

Contents of Board of Adjust Application to demolish and build a new home at 200 McDonough Street, Portsmouth, NH.

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Background/Narrative; 200 McDonough

Gregory and Elizabeth LaCamera purchase 200 McDonough in September. The plan is to move there for the long term. After reviewing the existing poor conditions and structure instability, it was determined the best course of action was to demolish/rebuild. With that decision made, another focus became meeting setbacks and decreasing building coverage.

After reviewing/researching the surrounding properties, the current proposal was developed. The goal is to build a structure that fits the character of the neighborhood well, while possessing similar setbacks/coverage as neighboring properties.

Primary Front and Second Front Current Condition Pictures

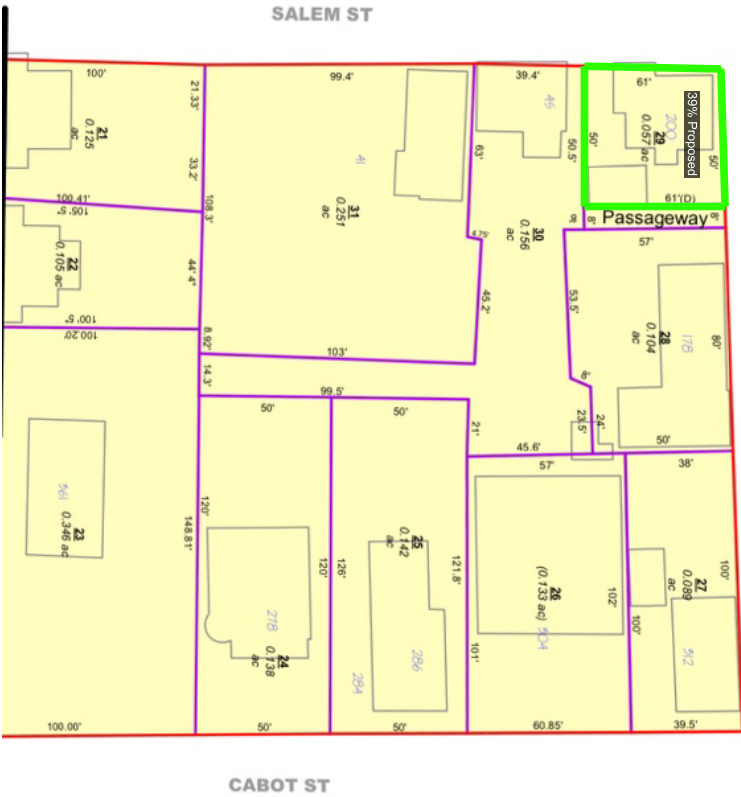
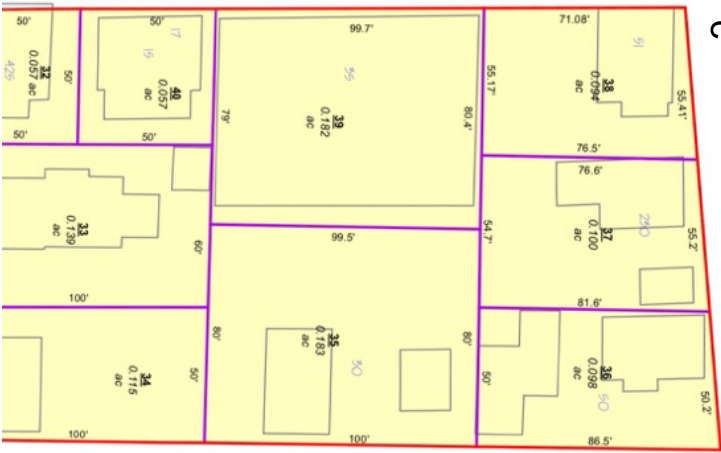
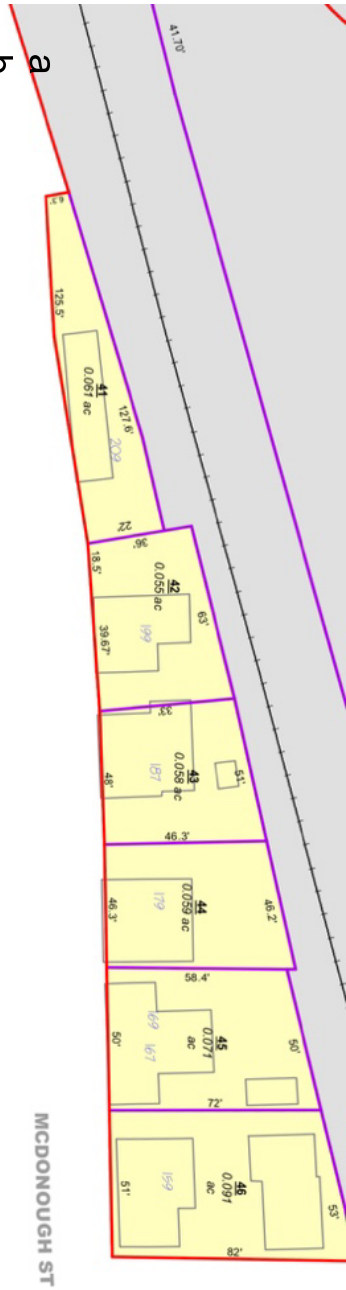


Left Side Current Condition Pictures



Rear Yard Current Condition Pictures

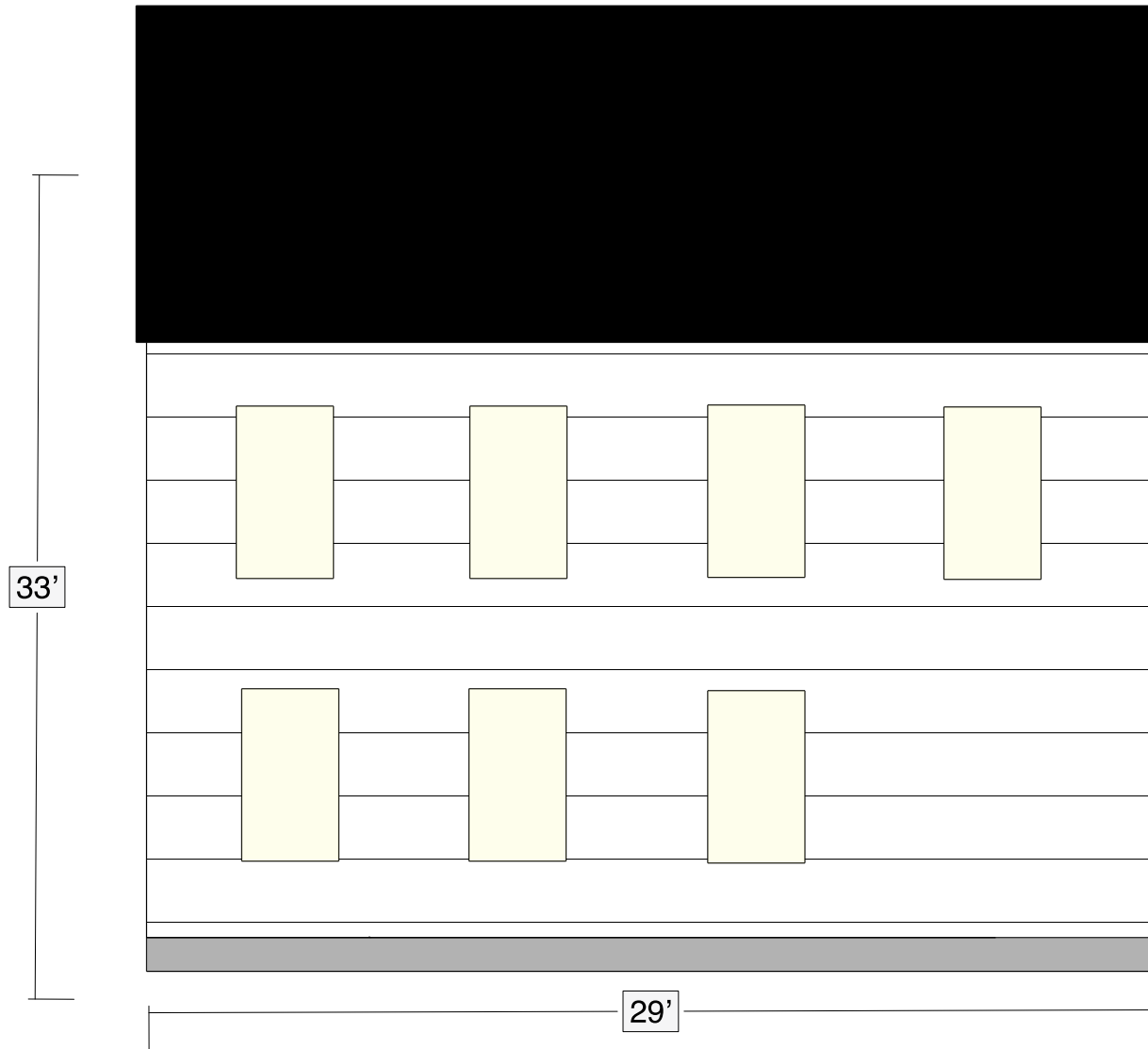




Front View



Right Side View

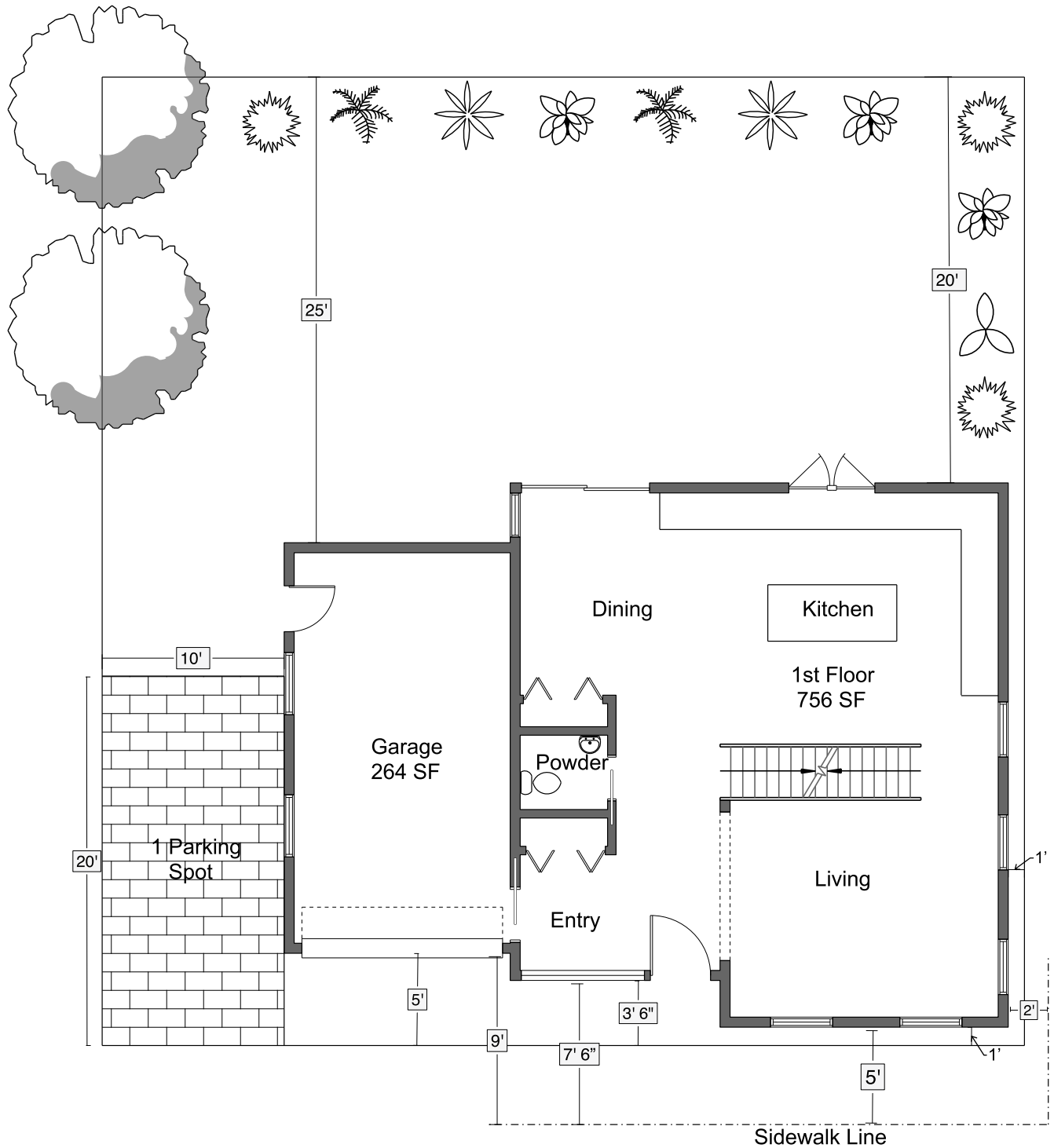


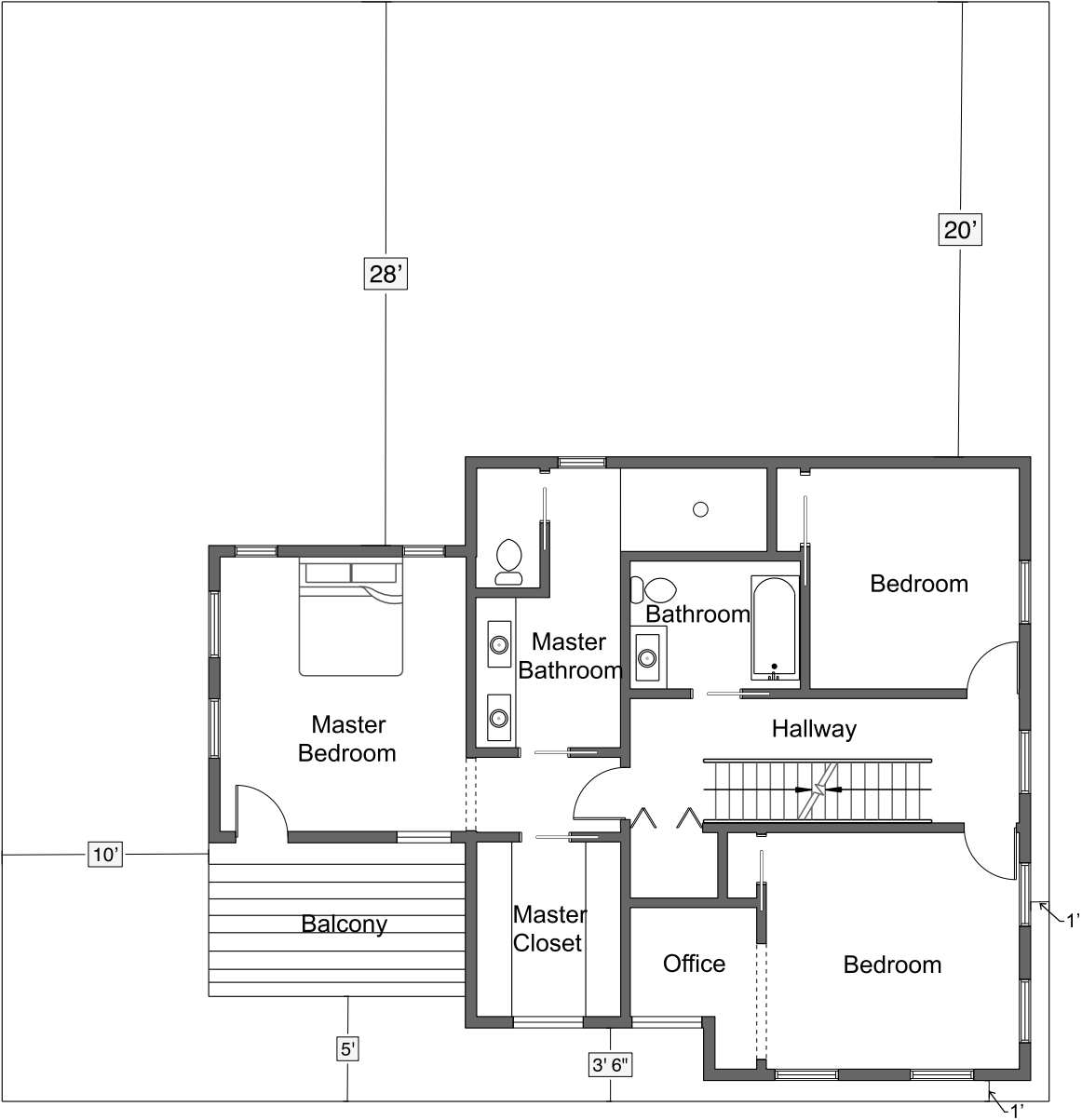
Rear View

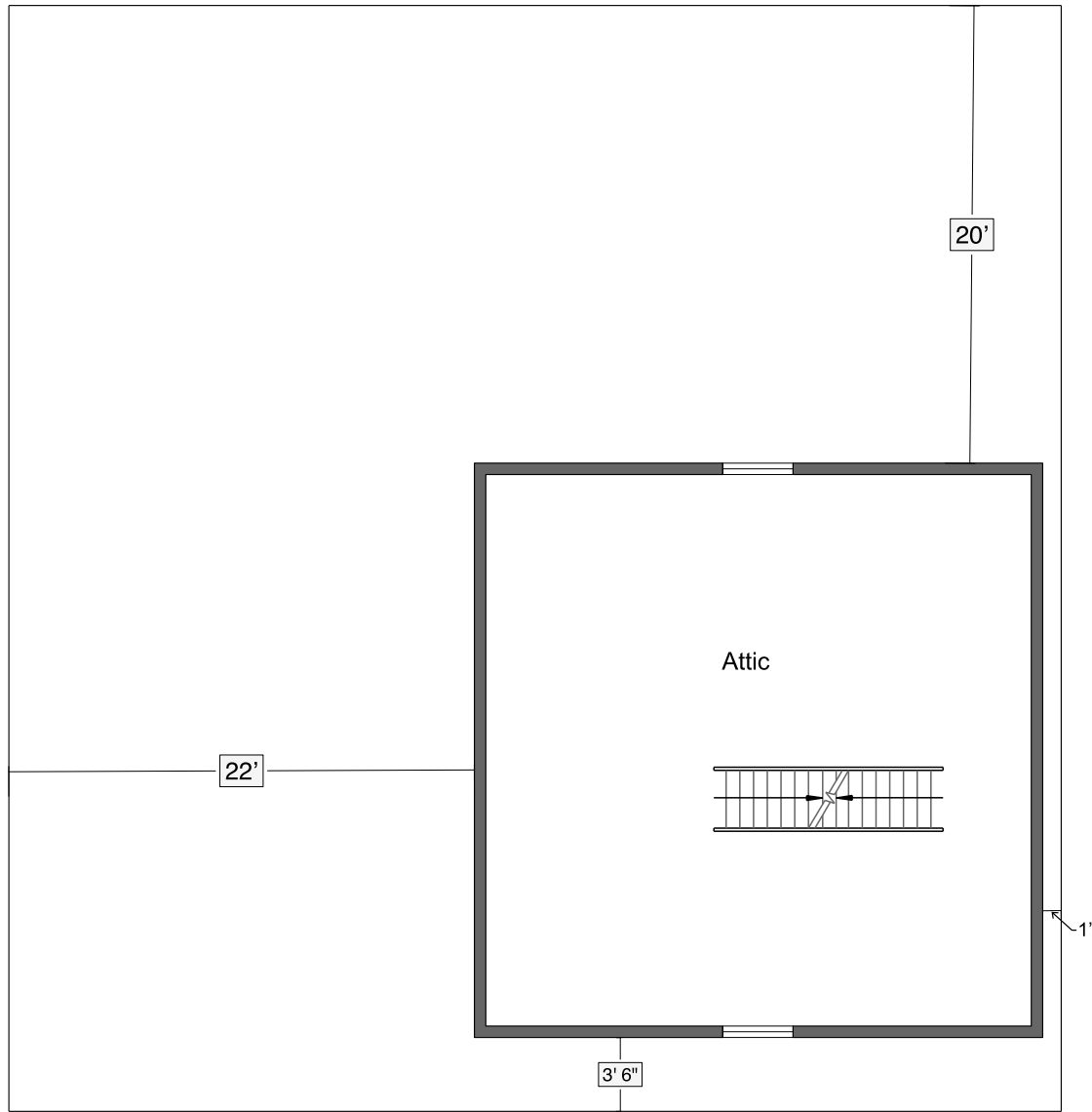


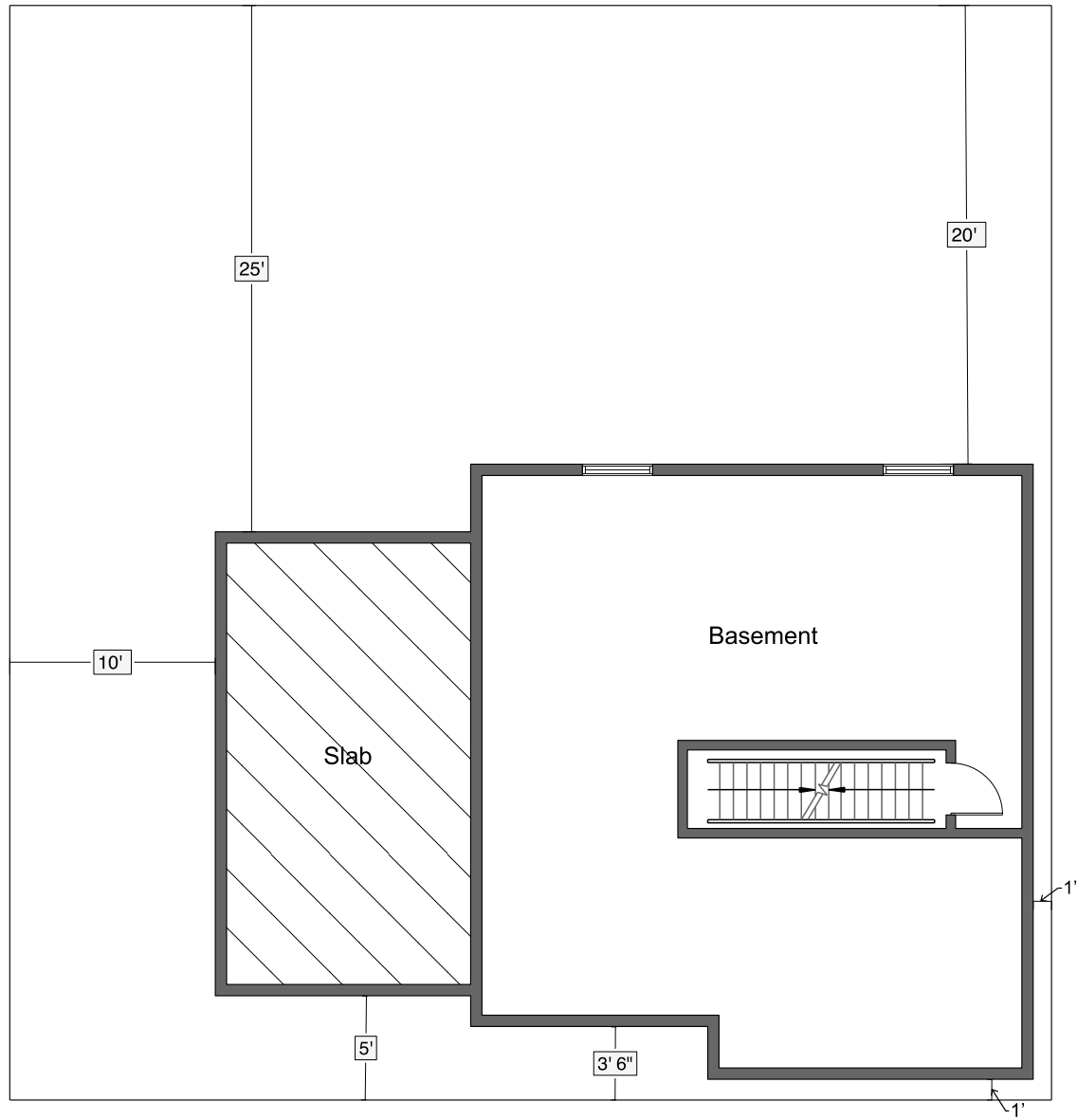
Left Side View











Addressing the 5 Criteria; 200 McDonough

1. Public Interest

The existing home and garage are in a poor state. In addition, the current structures have setbacks close to or on the property line. The new proposal decreases and meets all setback requirements. The building coverage also decreases from 47% to 39%. The proposed building coverage is typical for the neighborhood. In addition, the essential character of the neighborhood will be met if not enhanced. Based on what is outlined above, the proposal is not contrary to public interest.

2. Spirit of Ordinance

The proposal strives to fit into its surroundings by making the most of a non-conforming lot. The proposal is true to the ordinance and dramatically improves from existing.

3. Substantial Justice

The proposal does not cause negative impact to surrounding properties. It's goal is to enhance conditions and improve the neighborhood for all residents.

4. Value of Surrounding Property Values Will Not Be Diminished

The substantial investment of this property will enhance the neighborhood and improve neighboring property values.

5. Literal Enforcement Would Result in Unnecessary Hardship

The lot is a unique, existing non conforming lot. The proposal strives to meet all requirements as best as possible. As is common in this neighborhood and Portsmouth, home owners deal with unique lots and work with what is available. Literal enforcement will result in unnecessary hardship.