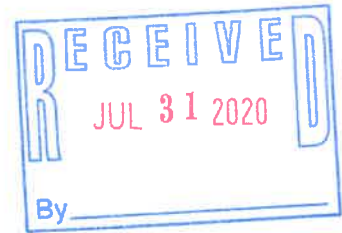


Portsmouth, NH - Board of Adjustment Variance Statement for: 34 Rock Street

Zoning Board of Adjustment
Planning Department City of Portsmouth 1 Junkins Ave.
Portsmouth, NH 03801



To Zoning Board of Adjustment,

Please find this statement addressing the requirements for a variance on the proposed project located at 34 Rock Street.

Overview: The existing single-family structure is 1,976 square feet and was renovated in 2017. At the time, we left the existing bulkhead in the rear yard for access to the basement. We plan to build structure on top of that existing bulkhead foundation for easier access and a small shed next to it for storage.

This will be non-conforming structure. The current right, left and rear yard setbacks are currently non-complying. This small project would not increase that non-compliance. Currently our rear setback is 34". The new structure will be 48", a variance from Article 5, Section 10.521. Currently our side setbacks are 1' on the right side and 8' 5" on the left side. The new structure will be 2' on the right side and not impact the left side. The building coverage will increase by 43 square feet, which is already non-conforming. This is a variance from Article 5, Section 10.521 and will increase the coverage by ~2% from 988 square feet to 1,031. This will change the coverage from 57% to 59%. Note that the bulkhead existing foundation is there and that structure is not included in the current building coverage due to its height of 4' 7".

We have spoken with surrounding neighbors and have only heard support for the proposal so far. We can provide letters of support as needed.

Keeping in mind the 5 Criteria:

1. The new structure would be staying within the character of the neighborhood.
 - a. We restored the property in 2017 and have improved the character of the neighborhood. We will continue to do so with this project by using premium materials (cedar shingles, etc).
2. It would improve the safety and health of the homeowners and neighborhood.
 - a. The current structure is extremely old and is an access hazard for the owners. There is only access from inside, through the basement. The new structure should be safer for both the owners and community.
3. Substantial justice is done.

a. No harm will be done to the neighborhood or community should this application be granted

4. The values of the surrounding properties are not diminished.

a. We renovated the property in 2017 and have committed to the value of the neighborhood. This small but tasteful project will continue that trend.

5. Literal enforcement of the ordinance would result in unnecessary hardship

1. The existing structure is a home located on a small non-conforming lot; conforming to setbacks would restrict functional use for the owners.
2. The existing height of the structure is 4' 7". The new structure will be 9' and only a slightly larger footprint.

We encourage the Portsmouth Board of Adjustment to grant the variance for 34 Rock Street.

Respectfully,

Gregory LaCamera
34 Rock Street
Portsmouth, NH 03801

Front Left:



Front Center:



Right Side:



Back Left:



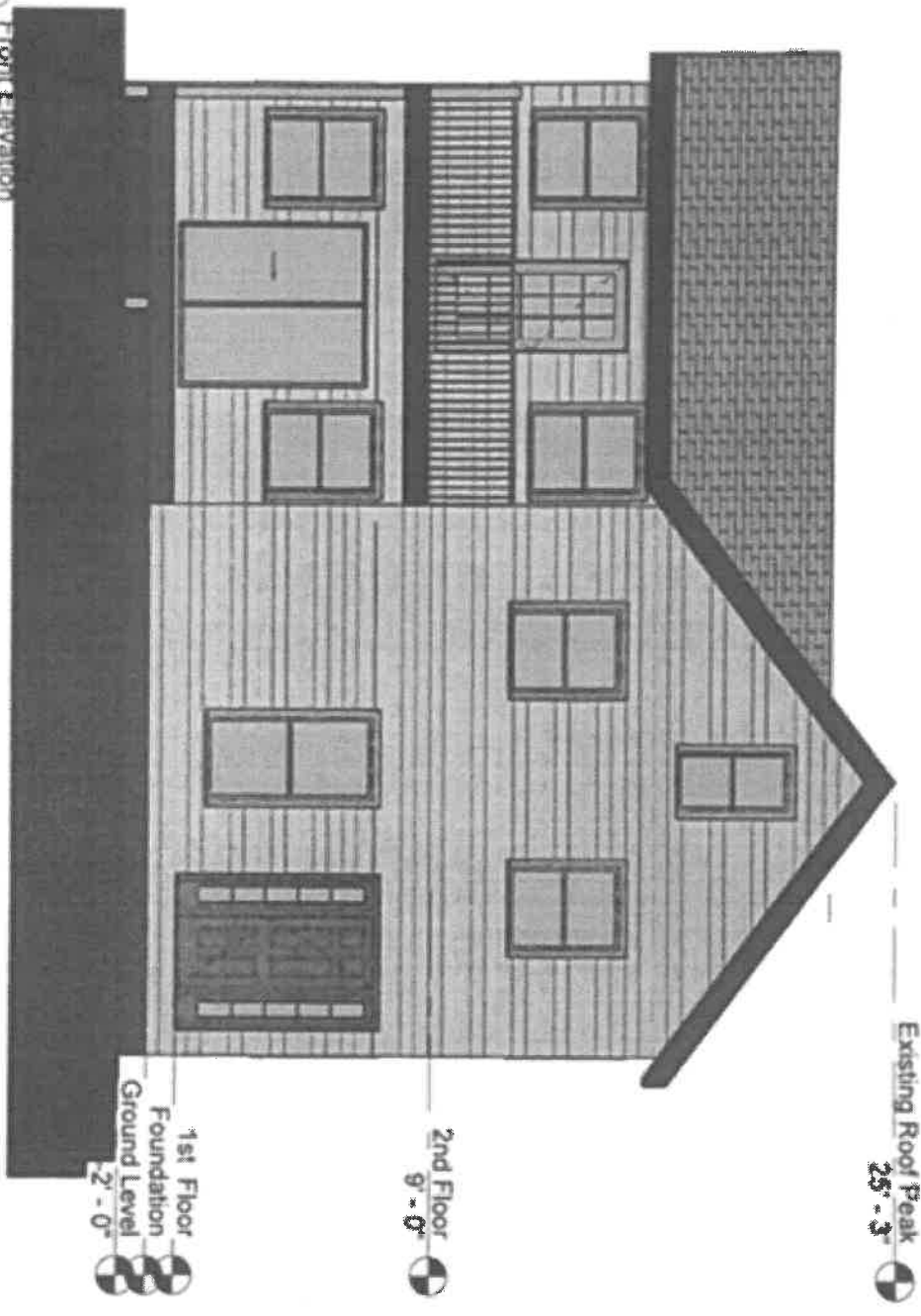
Back Bulkhead:



Back Right:



4 FRONT ELEVATION
3/16" = 1'-0"

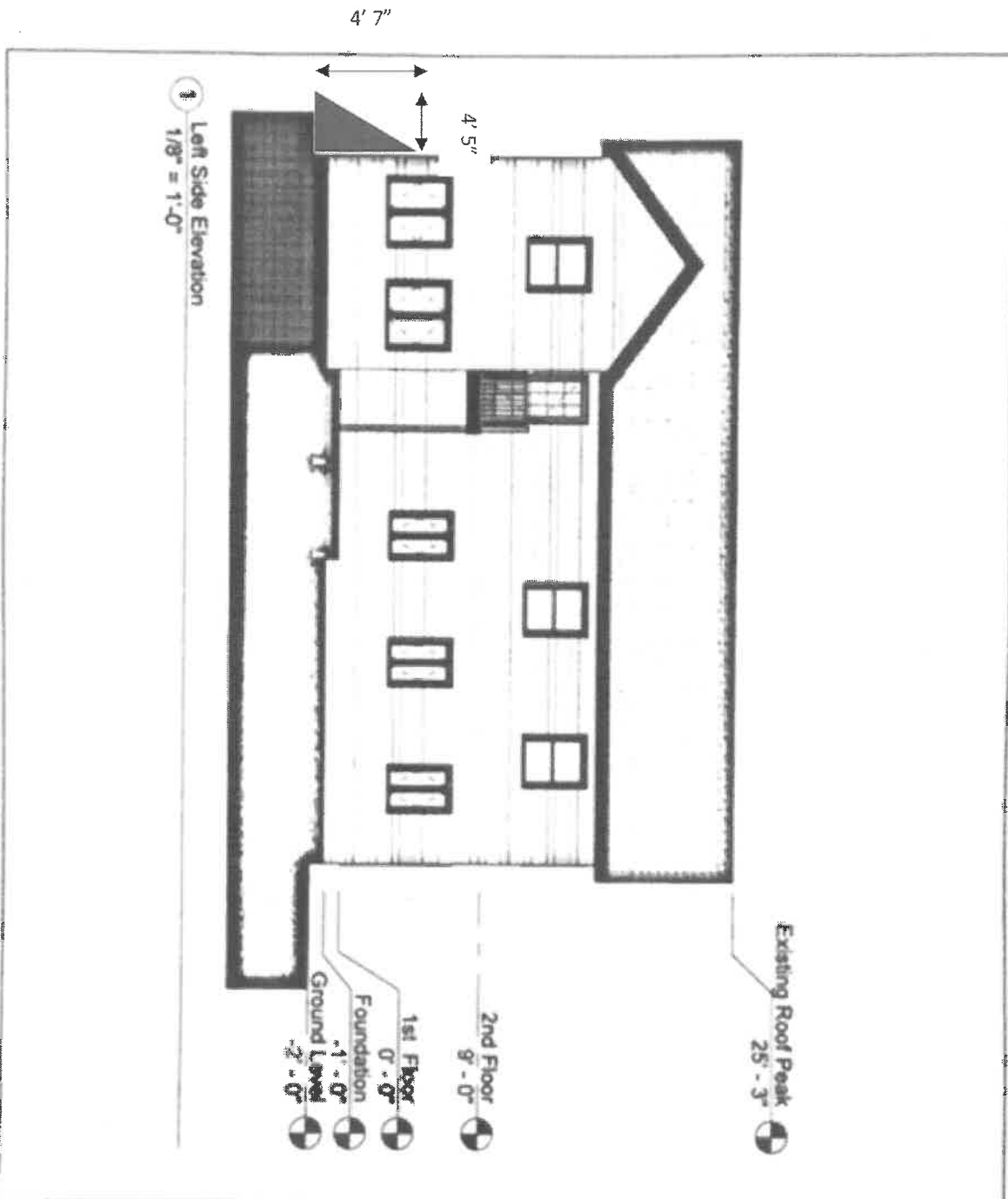


Existing Roof Peak
25'-3"

1st Floor
Foundation
Ground Level
2'-0"

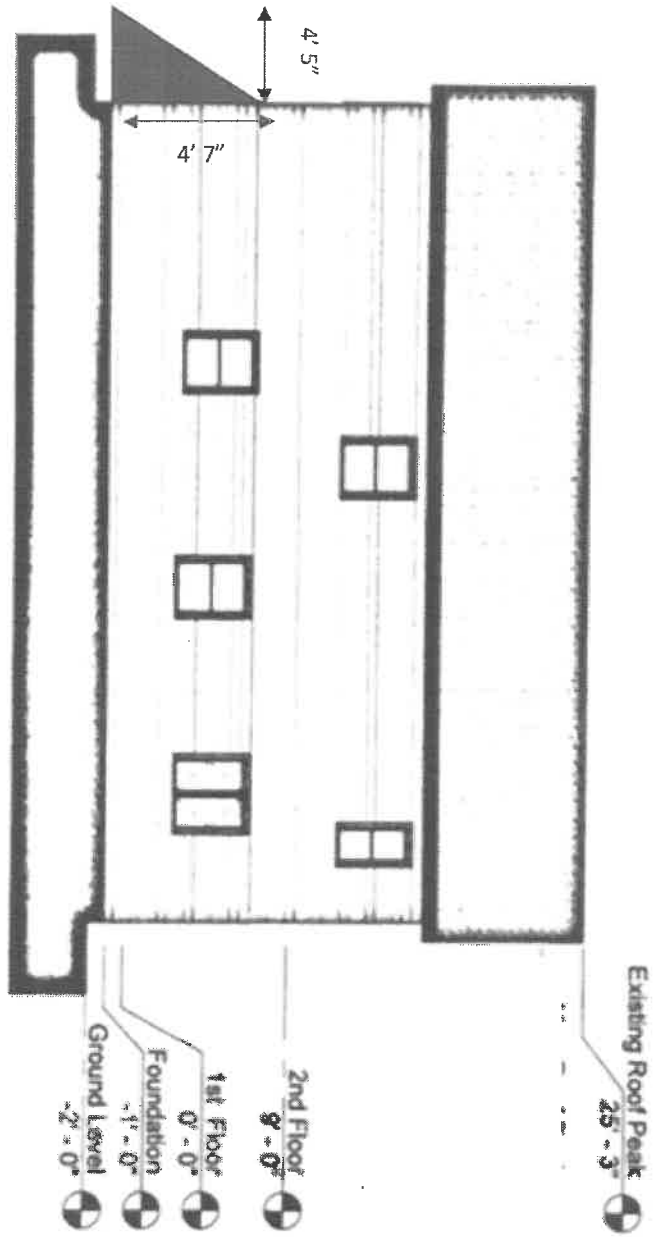
2nd Floor
9'-0"

	<p>C. Boudle Builders Rock St.</p>	<p>Front Elev.</p> <p>Project number _____ Date _____ Drawn by _____ Checked by _____</p>	<p>Existing</p> <p>7/28/20 GL EL</p> <p>18</p> <p>Scale 3/16" = 1'-0"</p>
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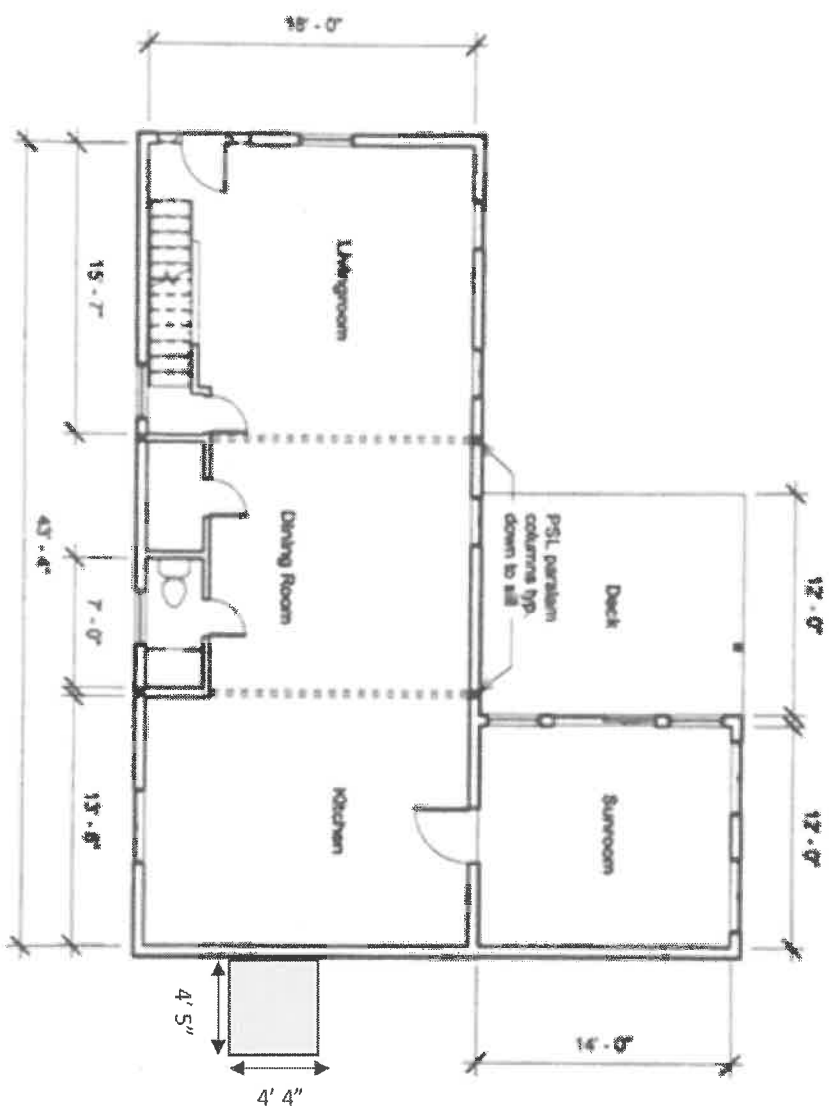
	C. Boudle Builders Rock St.	Left Side Elev.		Existing
		Project number	7/28/20	2B
		Date	GL	
		Drawn by	EL	
		Checked by	Scale 1/8" = 1'-0"	

1 Right Side Elevation
 1/8" = 1'-0"



	C. Boudle Builders Rock St.	Right Side Elev.		Existing
		Project number		3B
Date	7/28/20	GL		
Drawn by		EL		
Checked by		Scale 1/8" = 1'-0"		

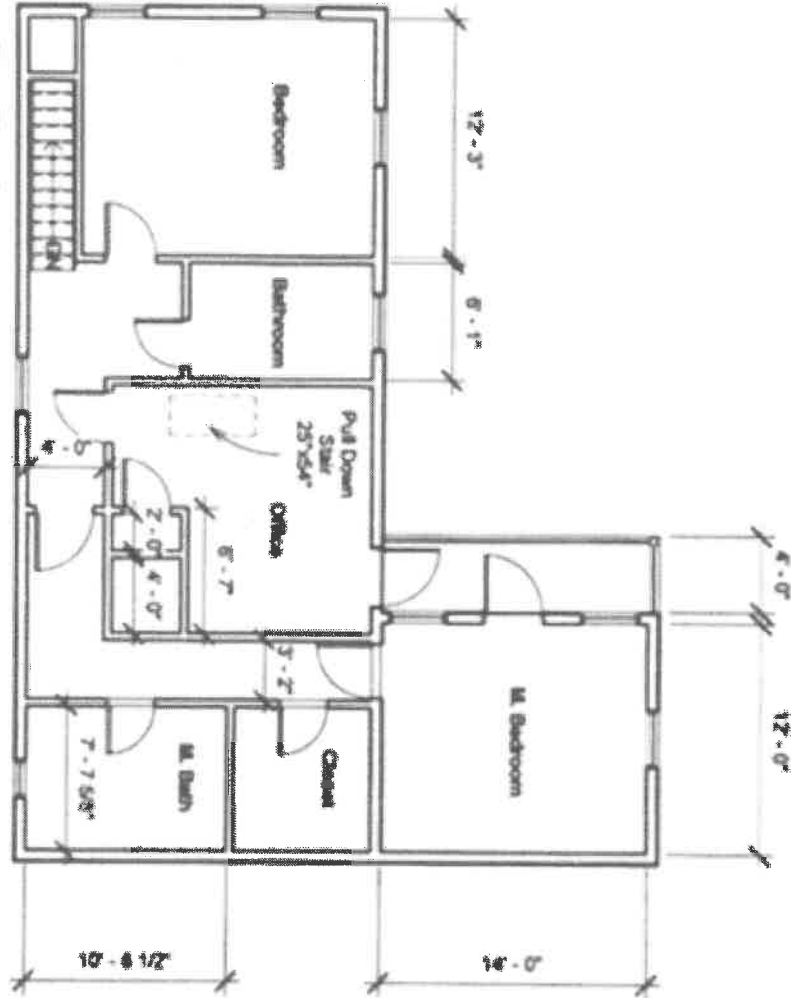
1 1st Floor Plan View
 1/8" = 1'-0"



Existing Bulkhead

	C. Boudle Builders Rock St.	1st Floor Plan		Existing
		Project number Date Drawn by Checked by	7/28/20 GL EL	4B Scale 1/8" = 1'-0"

1 2nd Floor Plan View
 1/8" = 1'-0"



**C. Boudle
 Builders
 Rock St.**

2nd Floor Plan

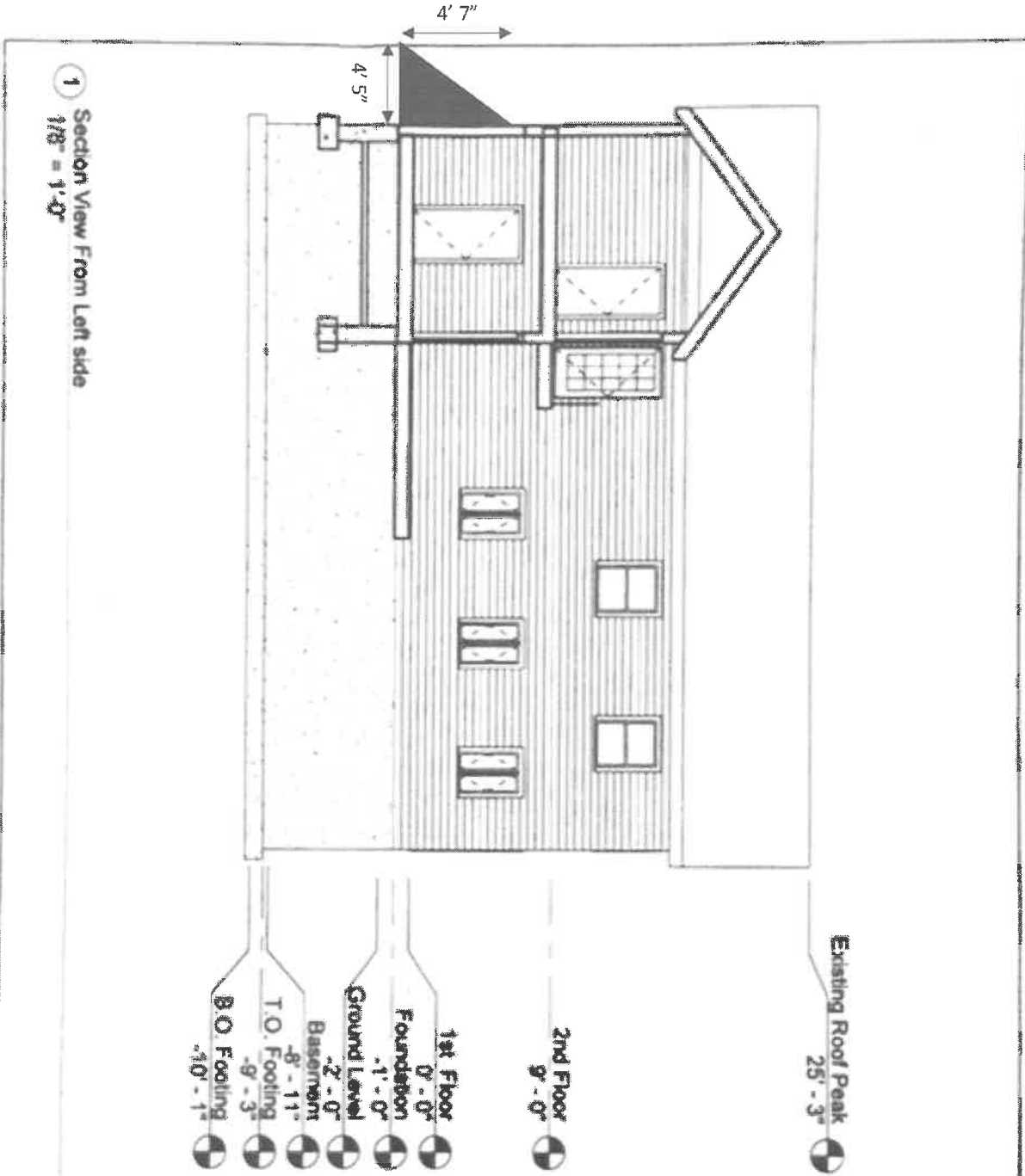
Existing

Project number
 Date
 Drawn by
 Checked by

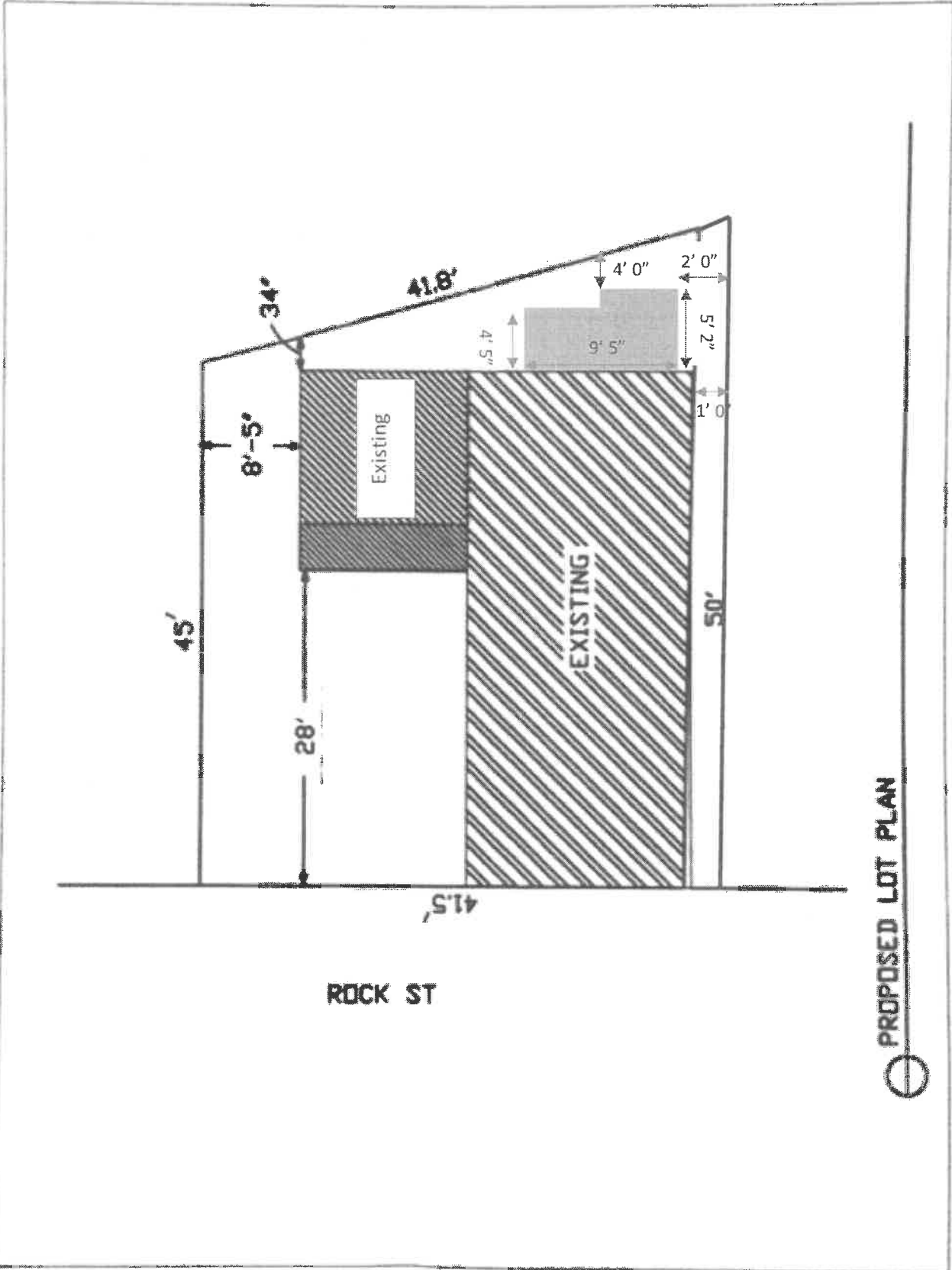
7/28/20
 GL
 EL

5B

Scale 1/8" = 1'-0"



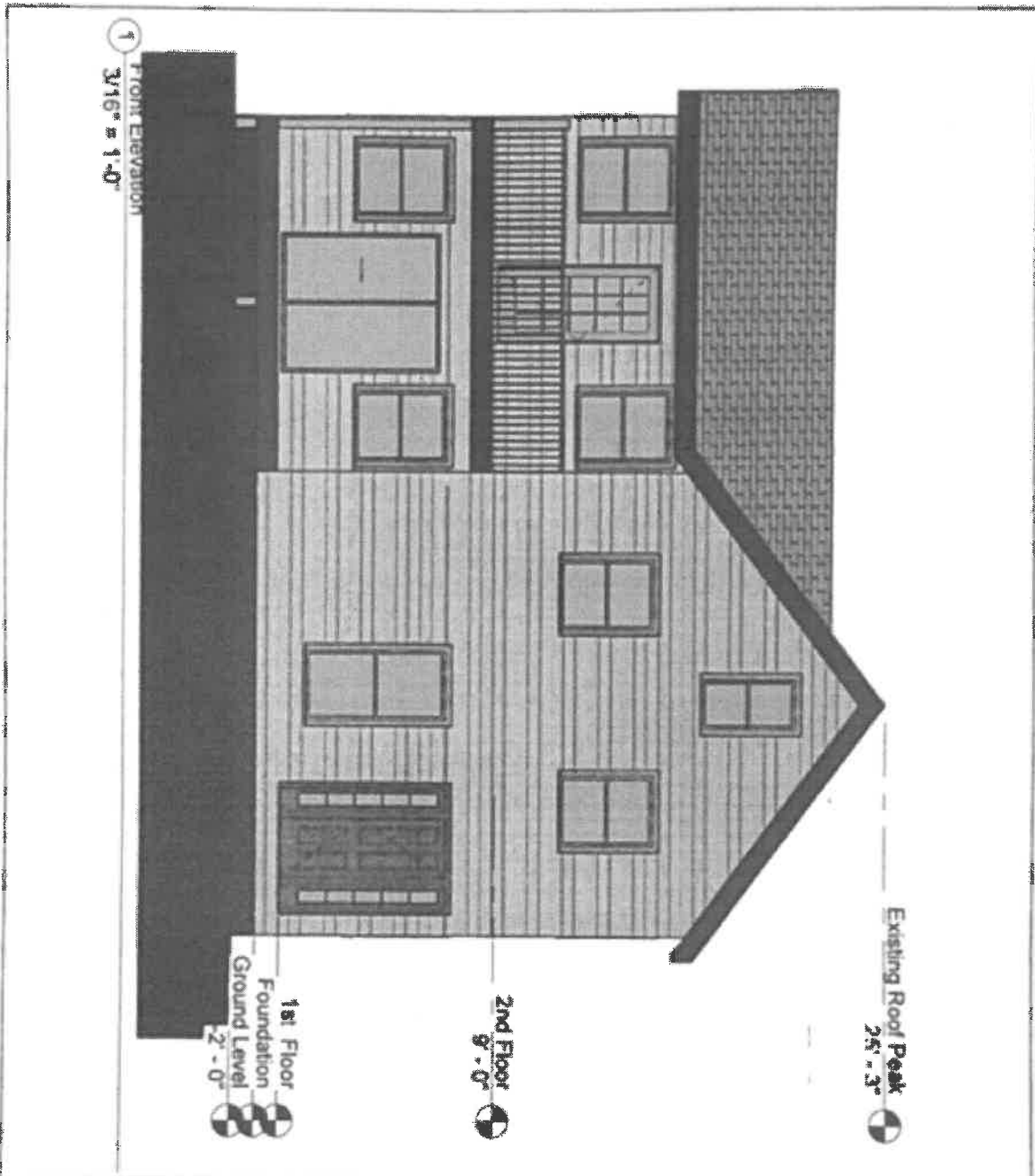
	C. Boudle Builders Rock St.	Section View 2	Existing
		Project number	Existing
		Date	7/28/20
		Drawn by	GL
		Checked by	EL
			7B
			Scale: 1/8" = 1'-0"



ROCK ST

PROPOSED LOT PLAN





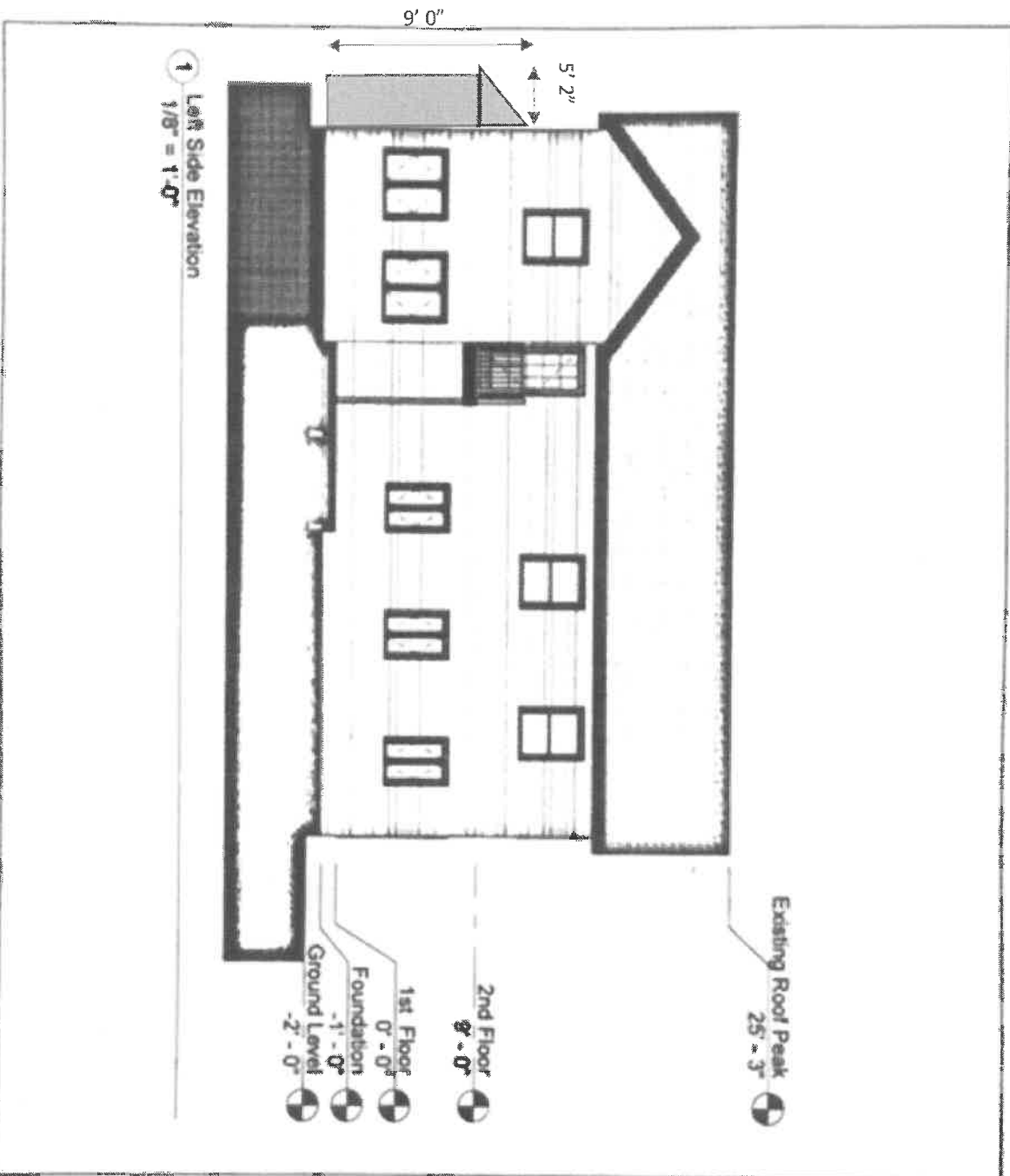
Project number
Date
Drawn by
Checked by

C. Boudle Builders
Rock St.

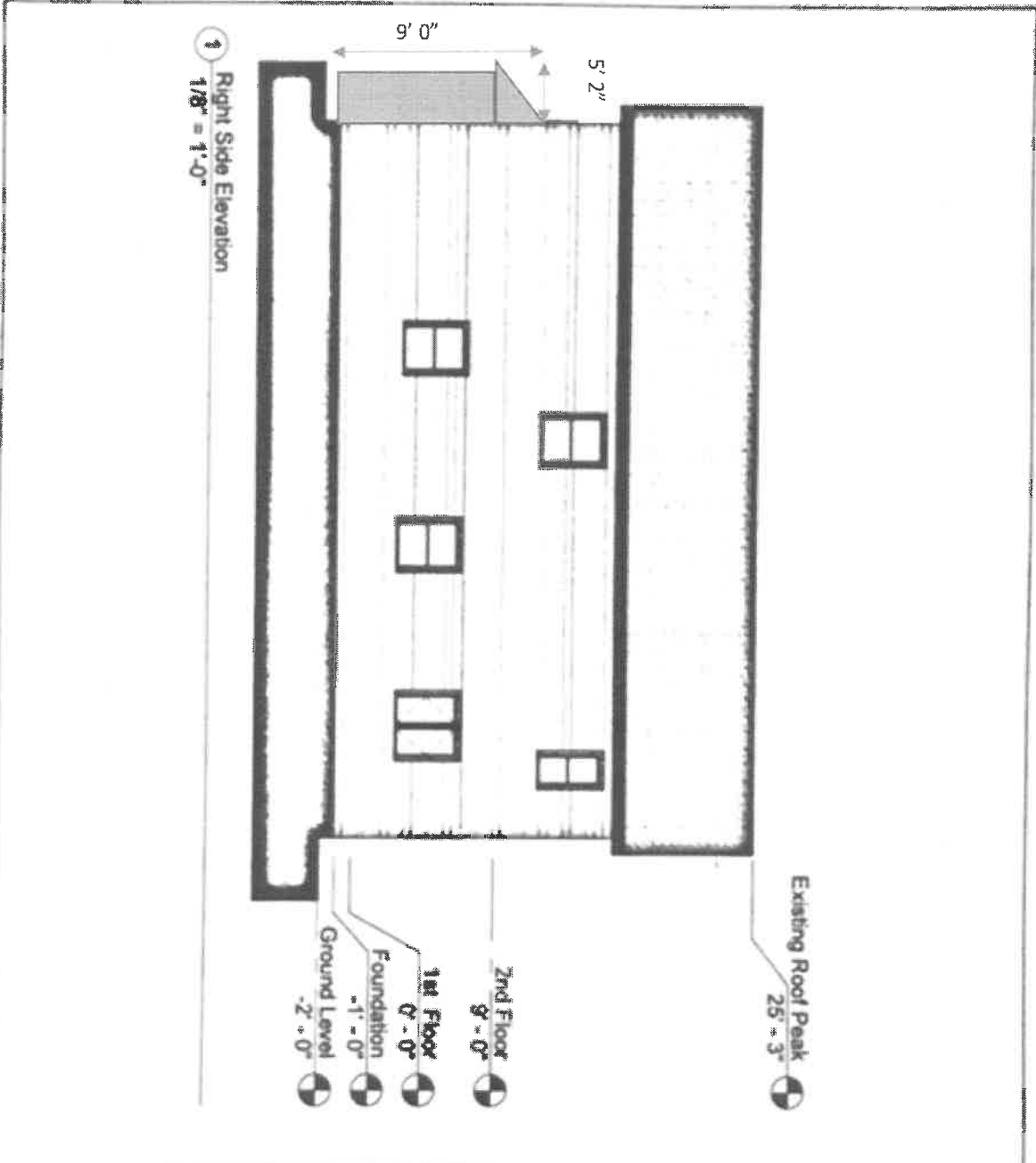
Front Elev. Proposed (no change)

7/28/20
GL
EL

1B
Scale 3/16" = 1'-0"



	C. Boudle Builders Rock St.	Left Side Elev. Proposed <i>(changes in green)</i>	
		Project number Date Drawn by Checked by	7/28/20 GL EL 2B Scale 1/8" = 1'-0"



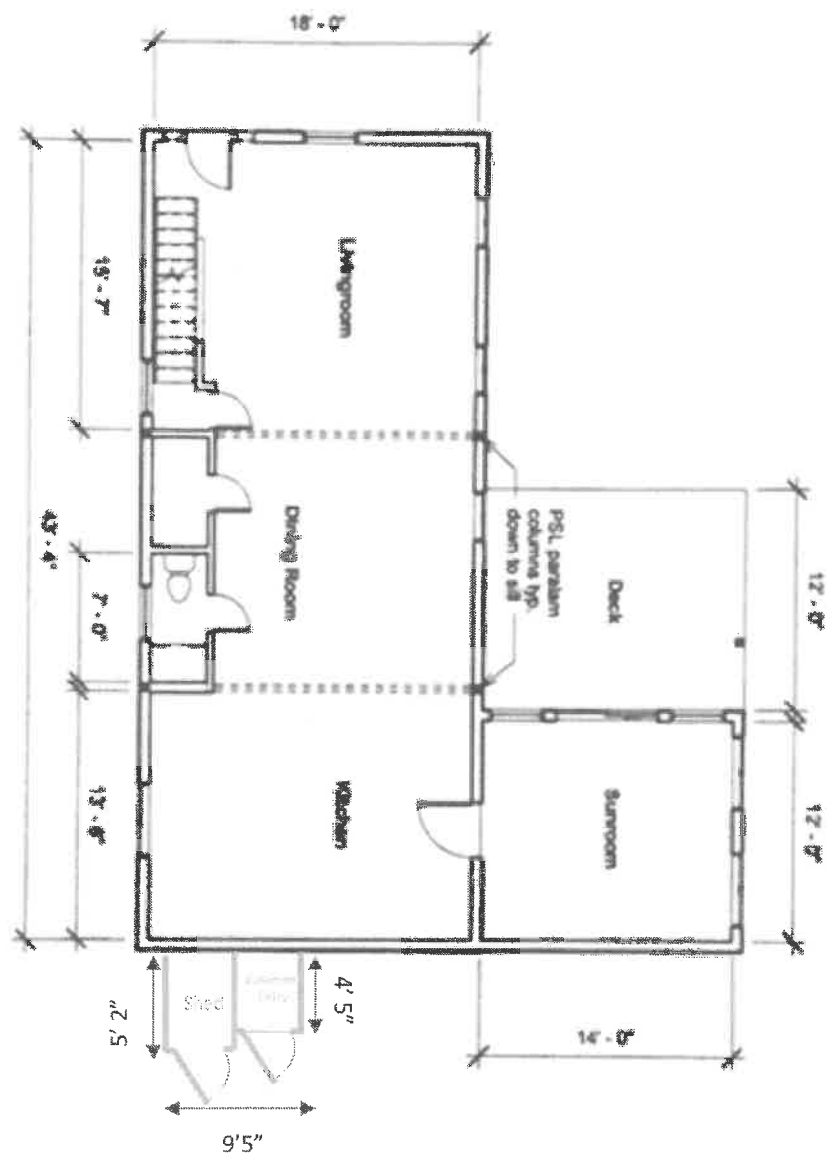
1 Right Side Elevation
1/8" = 1'-0"

- Existing Roof Peak 25'-3"
- 2nd Floor 9'-0"
- 1st Floor 0'-0"
- Foundation -1'-0"
- Ground Level -2'-0"

	C. Boudle Builders Rock St.	Right Side Elev. Proposed		3B	Scale 1/8" = 1'-0"
		Project number	7/28/20		
		Date	GL		
		Drawn by	EL		
		Checked by			

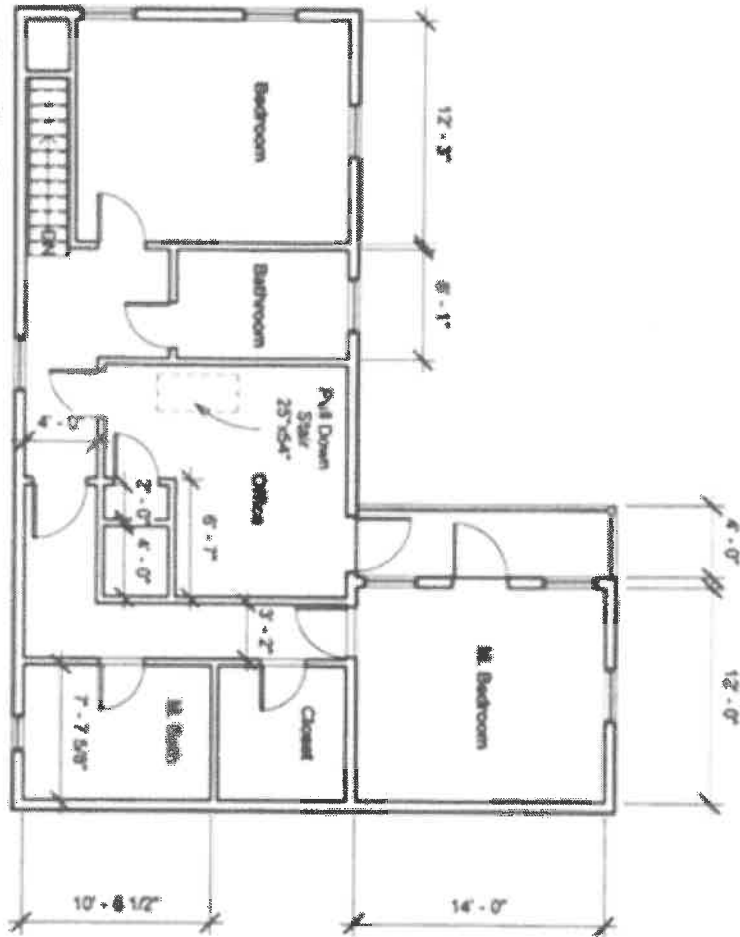
(changes in green)

1 1st Floor Plan View
1/8" = 1'-0"



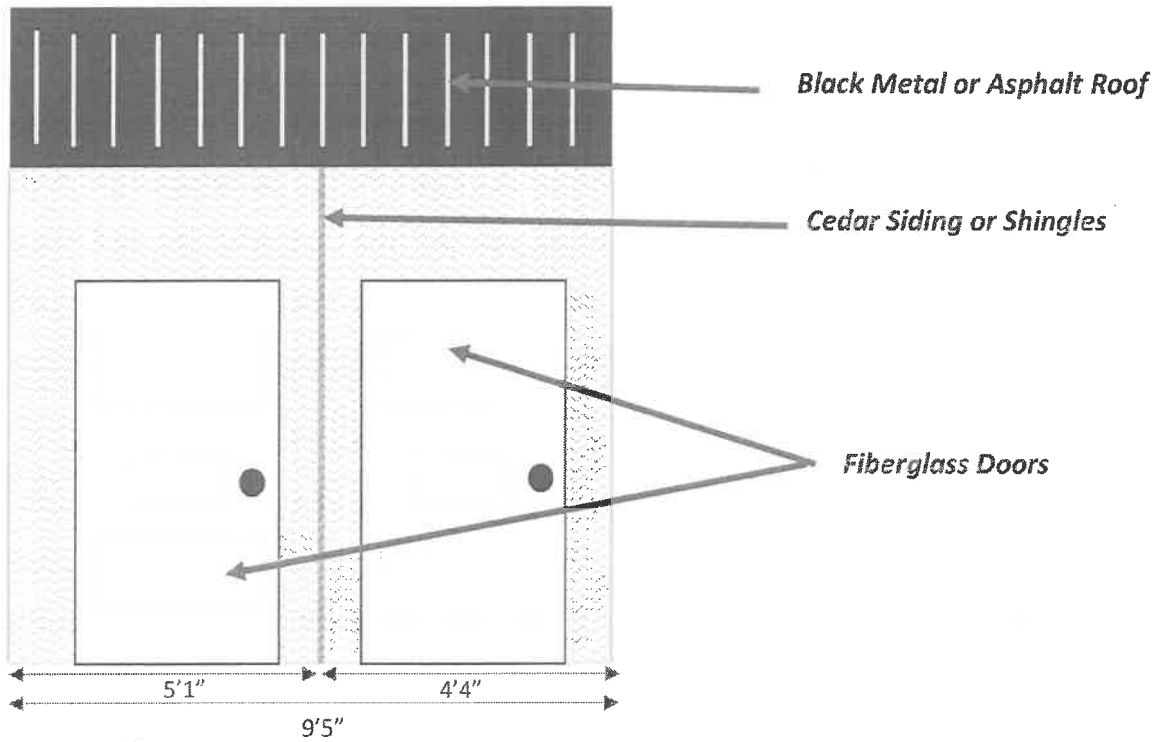
	C. Boudle Builders Rock St.	1st Floor Plan Proposed		(changes in green) 4B
		Project number Date Drawn by Checked by	7/28/20 GL EL	

1 2nd Floor Plan View
 1/8" = 1'-0"

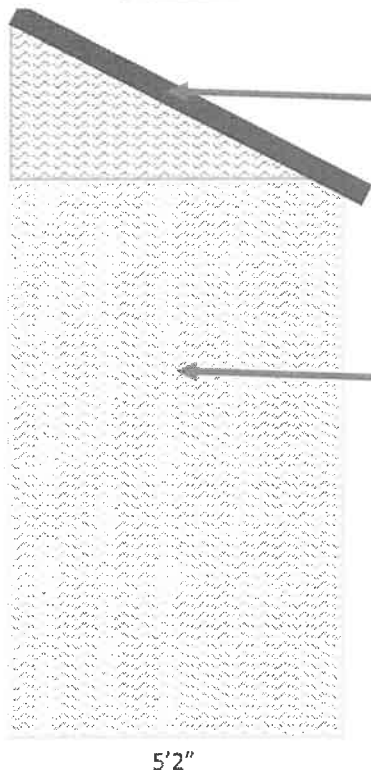


	C. Boudle Builders Rock St.	2nd Floor Plan Proposed (no change)	
		Project number	7/28/20
		Date	GL
		Drawn by	EL
		Checked by	Scale 1/8" = 1'-0"
			5B

Front View



Left View



Right View



Black Metal or Asphalt Roof

Cedar Siding or Shingles