

Our home is located at 80 Sapphire Street in Portsmouth NH. We currently have 3 small bedrooms and one full bath. We have 3 children and one dog. We are seeking a variance today for an expansion of a non conforming structure. Our house is currently 1,356 sq. ft. We are seeking to add 3 bedrooms, one full bathroom, and a common area on a second floor addition.

One of the 3 current bedrooms would turn into a staircase, and one of the other bedrooms would turn into a master bath. The current full bath would turn into a ½ bath. Our lot size is 10,018 sq. ft. The land use is a corner unit and residential only.

The setbacks are not changing. The current setbacks from the front to the road are 40 feet. The left side where the driveway is is 35 feet. The back of the house to the fence is 34 feet and the right side to the fence is 12 feet.

Our proposed builder is Brendan King, 603-833-1191. He will be doing the roof removal, framing, new roof and shell. Brian Spechuilli, owner, will be completing the insulation, dry wall, windows, siding, finish wood, and will be working alongside a plumber and electrician not yet hired. Brian by trade owns his own handyman/construction business. The architect is Walter Rous 603-397-7690 and plans are provided.

The building footprint isn't going to be changed, what we are proposing is to add 28x42' on top of existing footprint. Building a second floor should not be contrary to the public as many homes in our neighborhood are already two stories. Financancing is already approved and the builder is set up to begin once approved. Our home will only blend in more and raise the value of our neighborhood. There are no changes to parking spaces being made.

10.233.21 The variance will not be contrary to the public interest;

The variance to build up on the existing structure will not be contrary to the public interest. It will not interfere with any other home owner or our neighborhood. We are not expanding the footprint of the home.

10.233.22 The spirit of the Ordinance will be observed;

The light and air of our home or other existing neighbors will not be affected by granting the variance. We are building straight up on the existing footprint and are seeking a variance because our house is non conforming to the lot.

10.233.23 Substantial justice will be done;

Granting this variance to us would not outweigh the hardship to others in the neighborhood. Denying us this variance would not outweigh the benefit to others. Increasing the value of our home will only increase the value of our neighbors and the neighborhood.

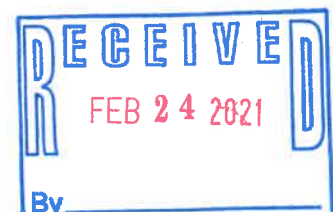
10.233.24 The values of surrounding properties will not be diminished;

The value of our home and our neighbors would increase if this variance is approved. We are adding another bedroom and 1 1/32 baths to this addition. It will only make our home and neighborhood more attractive to buy in.

10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

The hardship we are facing is that our home was placed on a non conforming lot. We are 5 feet from the neighbors property line and anything we would like to do to this home causes us to seek a variance. This is a corner lot which is unique. The home is currently non conforming in the setbacks but we will only be building straight up so this should be a very reasonable variance to seek and approve.

Thank you for your consideration.
Brian and Briana Spechuilli



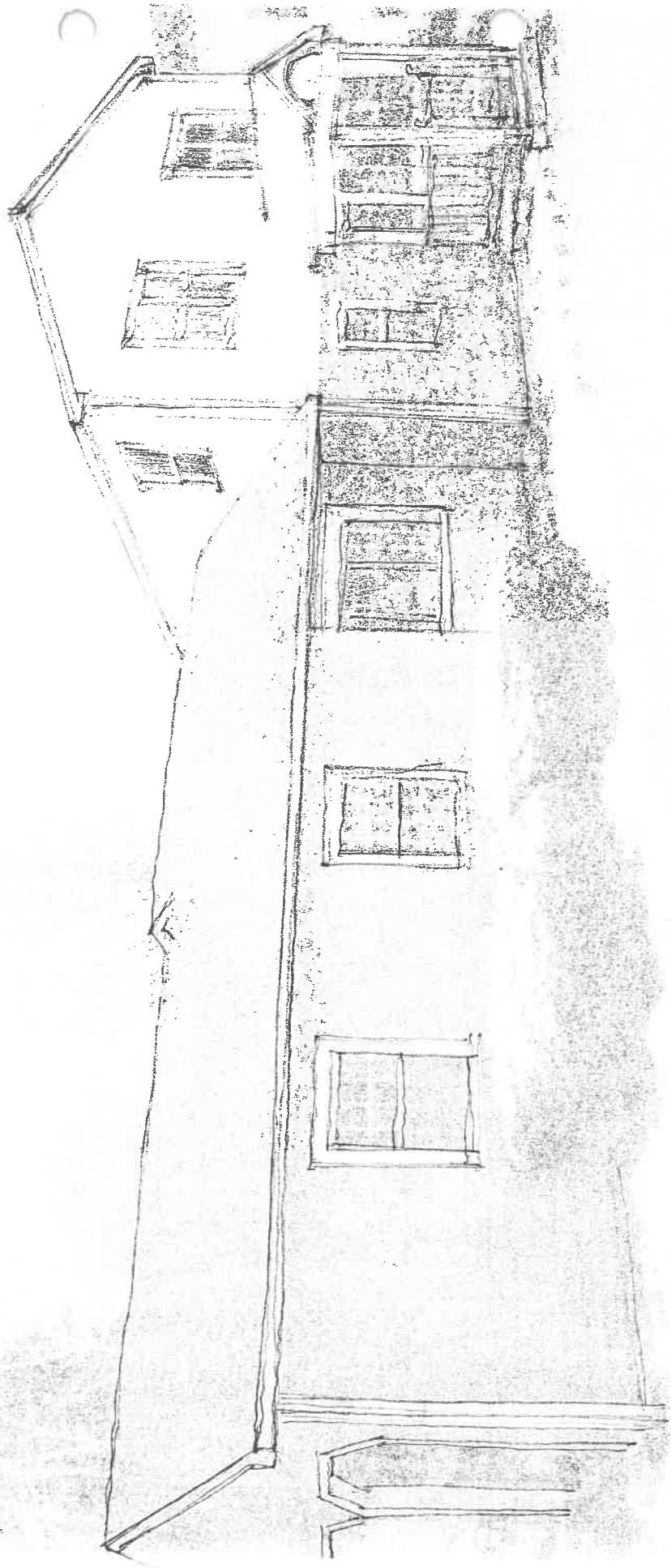


80 Sapphire St.

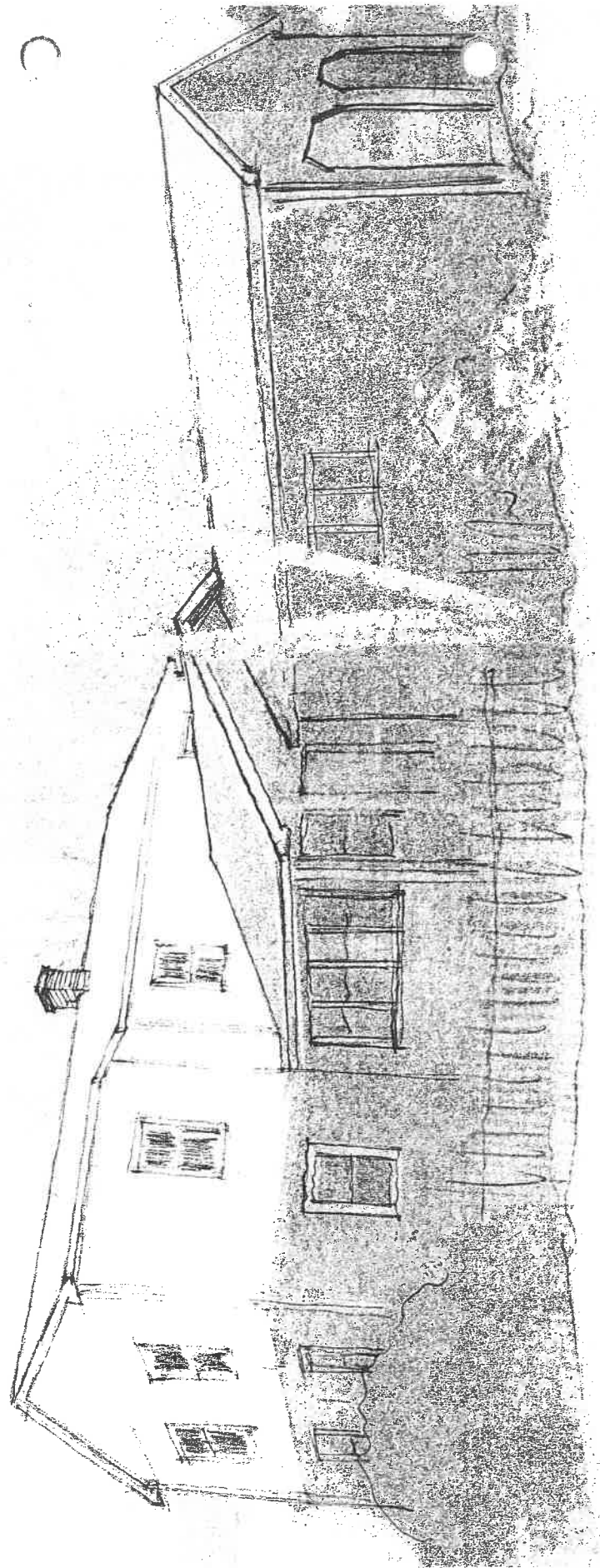
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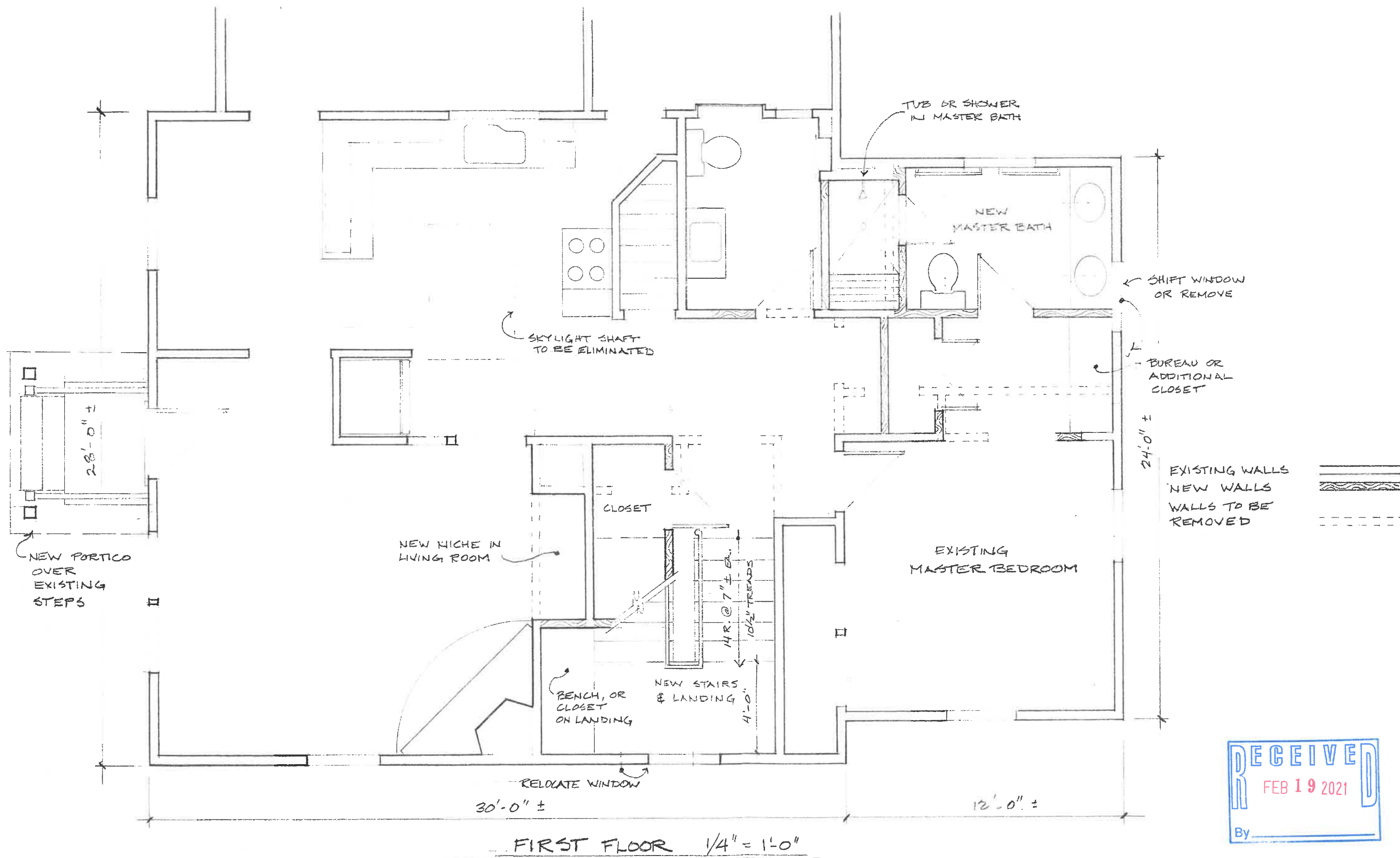


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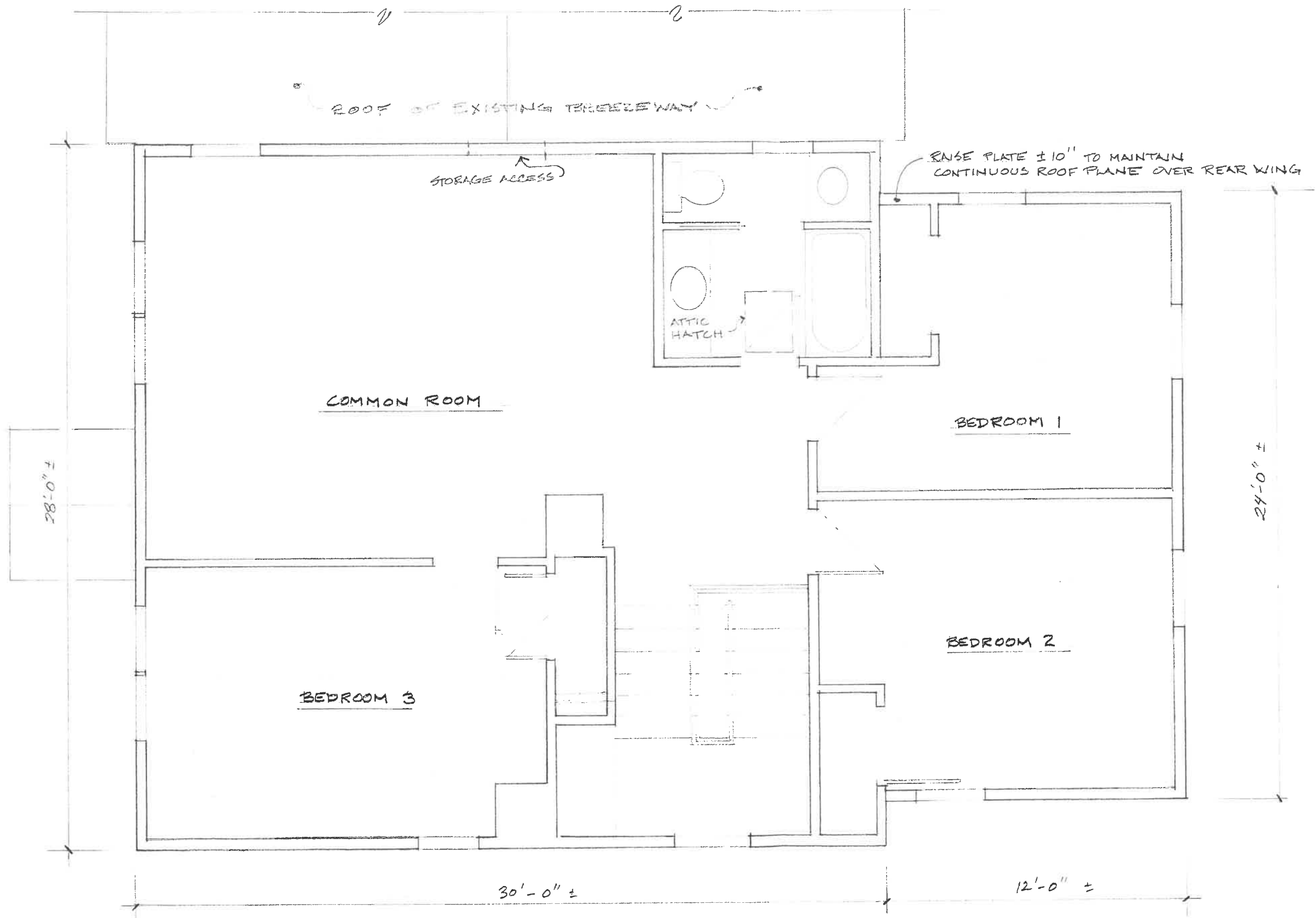




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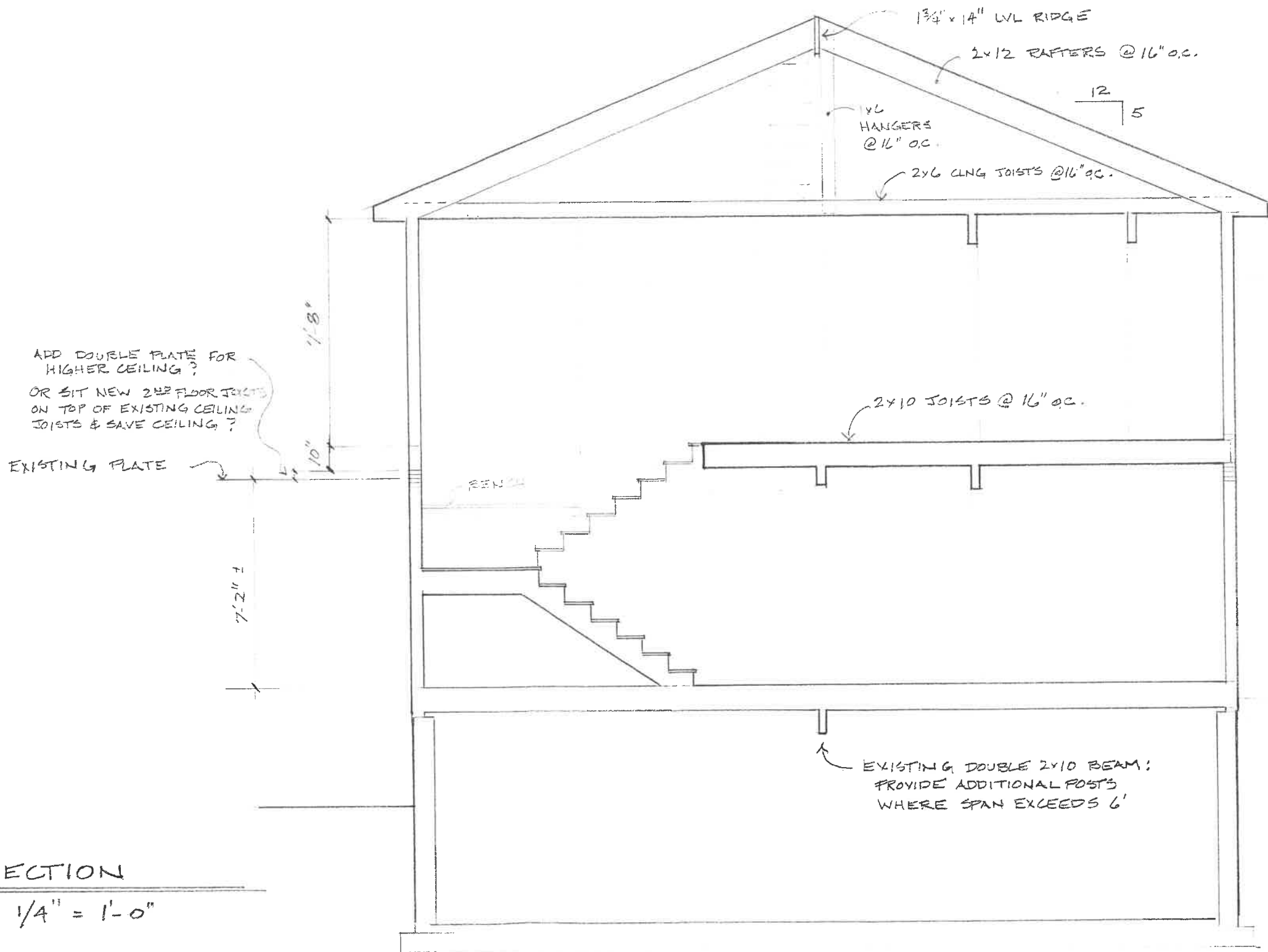
BRIANA & BRIAN SPECHUILLI ~ ADDITION
 80 SAPPHIRE STREET · PORTSMOUTH, NH
 WALTER ROUS, DESIGNER · 50 ADAMS POINT ROAD · DURHAM, NH · 868-7030

2/11/21



SECOND FLOOR 1/4" = 1'-0"

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 80 SAPPHIRE STREET - PORTSMOUTH, NH



ADD DOUBLE PLATE FOR HIGHER CEILING?
 OR SIT NEW 2ND FLOOR JOISTS ON TOP OF EXISTING CEILING JOISTS & SAVE CEILING?

EXISTING PLATE

EXISTING DOUBLE 2x10 BEAM:
 PROVIDE ADDITIONAL POSTS WHERE SPAN EXCEEDS 6'

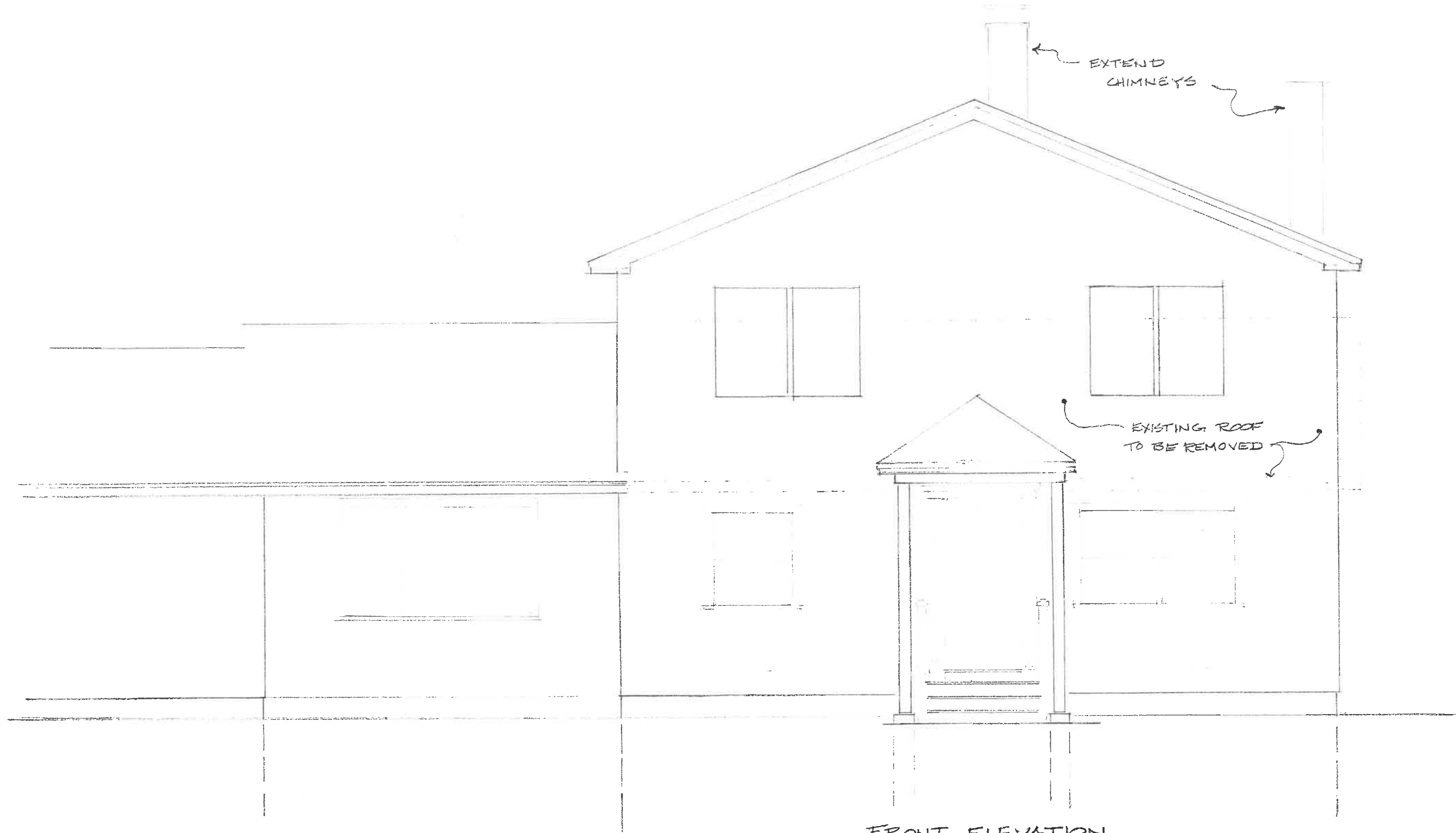
SECTION
 1/4" = 1'-0"

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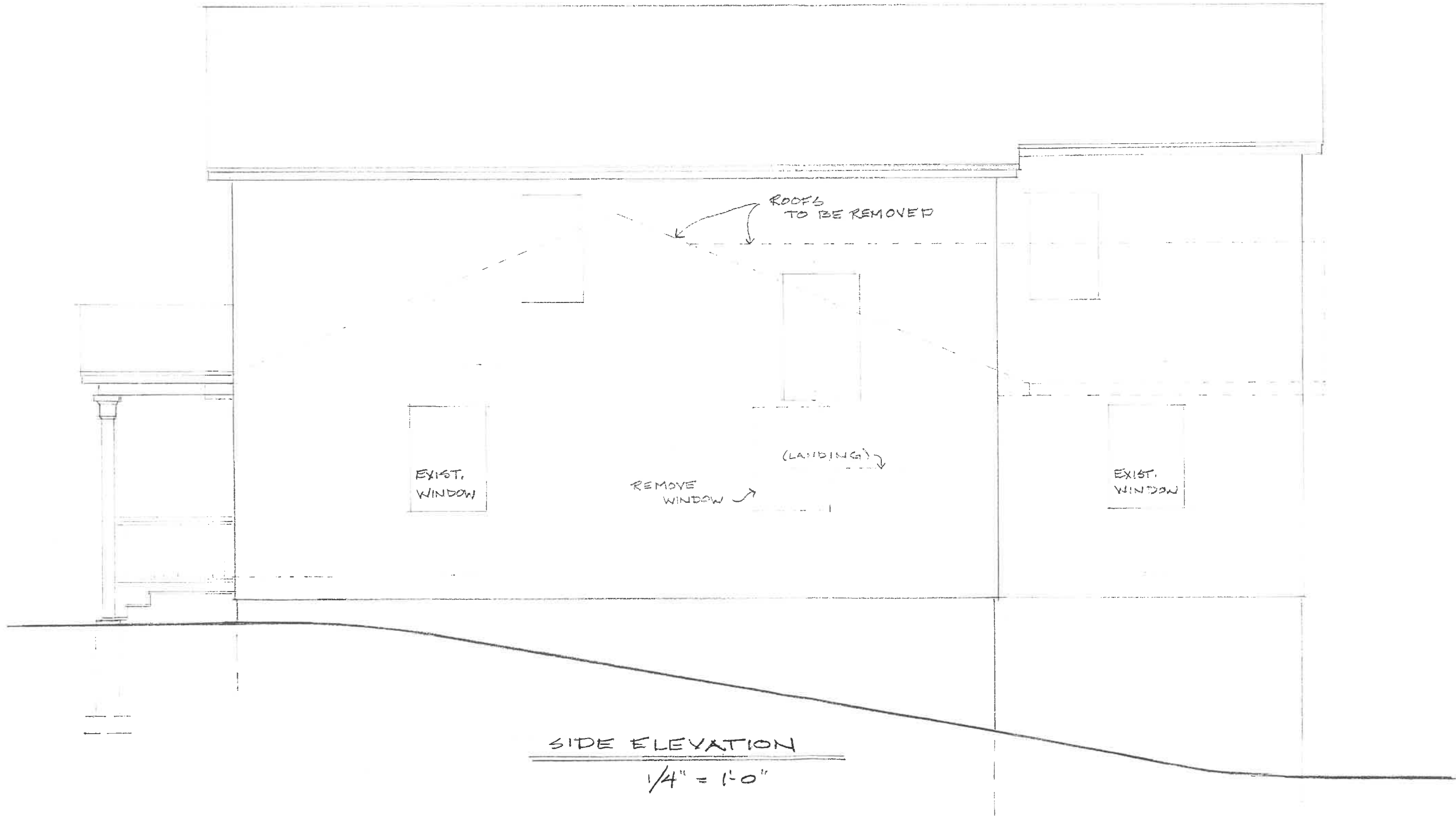
3
 3/11/14



FRONT ELEVATION

1/4" = 1'-0"

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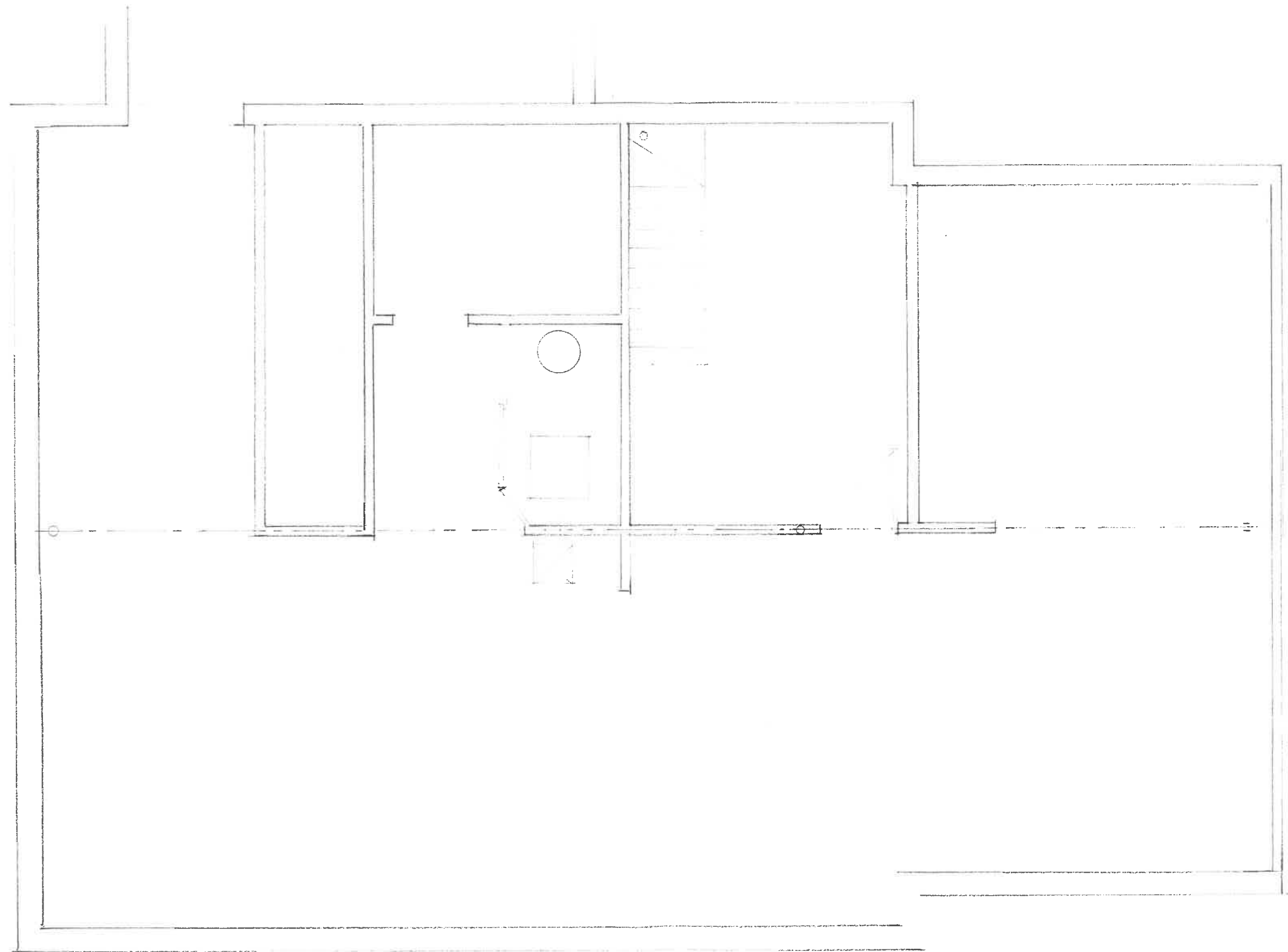
SIDE ELEVATION

1/4" = 1'-0"

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EXISTING FOUNDATION

1/4" = 1'-0"