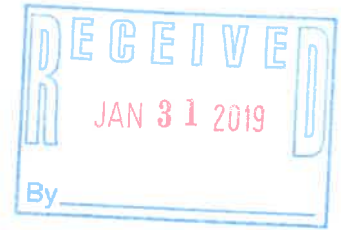


Date: 1/28/19

Profile Homes NH  
371A Islington St  
Portsmouth, NH 03801  
603-294-4223



Portsmouth Planning Department

~~RE: 8 Notia Ln~~ *the Sherburne*

Dear members of the Zoning Board of Adjustment:

Attached is the application for zoning relief for lot coverage for the property located at 196 Sherburne Ave, Portsmouth, NH. A single family residence.

The home was recently purchased by Stacie Yonkin and Erik Moyer, long time Portsmouth residents that live in the neighborhood currently. The home was purchased by the with the hopes of rehabilitating it as it stood but inspection of the property has created a final evaluation that the property be demolished and a new structure raised in it's place.

**Requested Relief:**

To accommodate the needs of the homeowners, having requested that our firm, apply to this board to request a variance relief lot coverage where coverage is not to exceed 30% and at which to a new building being constructed would achive exceeding this coverage standard by a total of 32.1%.

In the following Paragraphs I will outline the information to the board about why we feel as though the variance relief would be justified in this case.

- 1- The Specific site is appropriate for variance relief and Granting of the Variance Relief will not be contrary to the public interest or the spirit of the ordinance under the following:

It is our feeling that since the plan is to accommodate the new structure within the majority footprint of the existing location, without interfering or exceeding any setbacks in any location is not contrary. The benefits of replacing the structure with one built to code protects the health, welfare and improvement far outweighs any concerns of public interest, as we see it.

Approval of this will not in fact create a standard which has not already been set in this area of the city.

To not grant a variance relief in this case will result in exceeded cost to the client to rehab the building where it stands which is unsuitable for a standard family size home.

The loss to the Yonkin/Moyer family not being able to construct the home they desire on this property to accommodate their goal is not offset by any gain to the interest of the public.

Additionally, to maintain the character found in other residences in this part of the town.

- 2- By granting the Variance, substantial Justice will be done because:

Approval of this will not in fact create a standard which has not already been set in this area of the city primarily in relation to improvements of the existing homes which surround it.

- 4- The Granting of the Variance Relief will not result in diminution in value of the surrounding properties:

The property lies on an undersized lot compared to those that surround it. This rebuild will in fact improve the value of the surrounding properties by having the ability to build something in kind to the other properties located near it. No alternative to what we see as a sensible plan seems to be present to create the size of home the clients desire and fits the norm currently built in this area of the city that is popular to families.

The improvements made to the new plan in the footprint is attractive to help improve the resale value of the surrounding properties without effecting their suggested value by the town. It has been designed to be tasteful matching the home.

Approval for this structure would not harm the value nor will it set a tone at which the city would be establishing or required to follow in future and falls within the spirit of the ordinance, in our opinion.

- 5- Literal Enforcement of the Provision of the ordinance would result in unnecessary hardship:

A hardship of inadequate square footage to the property and to the existing home has created the need to seek variance approval. Currently the home only fits 2 bedrooms inside this footprint. An addition to the structure done at some previous time has began

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JAN 31 2019

BY: \_\_\_\_\_

to fail and pull away from the home. The home has fallen into disrepair as a result and will need to be torn down. Building a new home that does not drastically exceed the lot coverage that is sensible to this location and intended to house a average size family is appropriate. Not allowing the Family to construct this home as a result would create an undo hardship to their family's ability to live comfortably in the home.

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SITE PLAN  
96 SHERBURNE AVENUE, PORTSMOUTH, NEW HAMPSHIRE

1/8" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: 2nd floor

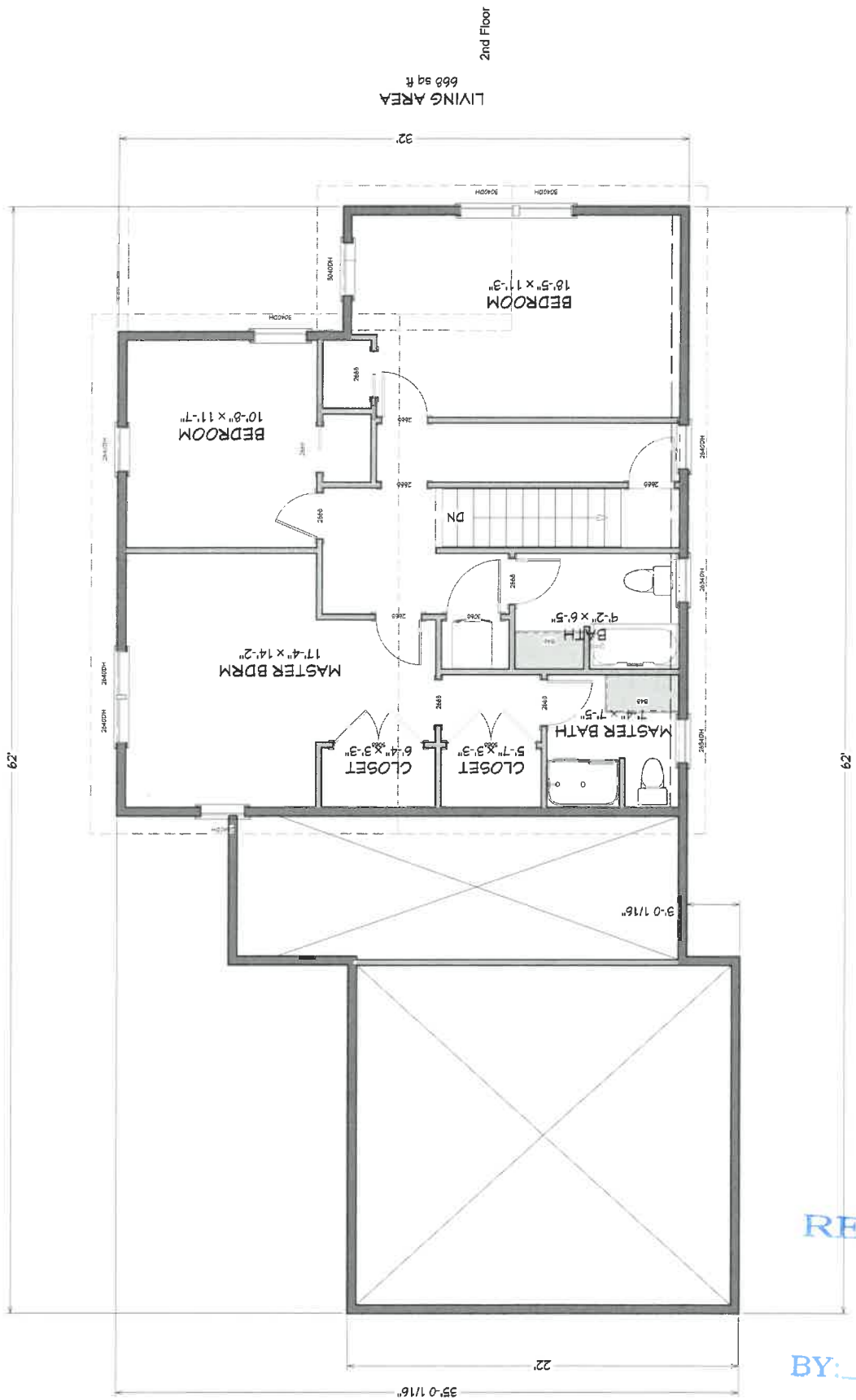
PROJECT DESCRIPTION: 196 Sherburne Ave Portsmouth, NH

DRAWINGS PROVIDED BY: Profile Homes of NH

DATE: 1/30/2019

SCALE: 1/4" = 1'-0"

SHEET: A-1



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BY: \_\_\_\_\_

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

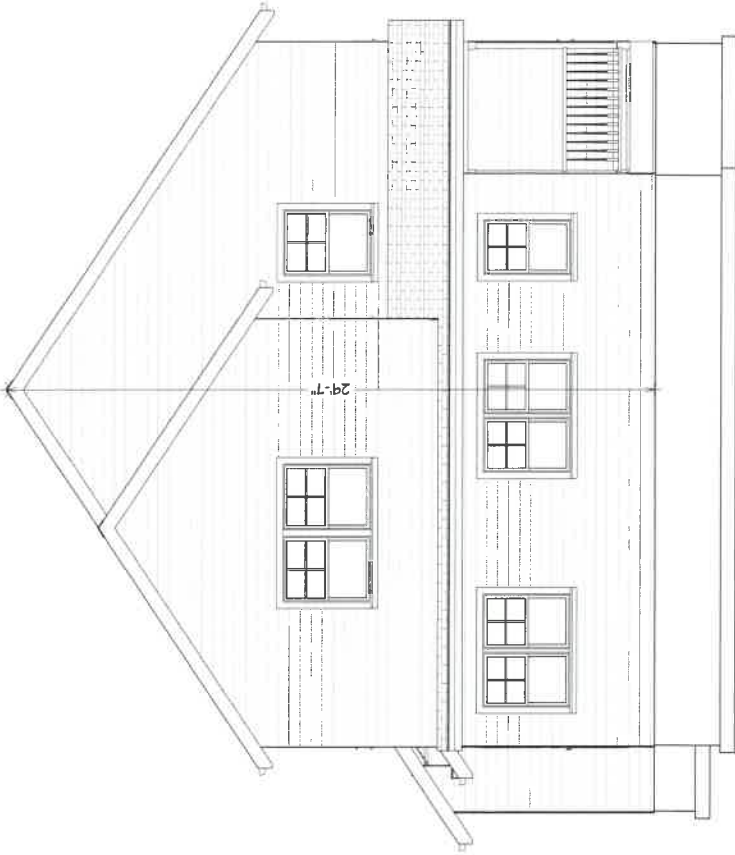
PROJECT DESCRIPTION:  
 196 Sherburne Ave  
 Portsmouth, NH

DRAWINGS PROVIDED BY:  
 Profile Homes of NH

DATE:  
 1/30/2019

SCALE:  
 1/4" = 1'-0"

SHEET:  
**A-1**



Elevation 2

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JAN 31 2019

BY: \_\_\_\_\_

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

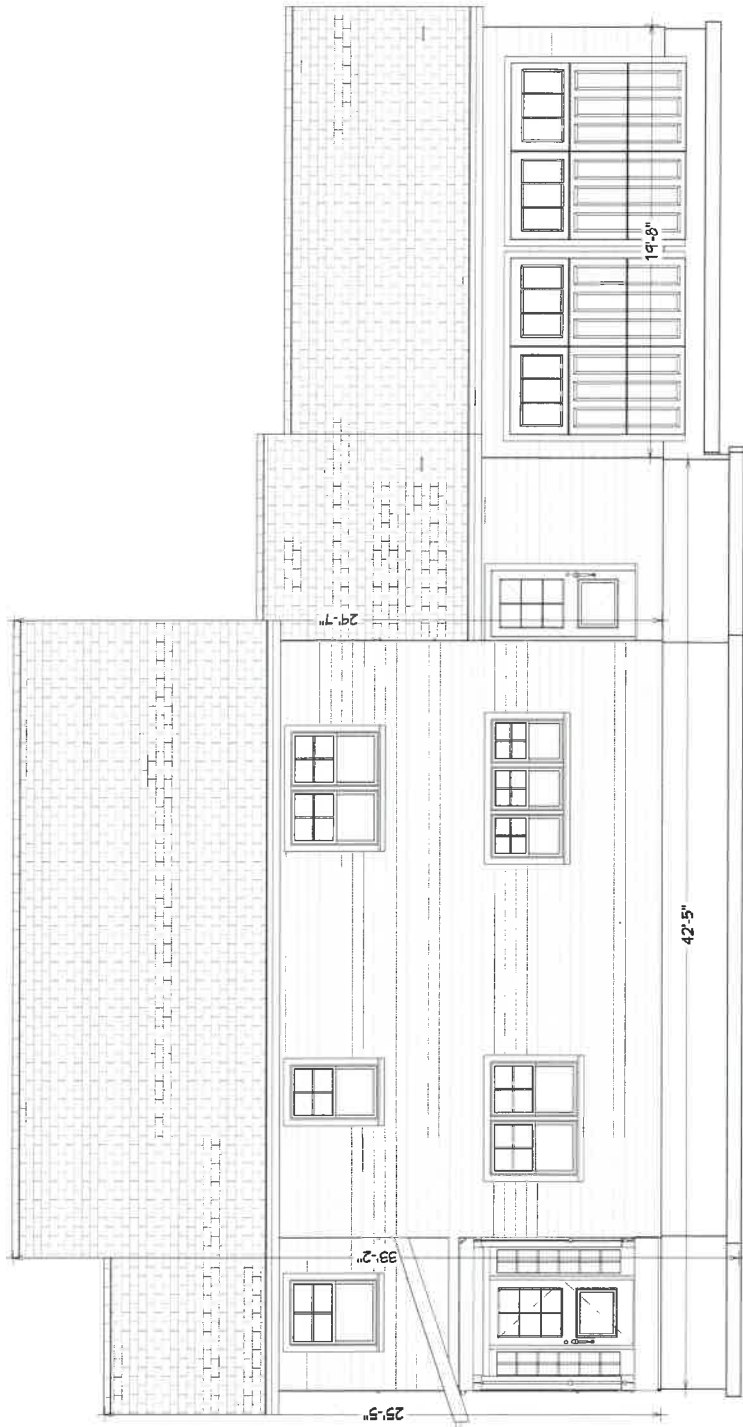
PROJECT DESCRIPTION:  
 196 Sherburne Ave  
 Portsmouth, NH

DRAWINGS PROVIDED BY:  
 Profile Homes of NH

DATE:  
 1/30/2019

SCALE:  
 1/4" = 1'-0"

SHEET:  
**A-1**



North Elevation

Elevation 1

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JAN 31 2019

BY: \_\_\_\_\_

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

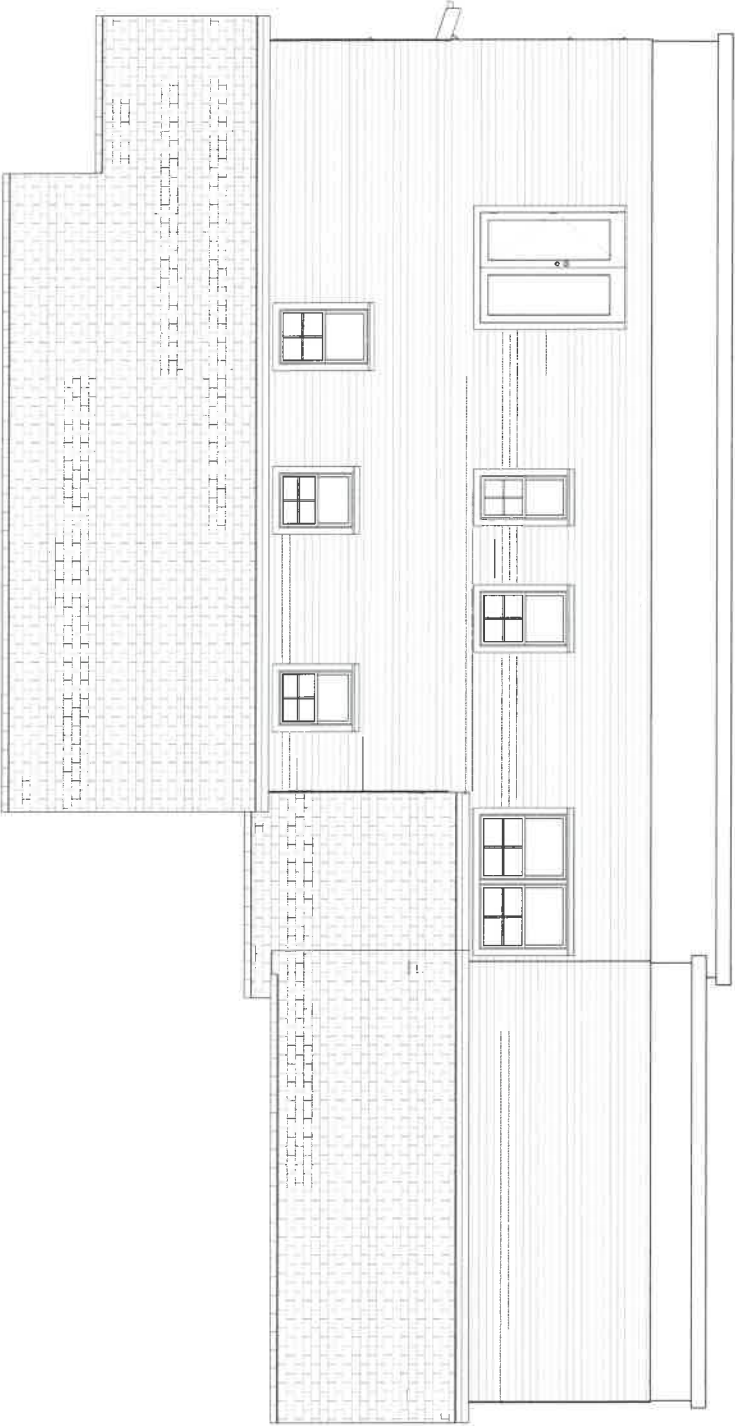
PROJECT DESCRIPTION:  
 196 Sherburne Ave  
 Portsmouth, NH

DRAWINGS PROVIDED BY:  
 Profile Homes of NH

DATE:  
 1/30/2019

SCALE:  
 1/4" = 1'-0"

SHEET:  
 A-1



Elevation 3

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JAN 31 2019

BY: \_\_\_\_\_



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

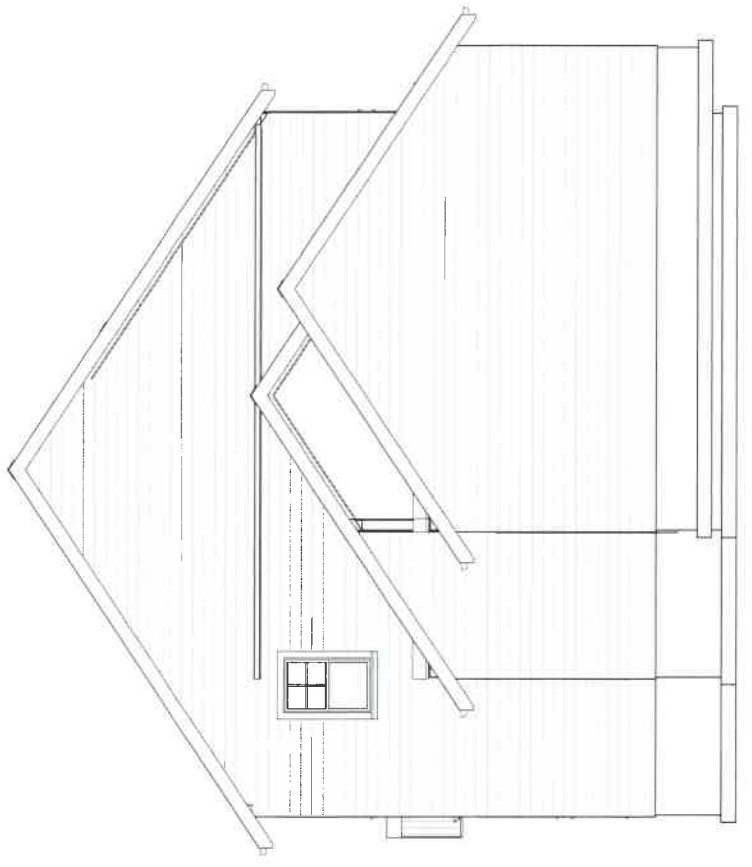
PROJECT DESCRIPTION:  
 196 Sherburne Ave  
 Portsmouth, NH

DRAWINGS PROVIDED BY:  
 Profile Homes of NH

DATE:  
 1/30/2019

SCALE:  
 1/4"=1'

SHEET:  
**A-1**



West Elevation

Elevation 4

**RECEIVED**

JAN 31 2019

BY: \_\_\_\_\_





Date: 1/28/19

**Profile Homes NH**  
**371A Islington St**  
**Portsmouth, NH 03801**  
**603-433-2464**

Portsmouth Planning Department

RE: 196 Sherburne Ave

This letter is to confirm that Matt Silva of Profile Homes of NH has been given the authority to act on our behalf related to zoning applications and any necessary permitting requirements with the City of Portsmouth for our property located at 196 Sherburne Ave.

Thank you,

*Stacie Yonkuri*

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JAN 31 2019

BY: \_\_\_\_\_