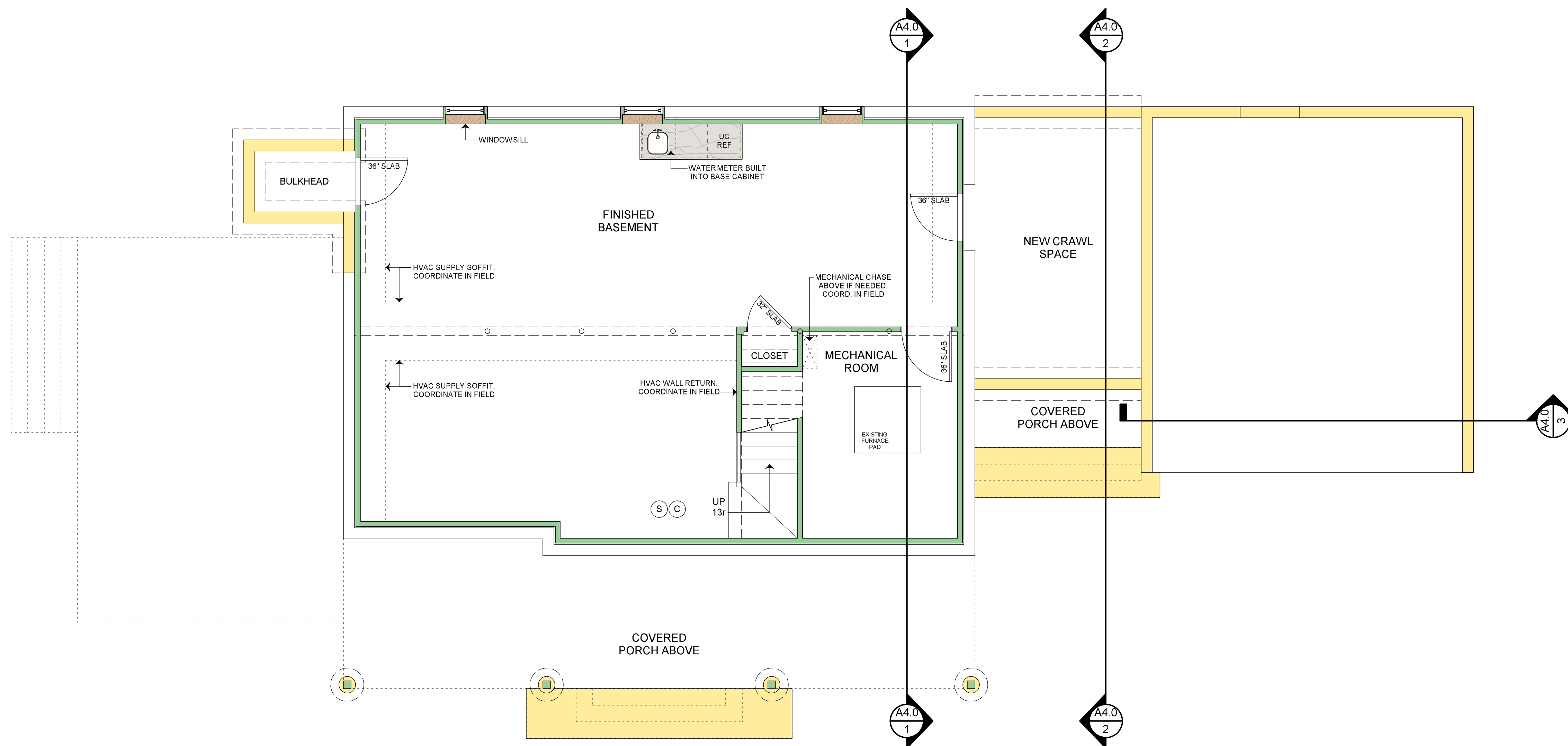
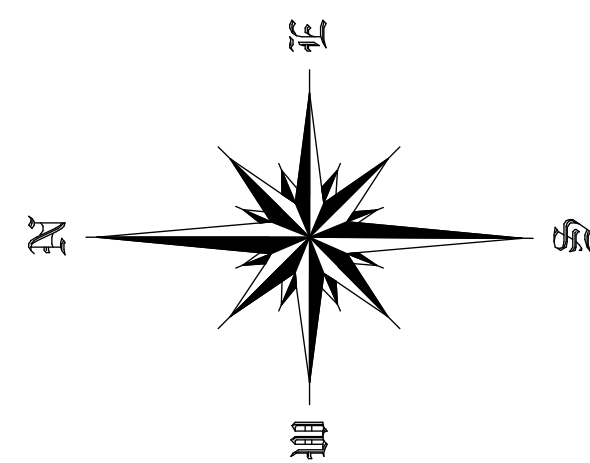
ZONE	SINGLE RESIDENCE B		
	DIMENSION	PREVIOUSLY APPROVED	PROPOSED
MIN. LOT AREA PER DWELLING UNIT	15,000 SF	EXISTING LOT	EXISTING LOT
BUILDING SETBACKS:			
FRONT:	30 FT		
SIDE:	10 FT		
REAR:	30 FT		
MAX. BUILDING HEIGHT	35 FT	29'-0"	29'-0"
MAX. BUILDING COVERAGE	LOT - 8,712 SF x 20% = 1,742.40 SF	2,028 SF (23.3%)	2028 SF - PREVIOUS 417 SF - DECK 64 SF - SHED 2,509 SF - TOTAL (28.8%)
MIN. OPEN SPACE	LOT - 8,712 SF x 40% = 3,484.80 SF	5,102 SF (58.56%)	4,685 SF (53.8%)



PROPOSED DECK REVISION & SHED
 ISSUED - 8.4.2021
SITE PLAN

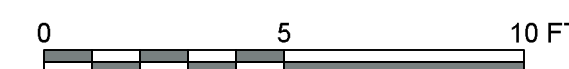
21 FERNALD COURT
 Portsmouth, New Hampshire
 Design Worth Calling Home

A0



BASEMENT PLAN

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



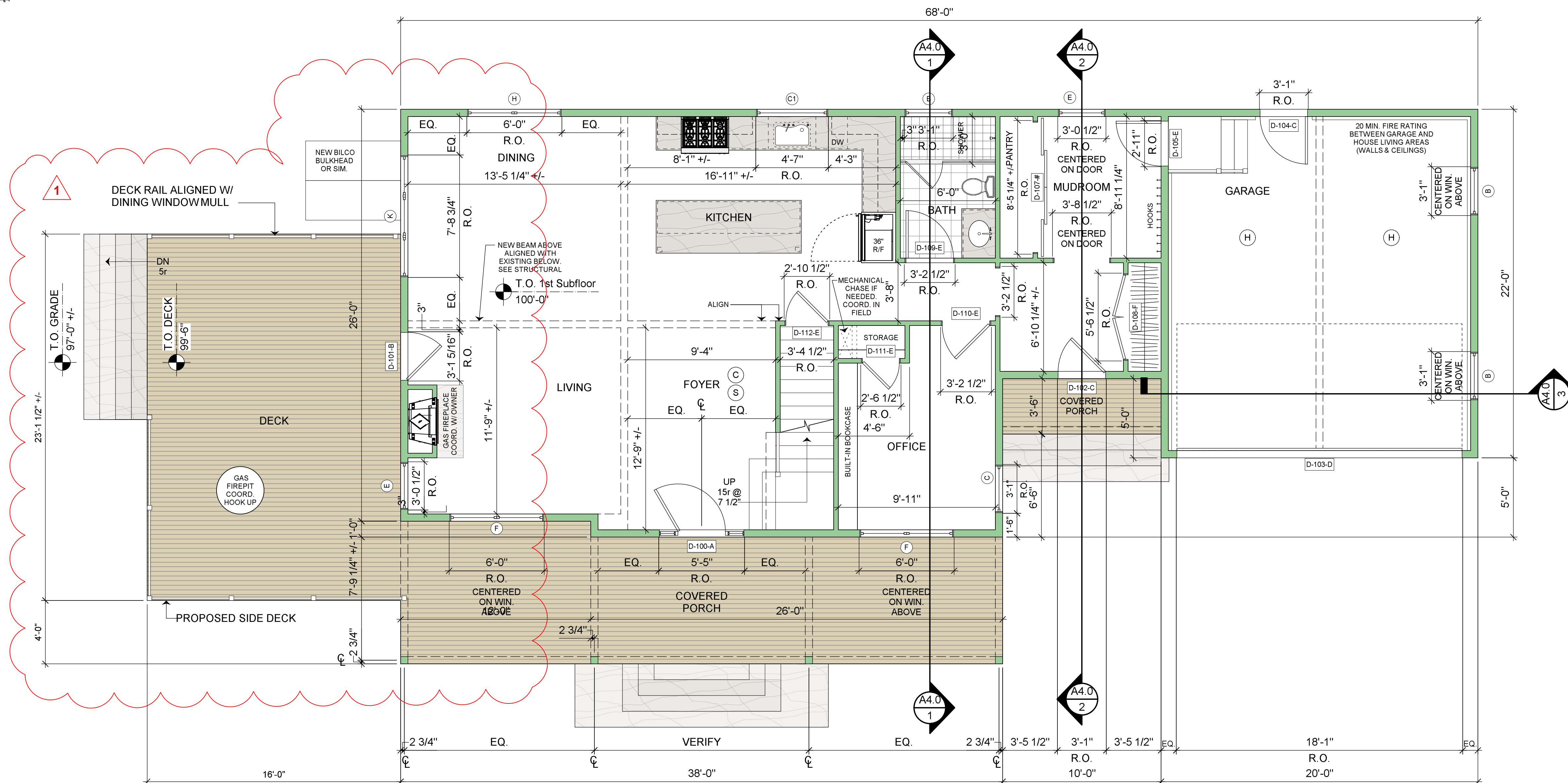
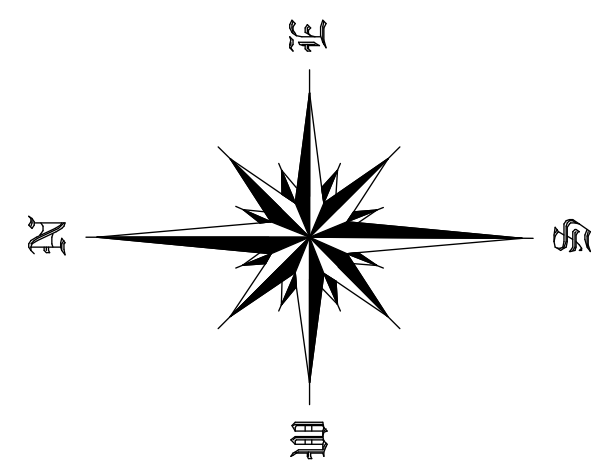
- EXISTING FOUNDATION TO REMAIN
- NEW FOUNDATION
- NEW STUD WALL
- (S) SMOKE DETECTOR
- (C) CO2 DETECTOR
- (H) HEAT DETECTOR

NOTES:
ARCHITECTURAL 100'-0" EQUAL TO EXISTING FIRST SUBFLOOR ELEV.

- GENERAL NOTES:**
- DIMENSIONS LOCATE FACE OF STUDS U.N.O. WINDOW & DOOR DIMENSIONS SHOW R.O. U.N.O. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL FRAMING INFORMATION & DETAILS (TYP).
 - ASSUMED 3 1/2" INTERIOR STUD WALLS TYPICAL U.N.O. ASSUMED 5 1/2" EXTERIOR STUD WALLS TYPICAL U.N.O.
 "S" = 2x6 STUD WALL
 "8" = 2x8 STUD WALL
 "H" = 2x10 STUD WALL
 - INTERIOR DOOR R.O.'s TO BE HELD OFF ADJACENT WALLS 3" (SEE DETAIL -A-...) U.N.O. OR CENTERED ON PROMINENT WALL PLANE IF LESS THAN 12" TO EITHER SIDE OF DOOR. REFER TO SCHEDULE FOR DOOR SIZES.
 - CLOSET DEPTHS ASSUMED @ 2'-1" FRAMING U.N.O.
 - COLUMNS SHOWN ON PLANS ARE FOR GRAPHICAL REPRESENTATION ONLY. REFER TO STRUCTURAL PLANS FOR ALL CONNECTION DETAILS, SIZES, NOTES & REQUIREMENTS FOR FRAMING.

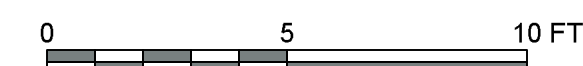
AREA TAKEOFFS	
FIRST FLOOR	1184 SQ. FT.
SECOND FLOOR	1600 SQ. FT.
GARAGE	435 SQ. FT.

- TYPICAL STAIR NOTES:**
- MIN. TREAD DEPTH: 10" (TREADS MEASURED NOSING TO NOSING)
 - MAX. FINISHED RISER: 7 1/2"
 - HANDRAIL: MAX. HEIGHT: 38", MIN. HEIGHT: 34" (MEASURED FROM STAIR NOSING VERTICALLY)
 - MIN. NOSING PROJECTION: 3/8" MAX 1 1/4" FOR TREADS LESS THAN 11"
 - TYPICAL INTERIOR GUARD RAIL: MIN 36"
 - MIN. FINISH STAIR WIDTH 36"



FIRST FLOOR PLAN

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



- EXISTING WALL TO REMAIN
- NEW PROPOSED STUD WALL
- S SMOKE DETECTOR
- C CO2 DETECTOR
- H HEAT DETECTOR

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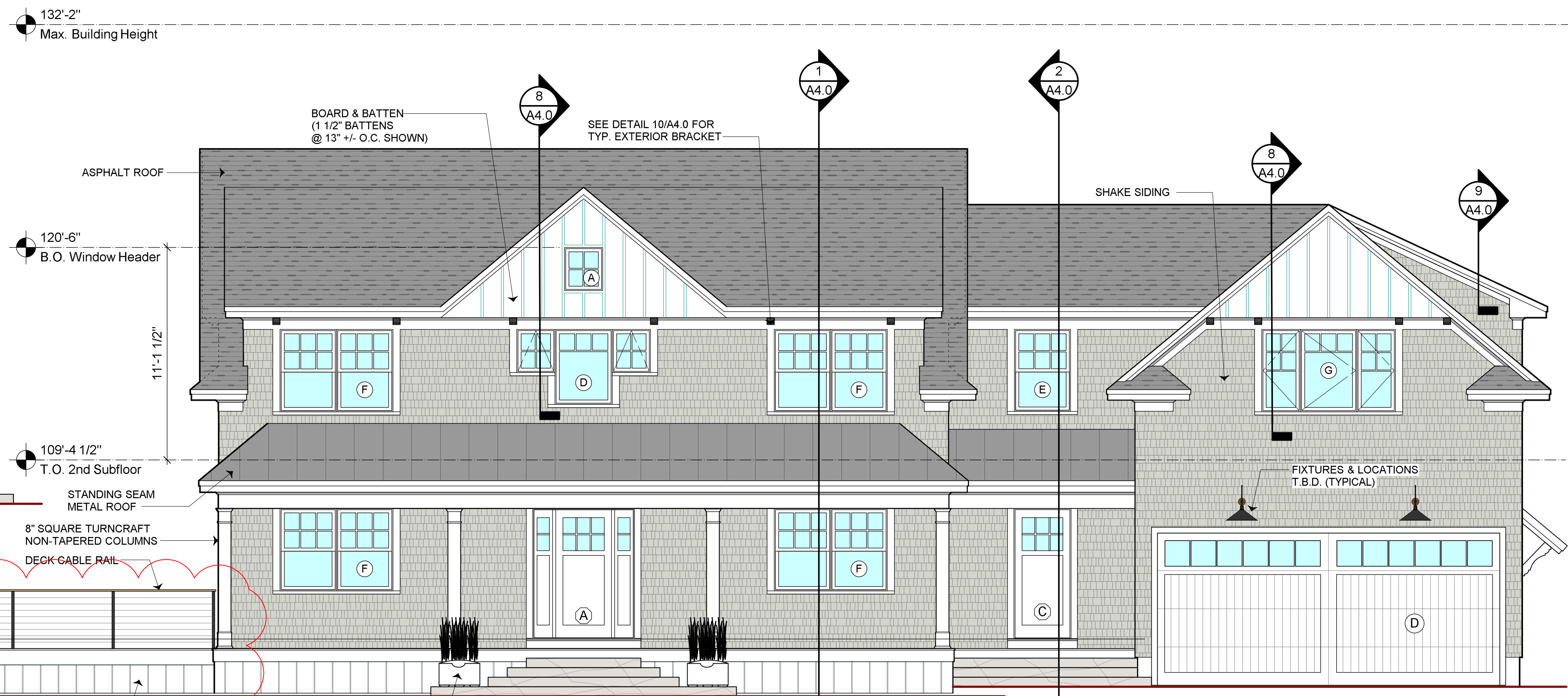
21 FERNALD COURT
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A1.1



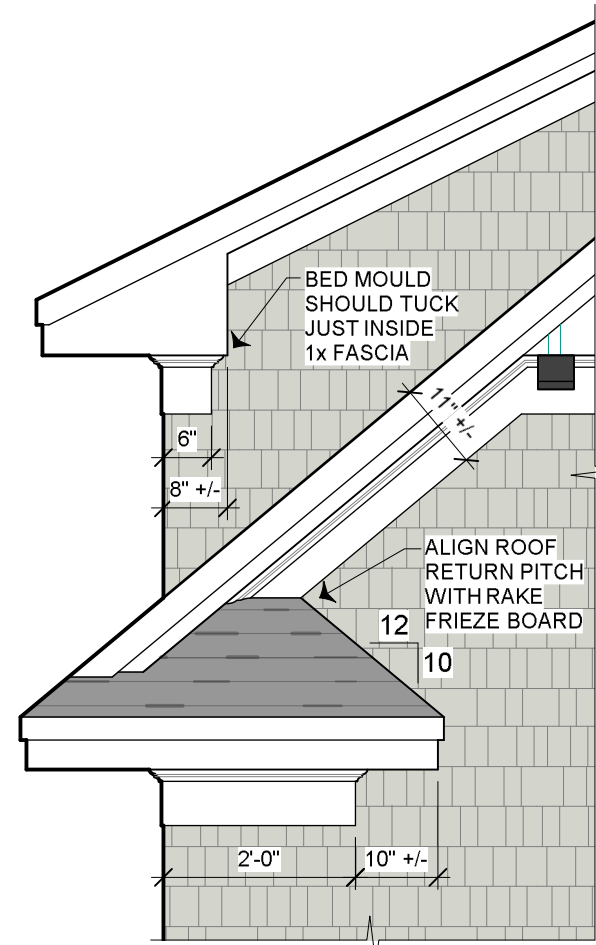
PROPOSED SIDE ELEVATION

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



PROPOSED FRONT ELEVATION

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

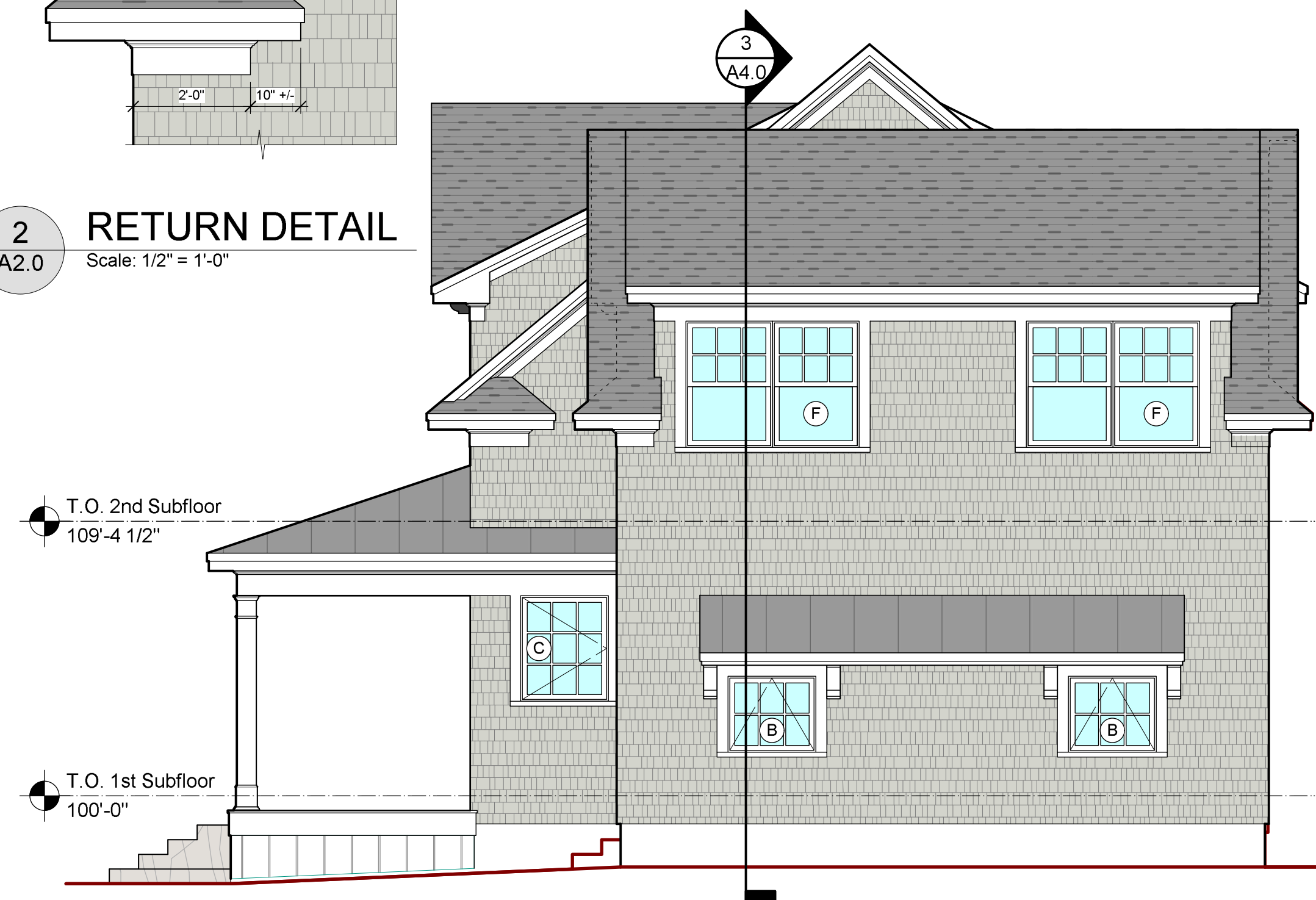


2 RETURN DETAIL
A2.0

Scale: 1/2" = 1'-0"

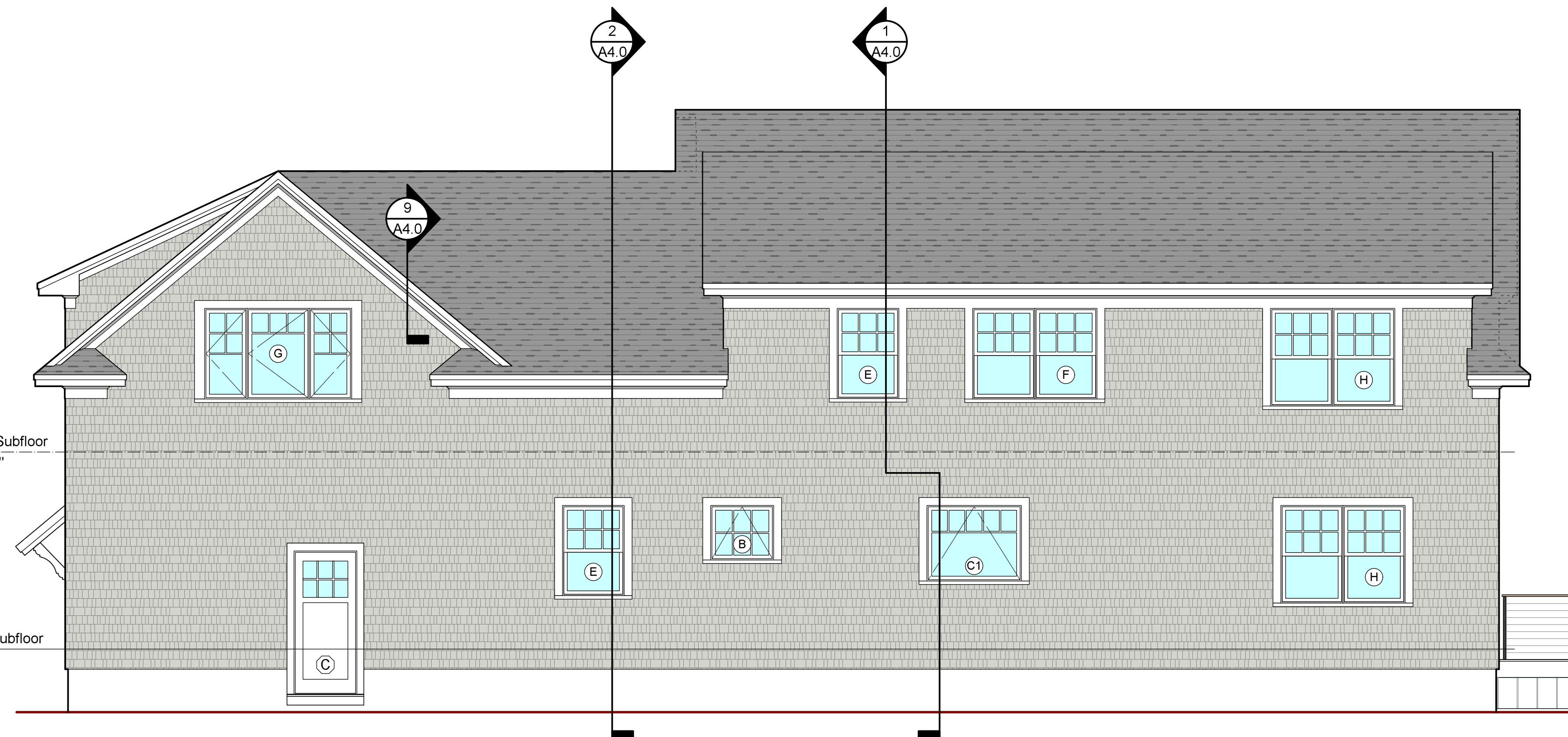
SUGGESTED EXTERIOR CASING (NO NAILING FLANGE)
5/8x5 FLAT STOCK AZEK TYPICAL (U.N.O.). SEE SECTIONS & DETAILS. APPLY SEALANT TO EDGE OF WINDOW JAMB AND OUTSIDE FACE OF BUILDING. THEN INSTALL TYPICAL EXTERIOR CASING. ALSO CAULK OUTSIDE EDGE OF CASING BEFORE BUTTING SIDING TO CASING.

SUGGESTED EXTERIOR SILL
AZEK HISTORIC SILL AZM-6930. APPLY SEALANT TO BOTTOM EDGE OF WINDOW AND OUTSIDE FACE OF BUILDING. THEN INSTALL TYPICAL EXTERIOR SILL. ALSO CAULK OUTSIDE EDGE OF SILL BEFORE BUTTING SIDING TO SILL.



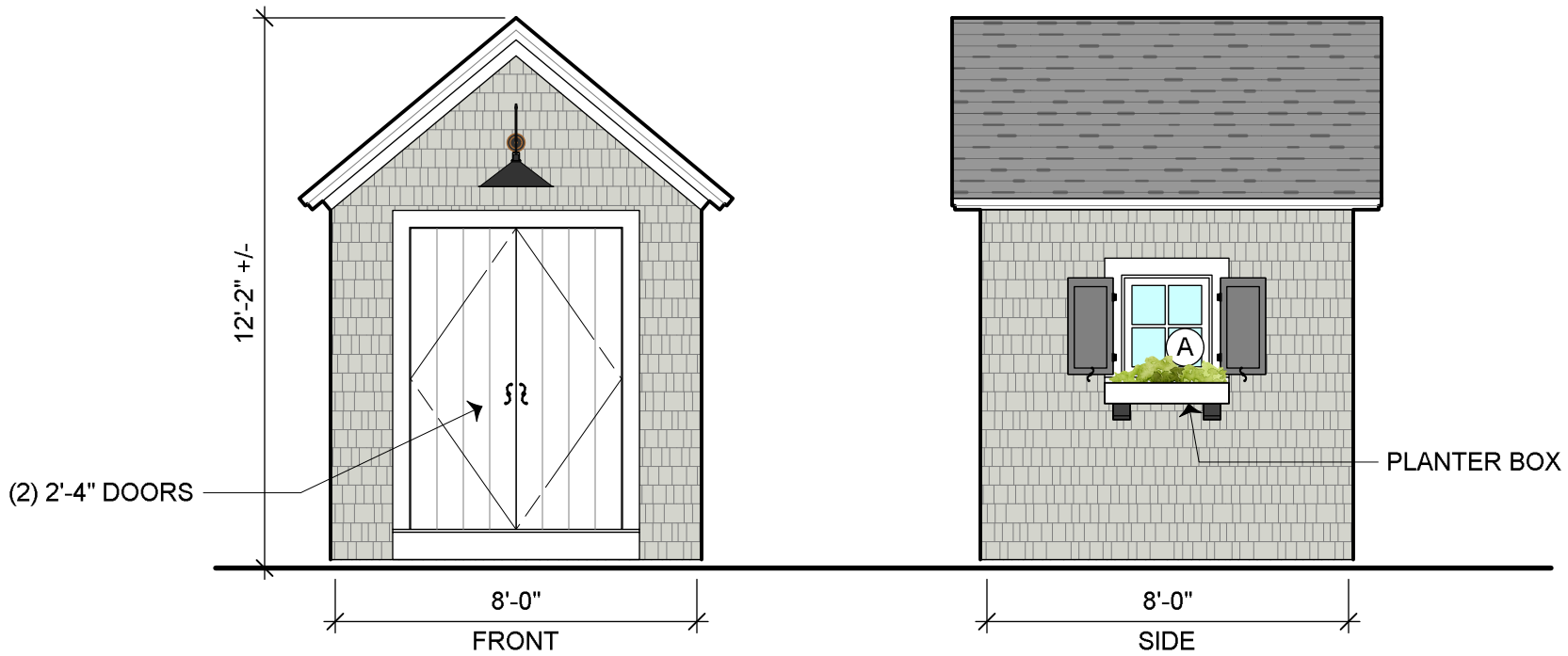
PROPOSED SIDE ELEVATION

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



PROPOSED BACK ELEVATION

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



SHED ELEVATIONS

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

