

Residence Addition Application for Variance

Deb and Mark Chag
404 Middle Street
Portsmouth, New Hampshire

Our Proposal:

- Convert one single family residence to two dwelling units. NOTE: Existing Exterior will not be expanded.
- There are currently two existing dwelling units: The main single family home and an approved apartment over the garage.

Variance Application:

- *Variance of Section 10.521 requesting three dwelling units with 3624 square feet of lot area per unit where two dwelling units with 5436 square feet of lot area per unit exists, and 7500 square feet of lot area per unit is required.*

Would granting the variance be in the public interest?

- Converting the existing home to two units would provide much needed downtown housing with off street parking, would assist in the funding to adequately preserve this large historic home, and allow the homeowners to continue to be a part of their neighborhood where they have lived for 28 years.
- The proposed conversion has no negative effect on the health, safety and welfare of the general public.

Would denial of the variance result in unnecessary hardship?

- Strict imposition of the zoning laws would interfere with the reasonable use of the property, as the existing home is quite large, and more than adequate space for two units.
- Denial of the variance would result in a loss to the applicant with no corresponding benefit to the general public.

Is the proposed use in the spirit of the Ordinance?

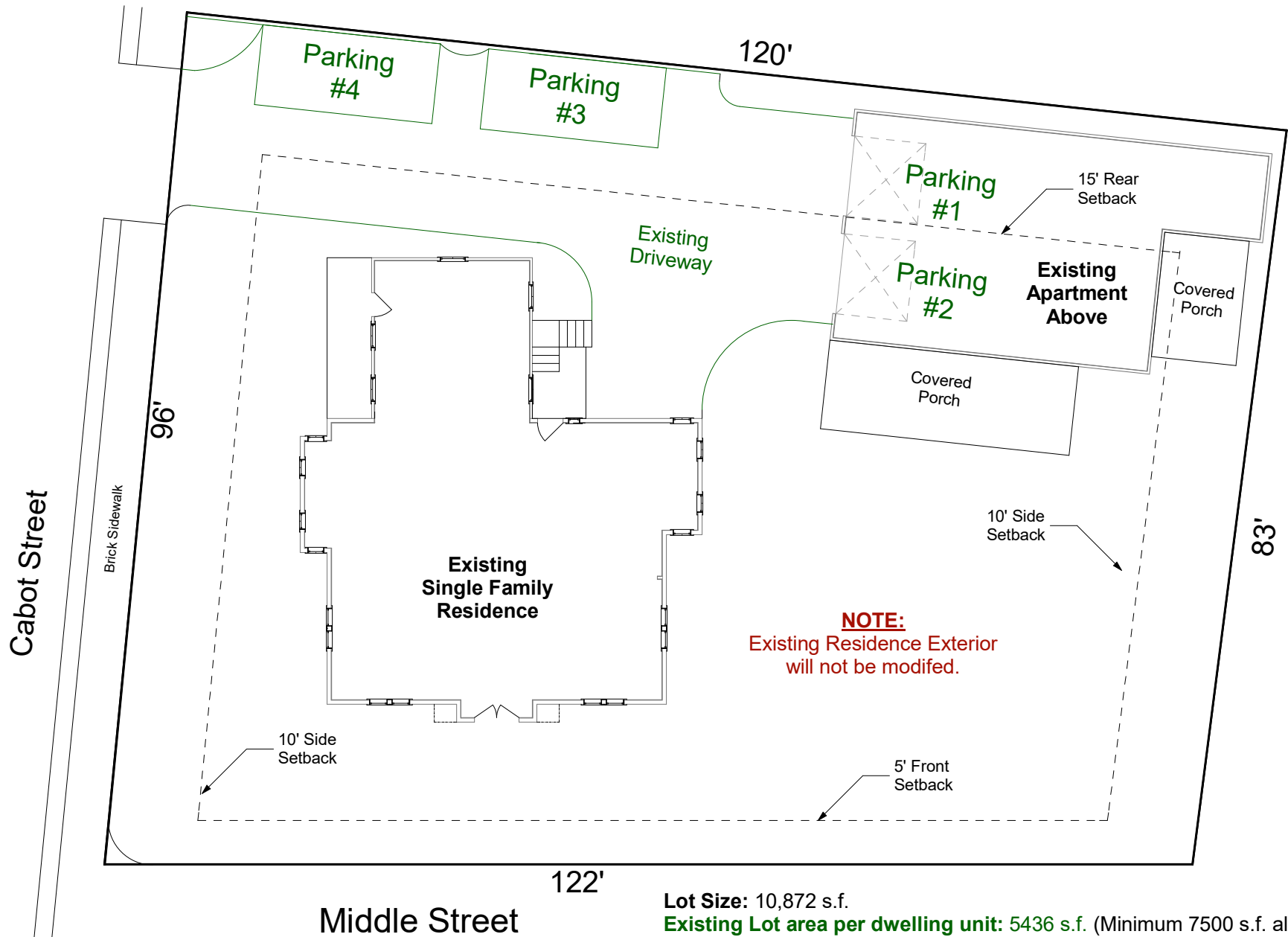
- The ordinance is designed to ensure appropriate density. Because of the size of the existing home, conversion to two units does not increase the number of potential residents, but does provide additional parking spaces.
- A majority of the homes in the vicinity are multi-unit, so this request is consistent with the neighborhood character.

Would granting the variance do substantial justice?

- The conversion is appropriate for the neighborhood as a majority of the surrounding homes are multi-unit.
- The conversion makes excellent use of existing space to provide housing with off street parking.

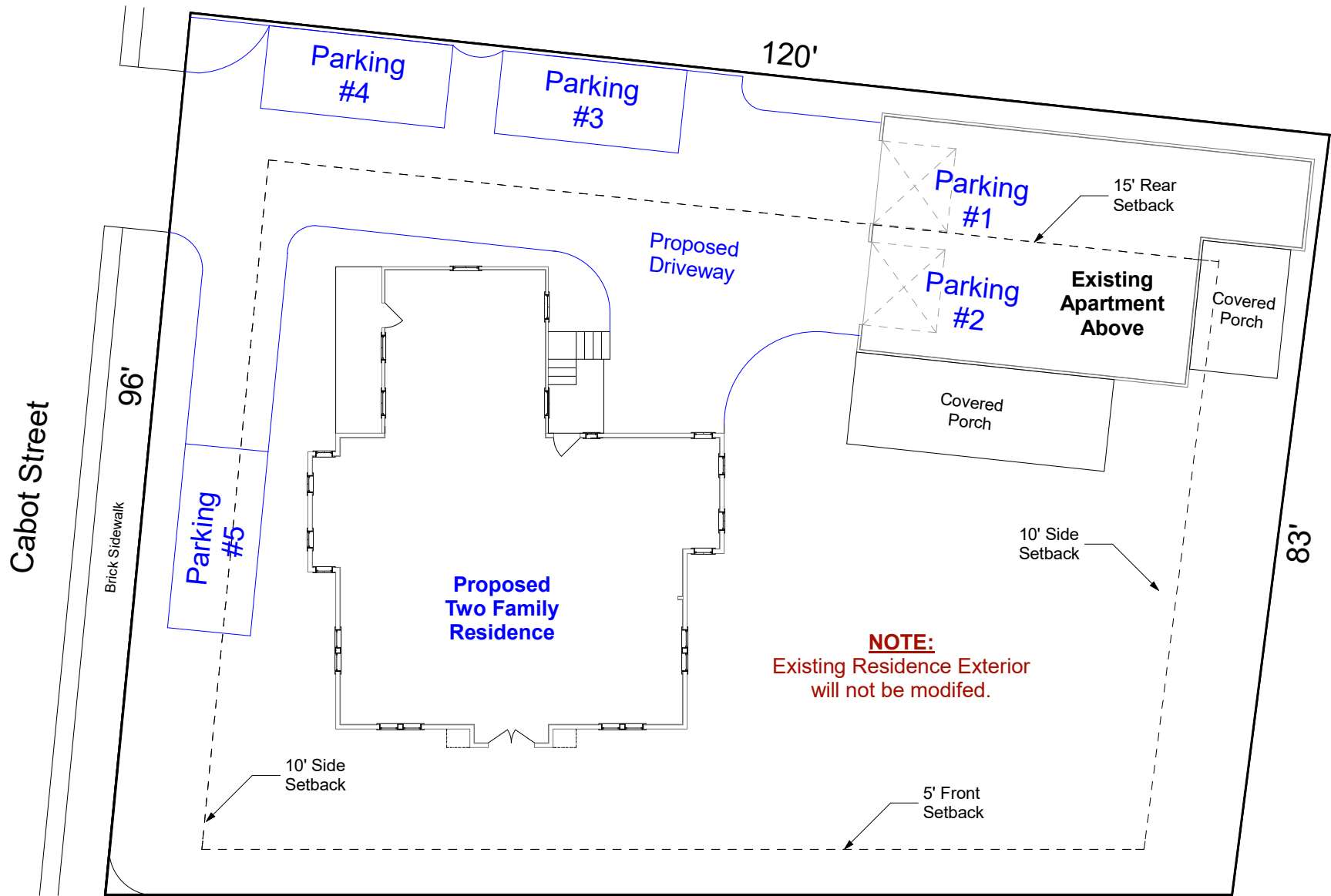
Would the new structure diminish surrounding property values?

- Conversion to two units improves property value of home therefor increases the property value of surrounding homes.



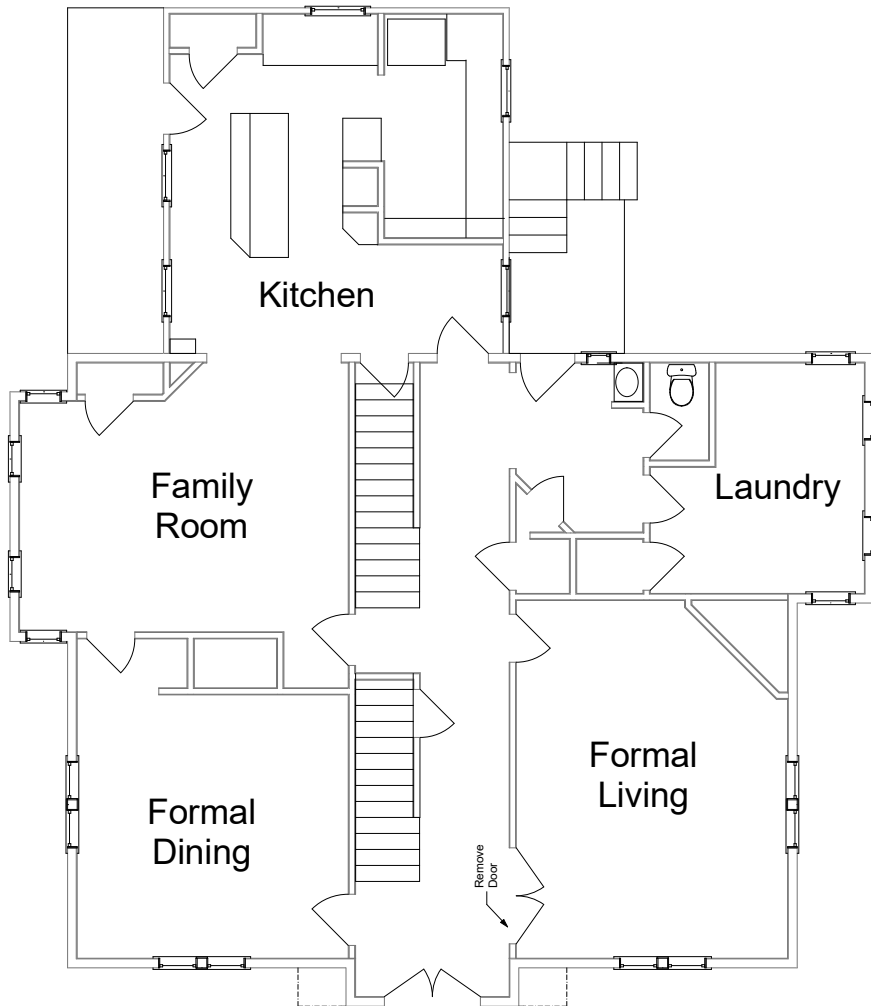
Lot Size: 10,872 s.f.
Existing Lot area per dwelling unit: 5436 s.f. (Minimum 7500 s.f. allowed)
Existing Building Coverage: 3260 s.f. or 30% (Maximum 40% allowed)
Existing Open Space: 53% (25% Minimum allowed)

Michelle Shields Design Smart Creative Architecture www.MichelleShieldsDesign.com	6 Rudolph Avenue Kittery, Maine 03904 207-438-9829 Cell: 207-752-7623	PROJECT:	SITE:	ISSUED FOR:	SCALE:	TITLE:	SHEET:
		Deb and Mark Chag Residence	404 Middle Street Portsmouth, NH	BOA Review	1/16" = 1'-0"	Existing Site Plan	S1
				ISSUE DATE: March 27, 2019			

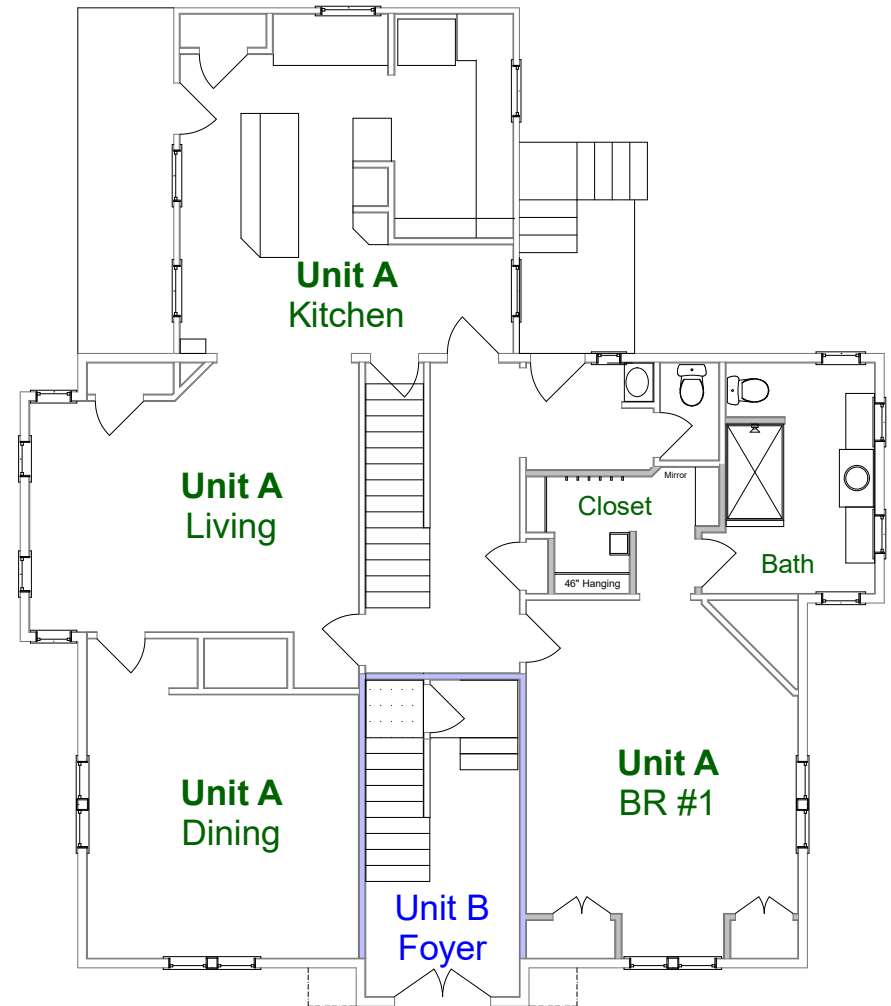


Lot Size: 10,872 s.f.
Proposed Lot area per dwelling unit: 3624 s.f. (Minimum 7500 s.f. allowed)
Existing Building Coverage: 3260 s.f. or 30% (Maximum 40% allowed)
Proposed Open Space: 51% (25% Minimum allowed)

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		Deb and Mark Chag Residence	404 Middle Street Portsmouth, NH	BOA Review	1/16" = 1'-0"	Proposed Site Plan	S2
				ISSUE DATE: March 27, 2019			

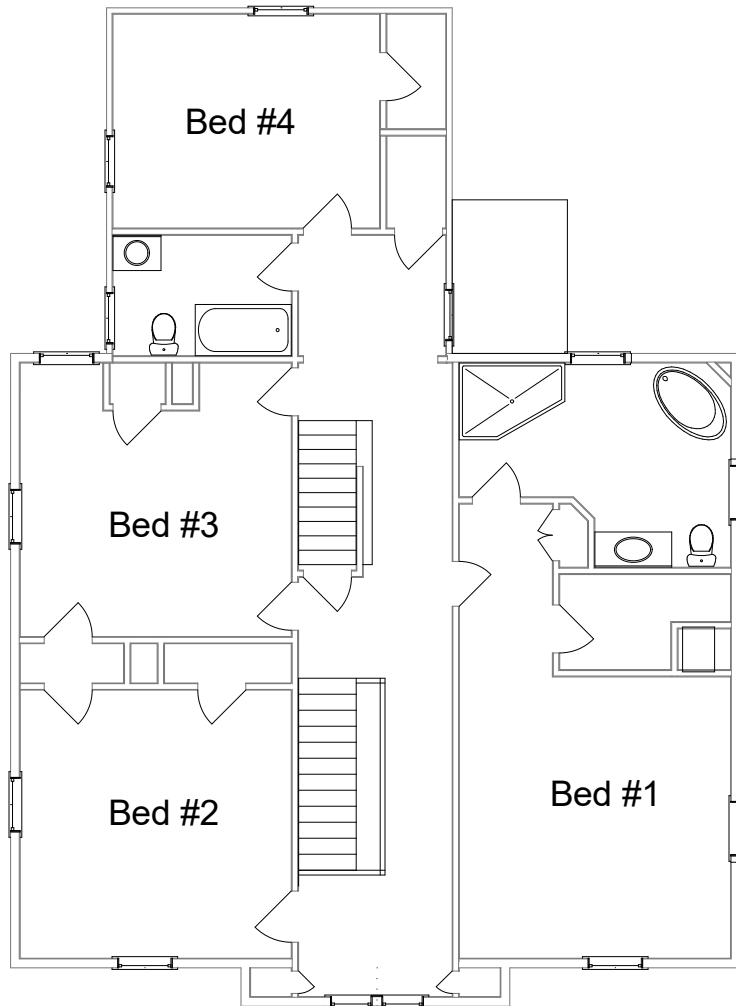


Existing Floor
1649 s.f.

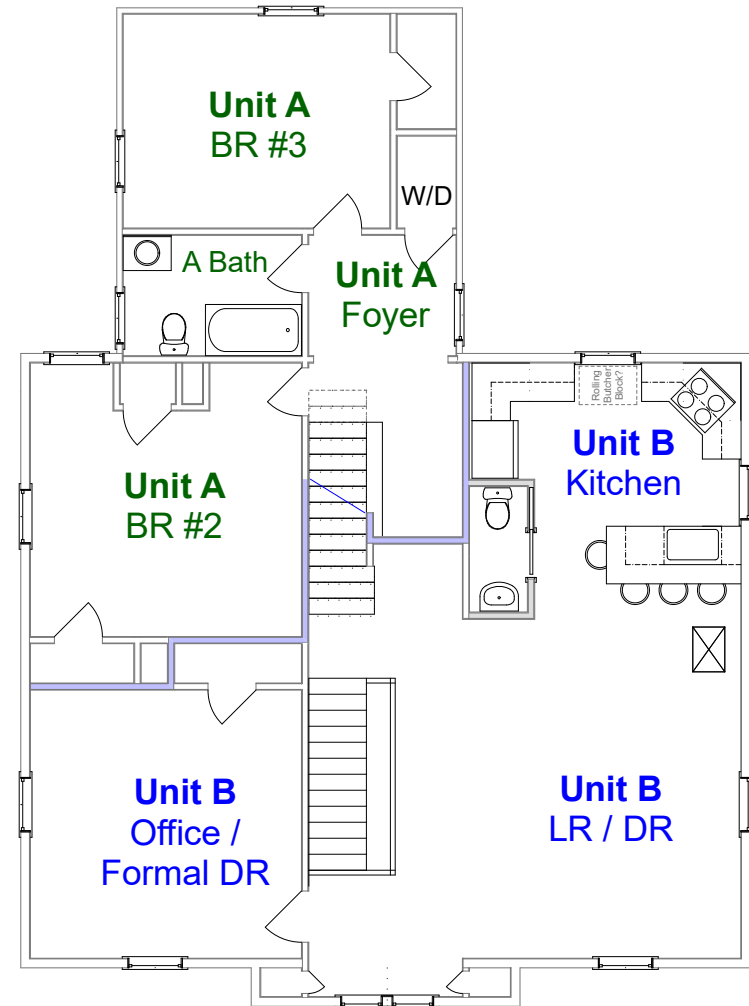


Proposed First Floor
Unit A: 1513 s.f. / Unit B: 136 s.f.

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				ISSUE DATE: April 1, 2019			

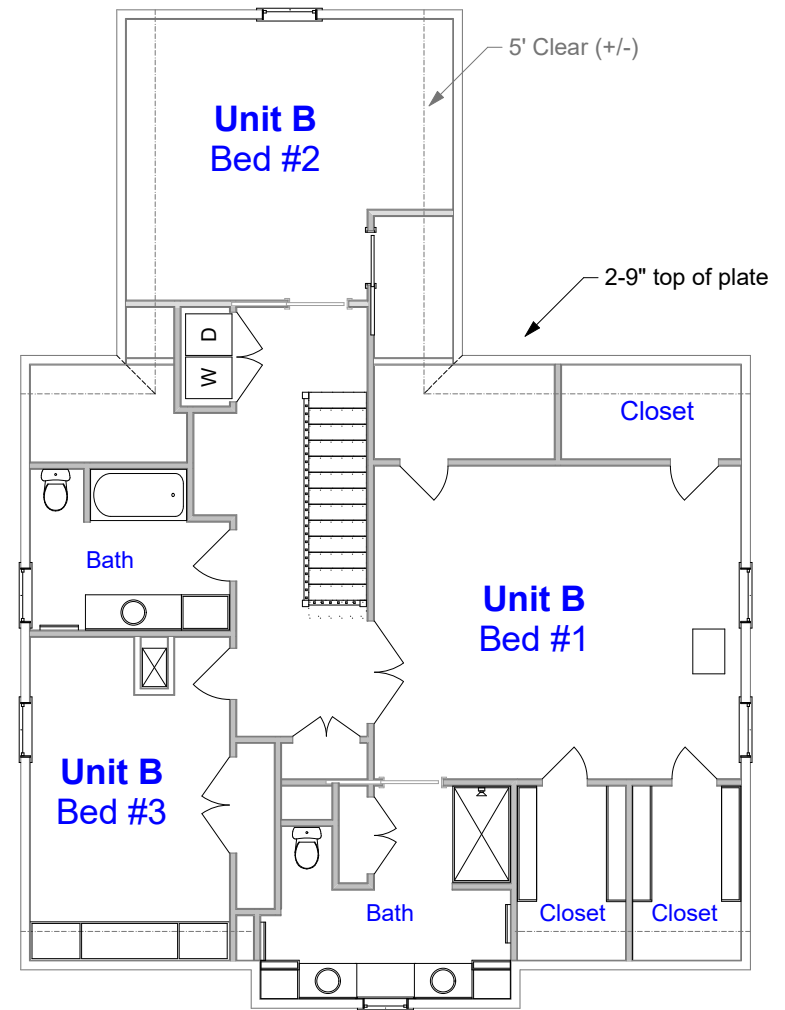
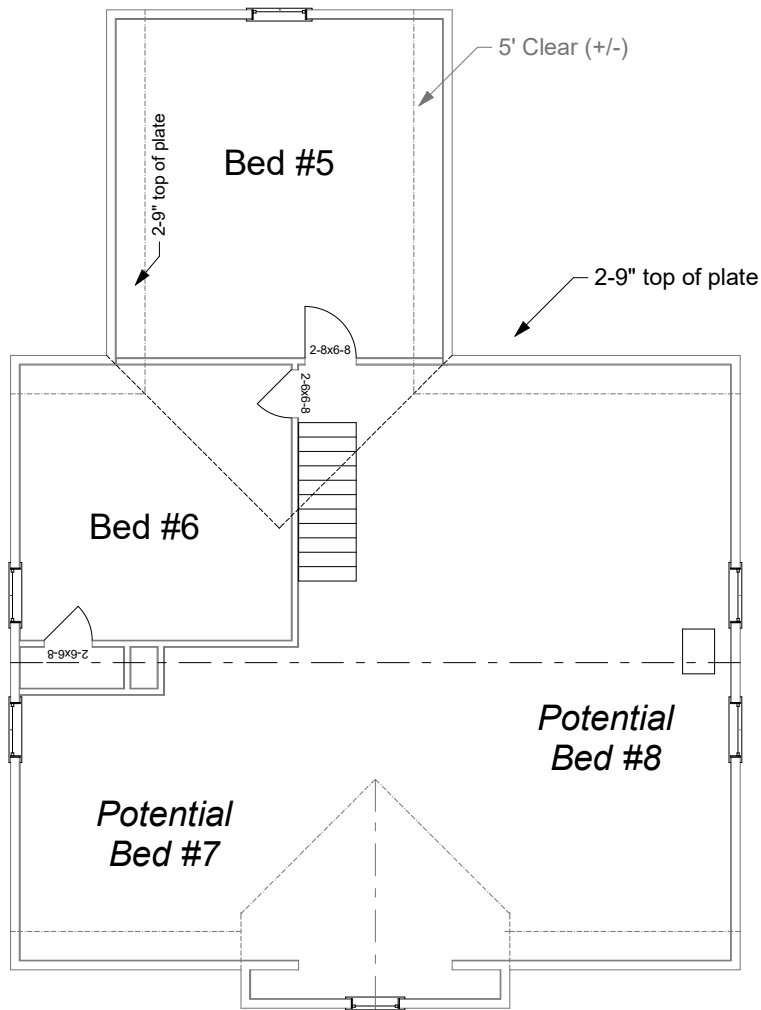


Existing Second Floor
1568 s.f.



Proposed Second Floor
Unit A: 636 s.f. / Unit B: 932 s.f.

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		ISSUE DATE: March 27, 2019	TITLE: Existing and Proposed				



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Deb and Mark
Chag Residence

SITE:
404 Middle Street
Portsmouth, NH

ISSUED FOR:
BOA Review
ISSUE DATE:
April 1, 2019

SCALE:
1" = 10'-0"
(Letter)

TITLE:
3rd Floor Plan
Existing and Proposed

SHEET:
P3