

**36 Richmond Street  
Map 108 Lot 5**

**To permit the following:**

1. A +/-9' Rightside and +/-12.5' Rear where 10' and 15' is required for New 2-Story Bay.
2. A new Heatpump with a +/- 7' Rightside Setback where 10' is required.
3. 41.1% Building Coverage where 40% is allowed.
4. Expansion of a non-conforming structure.

**The undersigned agrees that the following circumstances exist.....**

1. The small (18sf) Bay Addition encroaches on the Side Setback at one point, with the Side Property Line angling away. The Existing House is within the Rear Setback. The Bay was located to minimize these Setback encroachments.
2. The Existing Building Coverage is 40.4% and the Bay Addition increases that by 0.7%.
3. The Location of the HVAC Unit is screened with fencing from the street & side yard and is located so no exterior mounted piping is required.

**Criteria for the Variance:**

1. The Variances are not contrary to the public interest in that it will not affect adjacent properties. The Small Bay Addition is located in a fenced Garden area. The HVAC Units are located for minimal impact.
2. The Variances are consistent with the spirit of the ordinance in that it will allow this small Addition that will add needed space to 2 narrow rooms, without impacting the immediate abutter
3. Substantial justice will be done, as this work will allow the owner to improve the the Property without adversely affecting adjacent properties.
4. These Variances will not diminish the value of surrounding properties, and have the support of the neighbors.
5. The special condition of this property is the small Lot size and non-conformity of the Existing Residence.





3rd Floor Deck



View from Pleasant Street



Richmond Street Elevation



Entry Fence & Arch

36 Richmond Street

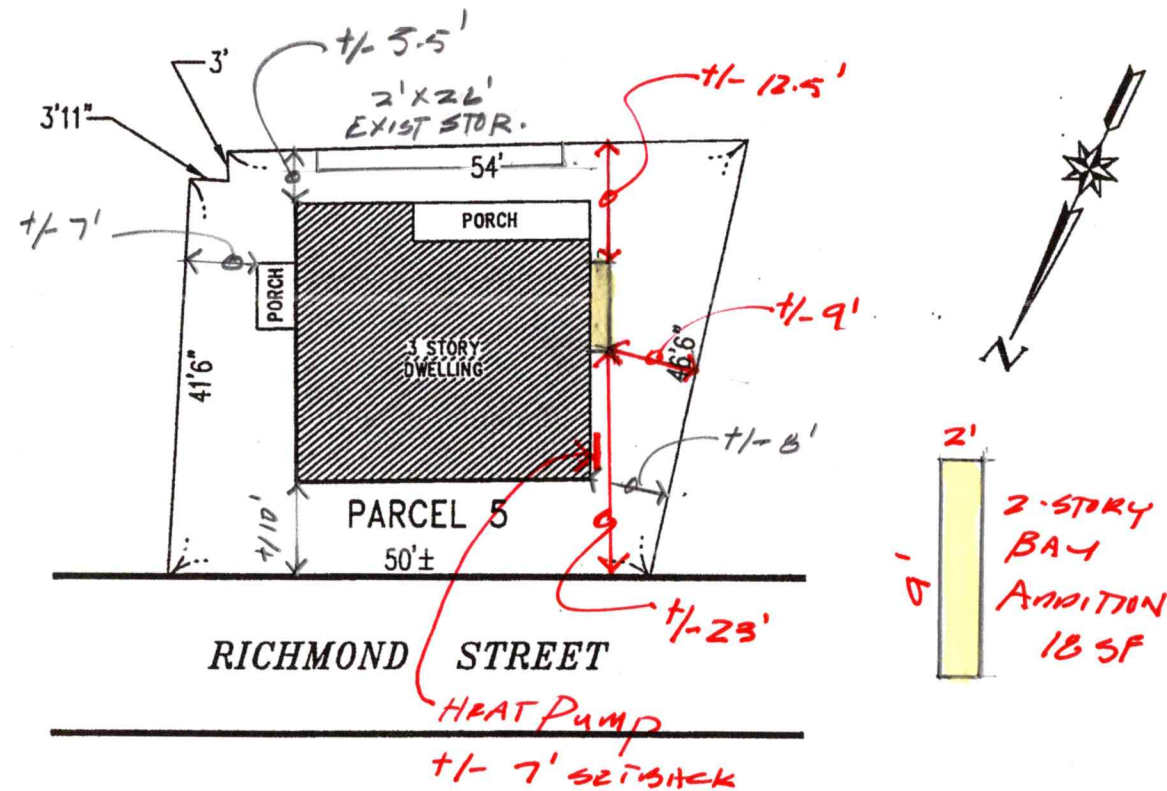


**MORTGAGE INSPECTION PLAN**  
**36 RICHMOND STREET, PORTSMOUTH, NH**

7/12/2002

No changes have been made to this property since this plot plan was done.

Christopher Morrow



INITIAL

THIS DRAWING IS NOT A SURVEY-  
 FOR MORTGAGE PURPOSES ONLY



SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**  
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SHEET 2 OF 2

SCALE: 1"=20'  
 DATE: 09/13/2001  
 FILE NO.: 22507

**ADDITIONS & RENOVATIONS**

**36 RICHMOND STREET**

PORTSMOUTH, NH

FOR: CHRISTOPHER & PENELOPE MORROW

MAP 108 LOT 5

MIXED RESIDENTIAL OFFICE (MRO)

LOT AREA 2352 SF

ALLOWABLE BUILDING COVERAGE 40%

**EXISTING BUILDING COVERAGE**

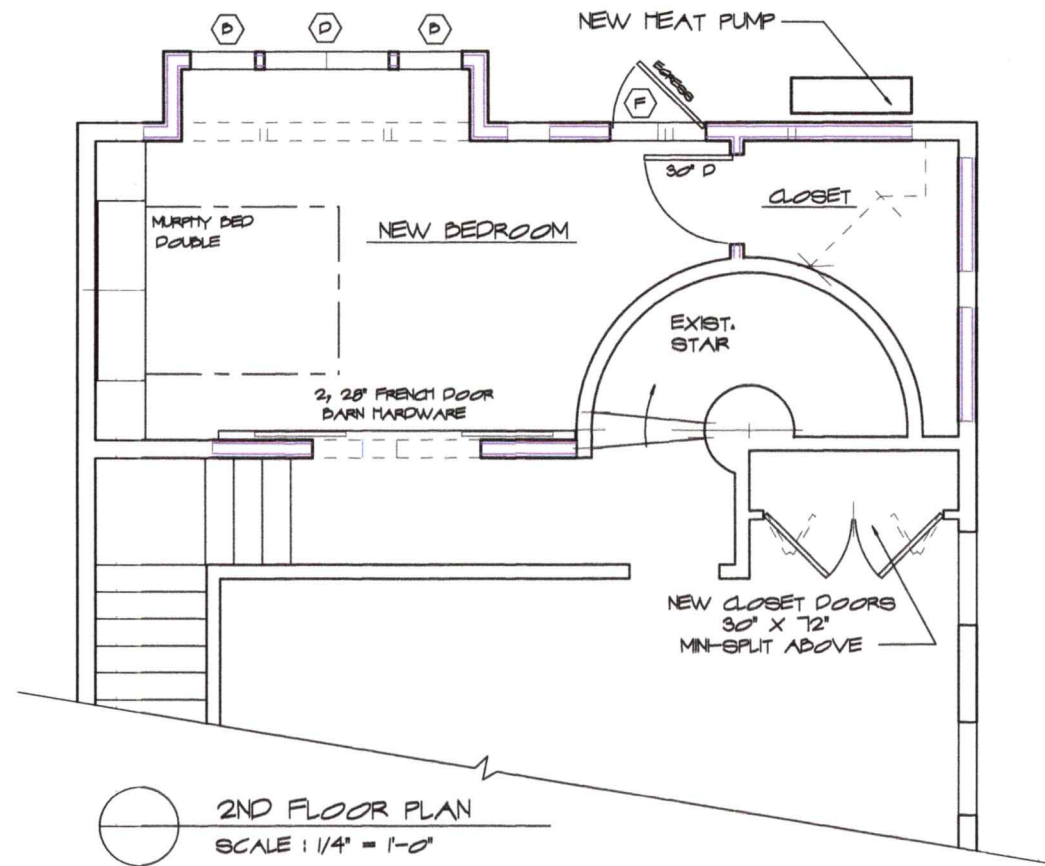
RESIDENCE	798 SF
ENCLOSED SIDE PORCH	28 SF
OPEN REAR PORCH	72 SF
STORAGE ALONG FENCE	52 SF
	<b>950 SF (40.4%)</b>

**PROPOSED BUILDING COVERAGE**

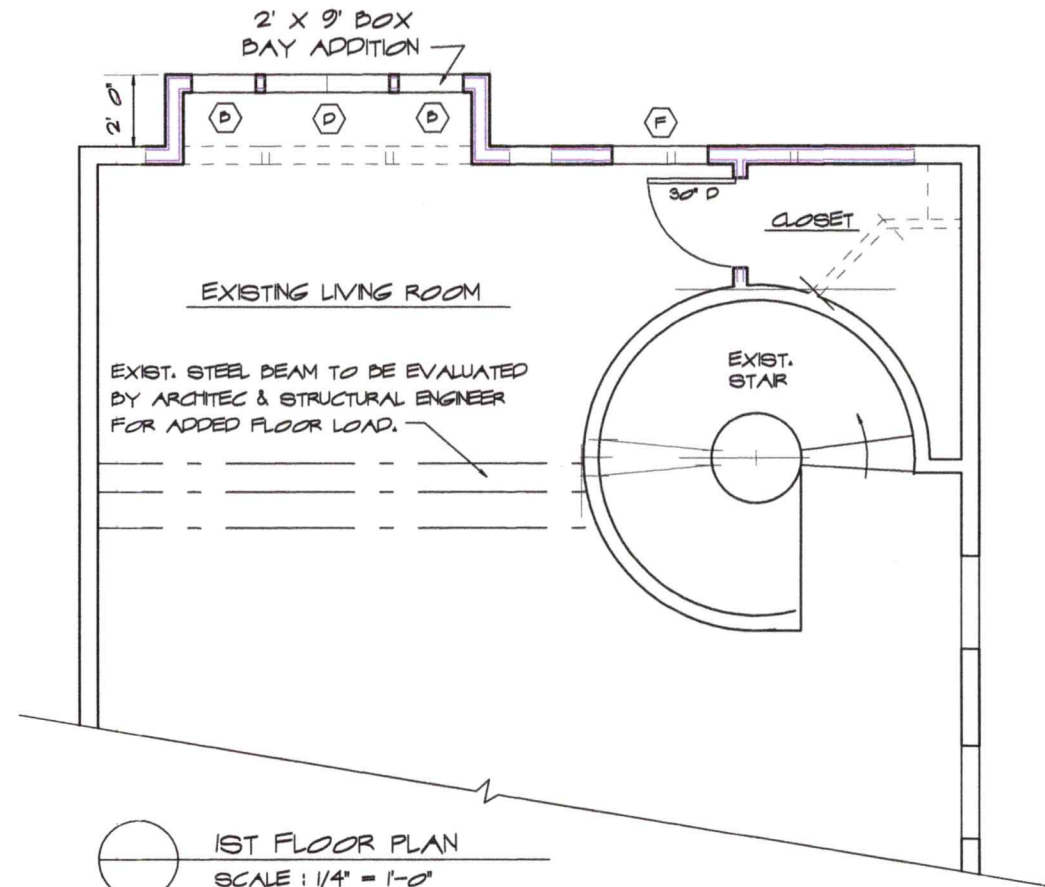
TOTAL EXISTING	950 SF
BAY ADDITION 2' X 9'	18 SF
	<b>968 SF (41.1%)</b>

SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, MORROW RESIDENCE 36 RICHMOND STREET PORTSMOUTH, NH	9 Sheafe Street Portsmouth NH 03801 603-427-2832	Project: 1908 Date: 12/23/19
	ANNE WHITNEY ARCHITECT	Revisions:

1 OF 3




2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



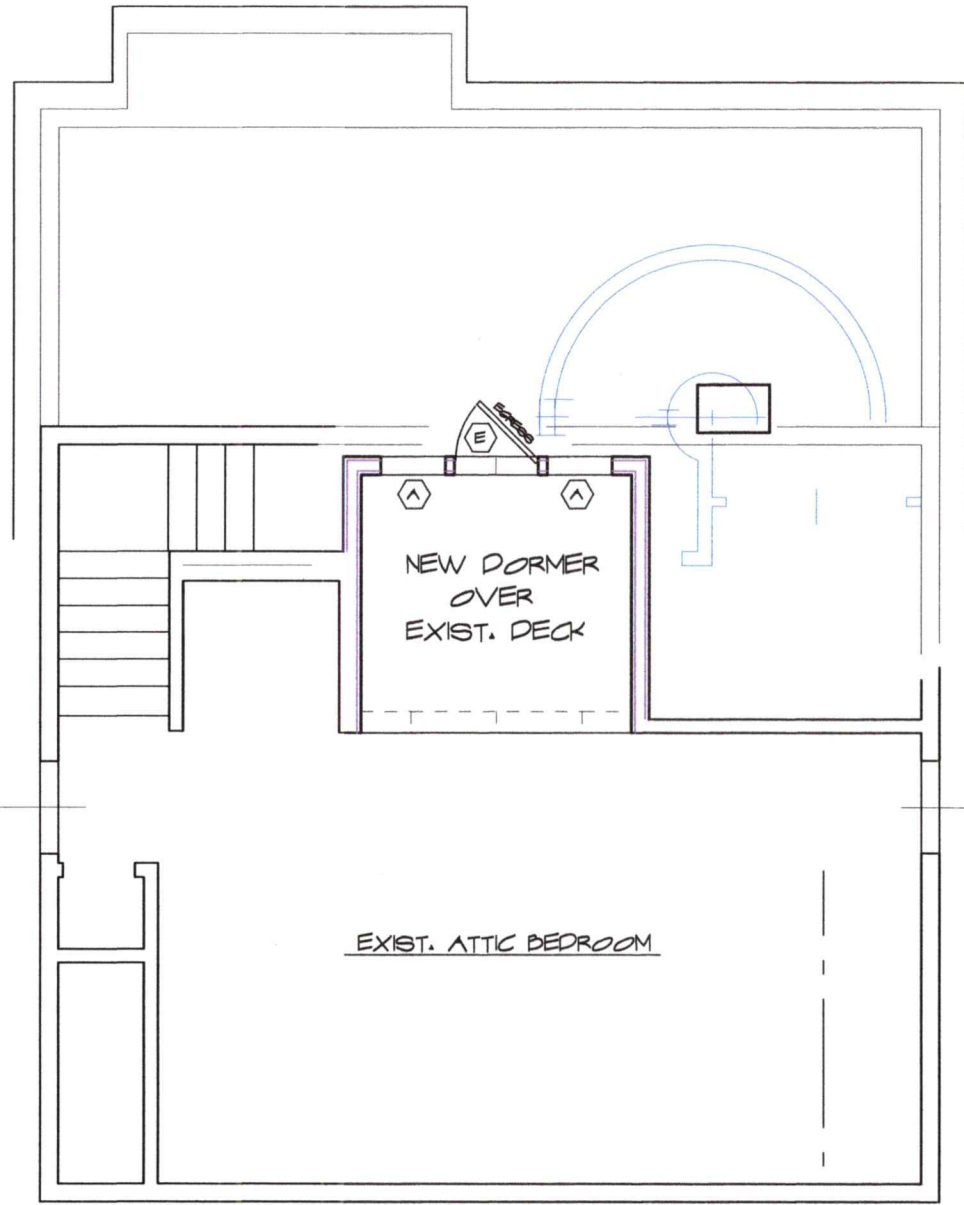
1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



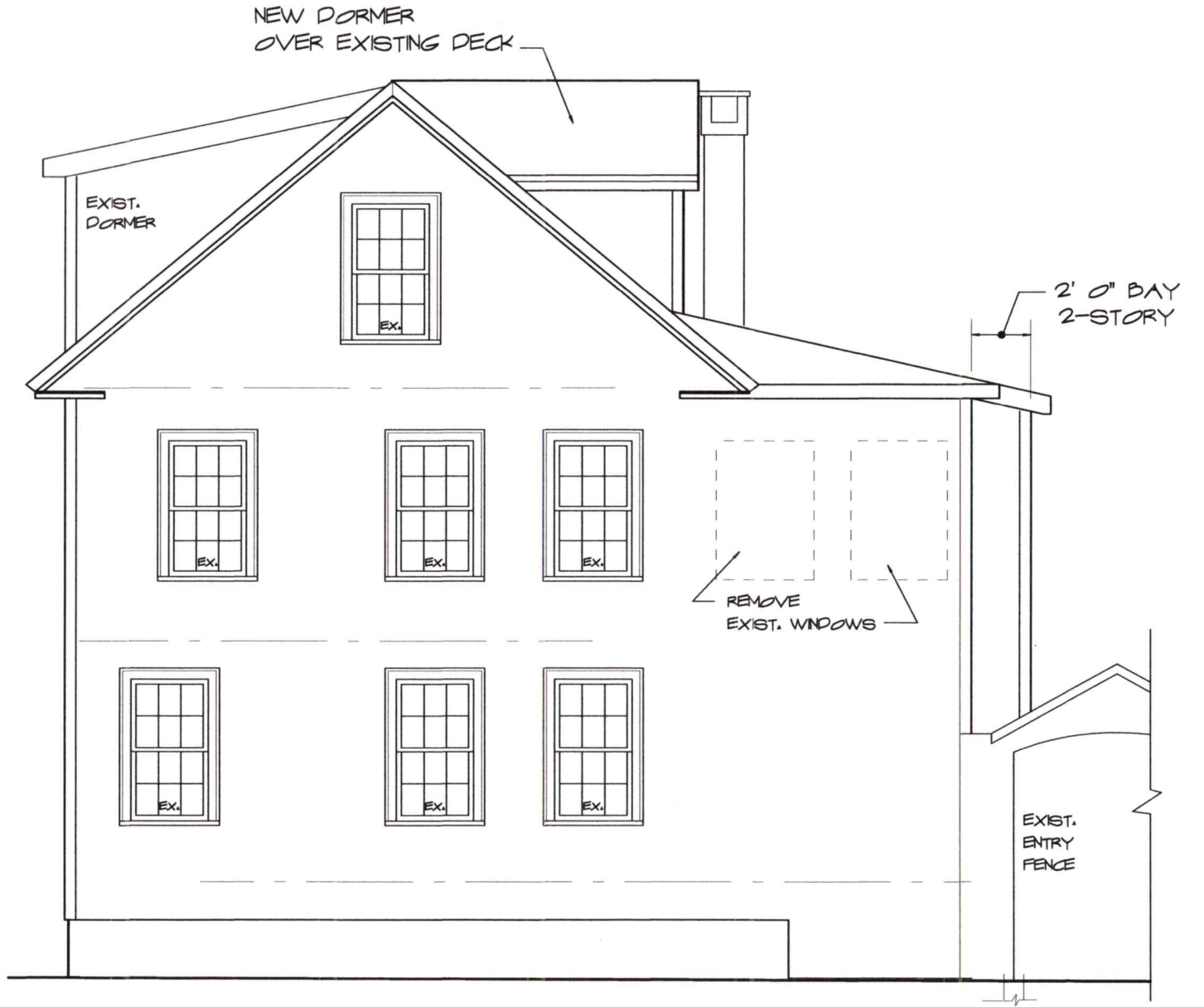
RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

<b>SCHEMATIC DESIGN</b> ADDITIONS & RENOVATIONS, MORROW RESIDENCE 36 RICHMOND STREET PORTSMOUTH, NH	 <b>ANNE WHITNEY ARCHITECT</b>	Project: 1908	Date: 12/23/19
		Revisions:	2 OF 3






3RD FLOOR PLAN  
SCALE: 3/16" = 1'-0"



STREET ELEVATION  
SCALE: 3/16" = 1'-0"

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