

**Rebuild Existing Rear Building  
114 Maplewood Ave  
Map 124 Lot 4**

**To permit the following:**

**Art. 2, 10.5A41.10A**

1. A +/-1.8" Existing & Proposed Left Side Setback where 5' is required.
2. A +/- 2.5' Rear Setback where 5' is required & 0' is existing.

**Art.2, 10.321**

3. Rebuilding and Expanding a Non-Conforming Structure.

**The undersigned agrees that the following circumstances exist.....**

1. The Existing Building is in very poor condition. The Proposed New Building will maintain the Left Side Location and reduce the length from 36' to 33.5'. The current Building sits on the rear property line and is on a retaining wall that is failing. Keeping the New Building on the existing Left Side will allow for an additional parking space located in the Garage of the New Building.
2. The Left Side Line abuts the City Cemetery, with no structures nearby.
3. The Single Dwelling Unit Use will not change. The New Building will have a single car garage & some living space on the first floor, with the primary living space on the second floor.

**Criteria for the Variance:**

1. The Variance is not contrary to the public interest in that it will not increase the non-conformity. Replacing the current poor structure will be an improvement.
2. This Variance is consistent with the spirit of the ordinance in that it will allow the continued residential use and provide an additional parking space.
3. Substantial justice will be done, as this work will allow the owner to maintain and improve the current use as a Dwelling Unit.
4. These Variances will not diminish the value of surrounding properties. The property abuts a Cemetery on the left side and an Office Building at the rear. Repair of the retaining wall and replacing the current rundown building will improve conditions.
5. The special condition of this property is that the Existing Dwelling Unit is located within both the Left Side & Rear Yard Setbacks. Changing the location to be more conforming would conflict with the existing parking for the site.

## Existing & Proposed Uses

### Front Building

1st Floor, Street Side, Office +/- 504sf

1st Floor, Rear, Apartment +/- 561sf

2nd Floor Apartment +/- 1008sf

### Rebuilt Rear Building

2 Story Apartment with Garage +/- 1704sf

Existing Parking 3 Spaces

Proposed Parking 4 Spaces (1 in Garage)

MAP 124 LOT 5

N/F  
CAPT. JOHN MOSES CONDOMINIUM -  
KENNETH & ELLEN MACAULEY  
118 MAPLEWOOD AVENUE - UNIT A  
PORTSMOUTH, NH 03801  
RCRD BK.#2808 PG.#1533

SET IRON ROD  
0.20' A.G.  
W/CAP #844  
5/20/2019

FOUND 1" IRON  
PIPE FILLED  
W/CONCRETE IN  
RETAINING WALL  
5/6/2019  
(HELD)

SET DRILL HOLE  
IN TOP OF GRANITE  
RETAINING WALL  
5/20/2019

OVERHANG  
(TYPICAL)  
GRANITE BLOCK  
RETAINING WALL

BULKHEAD  
#114  
EXISTING  
DWELLING

SET PAINT MARK ON  
NORTHERLY CORNER OF  
GRANITE BASE STONE  
5/20/2019

GRANITE  
RETAINING WALL

TAX MAP 124 LOT 4  
5,057 S.F.  
(0.1161 ACRES)

EXISTING  
PAVED DRIVEWAY

114 Maplewood Ave

Lot Area 5057sf

Existing Building Coverage

Front Building: 1065sf

Rear Building: 777sf

Total Existing: 1842sf 36.4%

Proposed Building Coverage

Front Building: 1065sf

Rear Building: 900sf

Total Existing: 1965sf 38.8%

MAP 124 LOT 3

N/F  
CITY OF PORTSMOUTH  
P.O. BOX 628  
PORTSMOUTH, NH 03802  
RCRD BK.#314 PG.#62

1" = 10' 6/19/19

PURSUANT TO  
672:14:

I CERTIFY THAT  
SUPERVISION AND  
SURVEY CONFORM  
HAMPSHIRE CODE  
SURVEYORS.





EXISTING LEFT SIDE



LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



EXISTING FRONT VIEWS



<p>PRELIMINARY DESIGN</p> <p>REBUILD REAR BUILDING</p> <p>114 MAPLEWOOD AVE.</p>	<p>9 Sheafe Street Portsmouth NH 03801 603-427-2832</p>	<p>Project: #1904</p>	<p>Date: 6/20/19</p>
	<p>ANNE WHITNEY ARCHITECT</p>	<p>Revisions:</p>	