

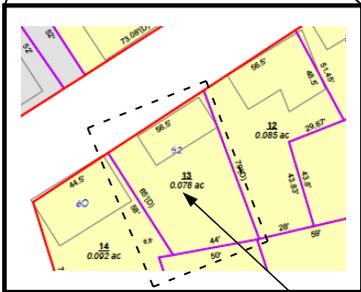
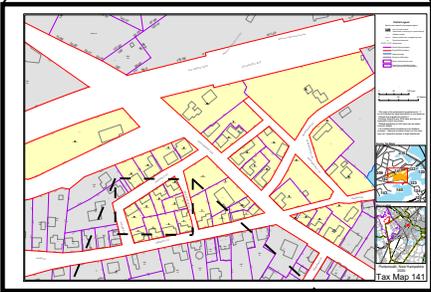
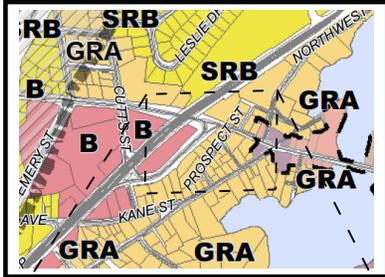
Location Map

Application for a Variance to permit the following:

The construction of a 234 sq ft 2-story rear addition to replace an existing 105 sq ft 1-story addition.

Variations requested:

- 1) Section 10.321, to allow for the enlargement of a non-conforming structure.
- 2) Section 10.521, to allow the following:
 - a. A lot area of 2,980 where 7,500 is required
 - b. A left side setback of approximately 1.5' where 10' is required.
 - c. Building coverage of 30.4% where 25% is allowed.



Location of property
52 Prospect Street,
Portsmouth NH 03801,
Tax Map 141, Lot 13.

List of Drawings

- AD-01 COVER SHEET & LOCATION MAP
- AD-02 EXISTING PLOT PLAN
- AD-03 PROPOSED PLOT PLAN
- AD-04 FIRST FLOOR PLANS - EXISTING & PROPOSED
- AD-05 SECOND FLOOR PLANS - EXISTING & PROPOSED
- AD-06 PROPOSED EXTERIOR ELEVATION WEST
- AD-07 PROPOSED EXTERIOR ELEVATION NORTH
- AD-08 PROPOSED EXTERIOR ELEVATION EAST
- AD-09 PROPOSED EXTERIOR ELEVATION SOUTH
- AD-10 SUMMARY



The Malloy Residence

52 Prospect Street, Portsmouth NH 03801

Variance Submittal for a Rear Addition

Cover Sheet

Issue date: September 29, 2021 Scale: n/a
 Revision dates: October 7, 2021

AD-01

Lot 141-13:

2,980 sq ft

existing footprint:	734 sq ft
existing stairs above 18":	43 sq ft
existing o.a. footprint:	777 sq ft
existing lot coverage:	26.0 %

existing lot coverage if lot were 7,500 sq ft: 10.3%

GRA zoning requirements:

min lot size: 7,500 sq ft

front yard : 15'
 side yard : 10'
 rear yard: 20'
 building coverage 25%
 minimum open space 30%
 building height (sloped roof): 35'



NOTE:

THIS PLOT PLAN WAS DRAWN FROM INFORMATION GATHERED OFF THE OFFICIAL TAX MAP & MAPGEO INFORMATION. ALL DIMENSIONS TO BE VERIFIED IN FIELD.



The Malloy Residence

52 Prospect Street, Portsmouth NH 03801

Variance Submittal for a Rear Addition

Existing Plot Plan

Issue date: September 29, 2021 Scale: 1" = 20'-0"

Revision dates:

AD-02

Lot 141-13:

2,980 sq ft

proposed footprint: 862 sq ft
 proposed stairs above 18": 43 sq ft
 proposed o.a. footprint: 905 sq ft
 proposed lot coverage: 30.4 %

proposed lot coverage if lot were 7,500 sq ft: 12.0%

GRA zoning requirements:

min lot size: 7,500 sq ft

front yard : 15'
 side yard : 10'
 rear yard: 20'
 building coverage 25%
 minimum open space 30%
 building height (sloped roof): 35'



NOTE:

THIS PLOT PLAN WAS DRAWN FROM INFORMATION GATHERED OFF THE OFFICIAL TAX MAP & MAPGEO INFORMATION. ALL DIMENSIONS TO BE VERIFIED IN FIELD.



The Malloy Residence

52 Prospect Street, Portsmouth NH 03801

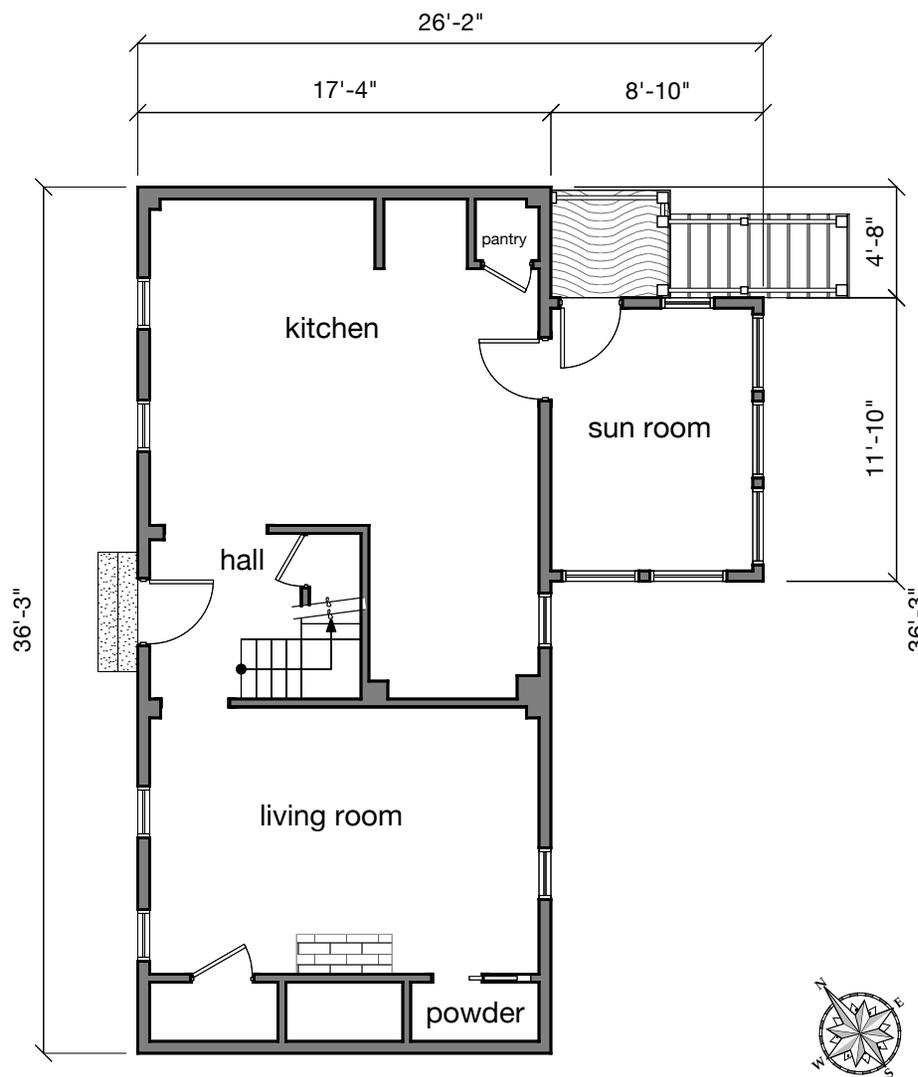
Variance Submittal for a Rear Addition

Proposed Plot Plan

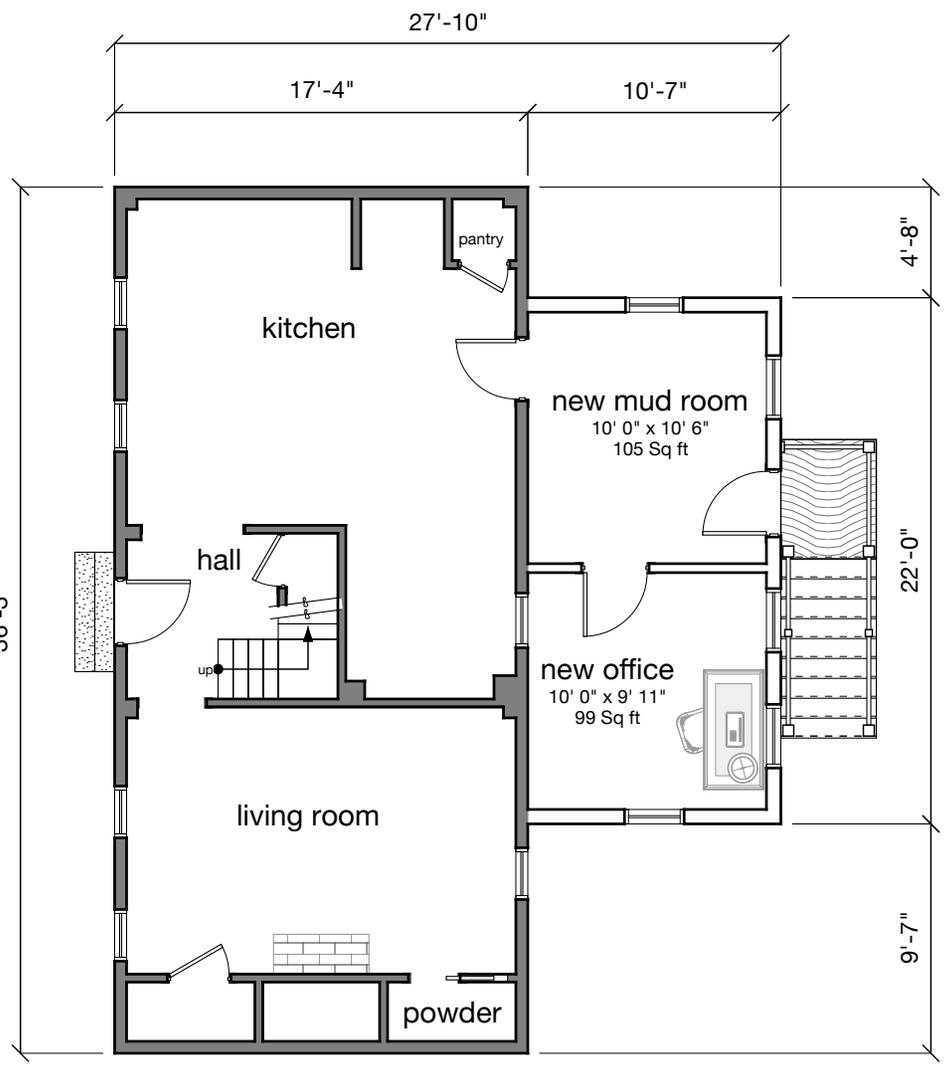
Issue date: September 29, 2021 Scale: 1" = 20'-0"

Revision dates: October 7, 2021

AD-03



Existing Floor Plan - First Floor



Proposed New Floor Plan - First Floor



The Malloy Residence

52 Prospect Street, Portsmouth NH 03801

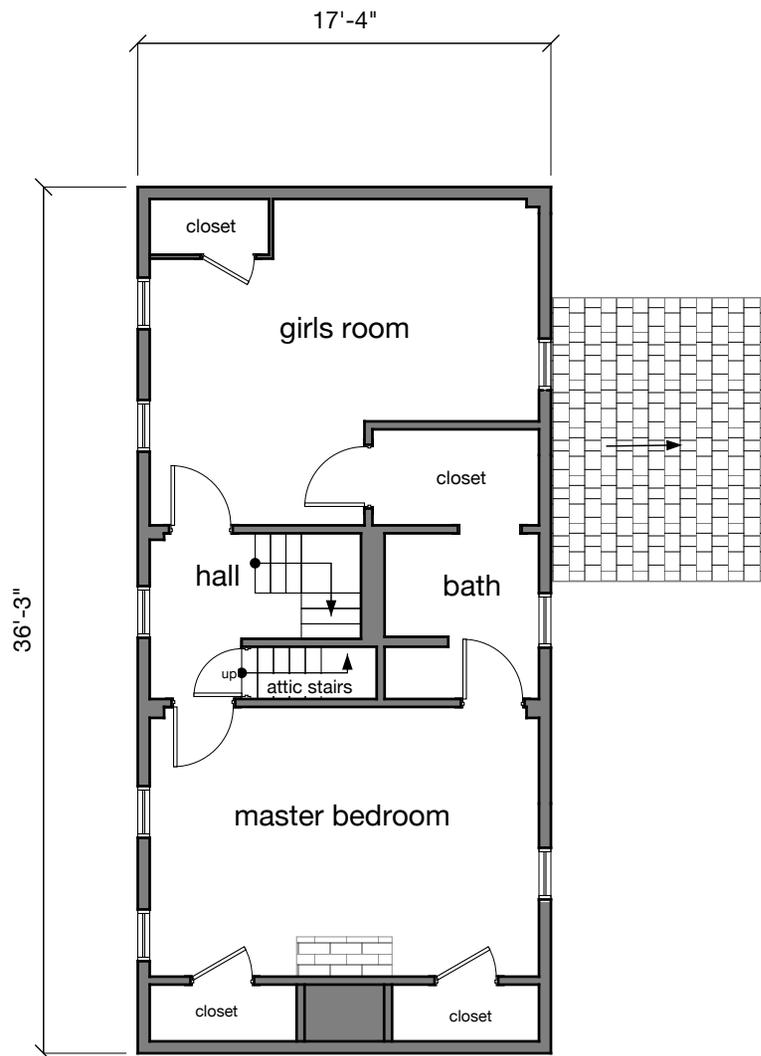
Variance Submittal for a Rear Addition

First Floor Plans

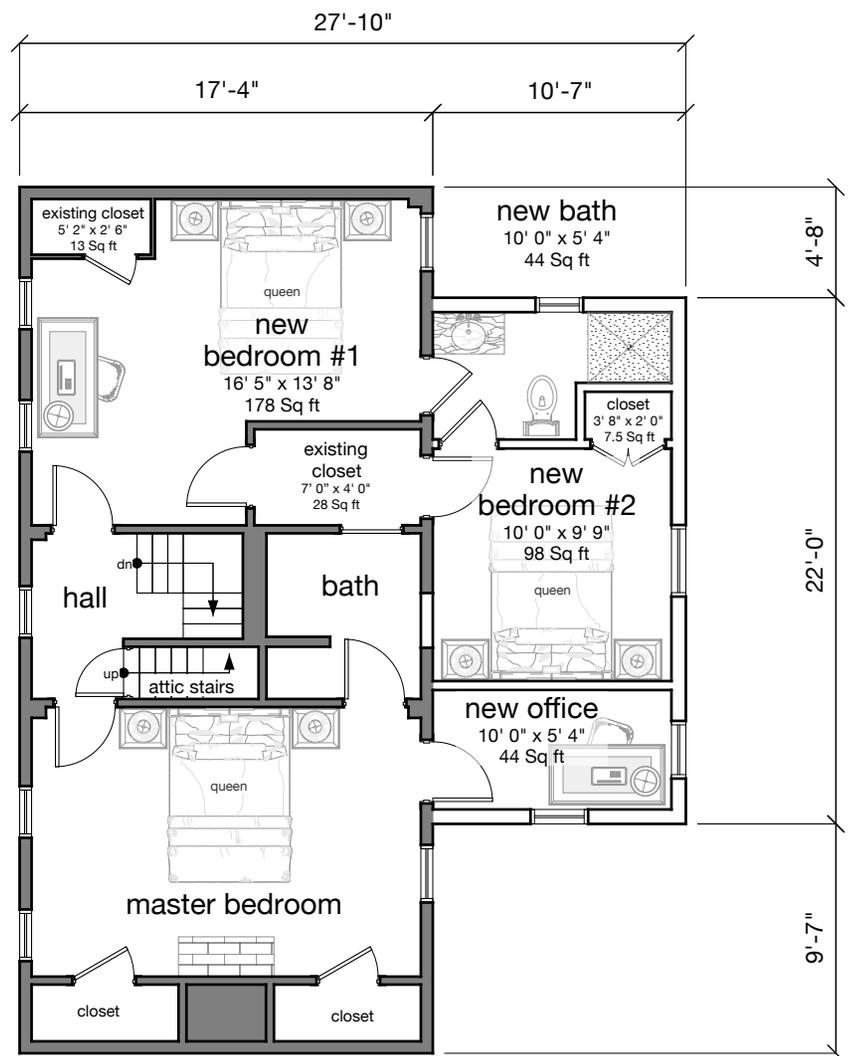
Issue date: September 29, 2021 Scale: 1/8" = 1'-0"

Revision dates:

AD-04



Existing Floor Plan - Second Floor



Proposed New Floor Plan - Second Floor



EXISTING -
OR NEW TO MATCH EXISTING -
SIDING & TRIM



The Malloy Residence
52 Prospect Street, Portsmouth NH 03801

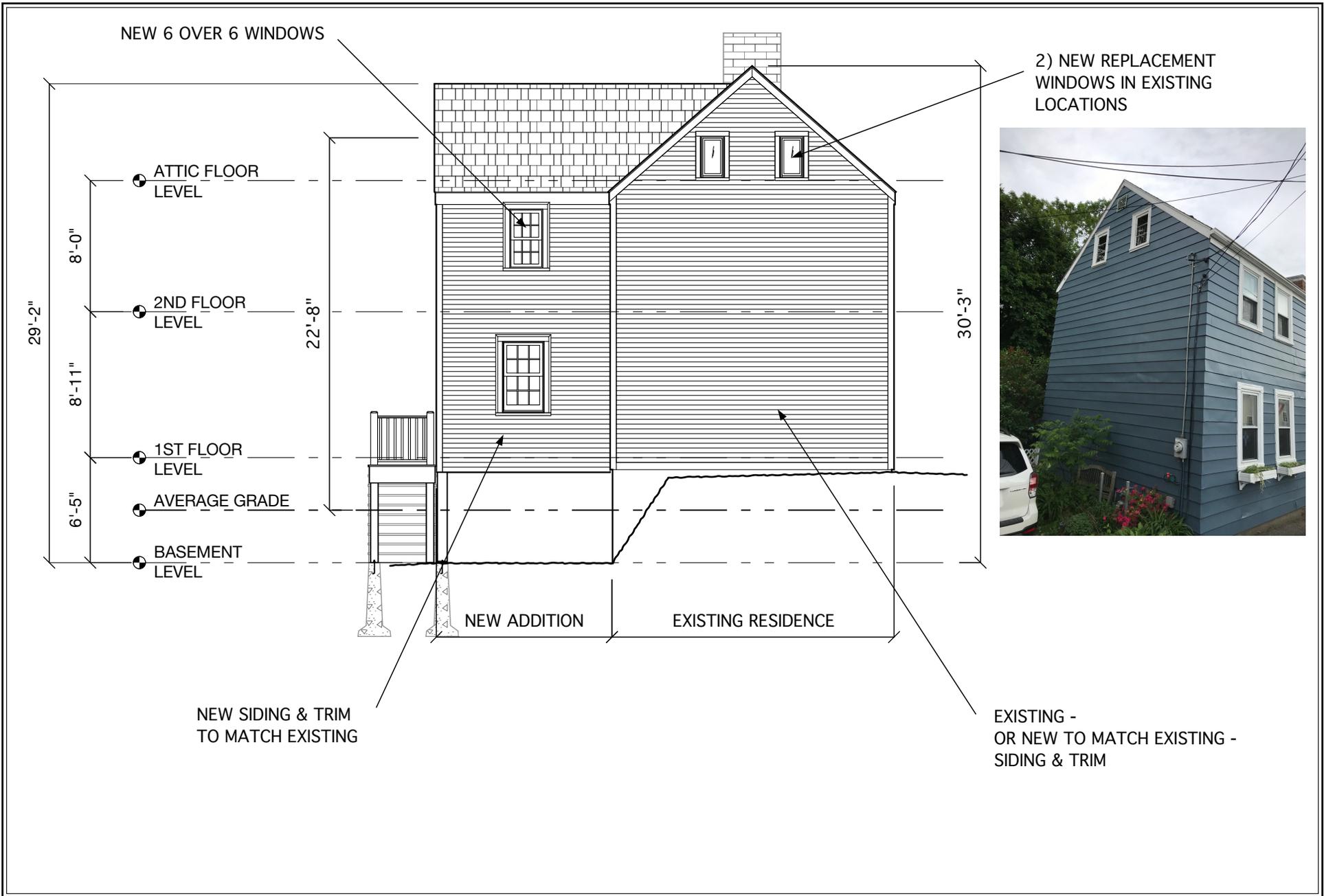
Variance Submittal for a Rear Addition

Exterior Elevation West (Street Side)

Issue date: September 29, 2021 Scale: 1/8" = 1'-0"

Revision dates:

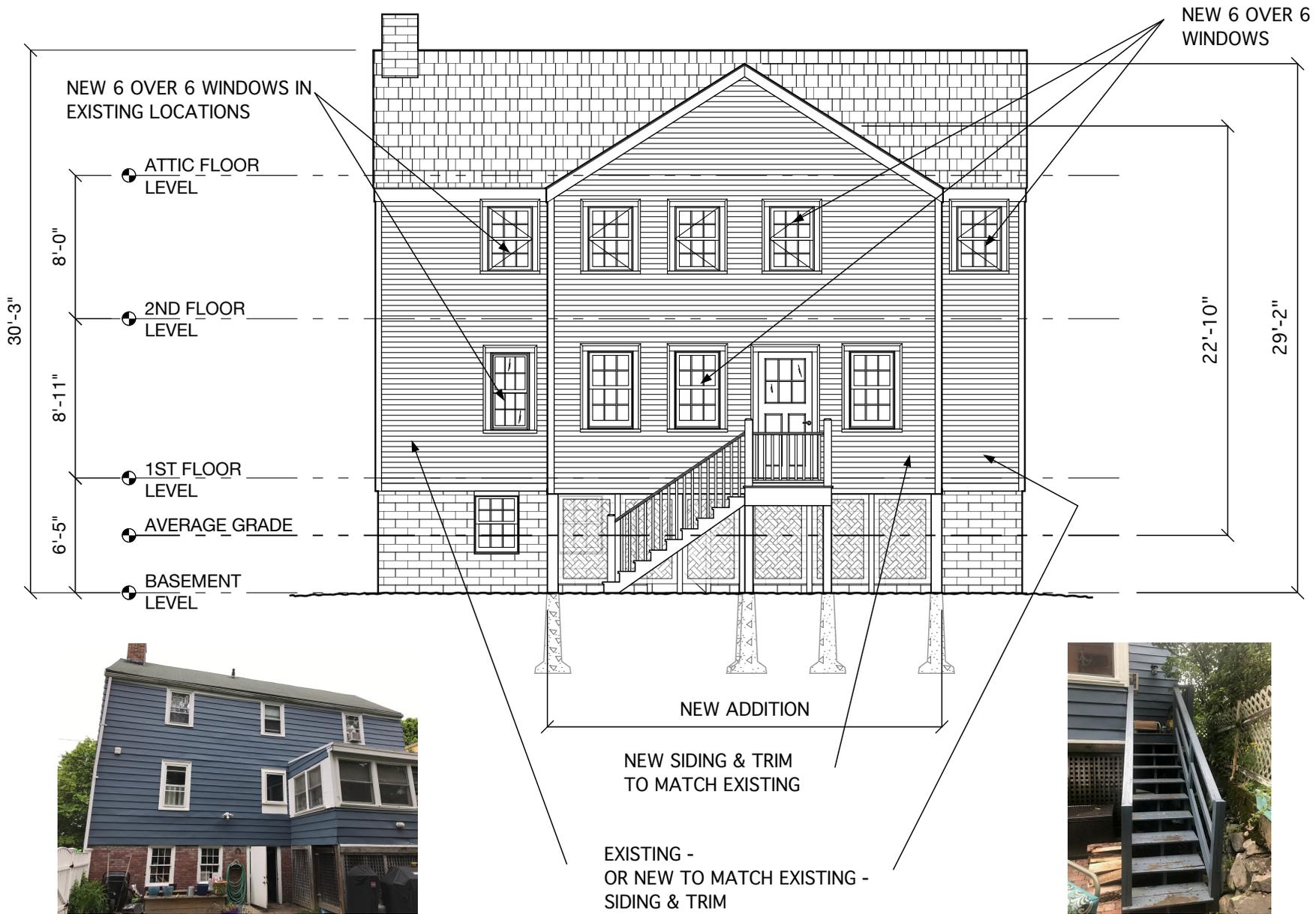
AD-06



The Malloy Residence
 52 Prospect Street, Portsmouth NH 03801
 Variance Submittal for a Rear Addition

Exterior Elevation North
 Issue date: September 29, 2021 Scale: 1/8" = 1'-0"
 Revision dates:

AD-07



The Malloy Residence

52 Prospect Street, Portsmouth NH 03801

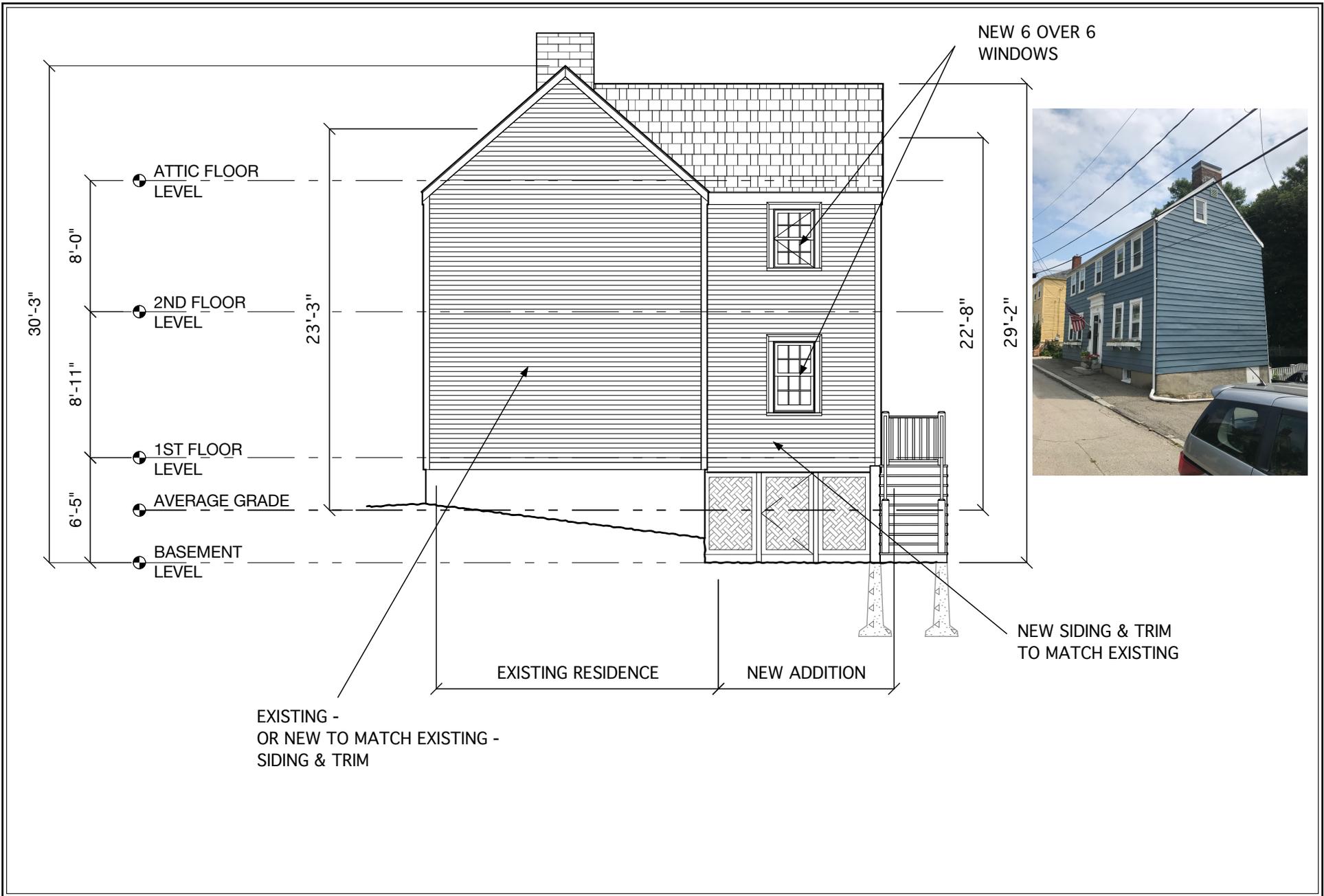
Variance Submittal for a Rear Addition

Exterior Elevation East

Issue date: September 29, 2021 Scale: 1/8" = 1'-0"

Revision dates:

AD-08



The Malloy Residence
52 Prospect Street, Portsmouth NH 03801
Variance Submittal for a Rear Addition

Exterior Elevation South

Issue date:	September 29, 2021	Scale: 1/8" = 1'-0"
Revision dates:		

AD-09

Five Criteria Summary

- **The variance will not be contrary to the public interest.**

The proposed addition will not alter the essential character of the neighborhood. The proposed exterior improvements will actually enhance the historic character of the neighborhood.

- **The spirit of the ordinance will be observed.**

The proposed addition and exterior upgrades will improve the performance and look of the property.

- **Substantial Justice will be done.**

The house in it's existing configuration is simply inadequate for a family of four with teenage children. The proposed addition creates a new bedroom, bathroom, two offices and a mudroom, which will allow the owners to add 21st century living to their historic home.

- **The values of surrounding properties will not be diminished.**

The proposed addition and exterior upgrades will add value to the property and thereby increase the value of the surrounding homes.

- **Literal enforcement of the provisions of the Ordinance would result in unnecessary hardship.**

Literal enforcement would prevent the owners from using their house as a fully functional 21st century home.



The Malloy Residence

52 Prospect Street, Portsmouth NH 03801

Variance Submittal for a Rear Addition

Summary

Issue date: September 29, 2021 | Scale: n/a

Revision dates:

AD-10