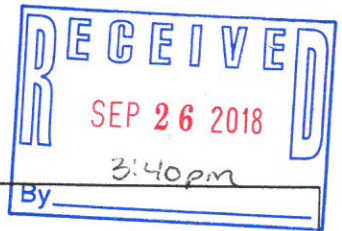


CITY OF PORTSMOUTH

Zoning Board of Adjustment Application



Department Use Only		Date
Assessor Plan # <u>101</u>	Lot # <u>49</u>	Fee <u>\$150.00</u>
Zone <u>GRB1 Historic</u>	Lot area _____	By _____

Fill in below by printing in ink or typing / Complete all Blanks or indicate "N/A" if not applicable

Applicant Aaron + Jill Grueter Owner of Record Aaron and Jill Grueter
 Applicant Street Address 69 New Castle Ave Owner Street Address Same
 Applicant City / State / Zip Portsmouth NH Owner City / State / Zip Same
 Applicant phone (603) 531-3346 ⁰³⁸⁰¹ Owner phone (____) _____
 Applicant e-mail agrueter@comcast.net
 Location (street address) of proposed work: 69 New Castle Ave
 Existing use: Primary Residence
 Undersigned hereby requests:

- | | Article and Section |
|---|---------------------|
| <input type="checkbox"/> Appeal from an Administrative Decision
See Article 2, Section 10.234.30 | |
| <input type="checkbox"/> Special Exception
See Article 2, Section 10.232.20 | |
| <input checked="" type="checkbox"/> Variance
See Article 2, Section 10.233.20 | |
| <input type="checkbox"/> Other _____
See Article 2, Section 10.233.20 | |

To permit the following:
Looking to add 72 sqft addition off the back of the house to create an eat-in kitchen space. See site plans.

The undersigned alleges that the required conditions exist for granting of this request according to the terms of the Zoning Ordinance as demonstrated in the attached submittals.

Only complete applications will be accepted by the deadline date. A complete application shall consist of: a completely filled out application with original signatures, the application fee, and 12 packets of required plans and any supporting documents or photos. Incomplete applications will not be accepted. Applications received after the deadline will be scheduled for the following month. The owner or his/her representative is required to attend the Public Hearing for the above appeal.

Signature of Owner [Signature] Date 9/29/18
 Please PRINT name here Aaron Grueter

69 New Castle Ave, Portsmouth, NH
Proposed Addition



Existing Conditions



Proposed Addition

69 New Castle Ave, Portsmouth, NH
Proposed Window



Existing Conditions



New window to match existing window to right.

Proposed Window

69 New Castle Ave, Portsmouth, NH [Map Lot 0101-0049-0000]
 Proposed Addition



Site Plan
 1/4" = 1' - 0"

Lot Line

Existing House (Gray)

New Castle Ave



69 New Castle Ave, Portsmouth, NH
Proposed Addition



North Elevation

1/4" = 1' - 0"



West Elevation

1/4" = 1' - 0"

- Wall System**
 - 2 x 6 framing
 - 3/4" Sheathing
 - Interior finish = Painted gypsum board
 - R21 Spray Foam Insulation
- Roof System**
 - Standing seam roofing
 - Pitch = 3/12
 - 2 x 8 framing
 - 3/4 Sheathing
 - Hurricane clips at rafter connections

2 x 10 Floor framing

Pella Architect Series Windows (wood/aluminum clad)

Painted PVC board trim

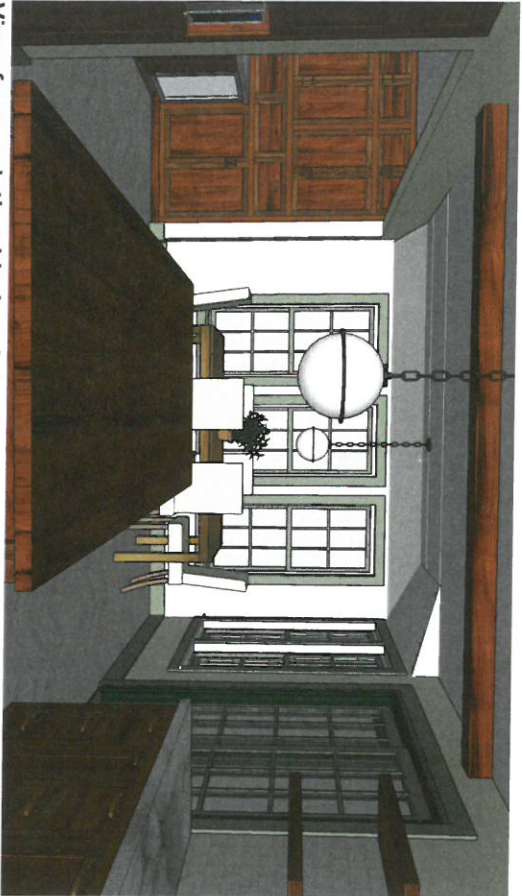
Wood and PVC decorative panels

12'-1 3/4"

10'-5 3/4"

Pella Architect Series Slider (wood/aluminum clad)

69 New Castle Ave, Portsmouth, NH
Proposed Addition



View from existing kitchen into proposed addition.



View of proposed addition interior.

Grueter Lot Coverage Variance Request - October 2018 - 69 New Castle Ave, Portsmouth, NH

We respectfully come before the Board to request a lot coverage variance that would take us from 36% to 38% coverage. This addition will add 72 square feet (6' x 12') and allows us to have a proper eat-in dining area in our kitchen which we plan to remodel. The addition meets the setback requirements as shown on the plans that have been submitted. Our plans have been reviewed by our only abutting neighbor that will be able to see the addition and they did not have any concerns. Because this addition will be located in the back of our home it will not be visible from the street. We will to our best to address the variance criteria as stated in the zoning ordinance.

Two Variances Requested

A lot coverage of 38% where 30% is required and 36% exists. The new total building coverage would be 1,813 sq ft on our 4,791 sq ft lot.

The Five Variance Criteria

1) Public Interest

We feel the porch is tastefully designed and will in no way alter the essential character of-the neighborhood nor will it threaten the health, safety, or general welfare of the public.

2) Spirit of the Ordinance

We feel this new addition will not be contrary to the spirit of the ordinance. It will be nicely finished and only visible by one of our neighbors. The setback requirements are met and the addition we seeking is consistent with our neighborhood. Adding less than 2% lot coverage on a lot that is less than 5,000 sq ft doesn't seem to be over developing in any way.

3) Substantial Justice

We don't feel that our gain with this addition is any injustice to the public. Our neighbors that would see the addition have shared their support for this proposal.

4) Diminish Surrounding Property Values

We have no reason to believe that this modest and attractive addition will diminish any property values of our neighbors who as stated have shared their support for this project.

5) Unnecessary Hardship

We feel it is a reasonable use of our property to bump out our kitchen by 72 sf ft so that we have a proper eat-in dining area. As this work is all being done in the back of our house and will only be visible to one abutting neighbor that has reviewed and approves of the design,

Thank you for your consideration.

Jill and Aaron Grueter
69 New Castle Ave
Portsmouth, NH
603-531-3346