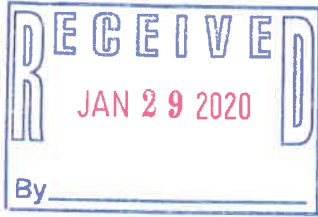


138 ROCKLAND STREET

ZONING BOARD OF ADJUSTMENT

General Project Description:

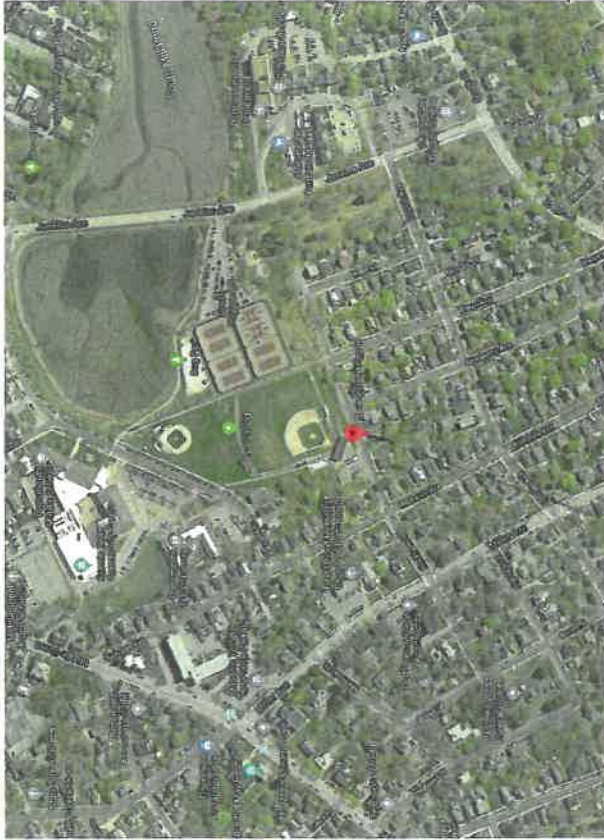
- Proposed Work:**
- Removal of the existing garage.
 - Proposed garage to be located in the same corner of the lot and to be 22' wide, 24' deep, and 18' - 6" to the middle of the roof pitch.
 - Deck is to be removed and rebuilt gaining about 20sq ft +/- and a new patio to be created between the existing house and the proposed garage.
 - There will be a dormer facing north towards the existing house.



Sheet Number	Sheet Name
C	COVER
PFR	PETITION FOR RELIEF
A1	EXISTING CONDITIONS
A2	PROPOSED LOT PLAN & CALCS
A3	PERSPECTIVE VIEWS



2 PROPOSED GARAGE
NTS



1 138 ROCKLAND STREET
LOCUS
NTS



3 EXISTING CONDITIONS
NTS

138 ROCKLAND STREET
PORTSMOUTH, NH
03801

COVER

ZONING BOARD OF ADJUSTMENT

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

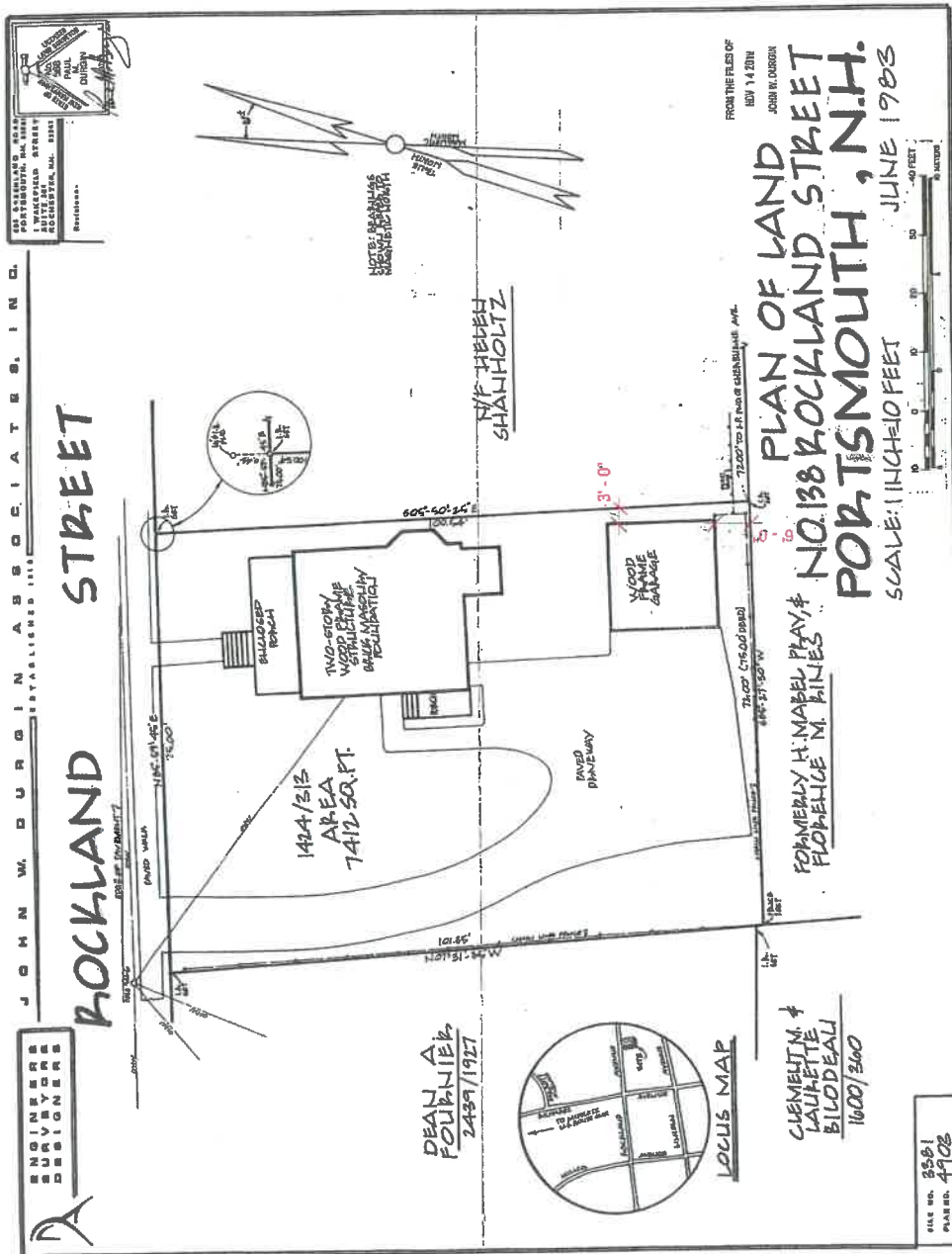
C

FEBRUARY 19, 2020

McHA: JJ/RD

Scale: NTS

LOCUS



JOHN W. DURBIN ASSOCIATES, INC.

ROCKLAND STREET

ENGINEERS
SURVEYORS
DESIGNERS

DEAN A.
FOUNTAIN
2439/1917



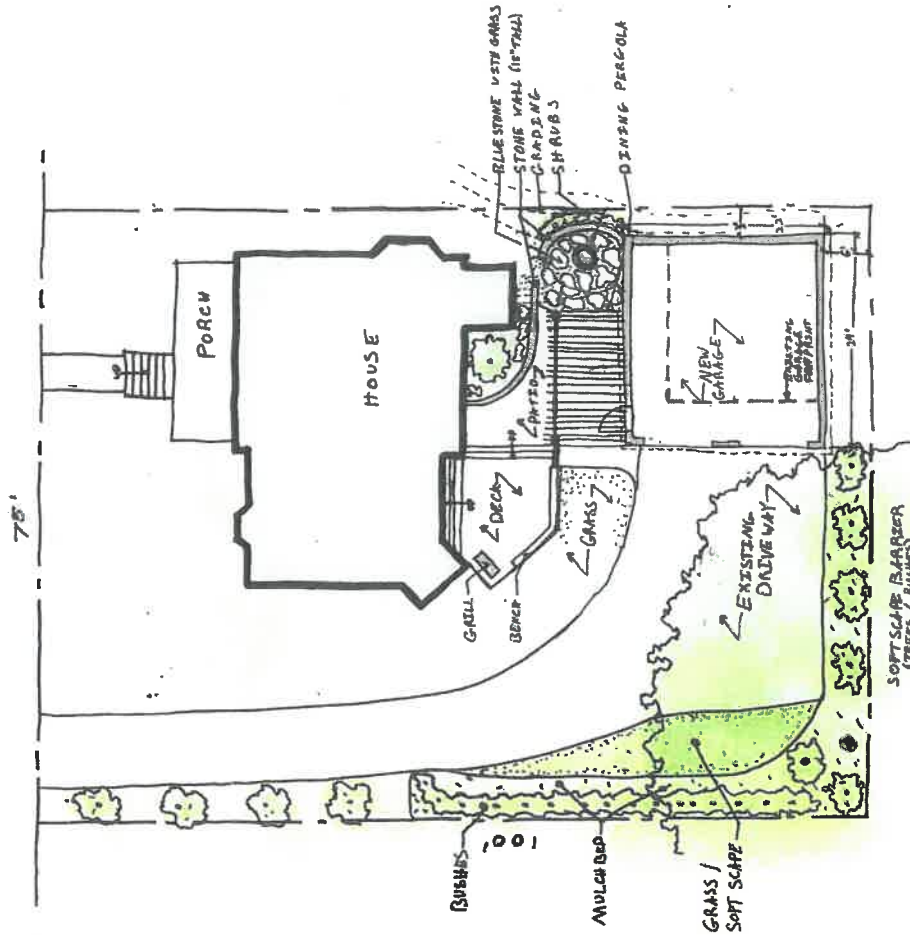
CLAREMONT &
LAURETTE
BILODEAU
1000/2600

FILE NO. 8561
PLAN NO. 4908

1 1983 SURVEY
1" = 20'-0"

FEBRUARY 19, 2020	McHA: JJ/RD	McHENRY ARCHITECTURE	EXISTING CONDITIONS	McHENRY ARCHITECTURE	138 ROCKLAND STREET
Scale: 1" = 20'-0"	4 Market Street	Portsmouth, New Hampshire	ZONING BOARD OF ADJUSTMENT	4 Market Street	PORTSMOUTH, NH 03801
E	A1				

ROCKLAND



1 PROPOSED LOT PLAN
1/16" = 1'-0"

DIMENSIONAL CRITERIA			
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	25% MAX.	25.25%	28%
LEFT YARD SETBACK	10' - 0" MIN.	3' - 0"	3' - 0"
REAR YARD SETBACK	20' - 0" MIN.	6' - 0"	6' - 0"
FRONT YARD SETBACK (MAIN HOUSE)	15' - 0" MIN.	16' - 0"	16' - 0"
RIGHT YARD SETBACK (MAIN HOUSE)	10' - 0" MIN.	25' - 3"	25' - 3"
LOT SIZE	7,500 SF MIN.	7,385 SF	7,385 SF
LOT AREA PER DWELLING UNIT	7,500 SF MIN.	7,385 SF	7,385 SF
LOT FRONTAGE	100' - 0" MIN.	75' - 0"	75' - 0"
LOT DEPTH	70' MIN.	100' - 0" MIN.	100' - 0" MIN.
BUILDING HEIGHT	35' - 0"	11' - 0"	16' - 6"
OPEN SPACE	30%	48%	41%

RED INDICATES VARIANCE REQUEST

FEBRUARY 19, 2020
McHA: JJ/RD
Scale: 1/16" = 1'-0"

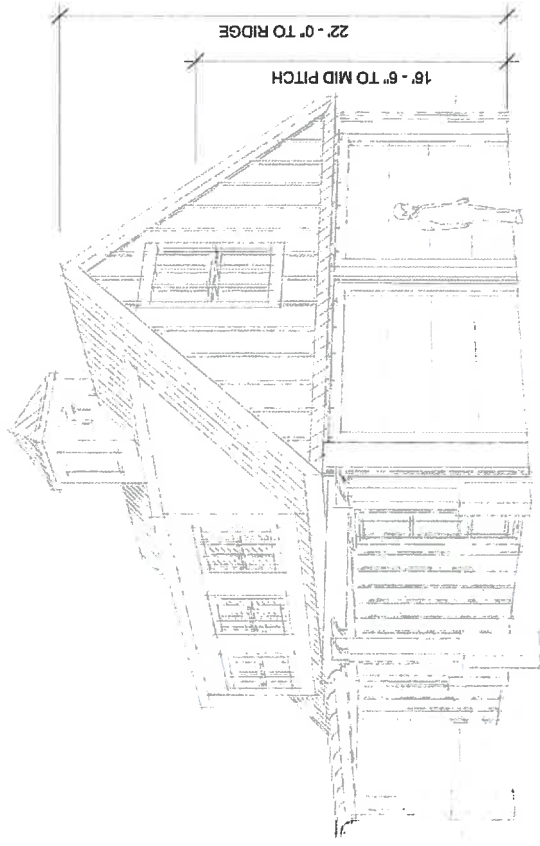
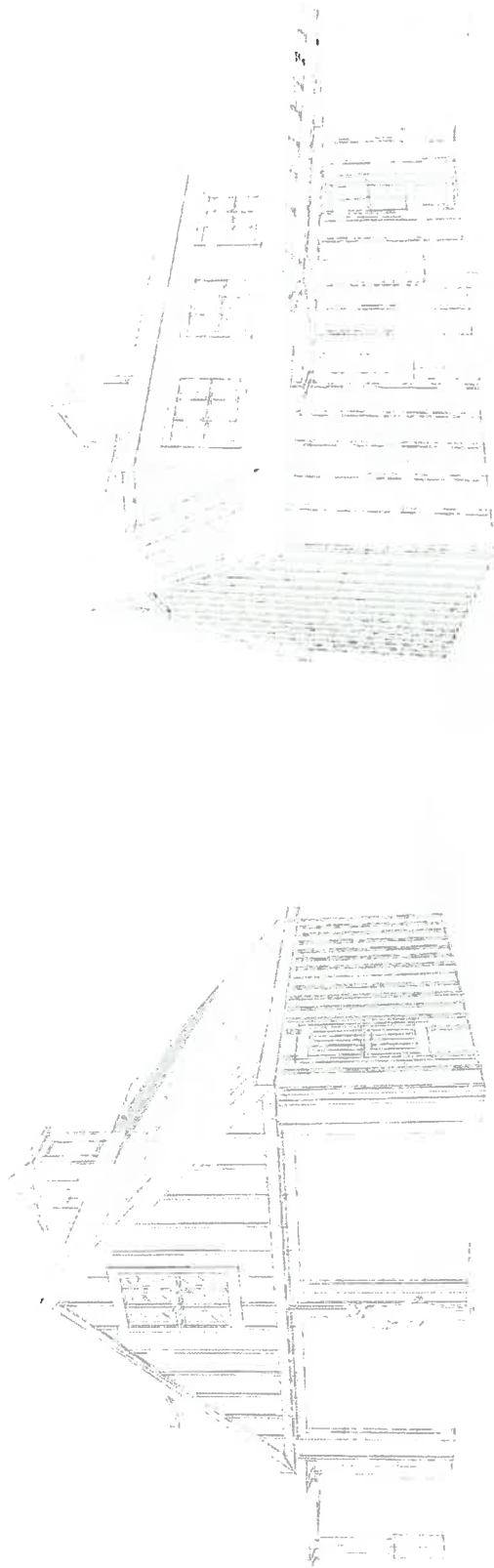
McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

PROPOSED LOT PLAN & CALCS
ZONING BOARD OF ADJUSTMENT

138 ROCKLAND STREET
PORTSMOUTH, NH
03801

A2

P



138 ROCKLAND STREET
PORTSMOUTH, NH
03801

PERSPECTIVE VIEWS
ZONING BOARD OF ADJUSTMENT

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A3

FEBRUARY 19, 2020
McHA: JJ/RD
Scale: NTS
P

Proposed Replacement Garage at 138 Rockland Street

Statement of Abutter Support for Proposal

I have reviewed the drawings, renderings, and site plan with Gary and Sheri Nadeau for the new garage being proposed to replace their existing garage at their residence at **138 Rockland Street**. I have also reviewed the variances being requested that would be needed to construct the project as proposed.

As I understand it the variances are as follows:

- **Section 10.520:** A 3'-0" left yard setback where 3'-0" is existing and 10'-0" is required
- **Section 10.520:** A 6'-0" rear yard setback where 6'-0" is existing and 20'-0" is required
- **Section 10.520:** Building coverage of 28% where 25.3% exists and 25% is max allowed
- **Section 10.321:** A lawful nonconforming building or structure may continue and be maintained or repaired, but may not be extended, reconstructed or enlarged unless such extension, reconstruction or enlargement conforms to all the regulations of the district in which it is located.

As an abutting property owner to this project I am in support of the work that Gary and Sheri are proposing to do. I encourage you to approve these requested variances at your February 19, 2020 Zoning Board of Adjustment meeting.

Sincerely,

John Brams
Signature

John Brams
Printed Name

28 Sherburne Ave
Abutting Property Address

01/27/20
Date

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Sincerely,



Margery Nelson

Signature

John Nelson

Margery Nelson

Printed Name

122 Rockland St

Abutting Property Address

1/26/20

Date

1) The variance is not contrary to the public interest.

The proposed garage is consistent with the previous structure in use, function and placement. Such garages are typical of the neighborhood.

2) The spirit of the ordinance is observed.

The requested variance maintains existing setbacks. Lot coverage is consistent with before condition. Rebuilding and minimally enlarging makes it a more useful structure for modern automobiles and does not adversely affect the lot or neighborhood appearance.

3) Substantial justice is done.

Overall the proposed structure will improve the property and surrounding properties by modernizing an otherwise dilapidated structure with a similar but model functioning structure.

4) The values of surrounding properties are not diminished.

Current condition of structure is detrimental to surrounding properties. Rebuilding will improve structure and landscaping of area and thus should improve surrounding property values.

5) Literal enforcement of the ordinance would result in unnecessary hardship. Unnecessary hardship means:

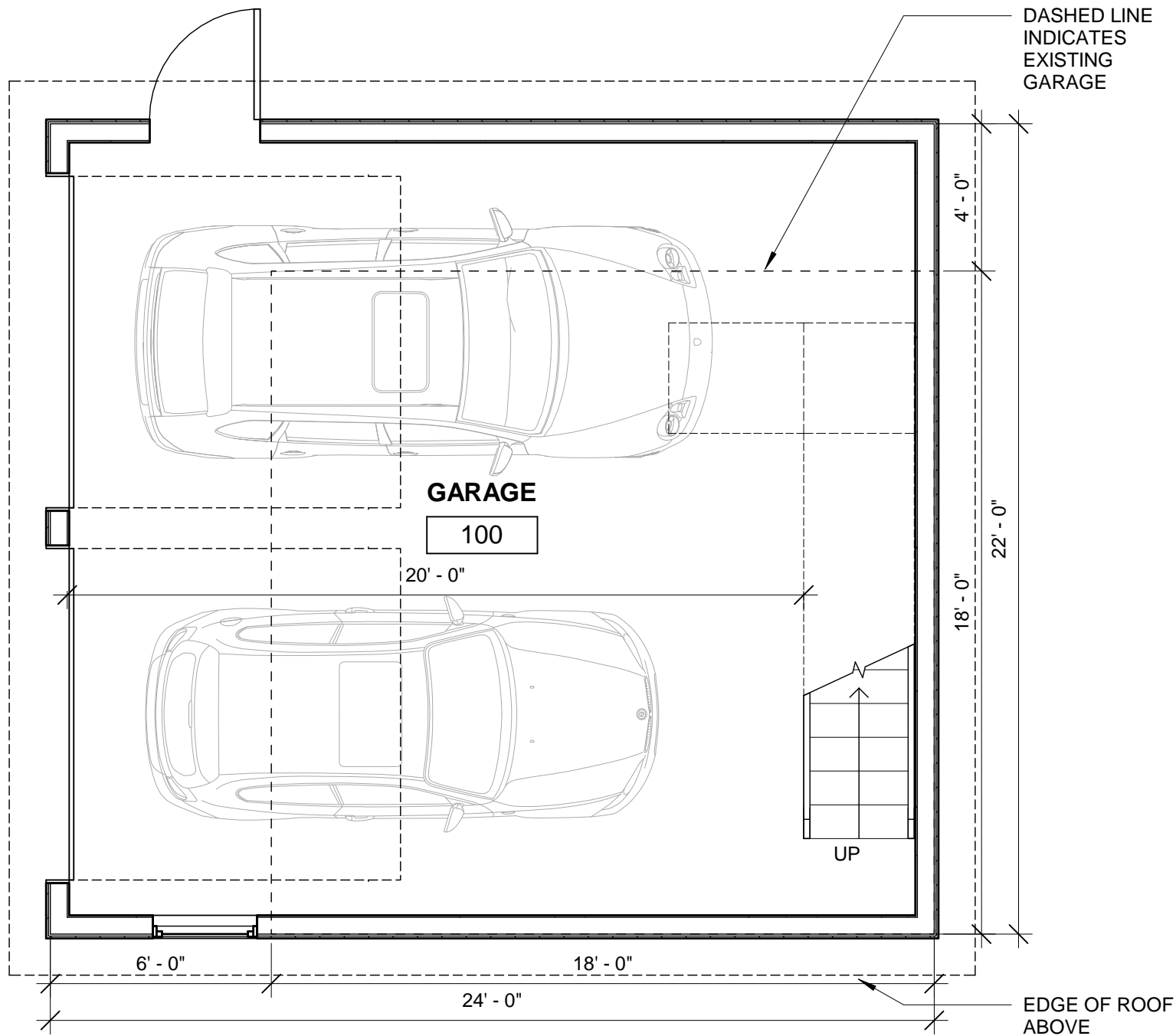
Because of the special conditions of the property that distinguish it from other properties in the area:

A. There is no fair and substantial relationship between the general public purpose of the ordinance provision and the specific application of that provision to the property; and

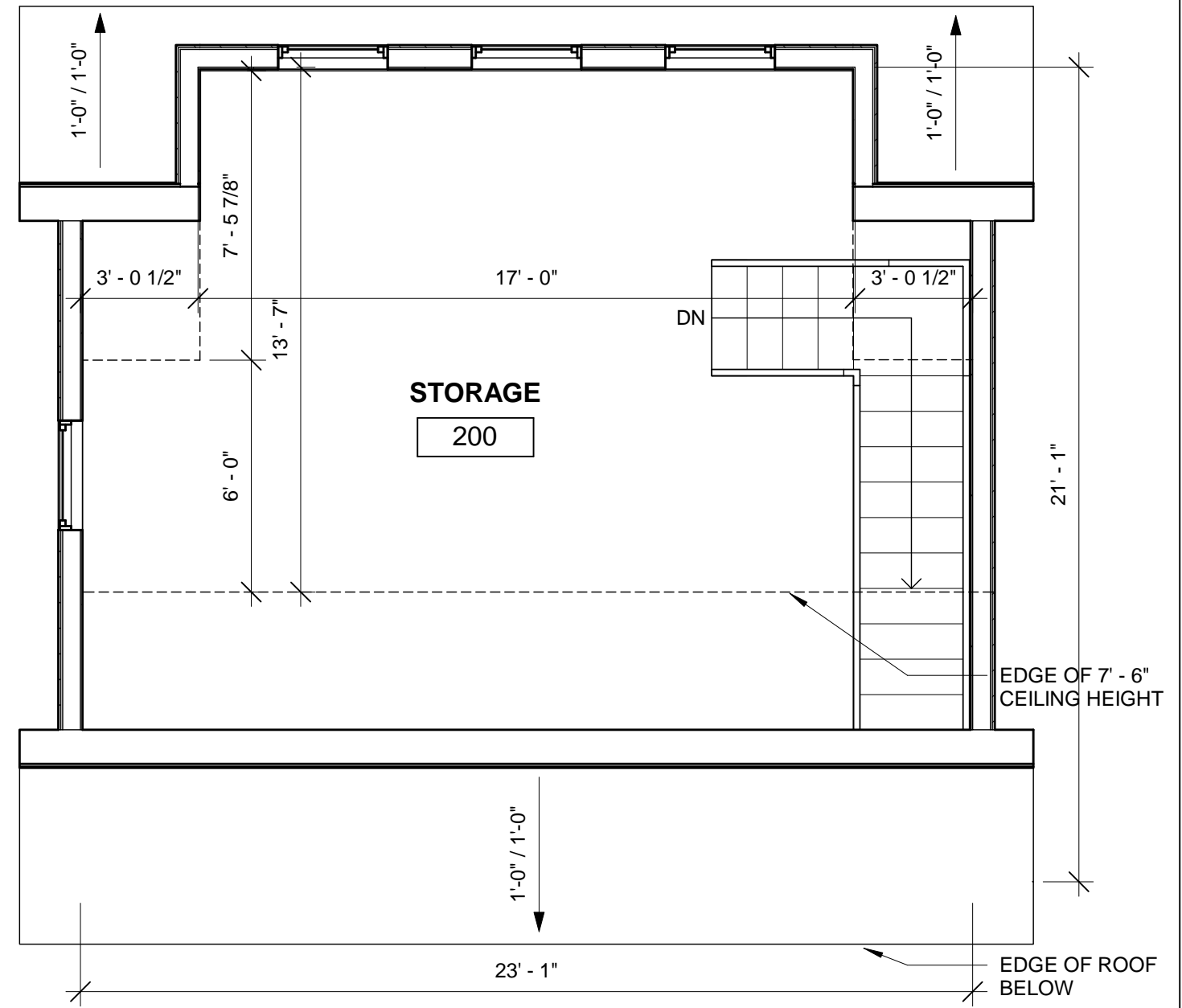
B. The proposed use is a reasonable one.

Literal setback requirements would position a new garage structure nearly central in the back yard and result in an unusable remaining area. Rebuilding the garage as proposed would both make it a modern functional structure that would be substantially the same as the existing structure. No neighbors would be further burdened by new structure. Directly abutting neighbors have provided supporting signed statements.

Alternatively, unnecessary hardship means that, owing in special conditions of the property, that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance of the ordinance.



1 Level 1
1/4" = 1'-0"



2 Level 2
1/4" = 1'-0"