Zoning Ordinance Criteria to be met, as per City Ordinance 10.233.20:

10.233.21 The Variance will not be contrary to the public interest: The proposed Garage for the property has been located with the interest of the surrounding abutters in mind. All immediate abutters have signed a letter of support for the proposed structure, except for one neighbor who is away for a month. The general public will not be affected. The proposed rear addition for the existing home is very modest and inline with the existing rear line of the structure and so will not be contrary to the public interest.

10.233.22 The spirit of the Ordinance will be observed: The property at 170 Mechanic street is very unusual. It has 3 spacious Front Yard areas, no designated Right Side Yard, and very little space in it’s Rear Yard area. The purpose of a variance is to make exception for unusual situations that don’t fit the Dimensional standards set forth in Section 10.520. If a variance is granted to accommodate for this unusual situation and with respect for the support of the abutters, the spirit of the Ordinance will be observed.

10.233.23 Substantial justice will be done: The placement of the proposed Garage is intended to cause the least disruption possible for all abutters. Not having a 25’ Rear Yard area, the structure has been placed to the rear with a minimum amount of space left to pass between and not crowd the 2 structures on the property. It is possible that much more could be built on this large lot without BOA approval. Substantial justice will be done for the owners and the neighborhood if this variance is granted.

10.233.24 The values of surrounding properties will not be diminished: Because the proposed addition and Garage are modest and tasteful with detailing in keeping with the existing home, it will not diminish the surrounding property values.

10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship: The proposed Garage and 30sf addition on the rear of the home constitute a reasonable expansion of this modest Single Family home. This home has all of it’s available yard space on it’s 3 Fronts, but those are not areas where this modest home needs additional space. The rear addition extends by only 6’ an existing shed addition which is out of view on the rear. As to the Garage; If it were placed in the middle of the Side Yard to the right side of the home, many views would be affected and abutters would have no recourse because it would meet the Setback requirements. So a literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship to the neighborhood.
The following Abutters have reviewed the BOA Submission for 170 Mechanic Street for a variance to allow for a 7.9' Rear Yard Setback where 25' is required. The Garage we are asking for a 5' Rear Yard Setback where 25' is required, and an 8' Side Yard Setback where 10' is required and have no objections:

John McKay 42 Hunking St Portsmouth NH
Elizabeth Tetreau 29 Pickering Ave Portsmouth NH
Michael Sevier 29 Parsons St Portsmouth NH

Bill & Barbara Southard 39 Pickering St
Kathie & Patrick Gardner 69 Hunking St (across street)
Brian 15 Pickering Ave

(978) 7-15 Pickering Ave