

57 Mt. Vernon Street

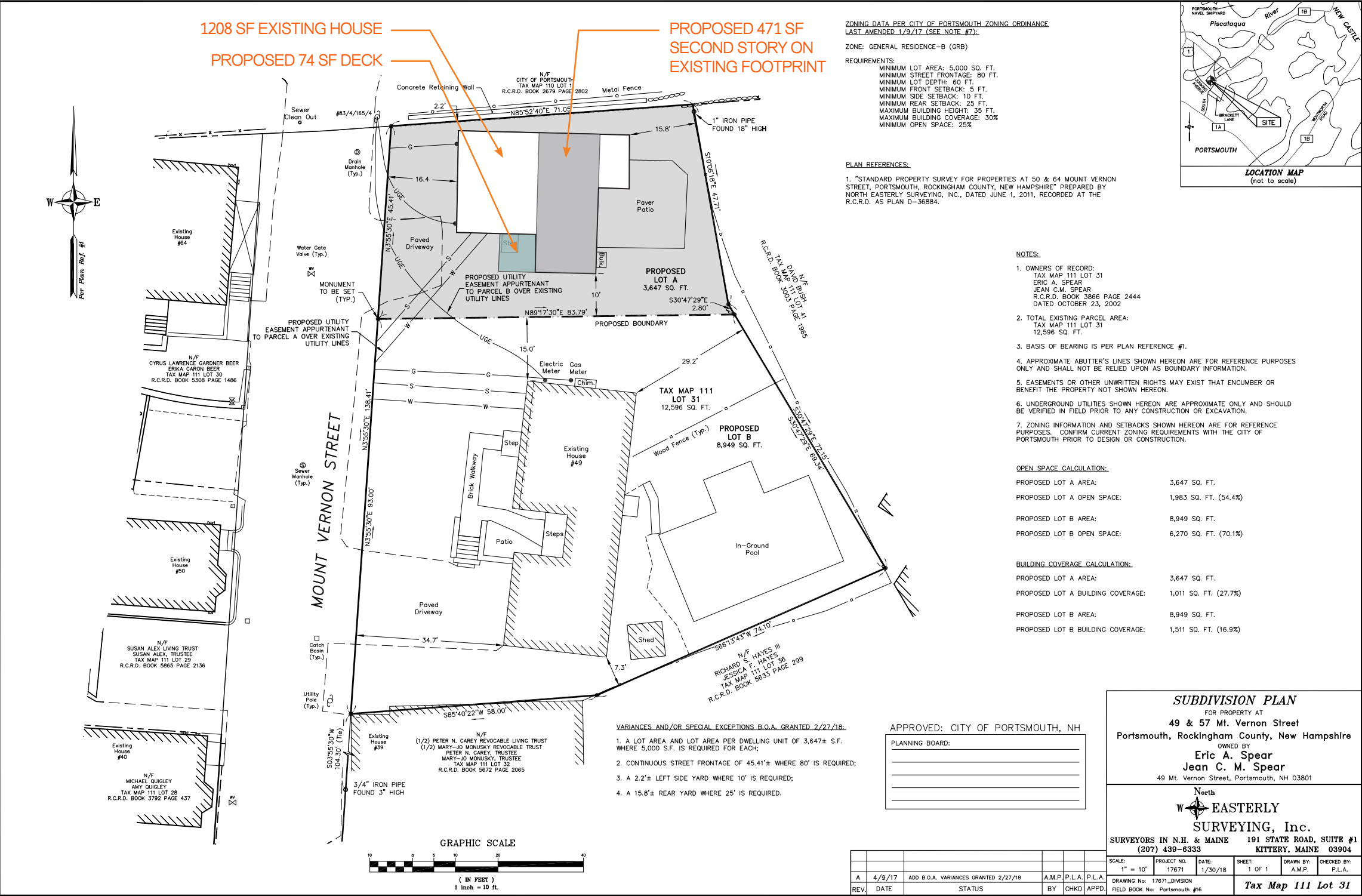
City Of
Portsmouth, NH

ZONING BOARD OF ADJUSTMENT HEARING

September 17, 2019

Variances sought for
dimensional relief:
1) to extend a lawful non-
conforming structure
vertically within existing
non-conforming yards and
2) locate an HVAC
condenser 6.02'+/- from
the property line where 10'
is required.

EXISTING LOT LINE ADJUSTMENT SITE
PLAN, B.O.A. VARIANCES GRANTED
2/27/2018



BOA HEARING

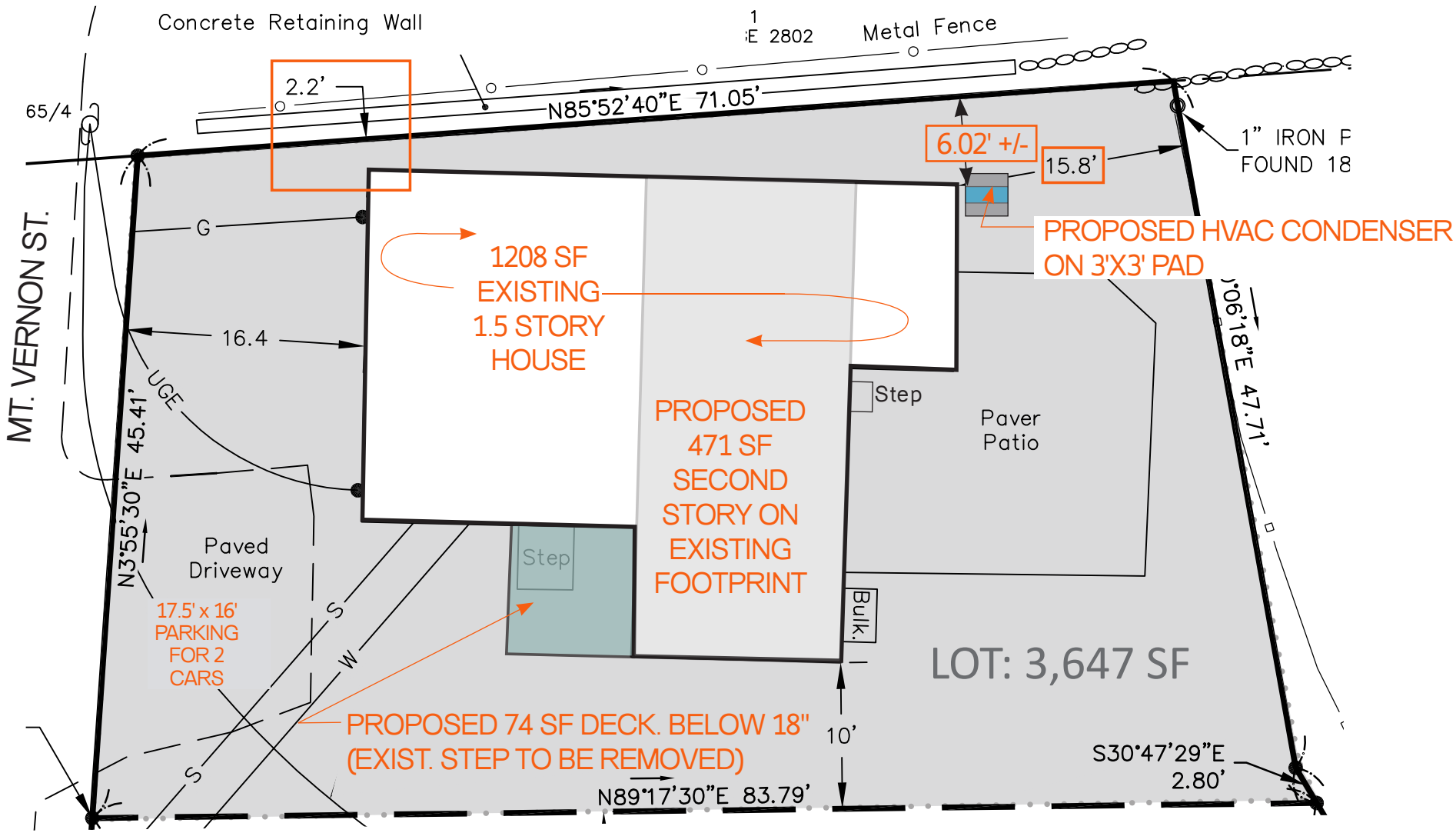
SEPTEMBER 17, 2019

57 MT. VERNON STREET
PORTSMOUTH, NEW HAMPSHIRE

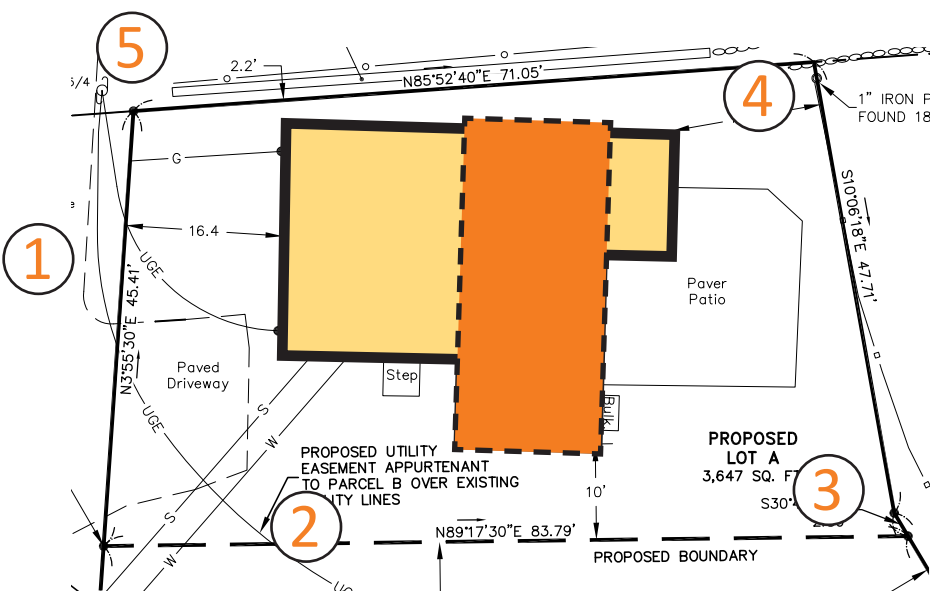
MANYPENNY | MURPHY ARCHITECTURE
73 COURT STREET, PORTSMOUTH, NH 03801
TEL: 603-319-8199

BUILDING COVERAGE		ALLOWED IN GRB	
EXISTING BUILDING COVERAGE SF			
HOUSE	995		
STEPS ABOVE 18"	0		
<u>BULKHEAD</u>	<u>9</u>		
EXIST. BUILD. COV.	1004 sf	27.5%	30% MAX.
PROPOSED BUILDING COVERAGE SF			
HOUSE	995		
STEPS ABOVE 18"	0		
BULKHEAD	9		
<u>OVERHANG AWNING</u>	<u>10</u>		
PROP. BUILD. COV.	1014 sf	27.8%	
OPEN SPACE			
EXISTING OPEN SPACE			
EXIST. BUILD. COV.	1004		
STEPS	16.3		
IMPERV. TERRACE	375		
<u>PAVED DRIVEWAY</u>	<u>254</u>		
TOTAL LOT COV.	1649.3 sf		
EXIST. OPEN SPACE SF: 3647 - 1649 =	1998 sf		
EXIST. OPEN SPACE %:	54.7%	25% MIN	
PROPOSED OPEN SPACE			
BUILD. COV.	1014		
CONCRETE PAD	9		
DECK, STEP, TERR.	453.3		
<u>PAVED DRIVEWAY</u>	<u>254</u>		
TOTAL LOT COV.	1730.3		
PROP. OPEN SPACE SF: 3647 - 1730 =	1917 sf		
PROP. OPEN SPACE %:	52.5%		

- VARIANCES AND/OR SPECIAL EXCEPTIONS B.O.A. GRANTED 2/27/18:
1. A LOT AREA AND LOT AREA PER DWELLING UNIT OF 3,647± S.F. WHERE 5,000 S.F. IS REQUIRED FOR EACH;
 2. CONTINUOUS STREET FRONTAGE OF 45.41'± WHERE 80' IS REQUIRED;
 3. A 2.2'± LEFT SIDE YARD WHERE 10' IS REQUIRED;
 4. A 15.8'± REAR YARD WHERE 25' IS REQUIRED.



VIEWS OF EXISTING



ELEVATION KEY PLAN



1 WEST/FRONT FACADE



2 SOUTH FACADE



3 SOUTHEAST VIEW OF REAR FACADE

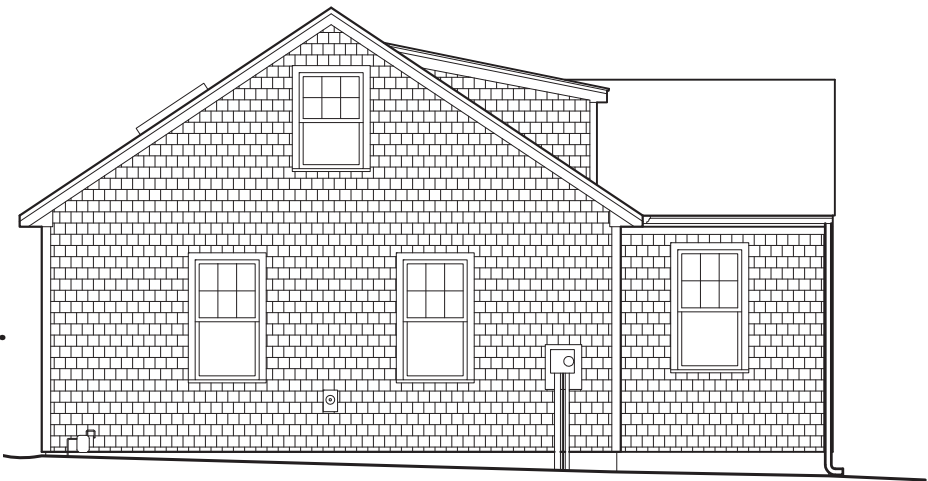


4 NORTHEAST VIEW



5 NORTHWEST VIEW

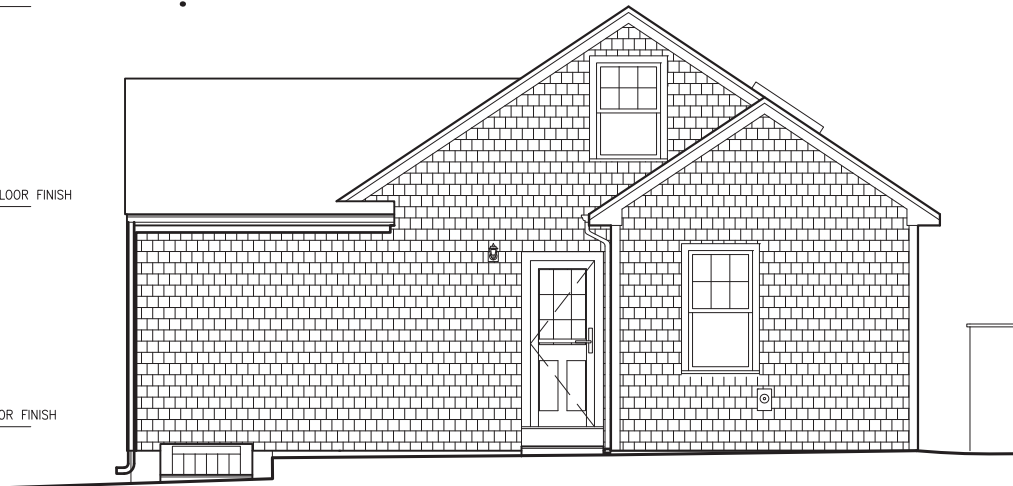
EXISTING ELEVATIONS



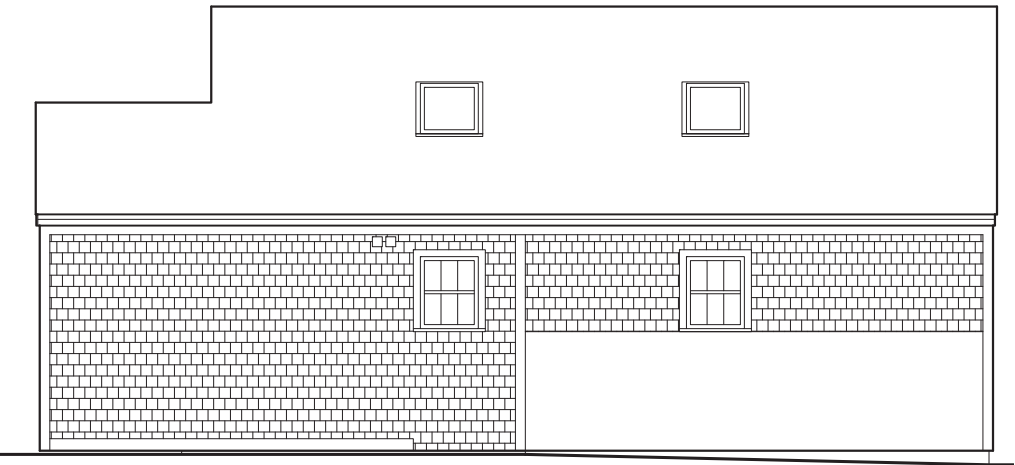
WEST (STREET) FACADE



SOUTH FACADE



EAST (REAR) FACADE



NORTH FACADE

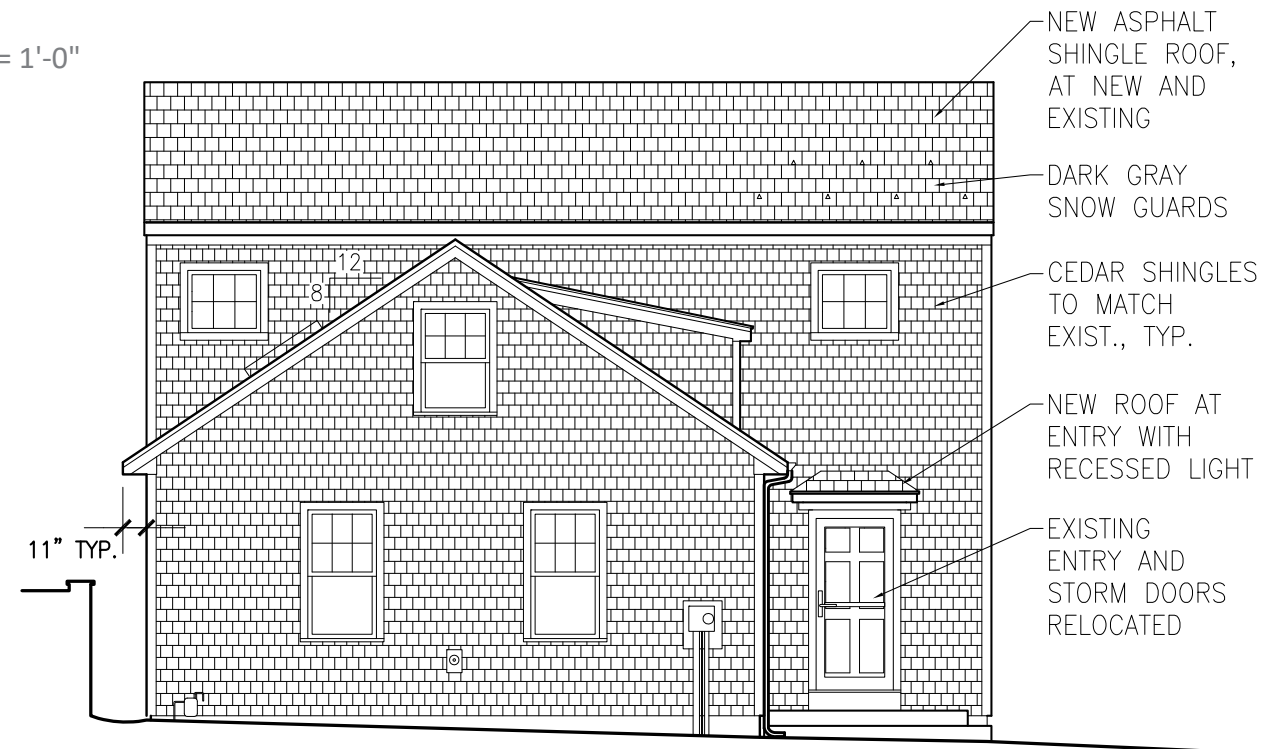
TOP OF ROOF
EL. : 18'-6"

TOP OF SECOND FLOOR FINISH
EL. : 9'-2"

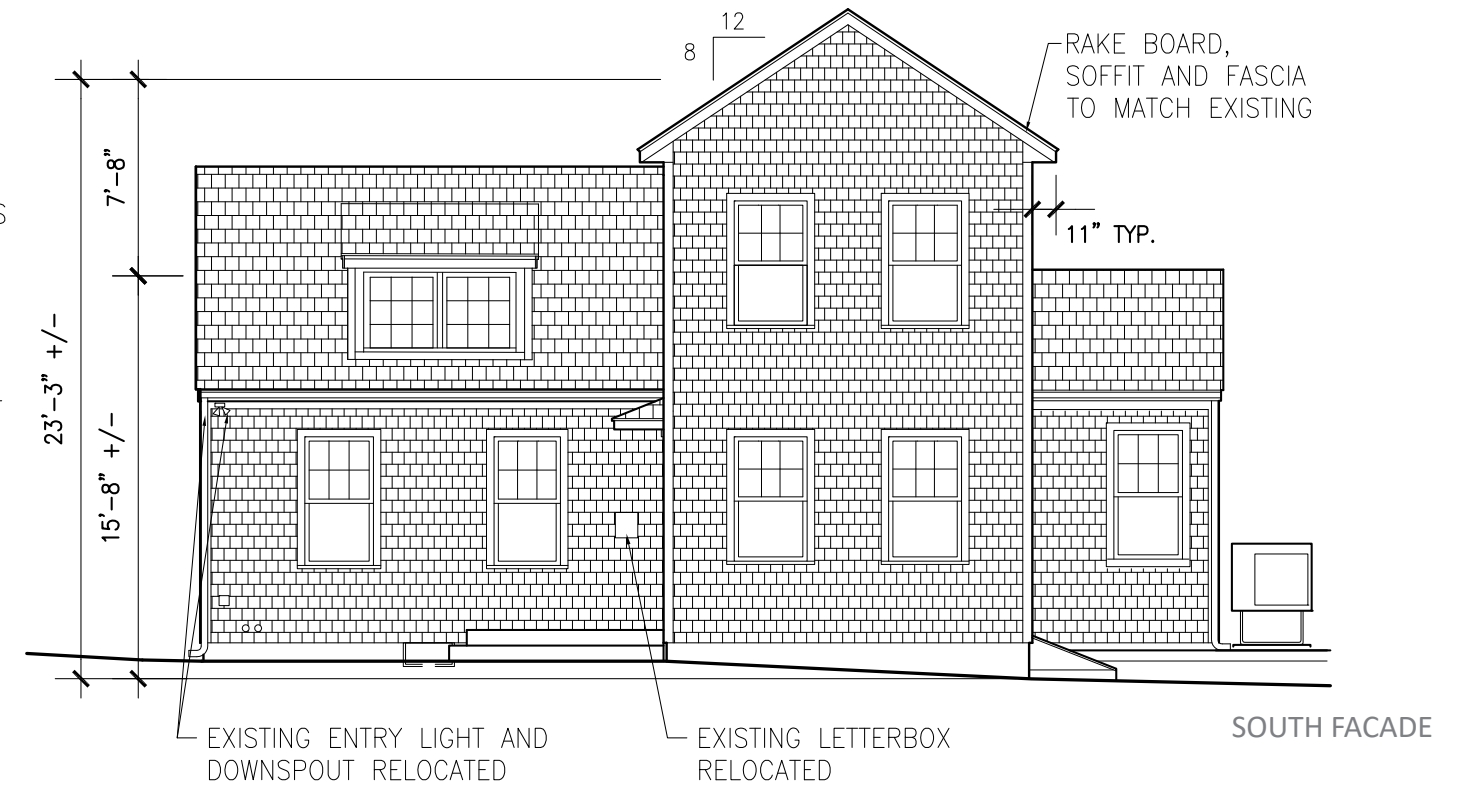
TOP OF FIRST FLOOR FINISH
EL. : 0'-0"

PROPOSED ELEVATIONS

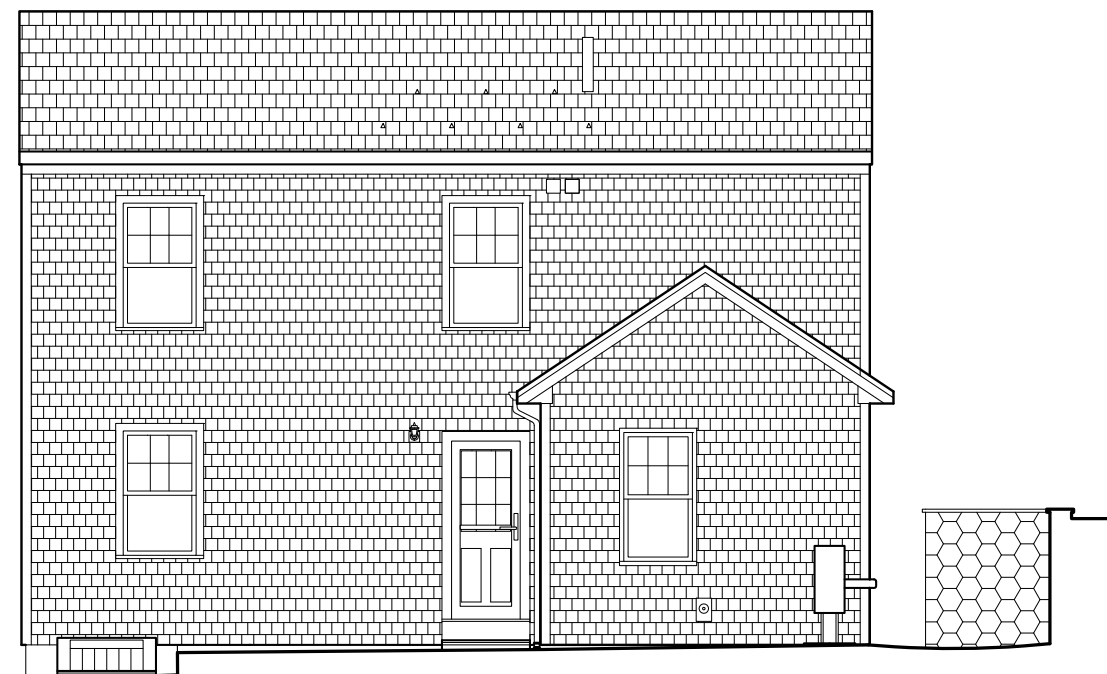
SCALE: 1/8" = 1'-0"



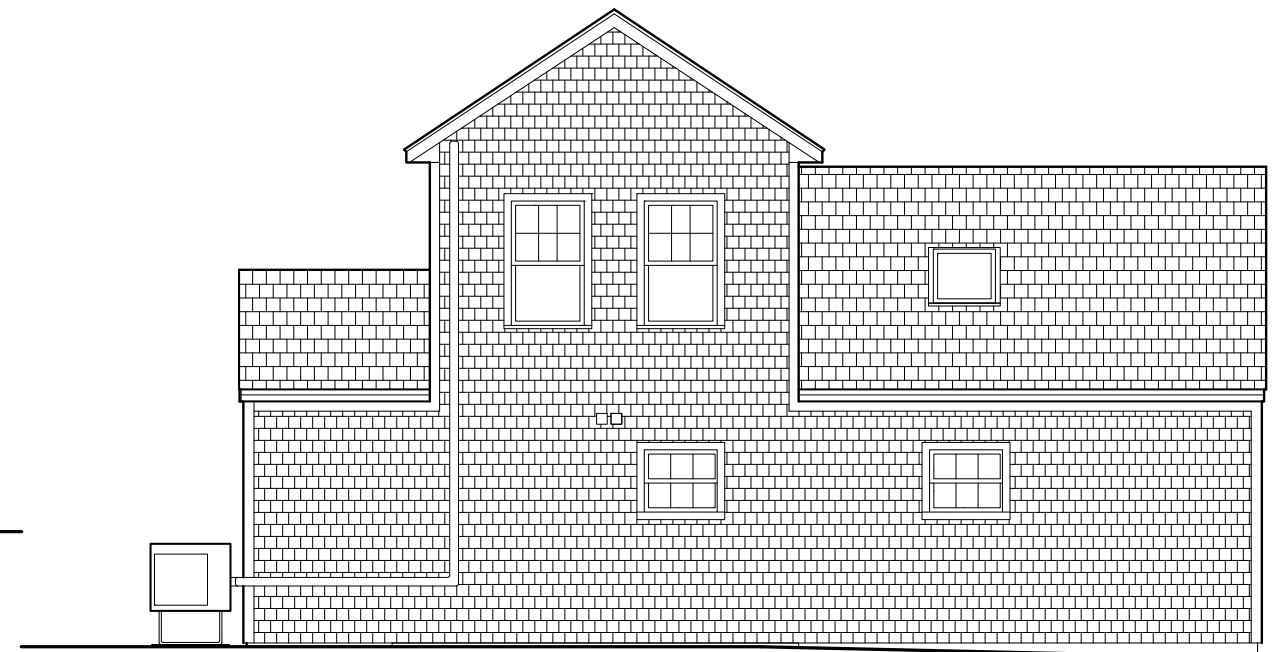
WEST (STREET) FACADE



SOUTH FACADE



EAST (REAR) FACADE



NORTH FACADE

BOA HEARING

SEPTEMBER 17, 2019

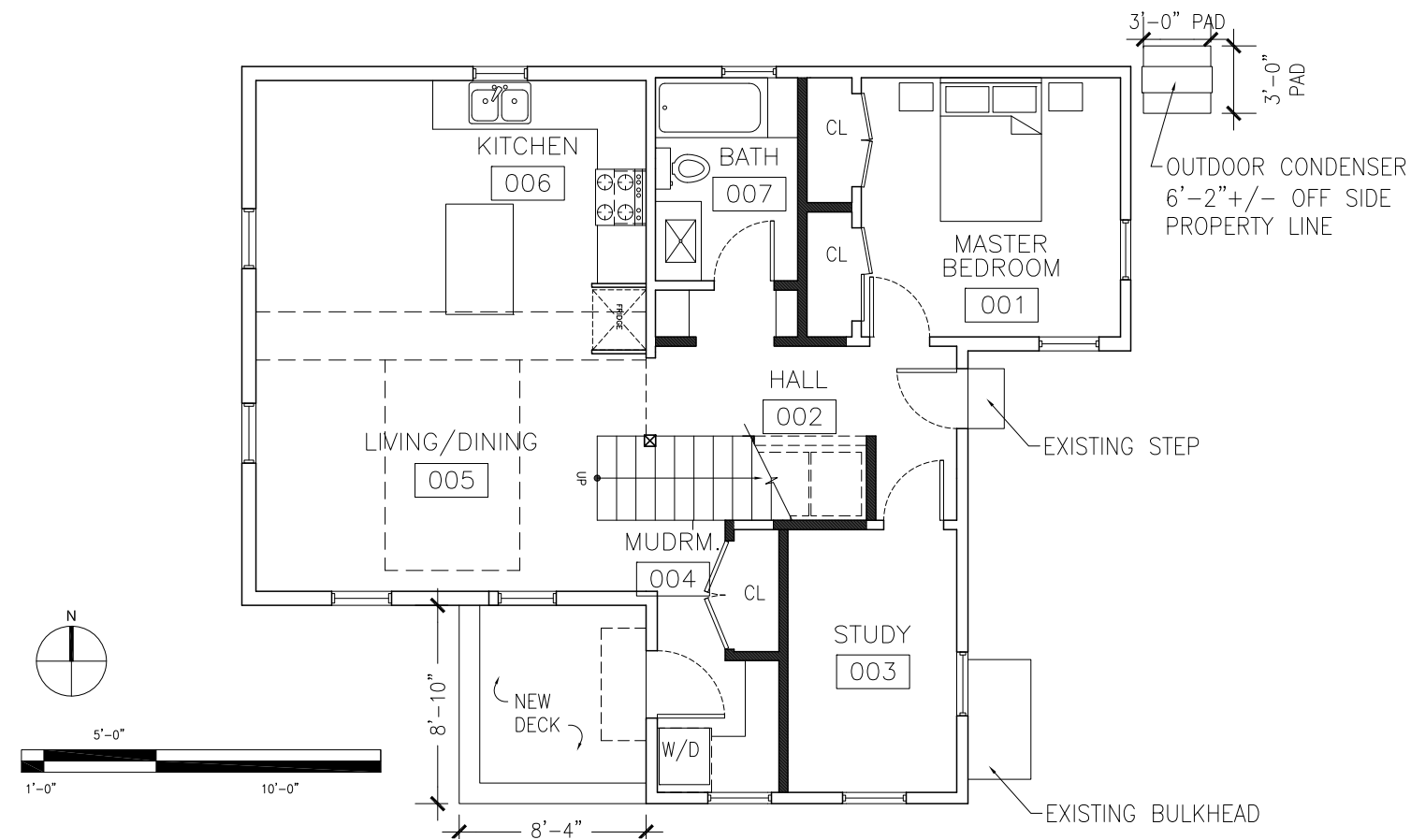
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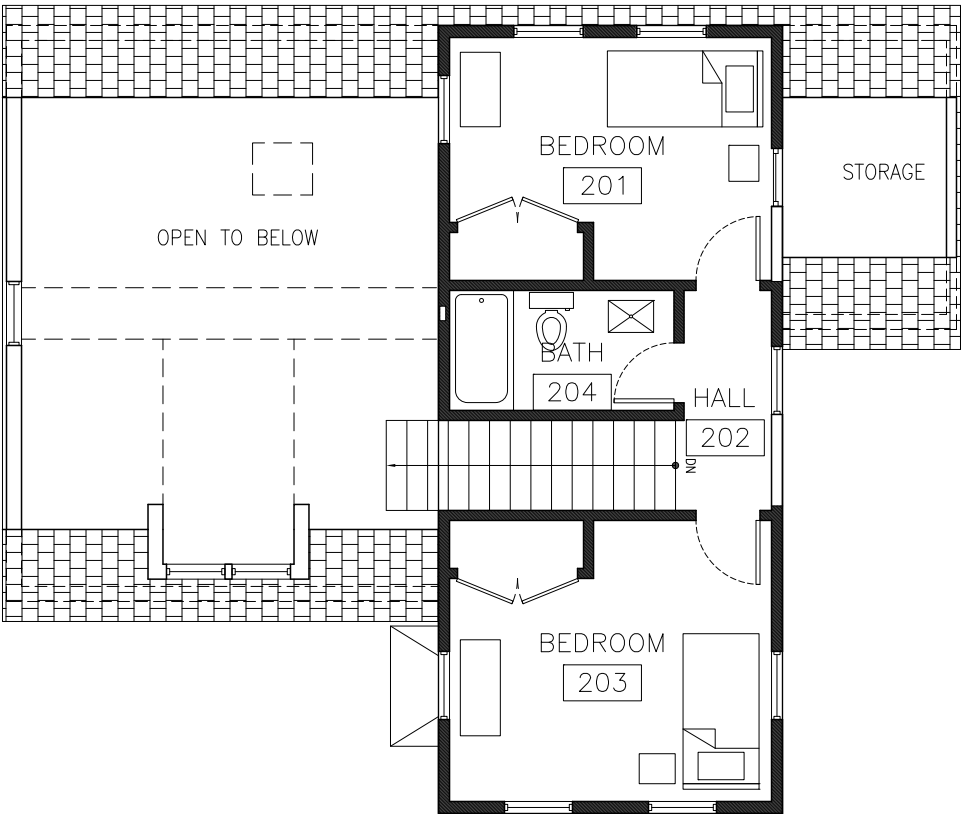
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FIRST FLOOR PLAN, PROPOSED
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN, PROPOSED
SCALE 1/8" = 1'-0"

August 22, 2019

Re: 57 Mount Vernon Street

To the City of Portsmouth Zoning Board:

We are requesting dimensional relief to construct an expansion of our home, adding a second story to include two bedrooms and a bathroom.

The proposed construction will not be contrary to the public interest. Our proposed expansion will not alter the characteristics of the neighborhood: All the other houses in the immediate vicinity are 2- or 3-story structures. The proposed addition will not threaten the health, safety or welfare of the public, and the residence will remain a single-family dwelling.

The spirit of the ordinance will be observed. The proposed expansion will add a second story that will remain within height requirements for a sloped roof and will not extend beyond the existing footprint of the structure.

Substantial justice will be done. We intend to use the property in a reasonable manner, and the loss by not being allowed to expand the existing property to accommodate our growing family would not be outweighed by any benefit to the general public.

The values of surrounding properties will not be diminished. The proposed expansion will include improvements to the existing structure as well as increased living space within the home, which will increase the value of the property and contribute to the value of surrounding homes as well.

Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship due to special conditions of the property which include a small lot and placement of the existing structure close to the property line, necessitating a vertical expansion that remains within the existing footprint. Due to these conditions there is no fair and substantial relationship between the general public purposes of the ordinance provisions and their specific application to this property.

The proposed use is a reasonable one. Our proposed expansion of the property to include a second story living space is reasonable within a residential neighborhood consisting of 2- and 3-story houses, and the proposed construction will remain within the existing footprint, resulting in no additional nonconformity beyond those approved in February 2018 and maintaining standards for building height and lot coverage.

Thank you for your consideration.

Brendan Cooney and Megan Tehan, Owners
57 Mount Vernon Street
Portsmouth NH 03801