

Application to the Portsmouth Zoning Board of Adjustment for a Variance from the Building Coverage Dimensional Standard

Narrative – 17AUG20

Nathan Moss and Stacey Martinez-Moss are co-owners of a single-family residence at 5 Pamela Street in Portsmouth, NH. They purchased the property in 2006. The property is also listed as Lot 119 on Tax Map 292. The home was built in 1957.

Nathan and Stacey would like to create a master suite in the home by constructing an addition onto the back of the structure. The addition will consist of basement storage, master bathroom and additional closet space (Ref. Construction Drawings dated 27APR20, previously submitted).

The propose addition has been designed to conform to the SRB front, side and rear yard standards, the maximum height standard and the open space standard. This application seeks a variance from the building coverage standard only.

Tabulation:

The total lot area is 0.26 acres, or 11,326 square feet. The lot coverage consists of a single-story ranch-style residence, front porch, rear deck, and a detached shed. According to the property record card, the lot coverage as of the last assessment consisted of 1,476 square feet of residence, 324 square feet of garage, 288 square feet of deck, 68 square feet of front porch, and 96 square feet of detached shed space; the total tabulated coverage was 2,276 square feet, resulting in a 20.1% lot coverage.

Since the last assessment, one addition was constructed on the east side of the home which resulted in 427 square feet of additional coverage (360 square feet of addition, 67 square feet of front porch). As a result, the current lot coverage is 2,703 square feet (23.9% lot coverage). The proposed addition would increase the lot coverage by 247 square feet to 2,950 square feet, which equates to a 26.0% lot coverage.

Variance:

The following information is presented to satisfy the variance criteria:

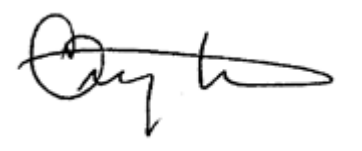
1. *The variance is not contrary to public interest.* Stacey and Nate intend to improve their home by constructing a single story addition onto the rear of the structure. It will not alter the character of the Pamela Drive neighborhood in any way, as the home will remain a single story ranch. Setbacks to the street and side lot lines will not change. The setback to the rear property line will conform to the existing criteria. The height of the roof will not change. Granting the variance request to the building coverage will not result in any perceivable change to the neighborhood or threaten public health, safety, welfare or any public rights. Therefore, this proposed addition is exactly keeping in line with the essential character of the neighborhood.

2. *The spirit of the ordinance is observed.* The spirit of the ordinance is observed, as the proposed addition will conform to all of the minimum Front, Side, and Rear Yard Dimensions. It also will be much less than the maximum height restriction of 35 feet. The Building Coverage standard will increase from 20% to 26%. However, the lot will still have 74% of Open Space, compared to the SRB minimum standard of 30%. As a result, we submit that constructing the addition will be in keeping with the intent of the ordinance.
3. *Substantial justice is done.* The gains in additional living space that will be realized by Nate and Stacey will not cause any harm to their neighbors or the general public. Abutting owners will not see any noticeable difference from the current structure as the addition is a single story on the rear of the existing building. The proposed addition will be similar to improvements that have been made by other residents on Pamela Street.
4. *The values of surrounding properties are not diminished.* The proposed addition should not have any negative impact on the property values of other Pamela Street property owners. While vertical expansion is an option within the existing limits, Nate and Stacey's choice not to add vertically to the existing structure is in keeping the architectural language of the neighborhood. If anything, the improvements may raise abutter's property values.
5. *Literal enforcement of the ordinance would result in unnecessary hardship.* The 20% Building Coverage requirement for the SRB Zone may be well suited for 15,000+ square foot lots, as listed on Table 10.521 of the ordinance. It means that 3,000 square feet of structure can be built on them. However, the requirement creates a Hardship for existing structures on smaller lots, like Nate and Stacey's 11,326 square foot lot. As a comparison, if Nate and Stacey had a 15,000 square foot lot commensurate with the SRB baseline, the total lot coverage inclusive of the proposed addition would be 20%. The 20% standard is an arbitrary figure that does not relate to other Open Space or Yard Dimension standards. It does not allow owners the flexibility of using other measures to maintain the character of the neighborhood.

The single-story house was constructed in 1956, years before Zoning Ordinances were added to City regulations. Therefore, this requirement for the SRB Zone does create a Hardship for pre-existing lots. This Hardship exists for all the small properties on Pamela Street. Due to that fact that abutting properties have constructed additions and decks onto the rear of their houses and that the houses on Pamela Street are all similar, they must also have exceeded the 20% coverage limit and received City approval to do so. Therefore, granting the Variance to Nate and Stacey to increase the coverage standard up to 26% will not only preserve the character of the neighborhood, but will also be in keeping with precedent for alterations and variances in the neighborhood.

Nate and Stacey request that the BOA grant a Variance to increase the Building Coverage requirement for 5 Pamela Street from 20% to 26%, to allow the construction of the proposed addition. As explained herein, the proposed addition conforms to all other zoning criteria, is in keeping with the architectural mass, scale and character of the Pamela Street neighborhood, is visually indistinguishable from the street, and is otherwise consistent with additions and alterations to those of surrounding properties.

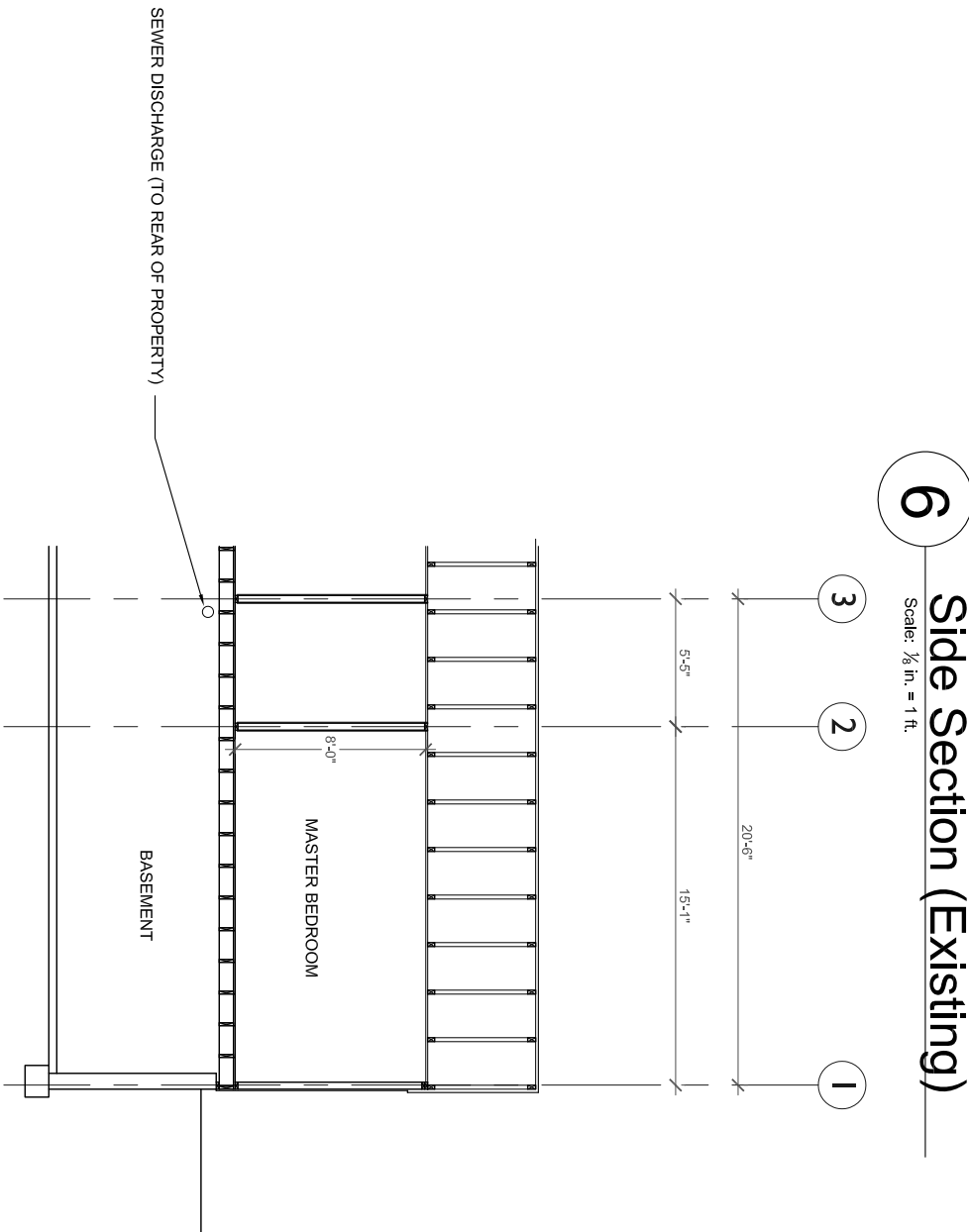
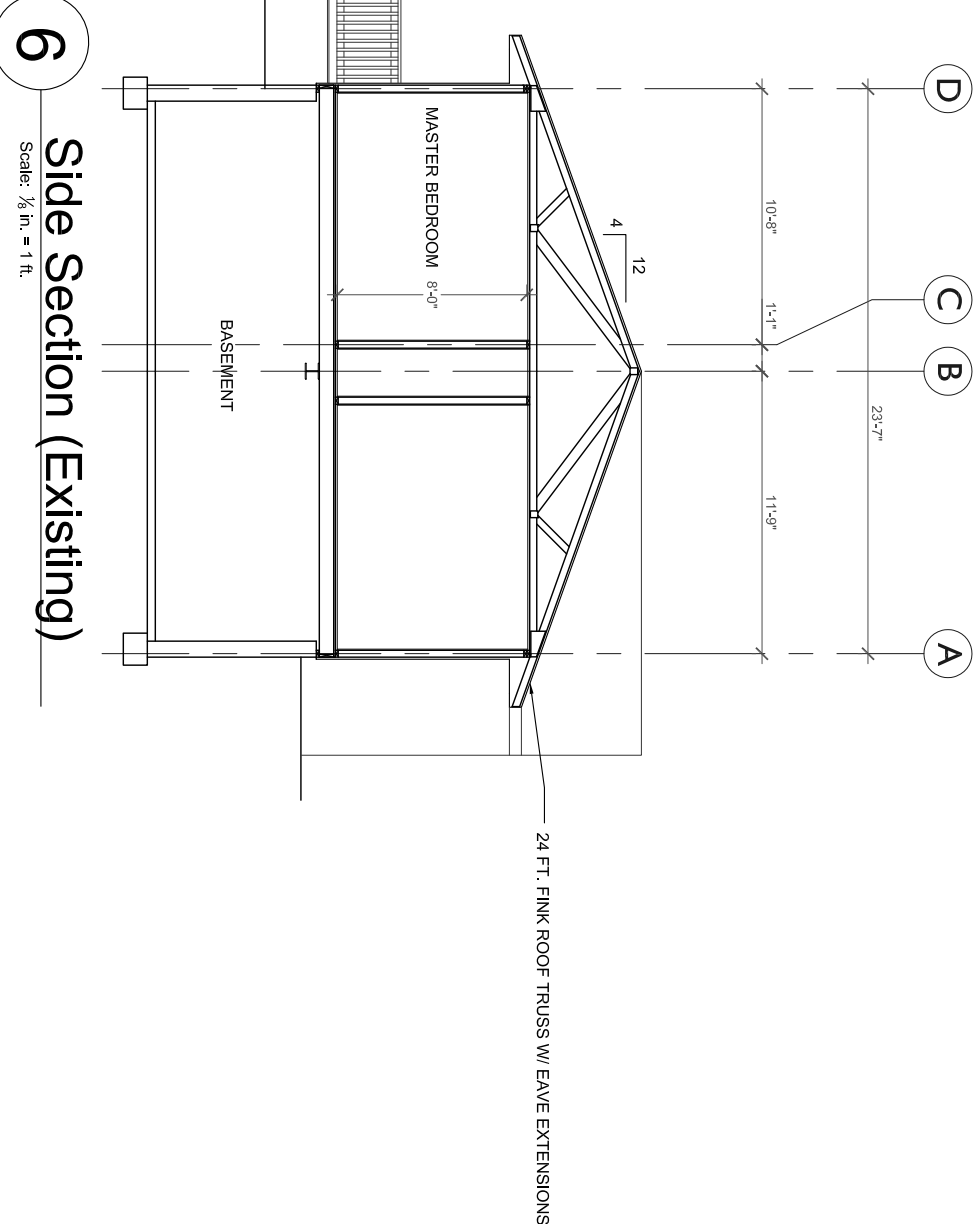
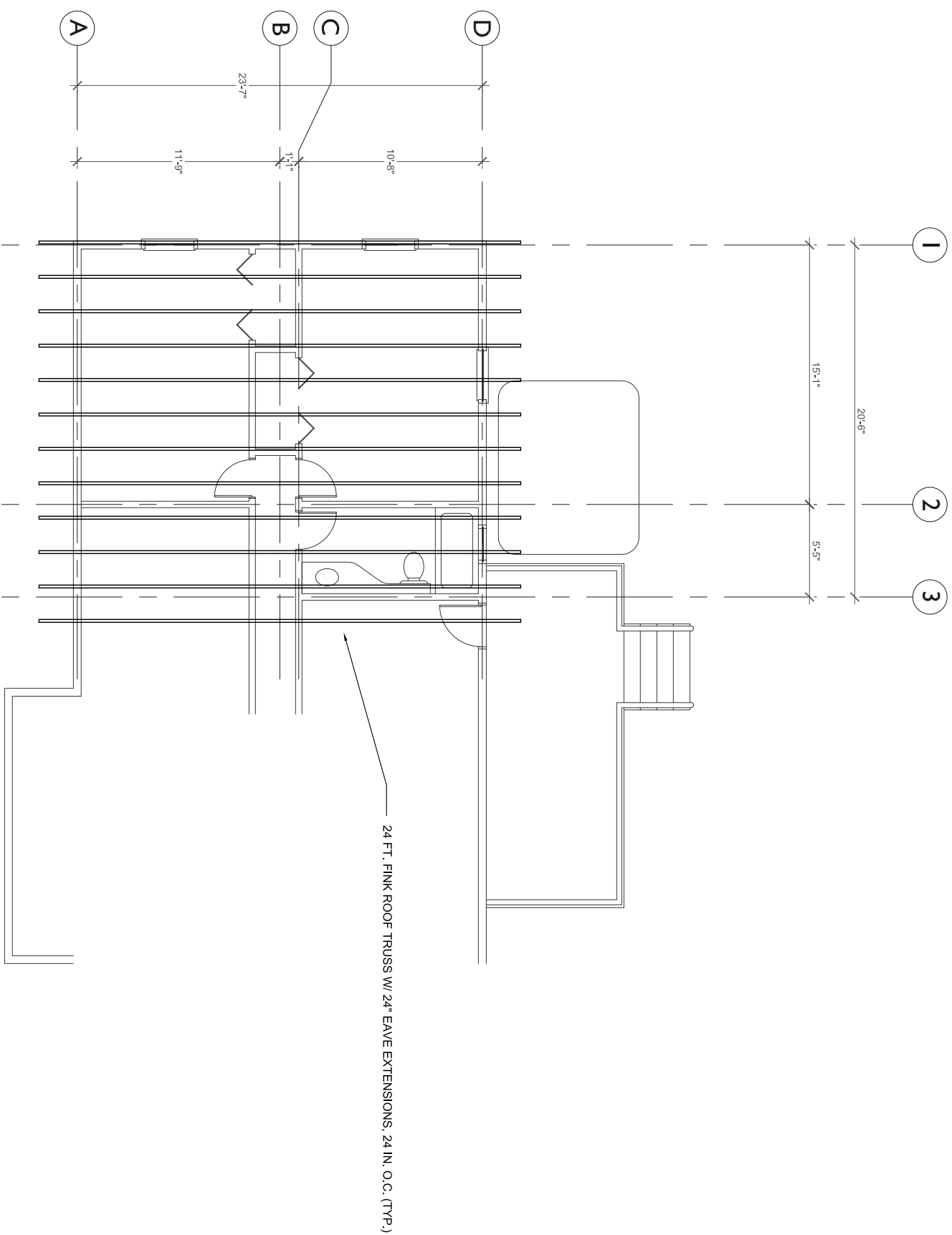
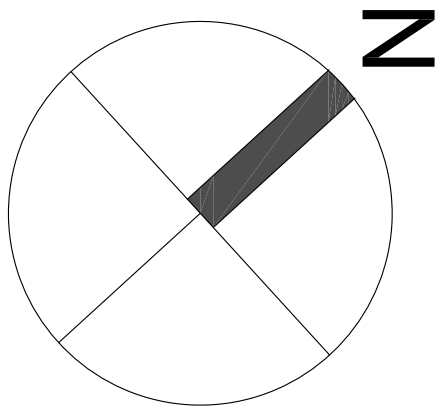
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "G. Melchior", enclosed within a thin black rectangular border.

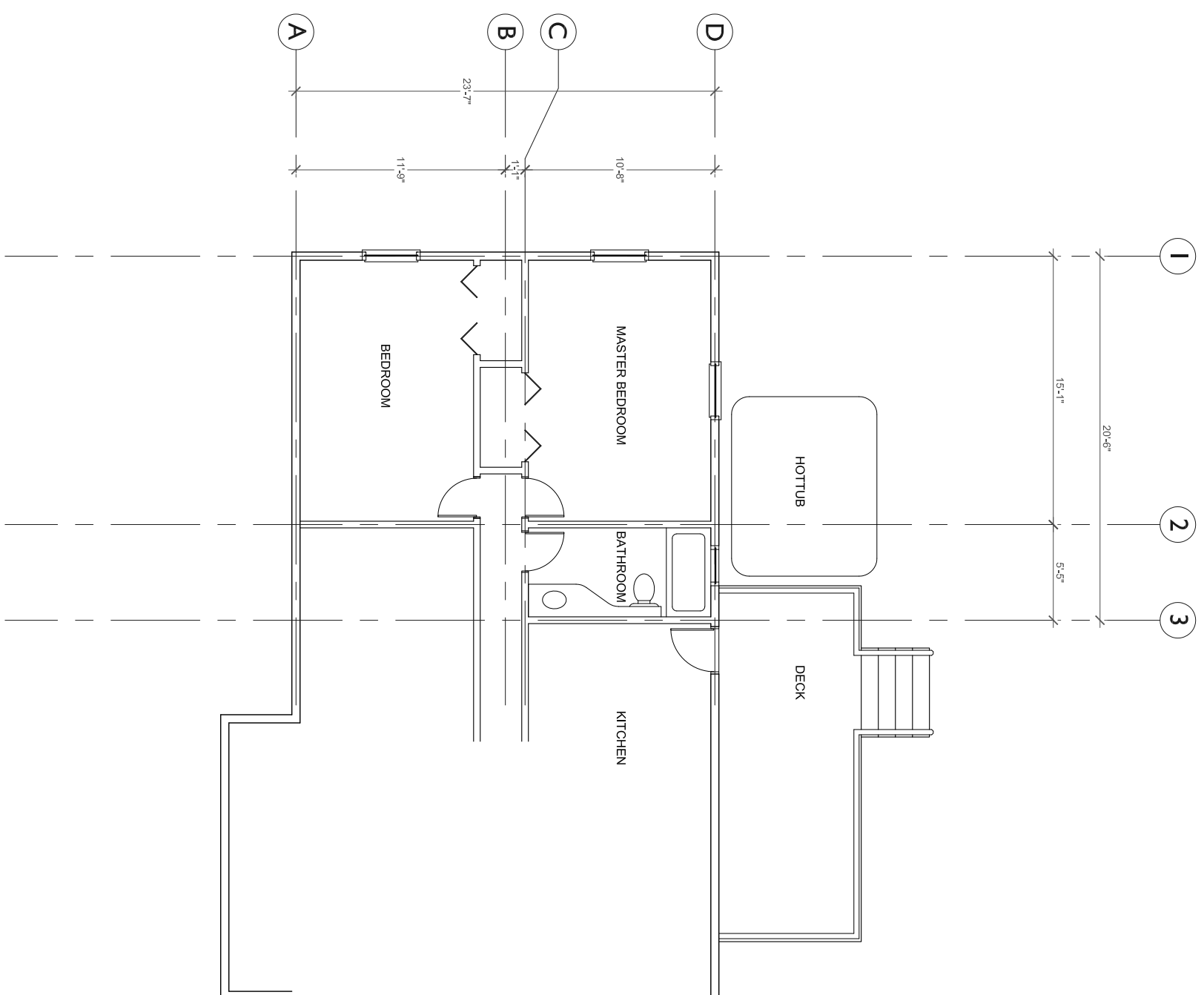
George W. Melchior, R.A., P.E., LEED AP

NH Lic. Architect #4382

NH Lic. Professional Engineer #12207

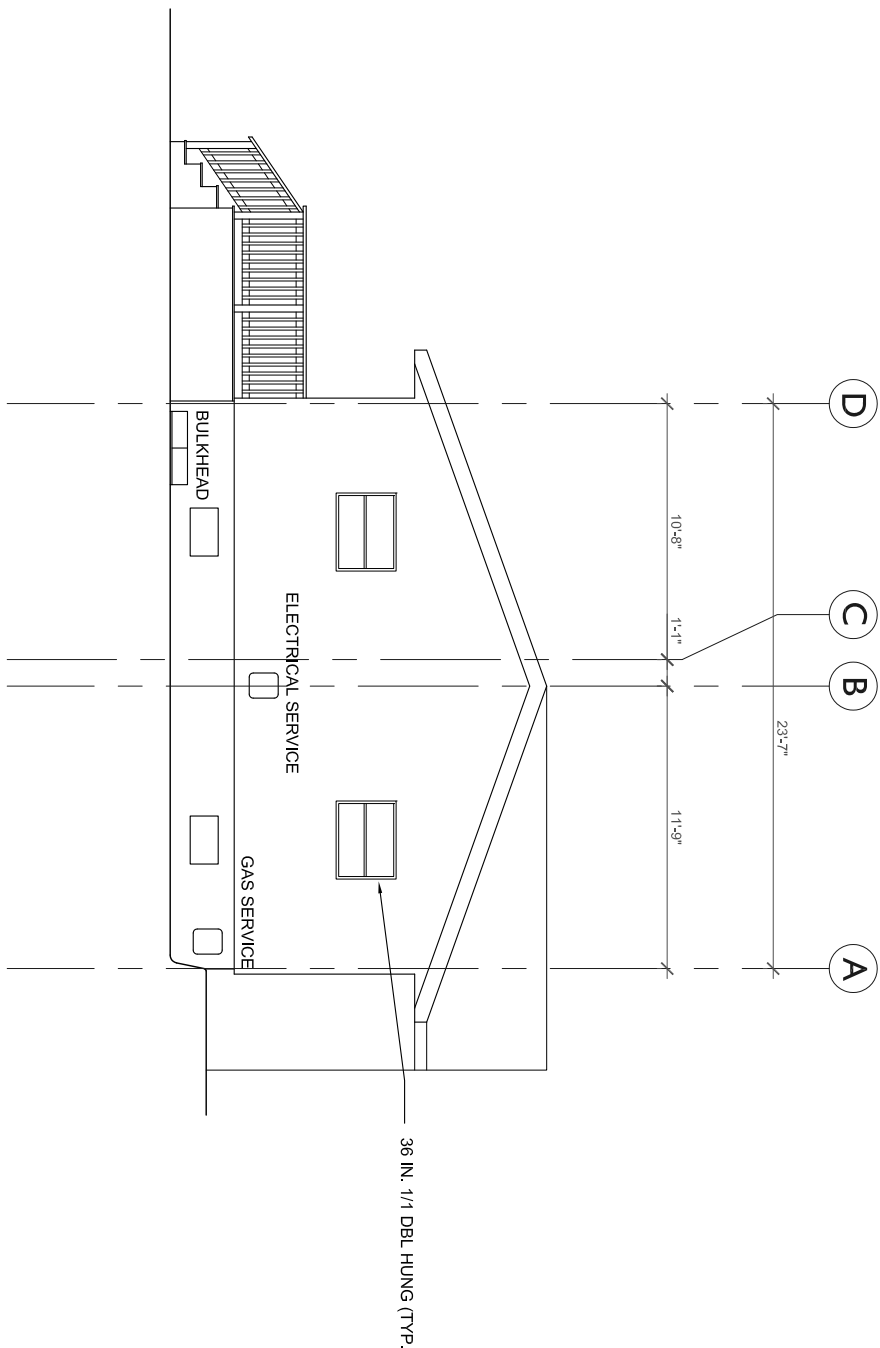


4 Existing Roof Structure

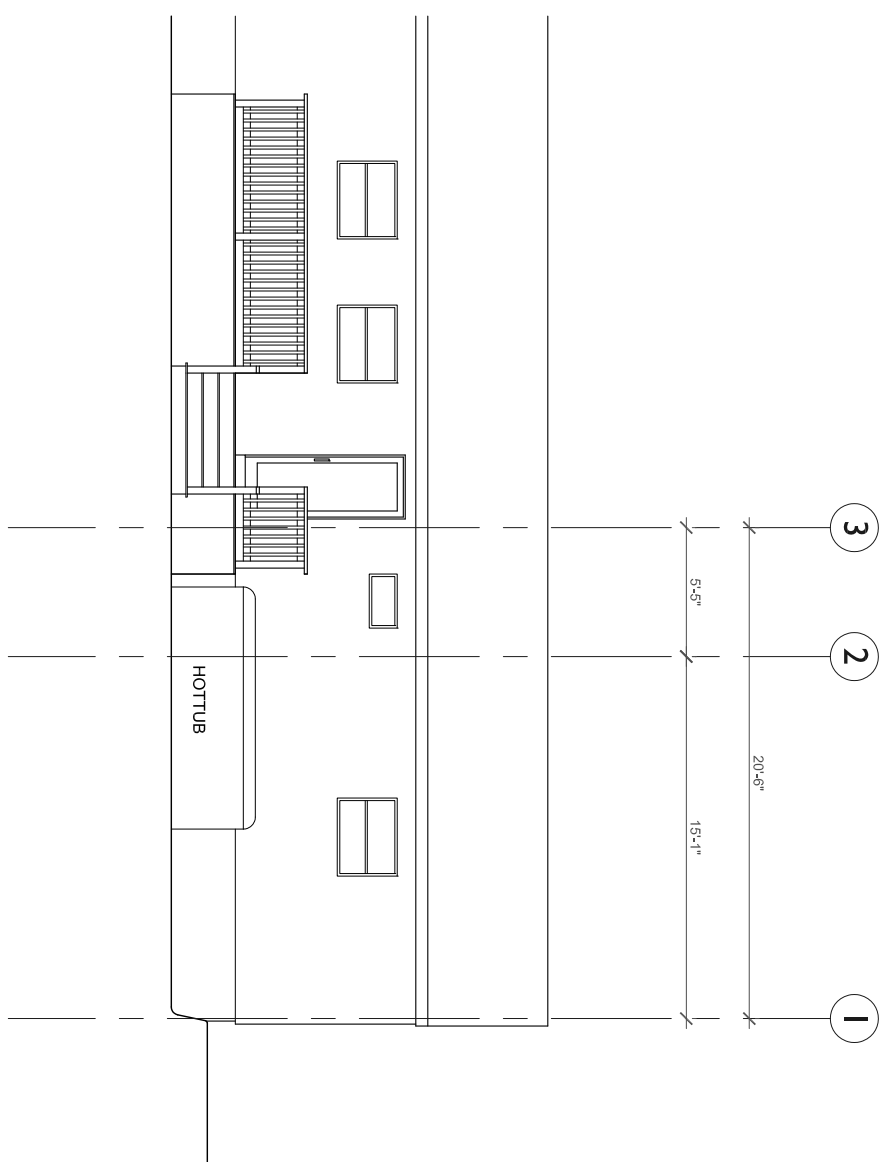


1 Partial Plan (Existing)

5 Rear Section (Existing)



2 Side Elevation (Existing)



3 Rear Elevation (Existing)

GENERAL NOTES:

- ELECTRICAL AND GAS SERVICE LOCATED ON WEST SIDE OF HOUSE (ITEMS IN BASEMENT)
- SEWER SERVICE DISCHARGES AT REAR OF HOUSE BETWEEN EXISTING HOTTUB AND WEST EDGE OF DECK
- PHOTOVOLTAIC ARRAY ON SOUTH SIDE OF GABLED ROOF (TO REMAIN)
- ROOF STRUCTURE: 24 FT. PINK TRUSSES, 24 IN. O.C.; ALL PERIMETER CHORDS NOMINAL 2X4, PRIMARY INTERMEDIATE CHORD 1X6

CONSTRUCTION:

- REMOVE HOTUB AND SLAB
- REMOVE REAR WALL OF BEDROOM
- PARTIALLY REMOVE REAR WALL OF BATHROOM
- REMOVE WEST SECTION OF DECK FOR ADDITION
- EXCAVATE REAR FOR 12 FT. ADDITION W/ BASEMENT
- PARTIALLY CUT ROOF TRUSSES ALONG C-JOIST. BRACE TRUSSES ON EACH SIDE WITH VERTICAL 2X4 CHORDS AND CONNECT TOP CUT AND BOTTOM CUT TO CONTINUOUS TRANSVERSE BEAMS (SEE SHEET A1.1)
- CONSTRUCT RIDGE BEAM FOR NEW ROOF. ON 2-JOIST; RAFTERS BETWEEN 2-JOIST AND 1-LINE TO BE BOISE CASCADE VERSA LAM LAMINATED VENER LUMBER (LVL) AS NOTED ON SHEET A1.1
- CONSTRUCT COLUMNS TO SUPPORT TRANSVERSE TRUSS BEAMS AND ROOF RIDGE BEAM AS INDICATED ON SHEET A1.1; ALL COLUMNS TERMINATE AT FOUNDATION WALLS EXCEPT COLUMN B-2, WHICH TERMINATES ON GRADE FOOTING IN BASEMENT SLAB
- ALL COLUMNS ARE BUILT-UP BC VERSA LAM LVL COLUMNS
- ALL NEW WALLS ARE STANDARD 2X6 FRAMING WITH DENSE-PACK CELLULOSE INSULATION; EXISTING EXTERIOR 2X4 WALL IN BEDROOM TO BE INSULATED WITH CLOSED CELL FOAM
- NEW ROOF WILL BE THERMALLY ISOLATED FROM EXISTING ROOF STRUCTURE; NEW ROOF NOT VENTILATED - INSULATE RAFTERS WITH CLOSED CELL FOAM TO ACHIEVE MIN. R38
- CONSTRUCT NEW FOUNDATION WALL ON 3-JOIST SUCH THAT SEWER LINE IS INSIDE NEW BASEMENT; COORDINATE WITH EXISTING EXTERIOR DOOR JAMB AND KITCHEN CONFIGURATION
- CONSTRUCT ROOF RAKE EXTENSION ON ENTIRE EAST SIDE TO MATCH EAVE EXTENSION OF NEW GABLED ROOF OVER BEDROOM ADDITION
- INSTALL CEILING JOISTS TO PROVIDE PARTIALLY VAULTED CEILING; FLOOR-TO-CEILING OF 9'-8" AT TOP OF VAULT
- CONSTRUCT NEW MASTER BATHROOM WITH EXTERIOR EGRESS DOOR TO DECK
- CONSTRUCT WALK IN CLOSET; INSTALL TRACK BARN DOOR AT BATHROOM ENTRANCE

MOSS

Residence

Bedroom Addition
5 Ramble Street
Portsmouth, NH 03801

PROPERTY OWNER:
Nathan and Stacey Moss



ARCHITECTURE | ENGINEERING | PLANNING

Designer:
George Malchior, S.A., P.E., LEED AP-BD+C
SPTBANK Design
601 Ilfrington Street
Suite 202
Portsmouth, NH 03801
PH: (603) 825-9188
gym@sptbank.com

Num	Description	Date
1	CONSTRUCTION DOC.	4/27/20
2		

DATE: 4/27/20
SCALE:
AS NOTED

EXISTING CONDITIONS

A1.0

GENERAL NOTES:

1. ALL LVL BEAMS, RAFTERS, AND VALETS/RAFTERS ARE BOISE CASCADIA VERSA-LAM: $E = 2.1 \times 10^9$ PSI, $F_b = 3,100$ PSI
2. ALL LVL COLUMNS ARE VERSA-LAM COLUMNS: $E = 1.8 \times 10^9$ PSI, $F_c = 2,650$ PSI
3. FLOOR JOISTS ARE $11\frac{1}{2}$ IN. FLOOR JOISTS THROUGHOUT NEW ADDITION
4. ALL BEAM TO COLUMN CONNECTIONS, AND COLUMN TO FOUNDATION CONNECTIONS TO BE SIMPSON STRONG TIE BRACKETS

PROPERTY OWNER:
Nathan and Stacey Moss

MOSS

Residence

Bedroom Addition
5 Pamela Street
Portsmouth, NH 03801



ARCHITECTURE | ENGINEERING | PLANNING

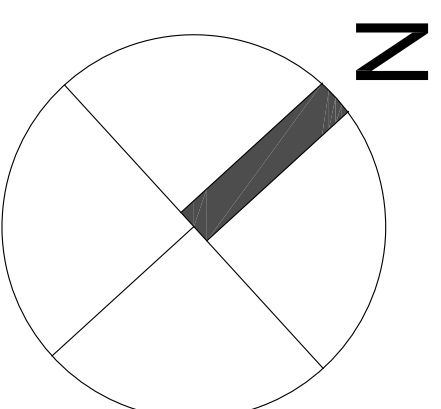
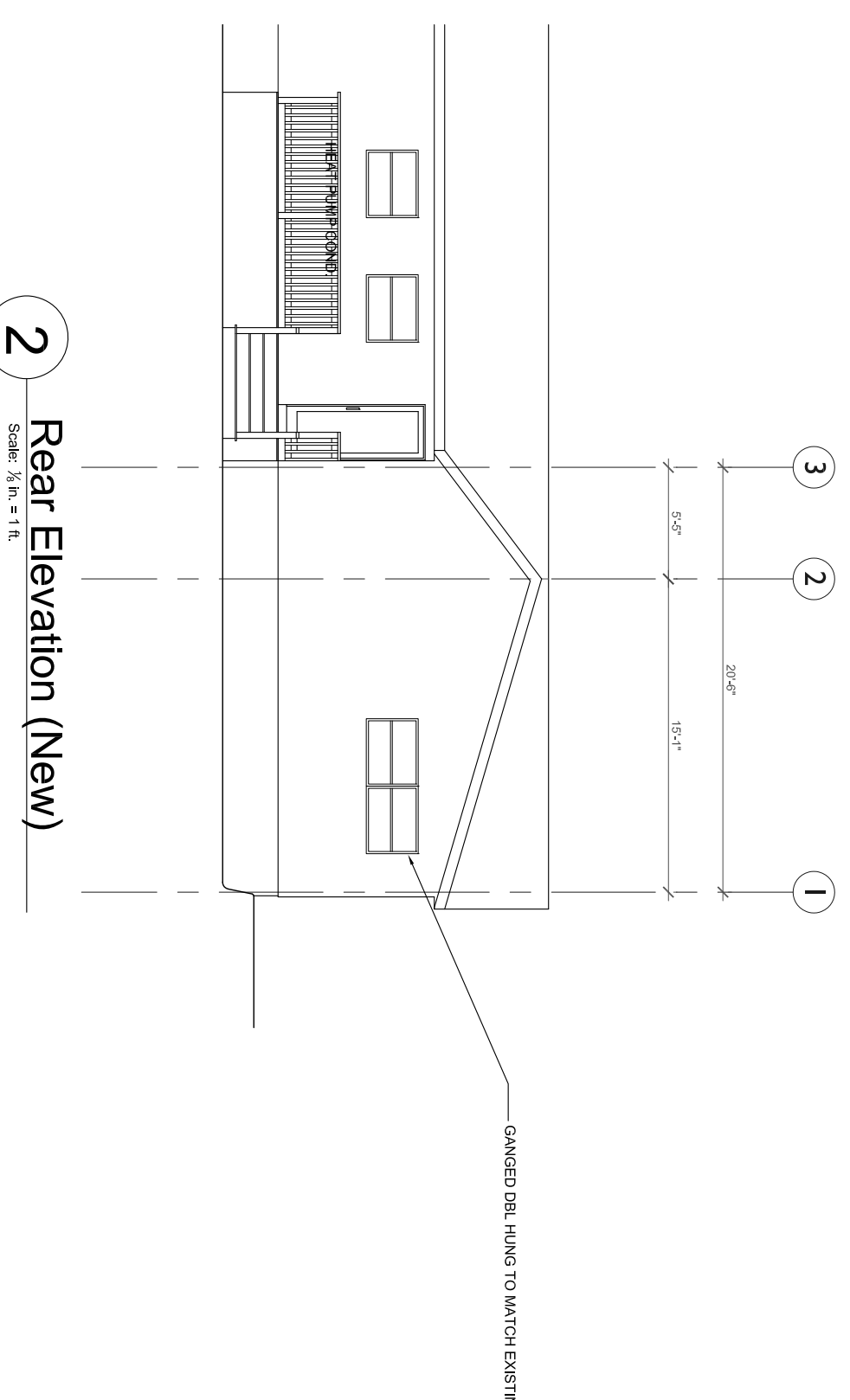
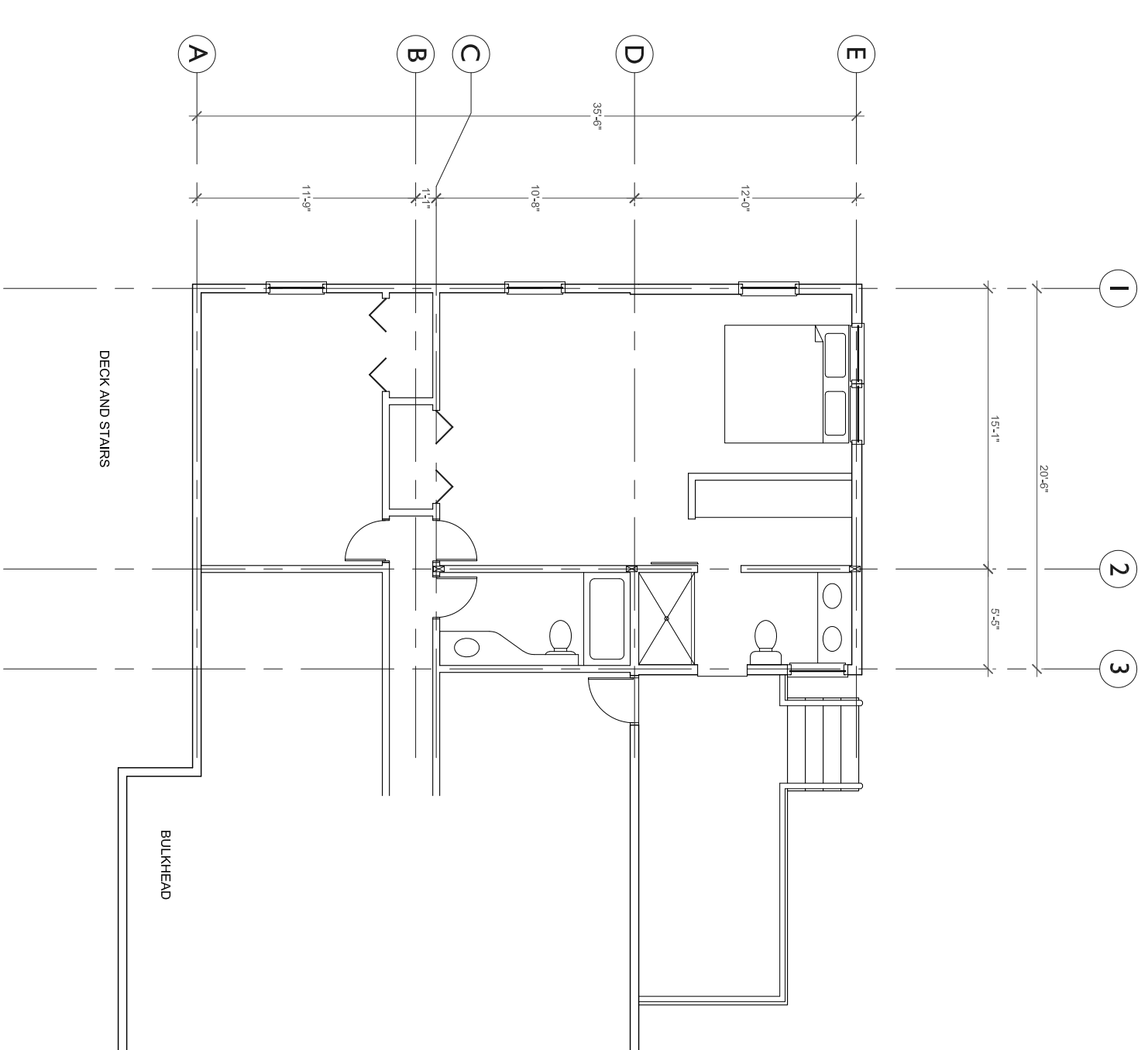
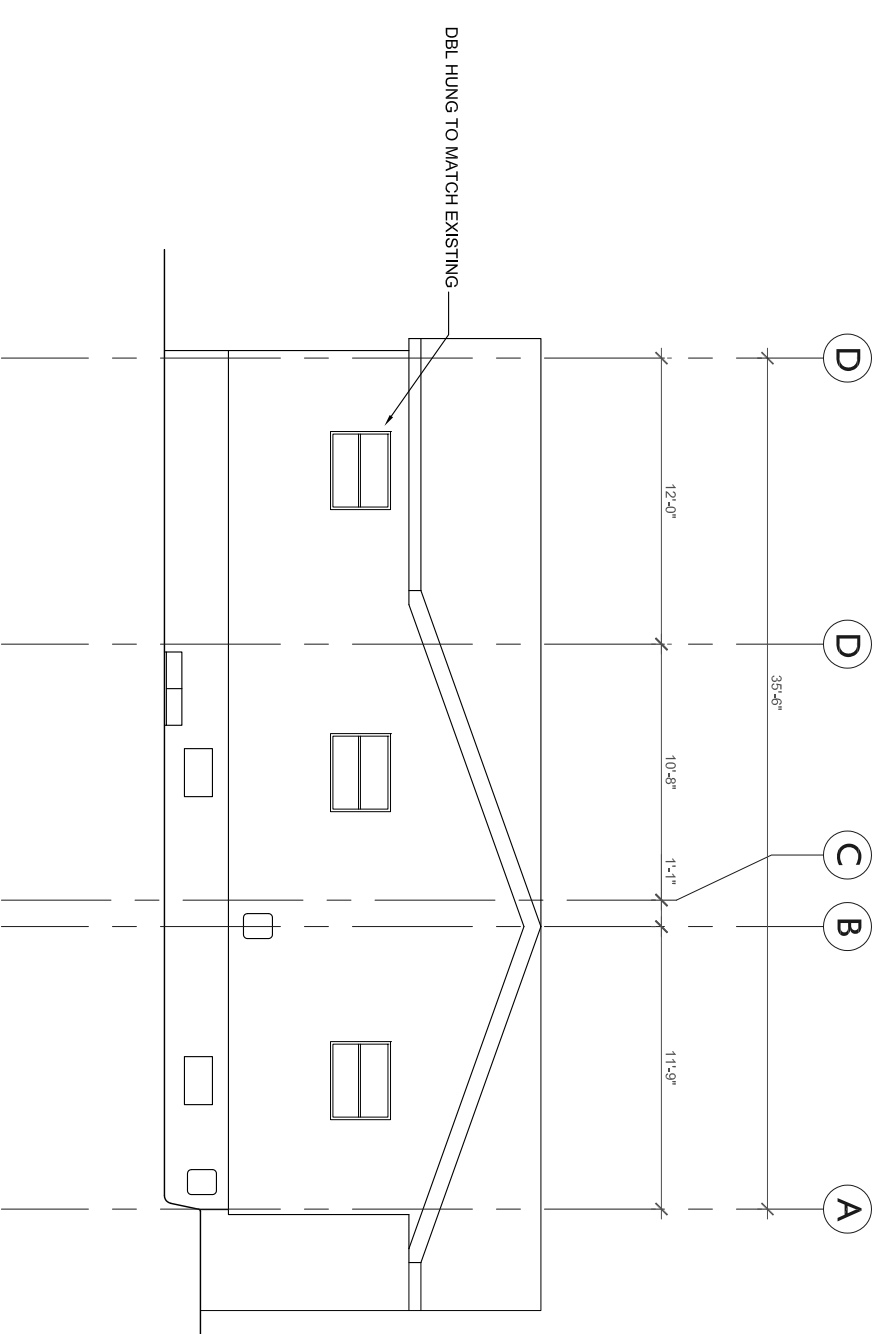
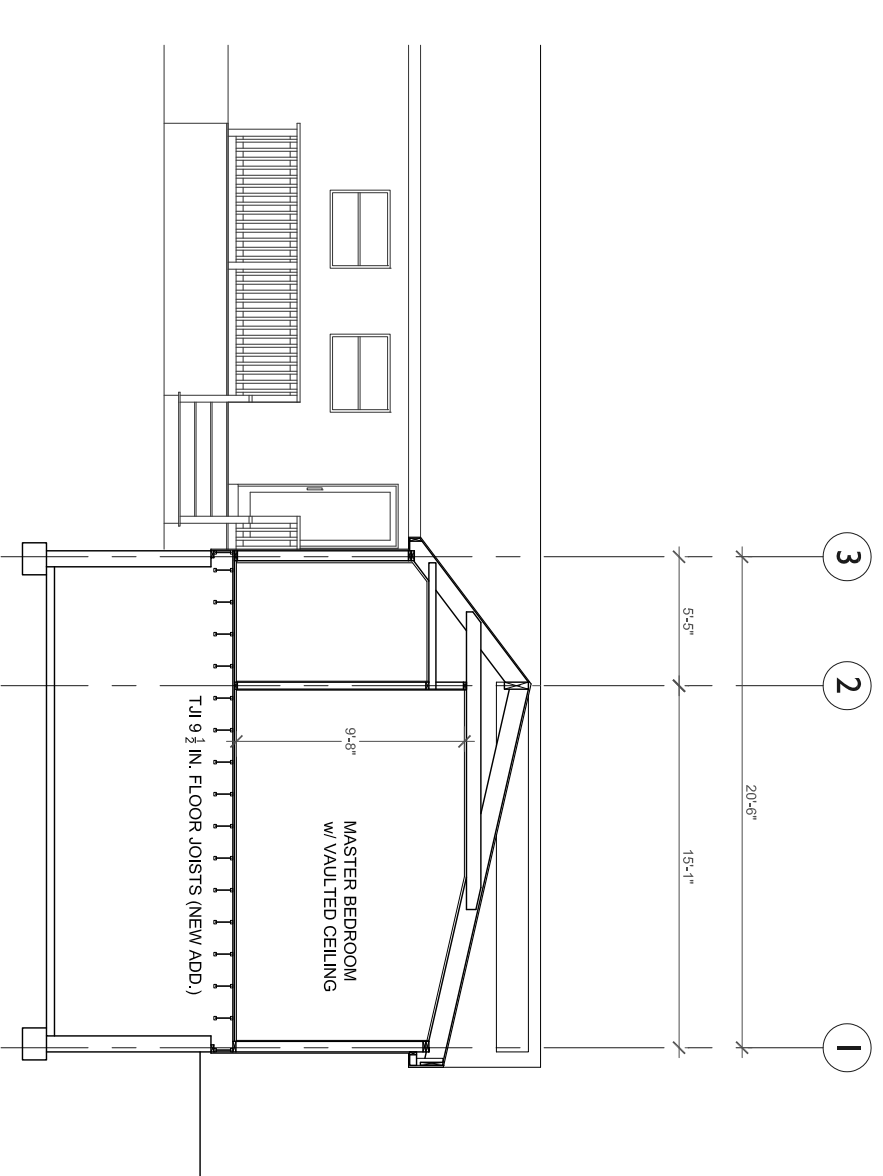
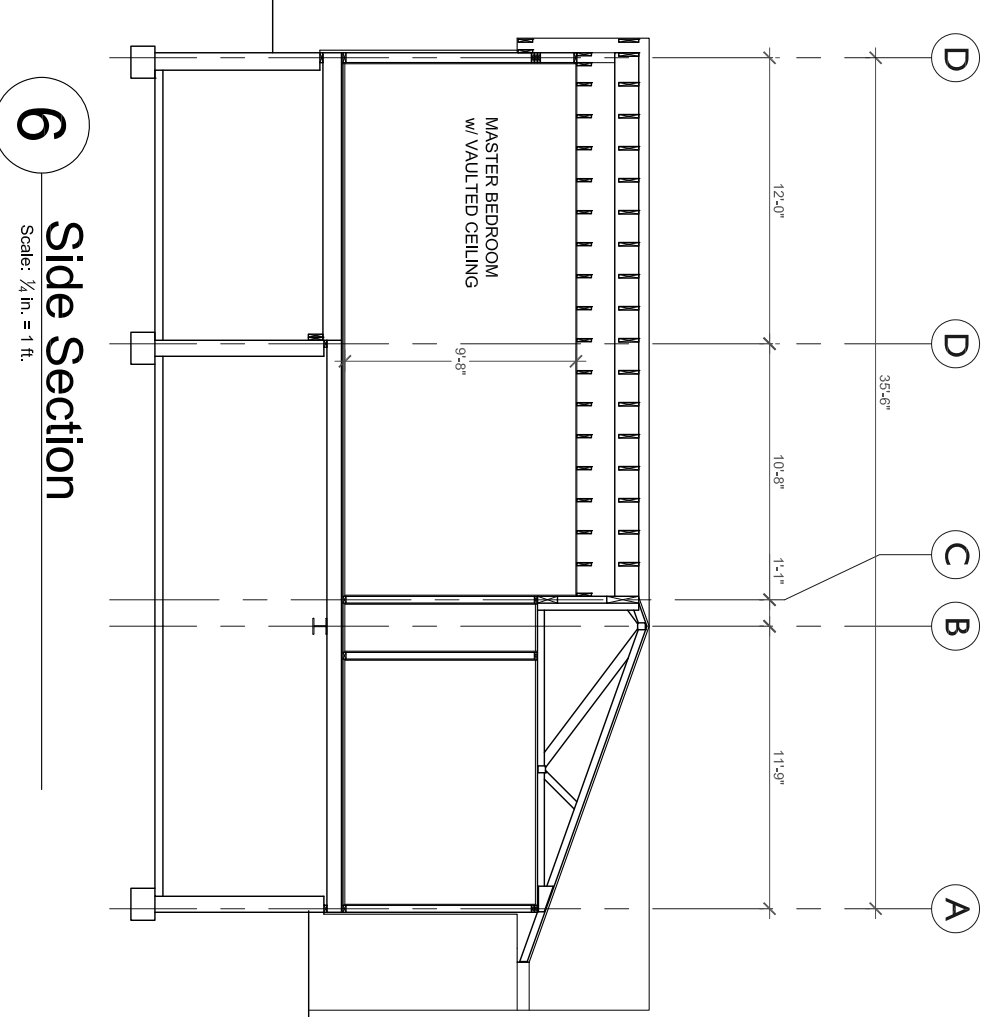
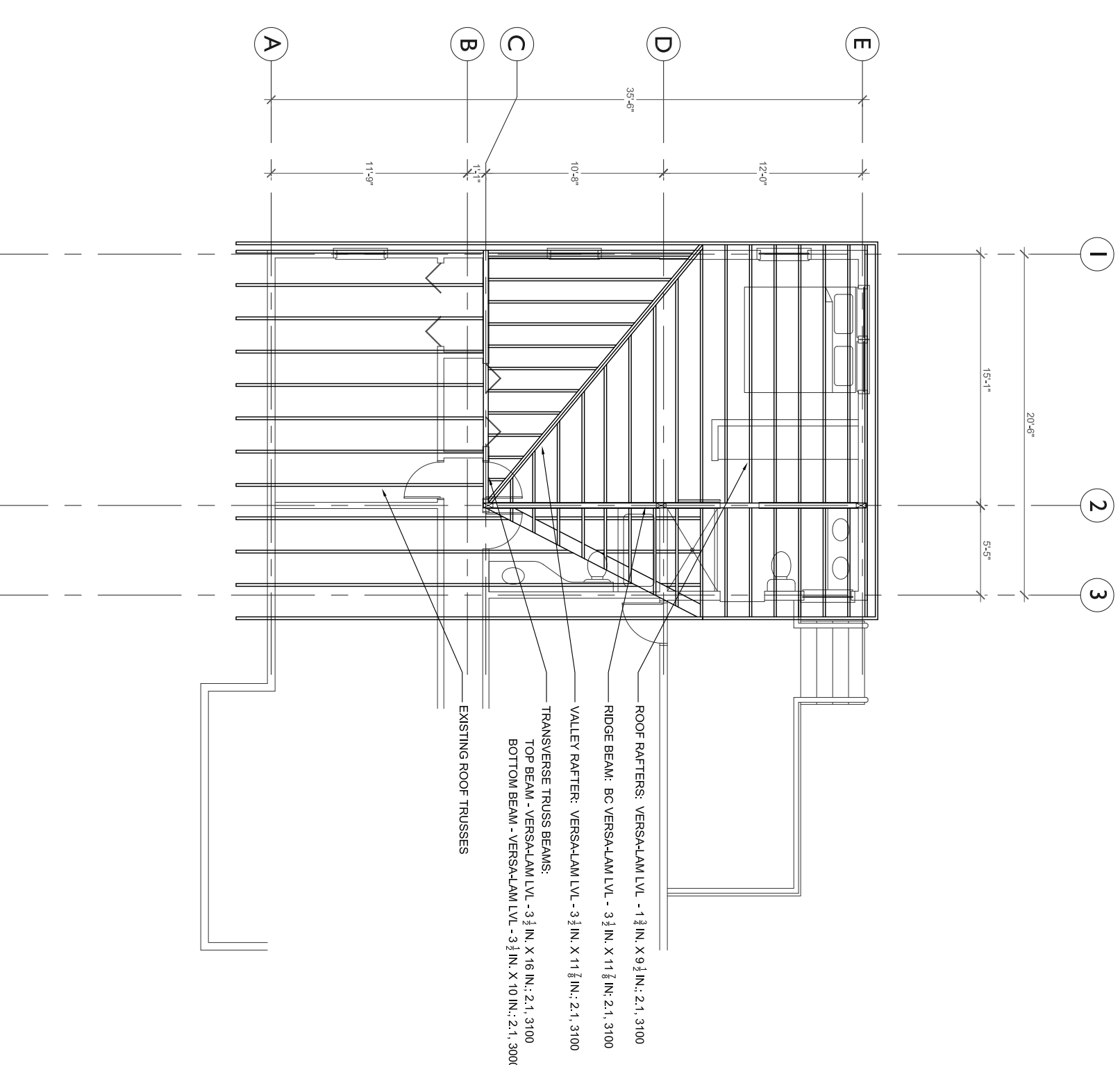
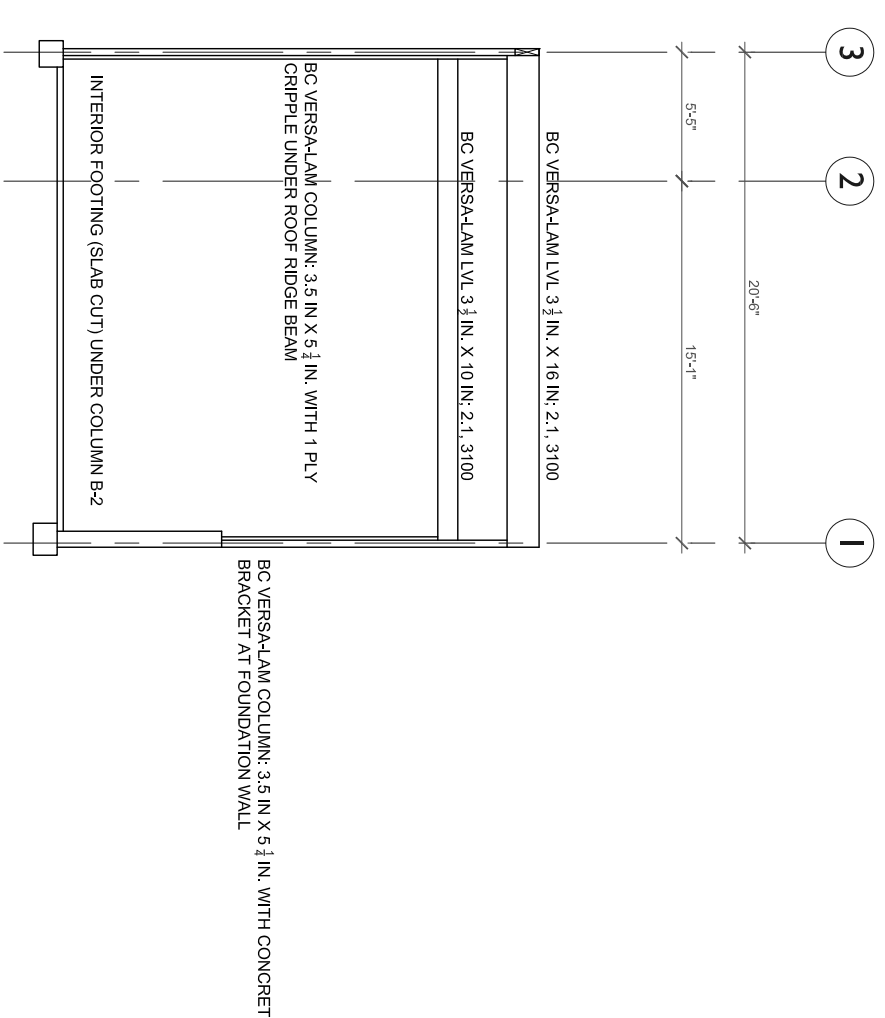
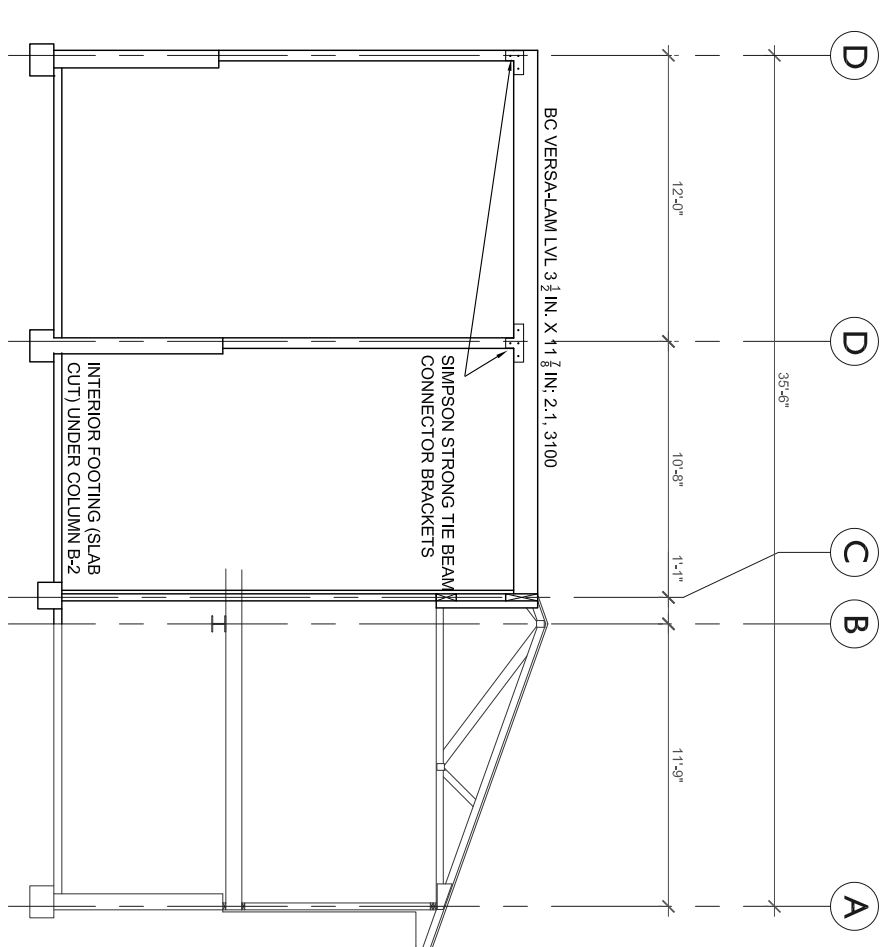
Designer:
George Melchior, R.A.F.
SPITBANK Design
601 Islington Street
Suite 202
Portsmouth, NH 03801
PH (603) 828-8168
gwm@spitbank.com

Num	Description	Date
1	CONSTRUCTION DOC.	4/27/20
2		

DATE: 4/27/20 SCALE: AS NOTED

NEW
ADDITION

A1.1



GENERAL NOTES:

MOSS

Residence

Bedroom Addition
5 Pamela Street
Portsmouth, NH 03801

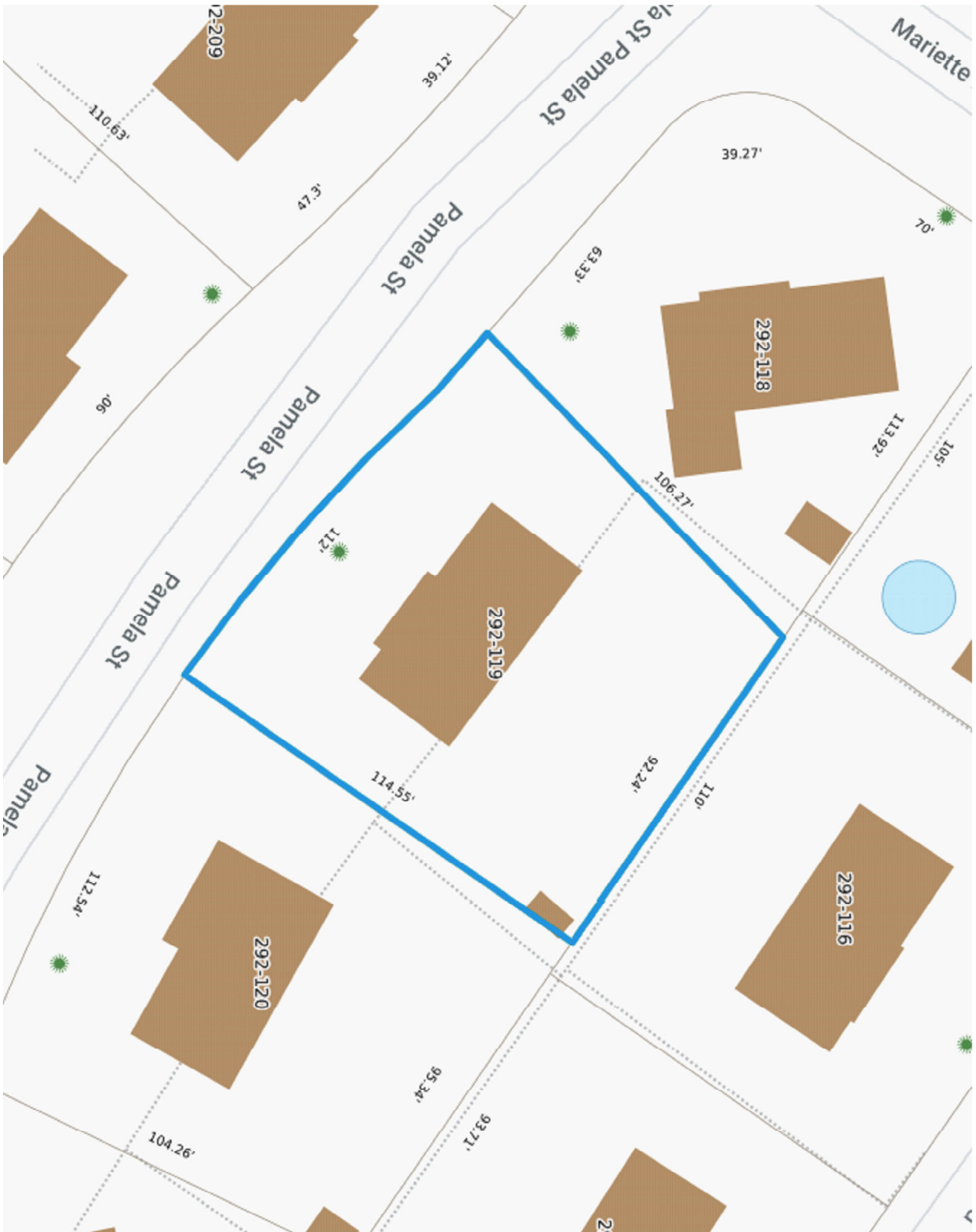
PROPERTY OWNER:

Notman and Stacey Moss

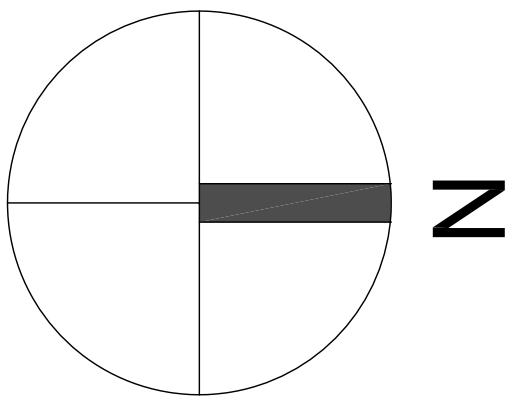


ARCHITECTURE | ENGINEERING | PLANNING

Designer:
George MacLachlan, S.A., P.E., LEED, AIA, BD+C
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601ilmington Street
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1 Site Plan
Scale: 1/4" = 1'-0"



SITE PLAN

C1.0

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1	CONSTRUCTION DOC.	4/27/20
2		

DATE: 4/27/20
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