

James Horne
Kathleen Belavitch
354 Lincoln Ave
Portsmouth, NH 03801

June 30, 2020

City of Portsmouth
Zoning Board of Adjustment
1 Junkins Ave, 3rd Floor
Portsmouth NH 03801

Re: Zoning Variance Request, 354 Lincoln Ave

To the Zoning Board of Adjustment:

As the owners of 354 Lincoln Avenue we are requesting a variance to allow for the demolition of a 54 square foot free standing shed to be replaced by an 84 square foot structure that will be affixed to the rear of our existing garage.

Our request is not contrary to the public interest since we will be removing a non- conforming structure that is decaying and cannot be serviced due to its proximity (18") from the property line fence. The increased footprint of the proposed addition adds only 30 square feet or .40% of additional lot coverage and is therefore in compliance with the spirit of the ordinance.

Further, the new structure will provide a more coherent single structure (see pictures). These improvements will enhance the value of our own house and adjacent properties.

The existing structure must be taken down as it is in an advance state of decay. Without a structure containing a minimum of the proposed area (84 square feet) our family has no room for the storage of bikes, lawn mowers, snow blowers etc. As a family we enjoy traveling to and from town with bikes instead of cars. Our garage is too small to fit anything more than a small car leaving a shed as the only reasonable option; barring this would create a hardship for our family.

Thank you for your consideration.

Sincerely,

James J. Horne
Kathleen Belavitch

354 Lincoln Avenue

CITY OF PORTSMOUTH
Board of Adjustment
Public Hearing
July 21, 2020



BOA PUBLIC HEARING

DATE:

JULY 1, 2020

SCALE:

N/A

354 LINCOLN AVENUE
PORTSMOUTH, NEW HAMPSHIRE

Placework

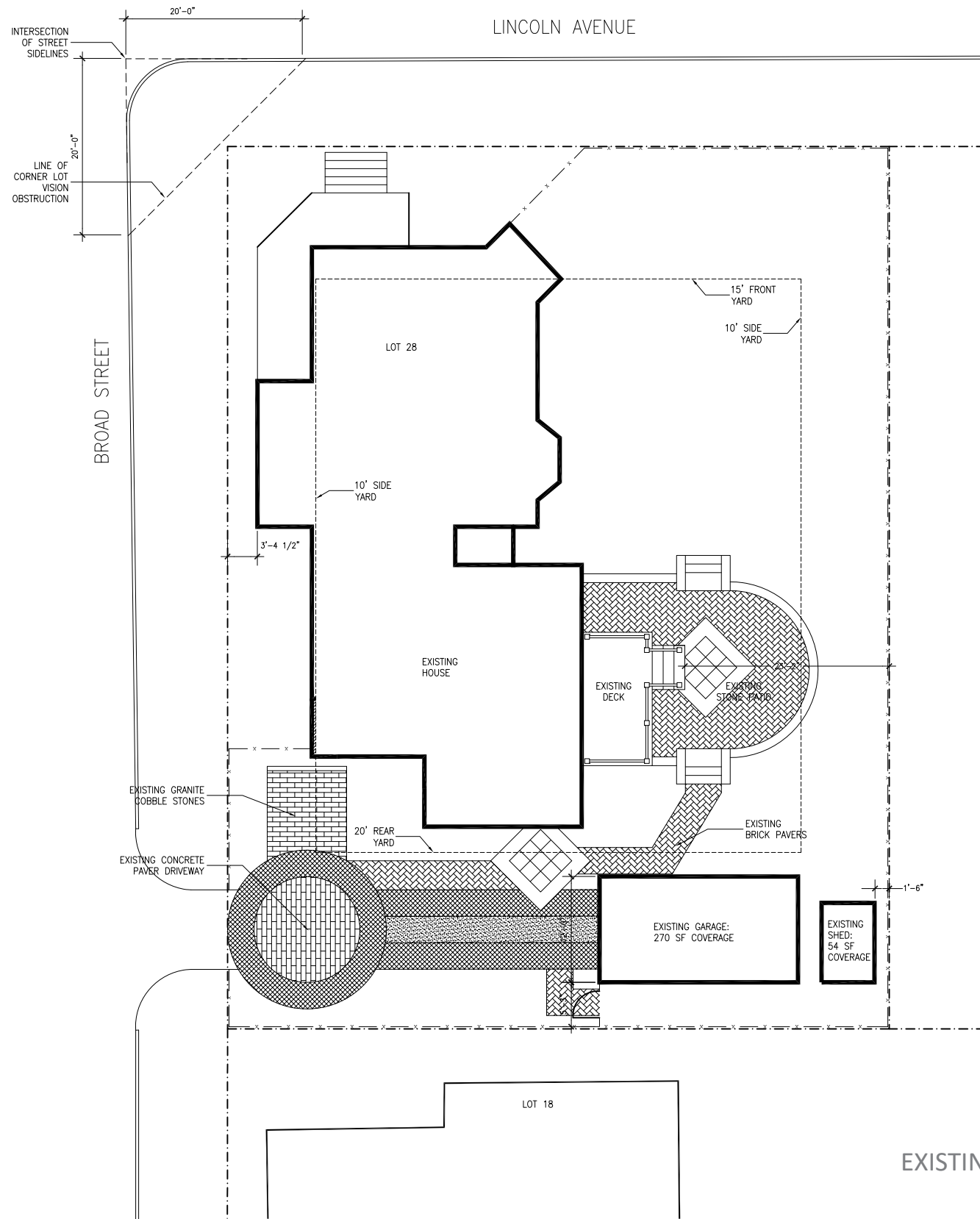
96 PENHALLOW STREET
PORTSMOUTH, NH 03801
603.319.8199

NOTES FOR VARIANCE REQUEST

1. Site plan by Placework based on City of Portsmouth Tax map and site observations.
2. Project parcel: Tax Map 130 Lot 28; +/-7,500 sf
3. Zone: GRA - General Residence A
4. Dimensional requirements:

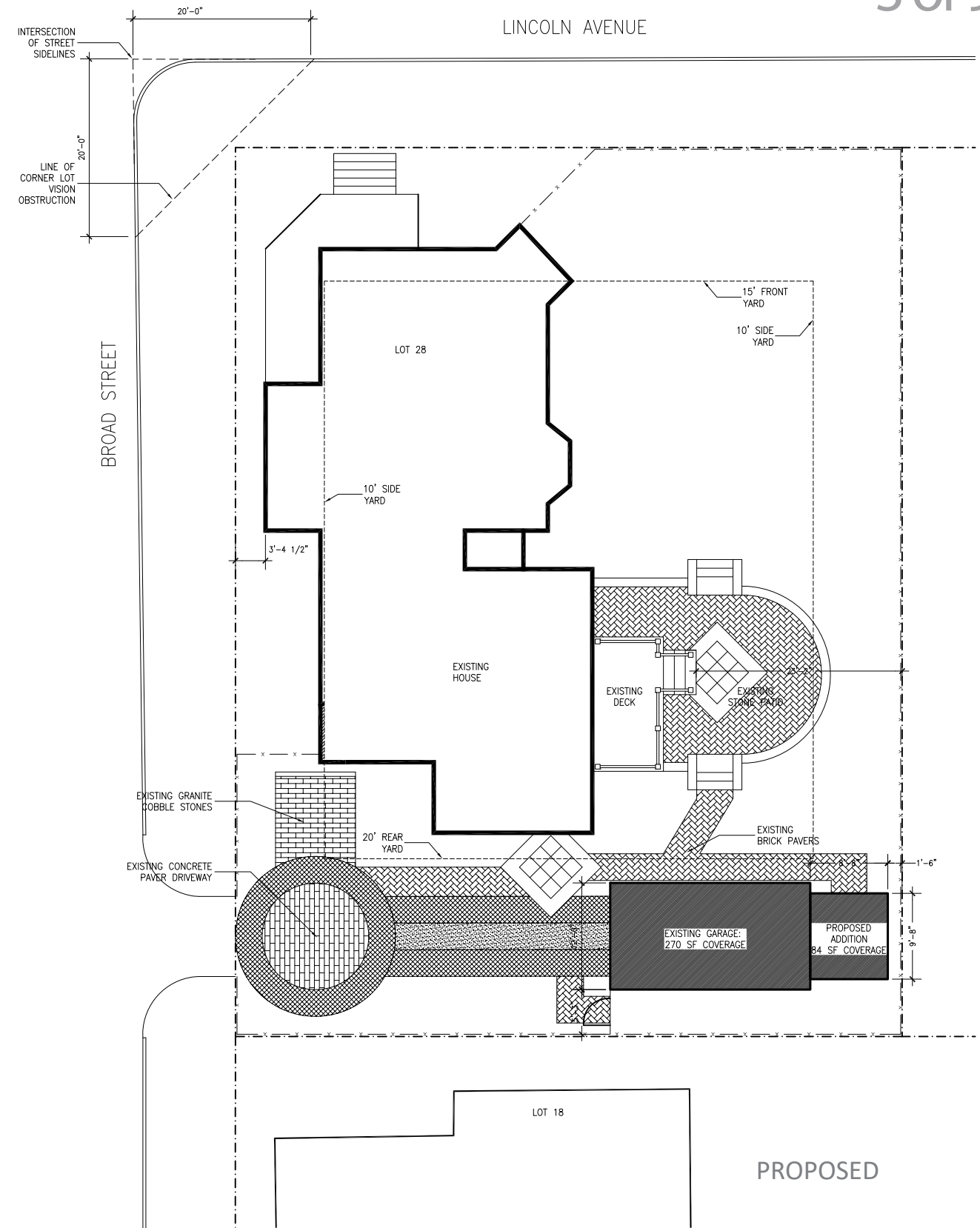
	Required	Existing	Proposed	Notes
Minimum lot area:	7,500	7,500	N/A	Conforming
Lot area/dwelling unit:	7,500	7,500	N/A	Conforming
Min street frontage:	100'	75'	N/A	Existing non-conforming
Min lot depth:	70'	100'	N/A	Conforming
Front yard:	15'	2'-6"	No change	Existing non-conforming
Left (West) yard:	10'	3'-4 1/5"	No change	Existing non-conforming
Right (East) yard:	10'	1'-6" (Shed)	N/A	Shed to be removed
		10'-0" (Garage)	1'-6"	Garage extension in footprint of existing non-conforming shed
		23'-2" (House)	No change	Conforming
Rear yard:	20'	5'-3" (Shed)	N/A	Shed to be removed
		5'-3" (Garage)	5'-3"	Vertical Expansion
		22'-6" (House)	No change	Conforming
Max. building height:	35'	+/- 30'	No Change	Conforming
Max. building coverage:	25%	33.1%	33.5%	Increase to existing non-conforming coverage
Minimum open space:	30%	3,740 - 49.9%	3,645 - 48.6%	Conforming

5. Corner Lot Vision Obstruction: Conforming



EXISTING LOT COVERAGE:	
HOUSE:	2,160
GARAGE:	270
SHED:	54
TOTAL:	2,484
EXISTING OPEN SPACE:	
SITE:	7,500
HOUSE:	-2,160
GARAGE:	-270
SHED:	-54
PATIO:	-522
WALKWAY:	-200
DRIVE:	-554
TOTAL:	3,740
PROPOSED LOT COVERAGE:	
HOUSE:	2,160
GARAGE:	354
SHED:	0
TOTAL:	2,514
PROPOSED OPEN SPACE:	
SITE:	7,500
HOUSE:	-2,160
GARAGE:	-354
PATIO:	-522
WALKWAY:	-265
DRIVE:	-554
TOTAL:	3,645

EXISTING



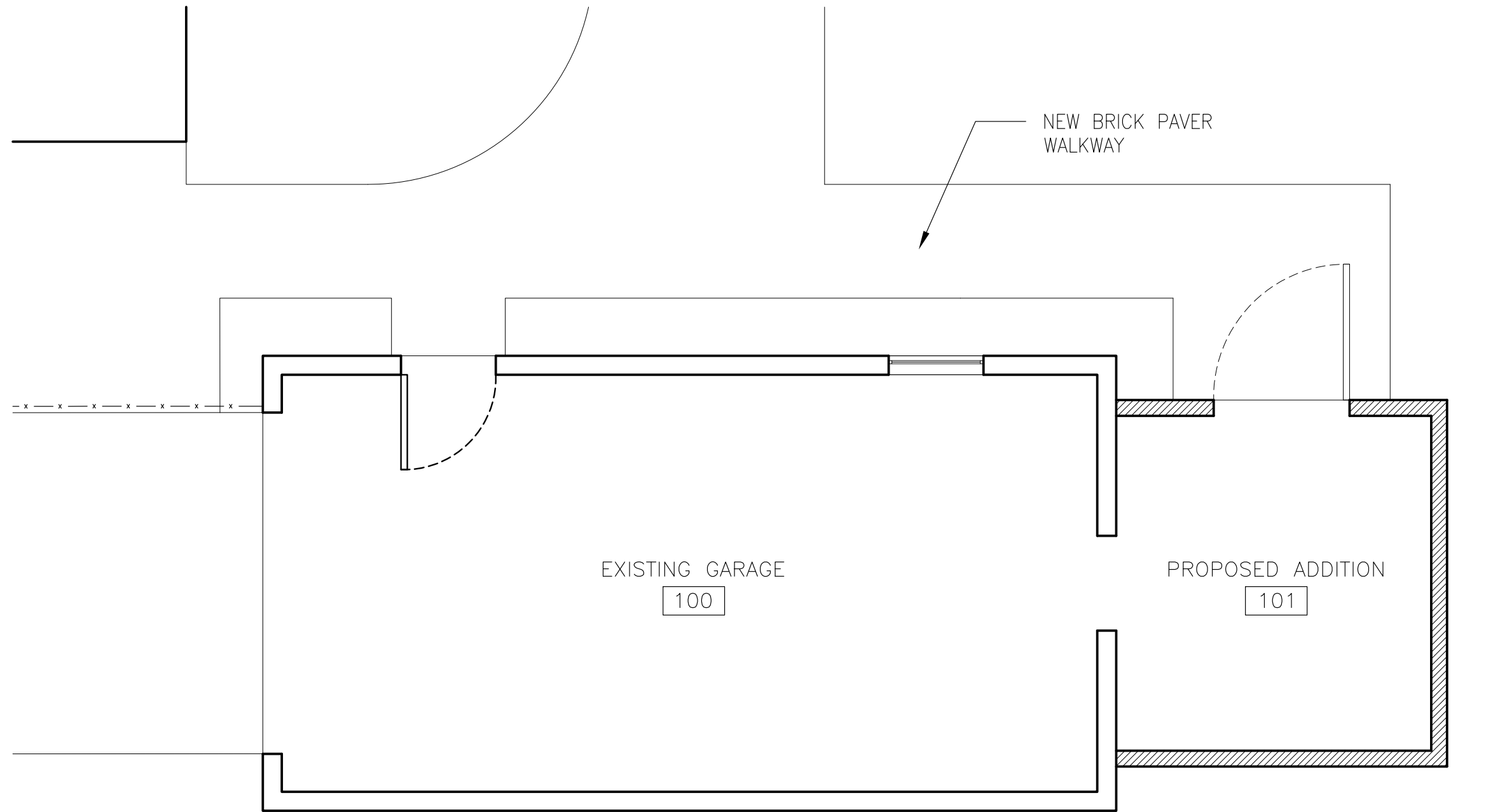
PROPOSED

SITE PLANS	DATE:	SCALE:
	JULY 1, 2020	N/A

354 LINCOLN AVENUE
PORTSMOUTH, NEW HAMPSHIRE

Placework

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PROPOSED PLAN
SCALE 1/4" = 1'-0"

PLAN

DATE: JULY 1, 2020
SCALE: N/A

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EXISTING NORTH ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"

ELEVATIONS

DATE:

JULY 1, 2020

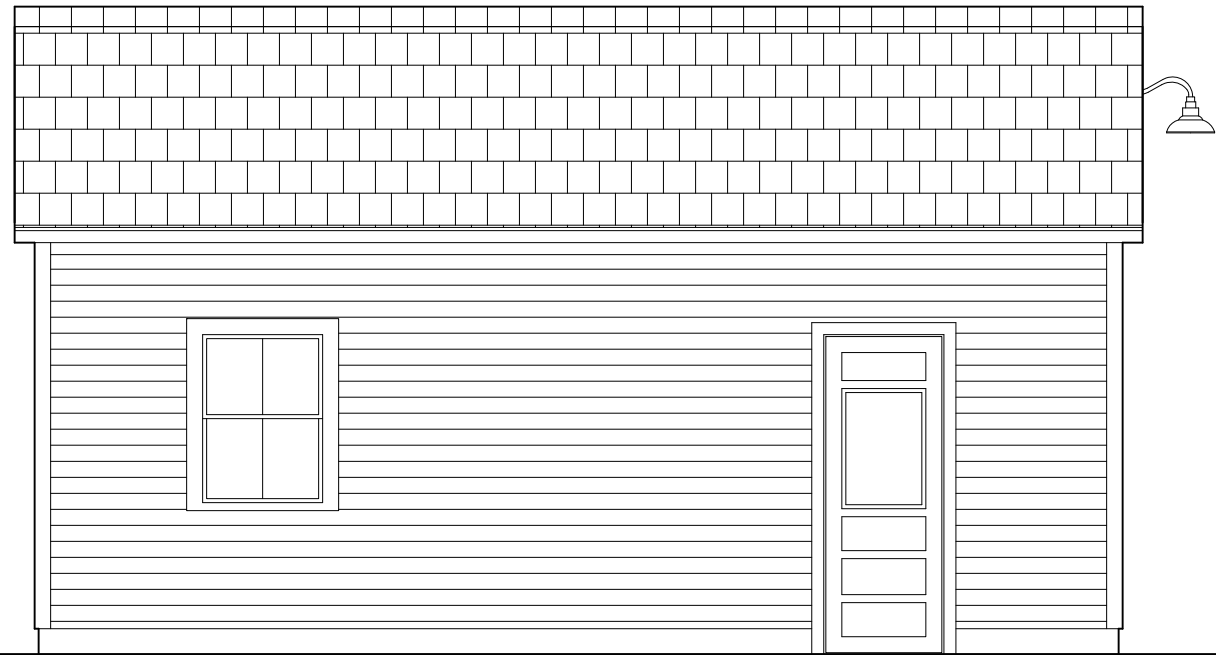
SCALE:

N/A

354 LINCOLN AVENUE
PORTSMOUTH, NEW HAMPSHIRE

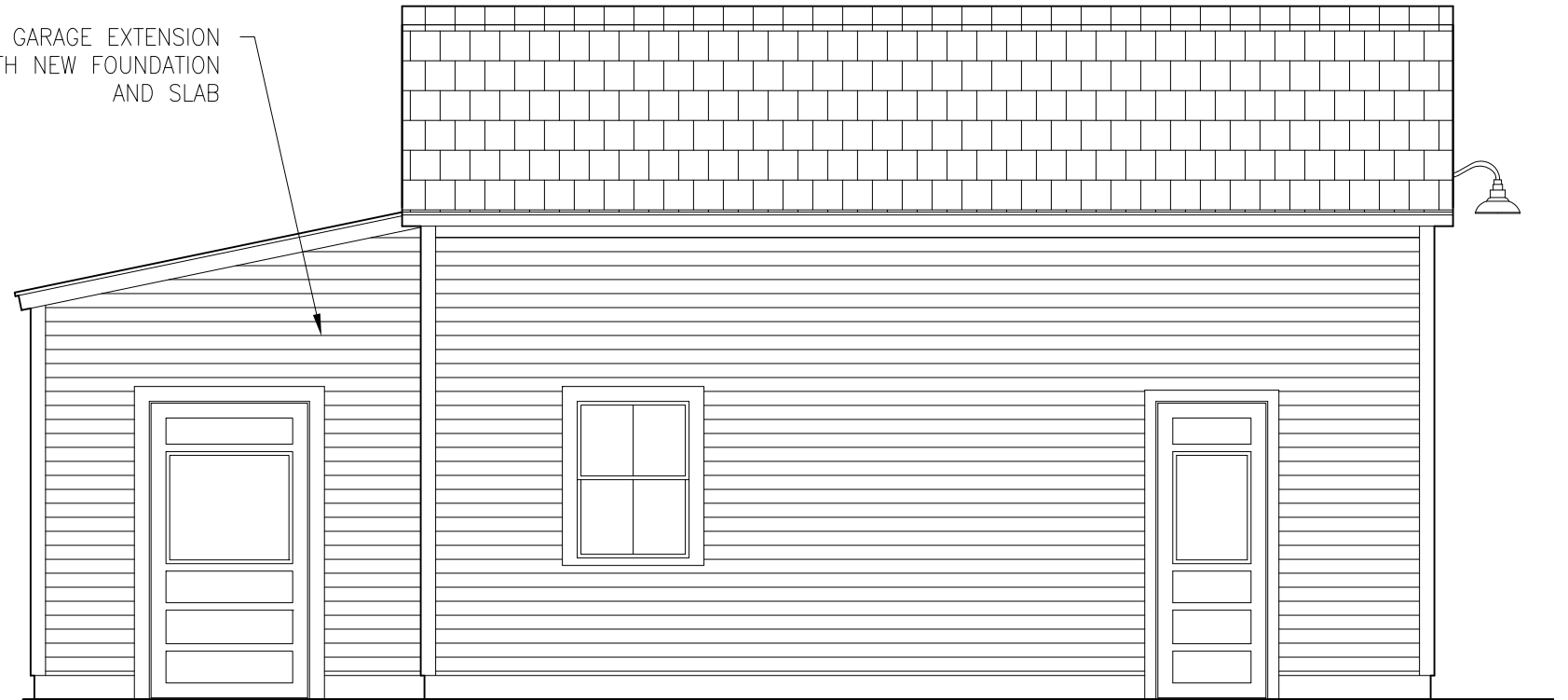
Placework

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EXISTING EAST ELEVATION

NEW GARAGE EXTENSION
WITH NEW FOUNDATION
AND SLAB



PROPOSED EAST ELEVATION

ELEVATIONS

DATE:

JULY 1, 2020

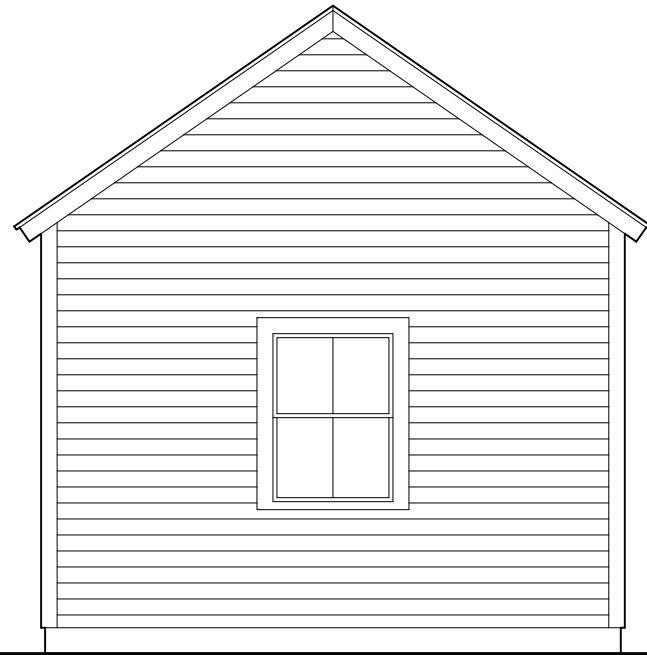
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N/A

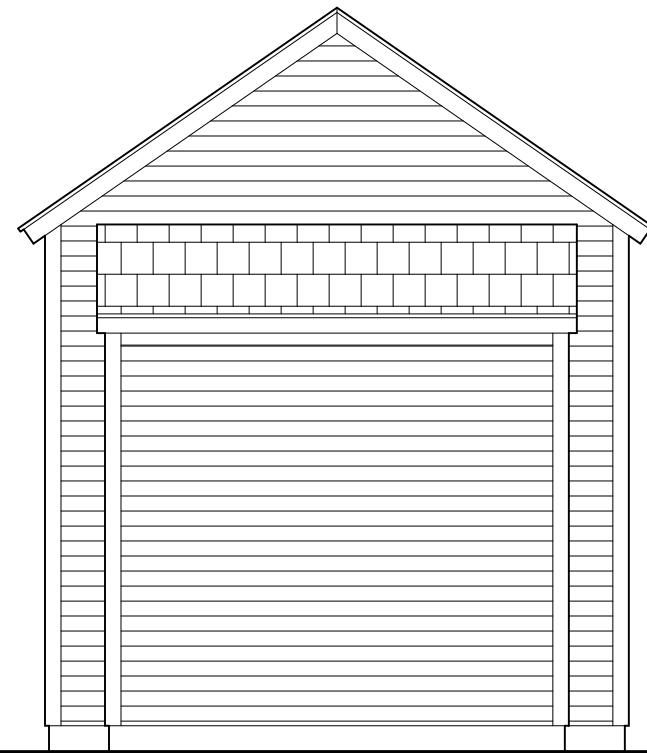
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EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

ELEVATIONS

DATE:

JULY 1, 2020

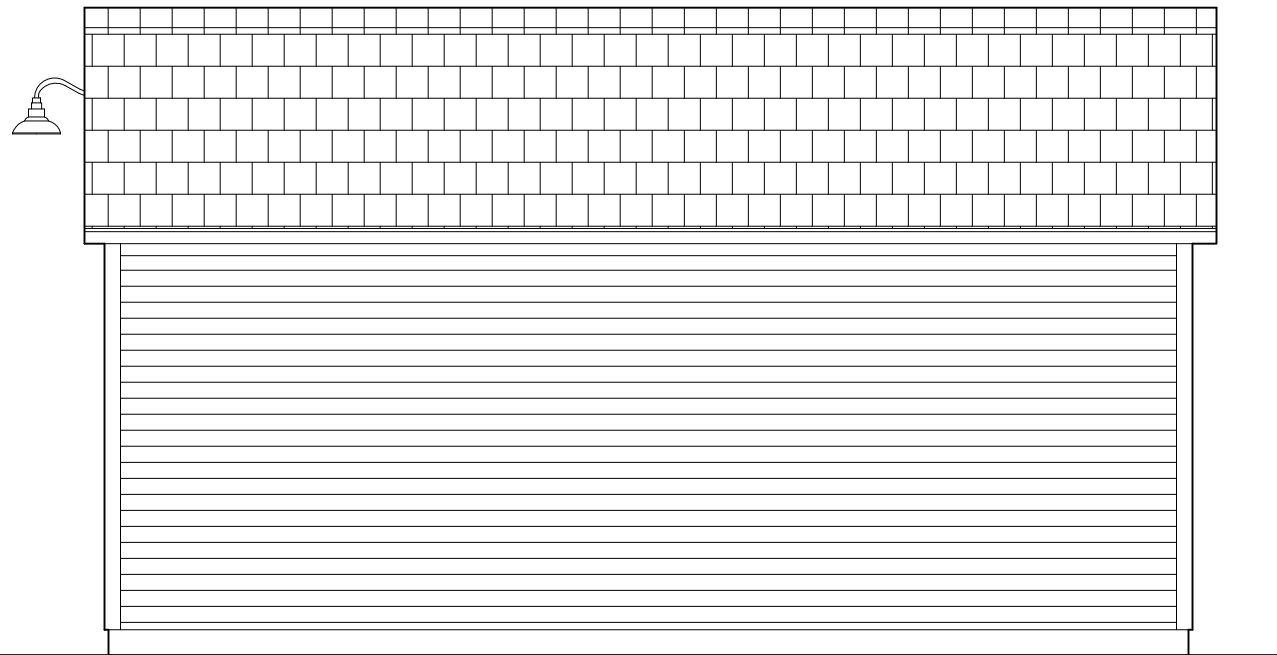
SCALE:

N/A

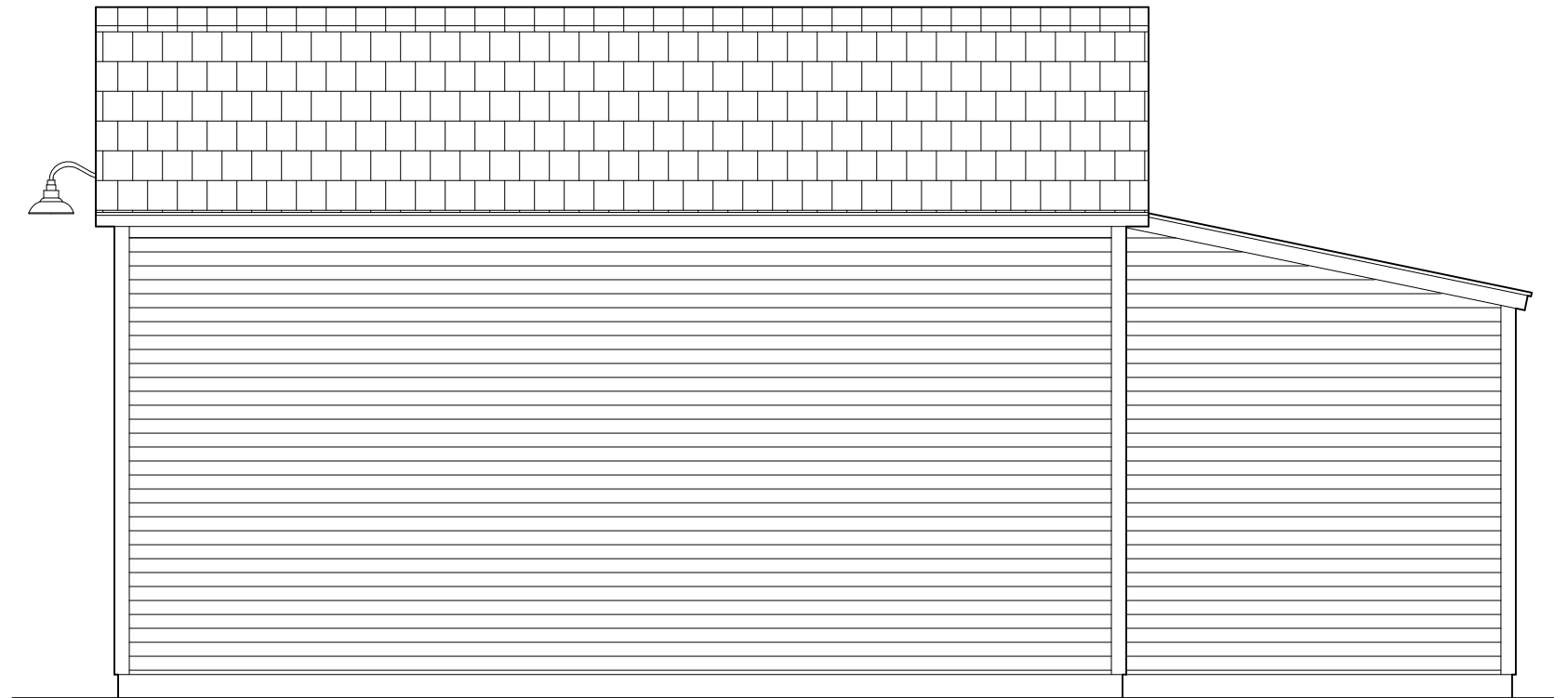
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EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

ELEVATIONS

DATE: JULY 1, 2020
SCALE: N/A

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North Facade



Existing Shed to be Demolished



Shed and garage from adjacent property



East Facade



PHOTOGRAPHS

DATE:

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SCALE:

N/A

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