

CITY OF PORTSMOUTH
Zoning Board of Adjustment Application

RECEIVED

<i>Department Use Only</i>		Date	<u>JUL 31 2018</u>
Assessor Plan # _____	Lot # _____	Fee	_____
Zone _____	Lot area _____	By	<u>BY: _____</u>

Fill in below by printing in ink or typing / Complete all Blanks or indicate "N/A" if not applicable

Applicant Amanda Blanchette Owner of Record Amanda Blanchette
 Applicant Street Address 1402 Islington St Owner Street Address Same
 Applicant City / State / Zip Portsmouth, NH Owner City / State / Zip Same
 Applicant phone (603) 917 0710 Owner phone () Same
 Applicant e-mail MandaB29@gmail.com
 Location (street address) of proposed work: 1402 Islington St
 Existing use: Single family residence

Undersigned hereby requests:

- | | <u>Article and Section</u> |
|-----------------------------------------------------------------------------------------------------|----------------------------|
| <input type="checkbox"/> Appeal from an Administrative Decision
See Article 2, Section 10.234.30 | _____ |
| <input type="checkbox"/> Special Exception
See Article 2, Section 10.232.20 | _____ |
| <input checked="" type="checkbox"/> Variance
See Article 2, Section 10.233.20 | <u>10.521</u> |
| <input type="checkbox"/> Other _____
See Article 2, Section 10.233.20 | _____ |

To permit the following:

Attached garage with living space above

The undersigned alleges that the required conditions exist for granting of this request according to the terms of the Zoning Ordinance as demonstrated in the attached submittals.

Only complete applications will be accepted by the deadline date. A complete application shall consist of: a completely filled out application with original signatures, the application fee, and 12 packets of required plans and any supporting documents or photos. Incomplete applications will not be accepted. Applications received after the deadline will be scheduled for the following month. The owner or his/her representative is required to attend the Public Hearing for the above appeal.

A. Blanchette
 Signature of Owner _____ Date 7/27/18

Please PRINT name here Amanda R. Blanchette

Applicant's Responsibilities

1. All applications for Variances and Special Exceptions must be submitted to the Planning Department prior to the published deadline. In the case of Appeals from an Administrative Decision, the appeal shall be filed no later than 30 days from the date of the action which is being appealed.
2. A Building Permit application must also be filed for the project for which zoning relief is being sought. The Building Permit application can be submitted with the Board of Adjustment application or filed prior. The Planning Department may waive this requirement when the application is for a substandard lot for subdivision purposes and no other zoning relief is required.
3. An applicant shall be one of the following: a) the owner of record of the property, or b) the holder of a valid purchase and sales agreement for the purchase of the subject property, or c) the holder of a valid option for the purchase of the subject property.
4. All applications shall include a written statement explaining how the request complies with the requirements of the Zoning Ordinance as provided in Article 2 (see Section 10.234.30 for Administrative Appeals, Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions).
5. It is the obligation of the applicant to submit adequate plans and exhibits in accordance with the terms of the Zoning Ordinance for all applications for Administrative Appeals, Variances, Special Exceptions, and Equitable Waivers.
6. One (1) original copy of a completed and signed "Board of Adjustment Application Check-List" shall accompany all applications.
7. For applications requesting dimensional relief, the minimum requirements for adequate plans shall include the following:


<ul style="list-style-type: none"> <input type="checkbox"/> Site Plan(s) showing existing and proposed conditions including: <ul style="list-style-type: none"> - Front, side and rear setback / yard dimensions (this is the distance from a structure to the lot line) - Lot dimensions - Abutting street(s) and street names - Driveways / accessways - Dimensions (size and height) of structures - Dimensions and location of parking spaces 	<ul style="list-style-type: none"> <input type="checkbox"/> Scale of all drawings and plans (the scale is the ratio of the drawing's size relative to the actual size) <input type="checkbox"/> Labeled photo(s) of existing conditions <input type="checkbox"/> Building plans and elevations of any <i>proposed</i> structures or additions <input type="checkbox"/> Interior floor plans for any renovations or expansion to existing structures
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8. For applications requesting relief from land use requirements, the minimum requirements for adequate plans shall include the following:

<ul style="list-style-type: none"> <input type="checkbox"/> Site Plan showing dimensions and location of parking spaces including the scale (the scale is the ratio of the drawing's size relative to the actual size) <input type="checkbox"/> Interior floor plans and/or exterior site plans showing the location of the proposed use(s) <input type="checkbox"/> Labeled photo(s) of existing conditions

9. Plans should be 8 1/2" x 11" in size, 11" x 17" plans may be used only if the plan would otherwise be unreadable.
10. The Planning Department is authorized by the Board of Adjustment to refuse applications which do not meet these minimum requirements. The Planning Department may also require additional information and/or exhibits as needed to illustrate the scope of the project. Public Hearings shall not be scheduled, advertised or held until such time as the minimum requirements for adequate plans have been submitted. The Board may postpone any application requiring more information prior to any action being taken.
11. The applicant shall submit one (1) original and eleven (11) copies of the application and any plans, exhibits, and supporting documents.
12. The applicant shall provide electronic files in Portable Document Format (PDF) of all submittals.

I have read the above list of responsibilities, have provided all required information, and such information is current, accurate, and complete to the best of my knowledge.


7/27/18
(Applicant's Signature, date)

- The Applicant is encouraged to consider the following when completing the application:
- Provide neat and clear plans
 - Use of color or highlights is encouraged in order to identify pertinent areas on plans
 - Applicants are encouraged to review the application with a member of the Planning Department staff prior to submittal
 - All applicants are encouraged to discuss the project with impacted neighbors

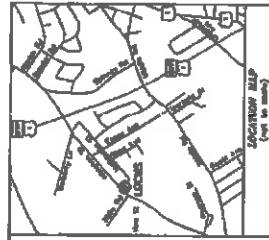
July 30, 2018
Planning Board – Portsmouth NH
Re: 1462 Islington St variance request

This request for a variance is respectfully brought up to the Board in consideration of building a 24' x24' garage with a living space to be used as a family room above it on my corner lot at 1462 Islington Street.

Variance requested: A ^{rear} ~~side~~ setback of less than 30' (estimated 10') for the rear portion of my back lot where 30' is requested throughout

Variance criteria:

1. *The variance is not contrary to public interest:* The garage will be designed collaboratively between a contractor and architect to ensure safety and cohesiveness with the design of the existing house. The design will be such that it will in no way alter the essential character of the neighborhood, threaten public health, safety, or welfare.
2. *The spirit of the ordinance is observed:* I feel that the spirit of the ordinance is being maintained, as the garage will only require a relief from the setback for approximately 1/3 of my existing rear setback. There are houses within the neighborhood (including across the street and continuing down Vine Street) that also have attached garages where my existing house does not.
3. *Substantial justice is done:* I do not feel that the benefit to me in adding the garage with outweigh any public injustice. My neighbors have been advised of the requested change and are in support of the proposed structure.
4. *The values of surrounding properties are not diminished:* I do not believe that the addition of a garage to my property will harm or diminish my neighbors or neighborhoods property values in any way. Many other houses within my neighborhood, specifically within eyesight of my property, have attached garages and my proposed addition would allow my house to comply with the rest of the neighborhood.
5. *Literal enforcement of the ordinance would result in unnecessary hardship:* I feel it is a reasonable use of land and property to add on an garage where currently only a driveway exists. There is ample space for the addition which will maintain a 10' setback between my property and my neighbor on Vine Street. This specific neighbor has frontage on Vine Street and only maintains a 10' setback on the same property line. The garage and proposed family room space above would occupy roughly 1/3 of the total rear property space, and I am seeking relief only for this structure and not any additional variance to the rest of my rear property line where I will maintain the 30' requirement.



NOTES:

1. CHECKS OF RECORDS AND SURVEY DATA TO BE MADE BY THE SURVEYOR. ALL RECORDS MADE SINCE 1948 SHALL BE REFERRED TO. THE RECORDS OF THE CITY OF WASHINGTON SHALL BE REFERRED TO AS NECESSARY.
2. BASIS OF RECORDS IS THE 1948 PLAT OF THE 14th DISTRICT, WASHINGTON, D.C.
3. ALL DIMENSIONS AND ANGLES SHOWN HEREON ARE FOR INFORMATION ONLY AND SHALL NOT BE HELD LACK OF NECESSARY INFORMATION.
4. DIMENSIONS ON OTHER LOCATIONS SHALL BE HELD AS NOT INCORPORATED UNLESS SPECIFICALLY NOTED OTHERWISE.
5. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO EASEMENTS AND ENCUMBRANCES WITH THE CITY OF WASHINGTON. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO EASEMENTS AND ENCUMBRANCES WITH THE CITY OF WASHINGTON.
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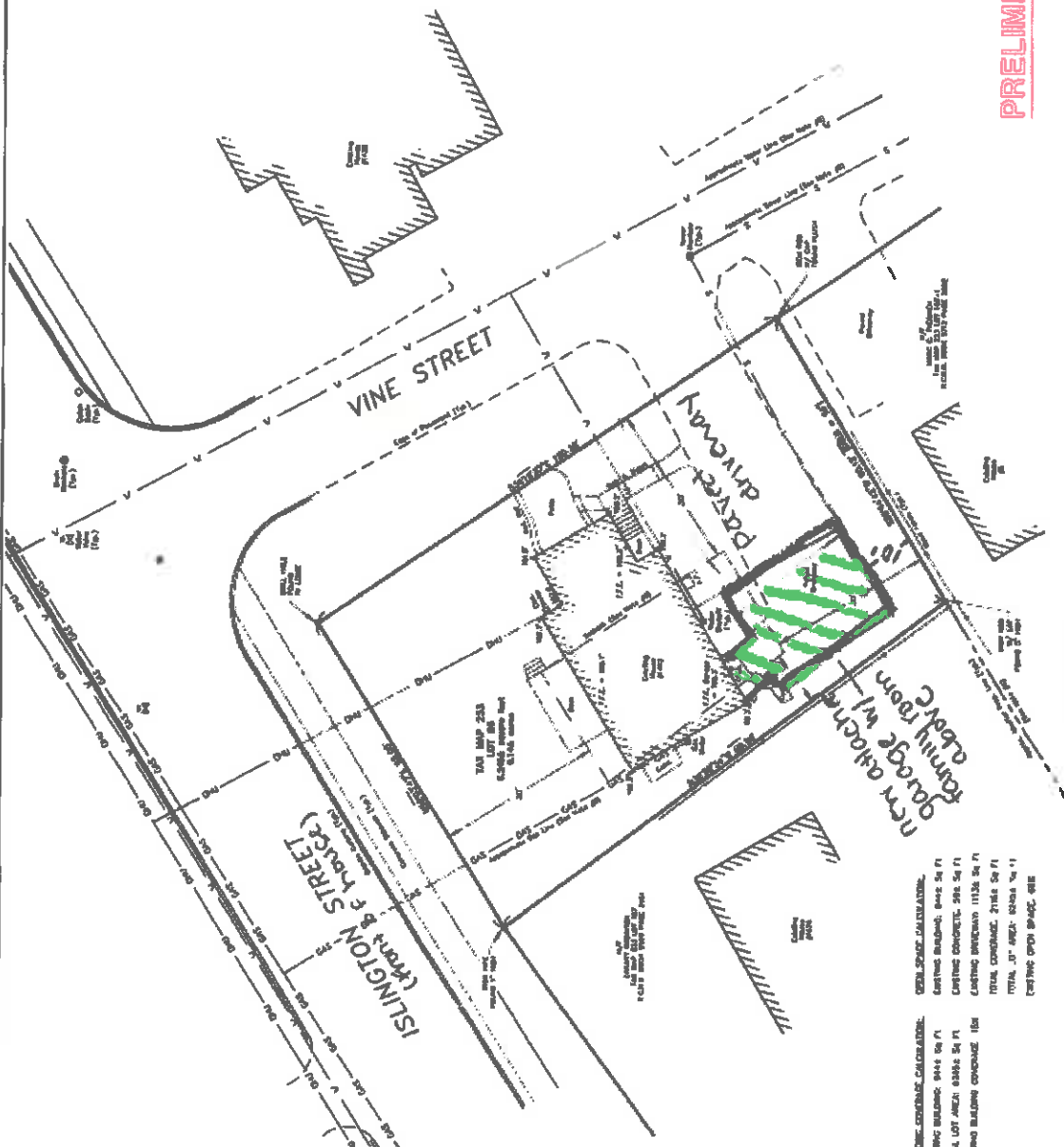
COMMENTS:

"PLAT OF 14TH DISTRICT, WASHINGTON, D.C." PREPARED BY JOHN W. QUINN, CIVIL ENGINEER, DATED MAY 1948. THIS PLAT IS THE 1948 PLAT NO. 1-130.

"RECORDS OF THE DISTRICT OF COLUMBIA, DATED FEBRUARY 1941, SHOWING THE 1948 PLAT NO. 1-130."

GENERAL DATA FOR CONSTRUCTION OF RECORDS:

ZONE:	Single Residential (S)	
REQUIREMENTS:		
MINIMUM LOT AREA:	14,000 Sq. Ft.	
MINIMUM LOT FRONTAGE:	140.00 Ft.	
MINIMUM LOT DEPTH:	100.00 Ft.	
MINIMUM FRONT SETBACK:	10.00 Ft.	
MINIMUM SIDE SETBACK:	5.00 Ft.	
MINIMUM REAR SETBACK:	5.00 Ft.	
MINIMUM DRIVEWAY WIDTH:	10.00 Ft.	
MINIMUM DRIVEWAY COVERAGE:	20.00 Sq. Ft.	
MINIMUM DRIVEWAY SETBACK:	5.00 Ft.	
MINIMUM DRIVEWAY SPACING:	40.00 Ft.	



EXISTING CONDITIONS PLAN

THE PROPERTY AT
1402 (North Street)
Perthmouth, Washington County, New Hampshire
Amos R. Blanchette
Perthmouth, New Hampshire 03821

PRELIMINARY



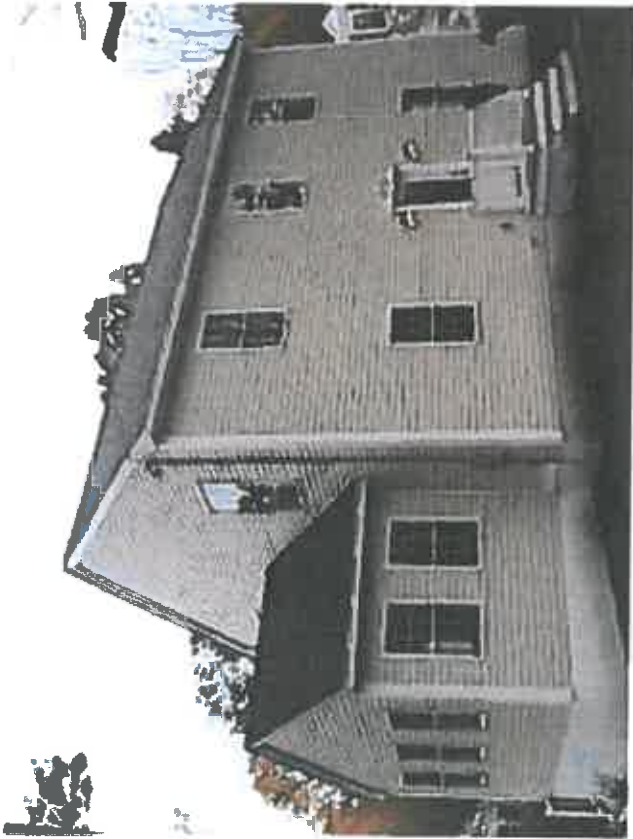
F. EASTERLY SURVEYING, INC.
SURVEYORS OF N.H. & MAINE 191 STATE ROAD, ROUTE #1
EXETER, NEW HAMPSHIRE

DATE:	11/11/2023	BY:	F.E. Easterly
SCALE:	1" = 40'	CHECKED BY:	F.E. Easterly
PROJECT NO.:	11/11/2023	DATE:	11/11/2023
PROJECT NAME:	1402 North Street, Perthmouth, NH	DATE:	11/11/2023
PROJECT NO.:	11/11/2023	DATE:	11/11/2023



EXISTING CONCRETE CALCULATED:	
EXISTING BALANCE:	8445 Sq. Ft.
TOTAL LOT AREA:	8445 Sq. Ft.
EXISTING BALANCE:	11135 Sq. Ft.
TOTAL LOT AREA:	2185 Sq. Ft.
TOTAL LOT AREA:	8445 Sq. Ft.
EXISTING BALANCE:	8445 Sq. Ft.





Frontage on Islington Street



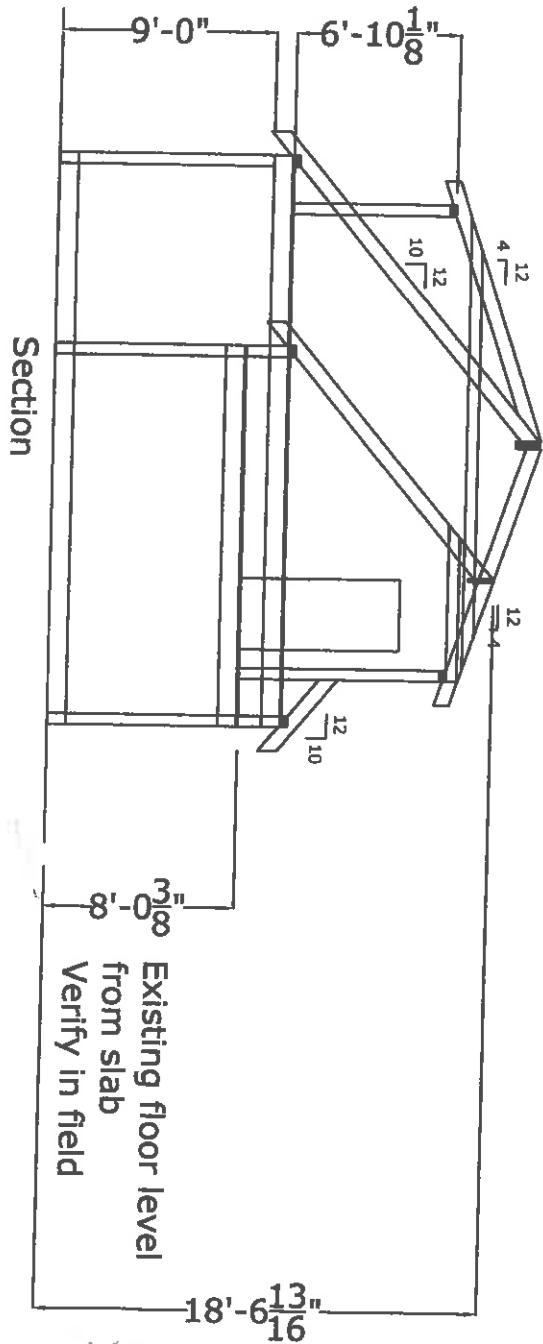
DRIVEWAY & main access to house on Vine Street

local strip of shopping



Frontage on Islington Street

Islington Street

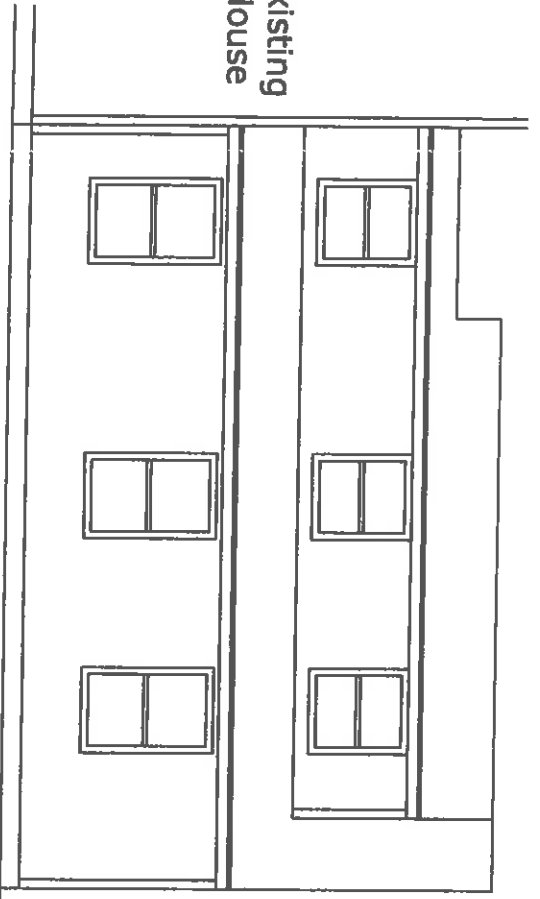


Section

Vine Street

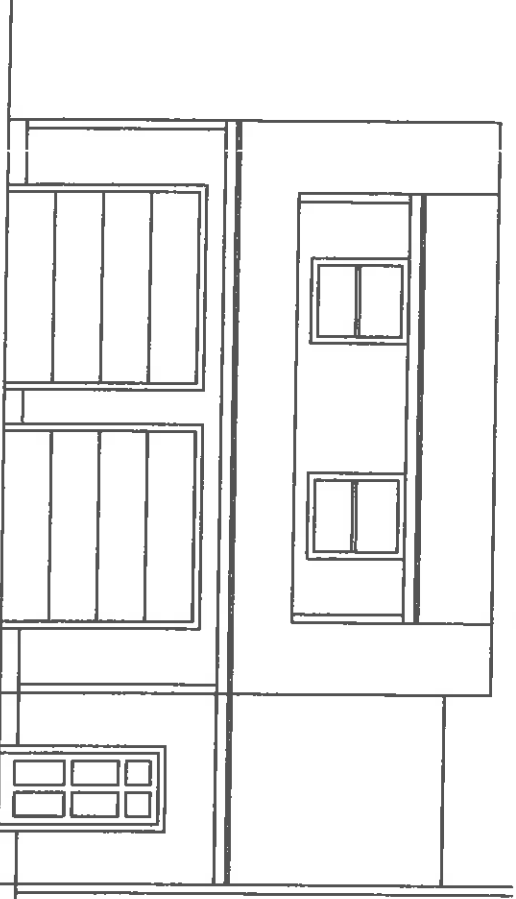
Amanda Blanchette
1462 Islington St.
Portsmouth, NH
7/1/2018 1/8" = 1' 0" A3

Existing House



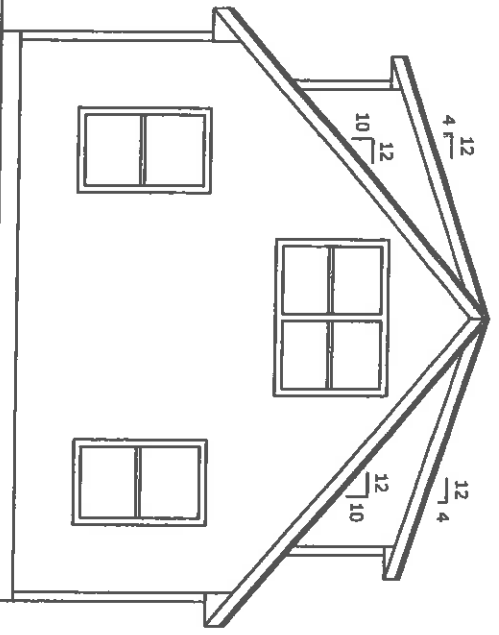
South Elevation
(REAL VIEW)
POINTS TOWARD ISLINGTON
NEIGHBOR

Existing House



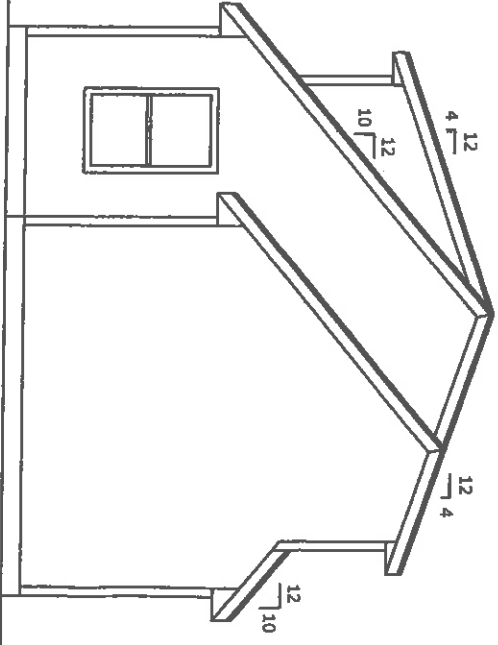
North Elevation
OUT TO DRIVEWAY
VINE STREET

East Elevation

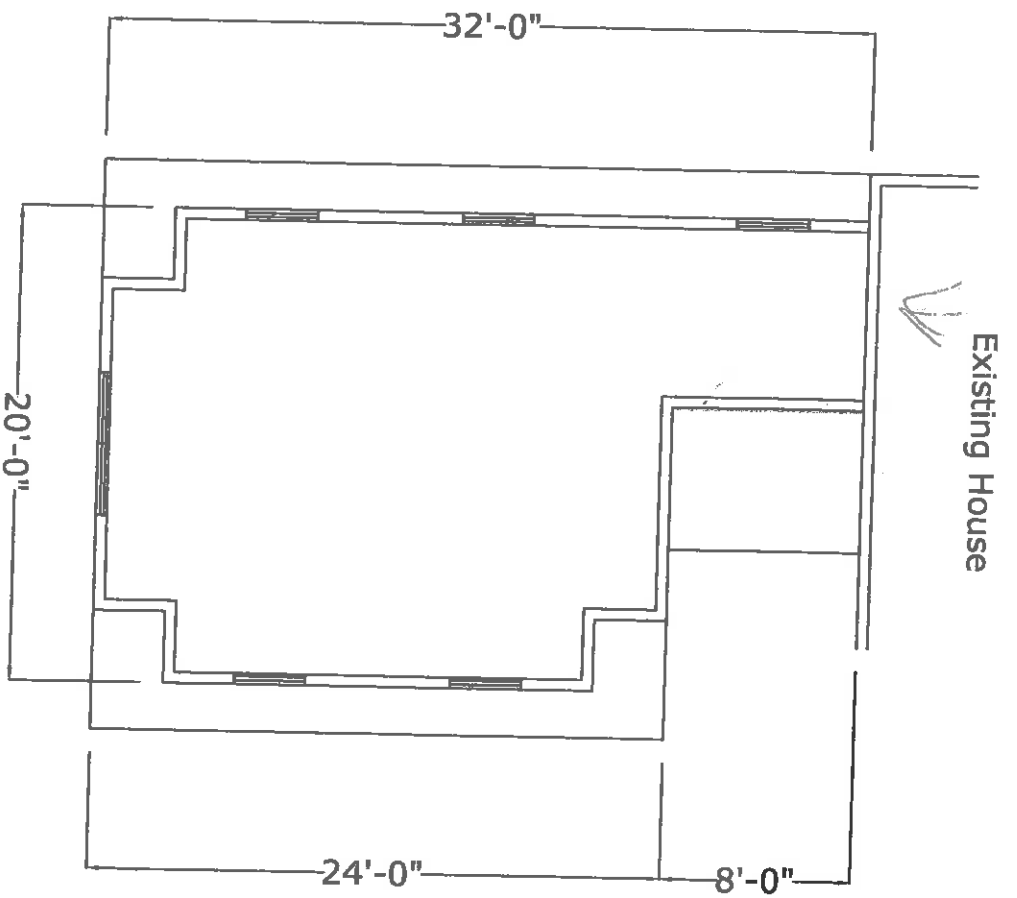
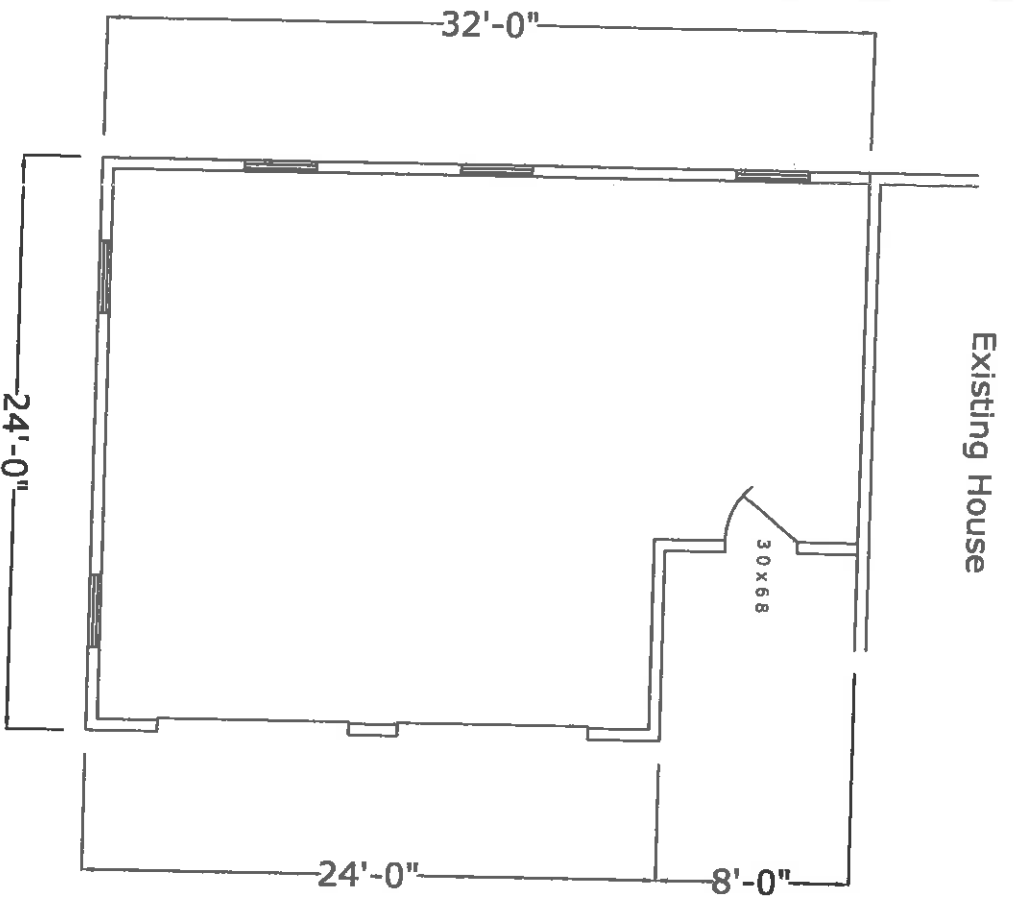


(POINTS TOWARDS VINE ST
NEIGHBOR)

West Elevation



Amanda Blanchette
1462 Islington St.
Portsmouth, NH



Amanda Blanchette
 1462 Islington St.
 Portsmouth, NH
 6/17/2010 1/0" 41 0" 24