

RECEIVED

OCT - 3 2018

CITY OF PORTSMOUTH Zoning Board of Adjustment Application

Department Use Only		Date	BY: _____
Assessor Plan # _____	Lot # _____	Fee	_____
Zone _____	Lot area _____	By	_____

Fill in below by printing in ink or typing / Complete all Blanks or indicate "N/A" if not applicable

Applicant Ryan Baker Owner of Record Ryan Baker / Karen Baker
 Applicant Street Address 137 WILBIRD ST. Owner Street Address same
 Applicant City / State / Zip Portsmouth, NH 03801 Owner City / State / Zip same
 Applicant phone (603) 491-5022 Owner phone () same
 Applicant e-mail RYANBAKER@GMAIL.COM
 Location (street address) of proposed work: 137 WILBIRD ST
 Existing use: SINGLE FAMILY HOME

Undersigned hereby requests:

- ☐ Appeal from an Administrative Decision
See Article 2, Section 10.234.30
- ☐ Special Exception
See Article 2, Section 10.232.20
- ☒ Variance
See Article 2, Section 10.233.20
- ☐ Other _____
See Article 2, Section 10.233.20

Article and Section

Setback (side yard)
Lot coverage 27%

To permit the following:

Seeking to build a single car garage along
the side of our property. The garage would meet
all the requirements except for the side setback,
and lot coverage.

The undersigned alleges that the required conditions exist for granting of this request according to the terms of the Zoning Ordinance as demonstrated in the attached submittals.

Only complete applications will be accepted by the deadline date. A complete application shall consist of: a completely filled out application with original signatures, the application fee, and 12 packets of required plans and any supporting documents or photos. Incomplete applications will not be accepted. Applications received after the deadline will be scheduled for the following month. The owner or his/her representative is required to attend the Public Hearing for the above appeal.

Signature of Owner Ryan Baker Date 10/02/18
 Please PRINT name here RYAN BAKER

Board of Adjustment Application Check-List

Please complete and submit one (1) copy with your completed application.

Property Address 137 WILBIRD ST

Completed By RYAN BAKER

APPLICATION TYPE:

- ☒ Variance or Special Exception for Dimensional Requirements
- ☐ Variance or Special Exception for Use Requirements
- ☐ Other _____

FOR APPLICATIONS REQUESTING **DIMENSIONAL RELIEF**, THE FOLLOWING SUBMISSIONS MUST BE INCLUDED:

- ☒ Site Plan(s) showing existing and proposed conditions including:
 - ☒ Front, side and rear setback / yard dimensions (this is the distance from a structure to the lot line)
 - ☒ Lot dimensions
 - ☒ Abutting street(s) and street names
 - ☒ Driveways / accessways
 - ☒ Dimensions (size and height) of structures
 - ☒ Dimensions and location of parking spaces
 - ☒ Scale of all drawings and plans (the scale is the ratio of the drawing's size relative to the actual size)
- ☒ Labeled photo(s) of existing conditions
- ☒ Building plans and elevations of any proposed structures or additions
- ☒ Interior floor plans for any renovations or expansion to existing structures

FOR APPLICATIONS REQUESTING **LAND USE RELIEF**, THE FOLLOWING SUBMISSIONS MUST BE INCLUDED:

- ☐ Site Plan(s) showing:
 - ☐ Location of the proposed use(s) on the property
 - ☐ Site plan showing location and dimensions of parking spaces
- ☐ Interior floor plans showing the location and layout of the proposed use
- ☐ Labeled photo(s) of existing conditions

ALL APPLICATIONS

- ☒ Complete application checklist (1 original)
 - ☒ Complete and signed Building Permit application (1 original)
 - ☒ filed previously
 - ☒ included with this packet
 - ☐ Complete and signed Board of Adjustment Application Form (1 original, 11 copies)
 - ☐ Property Owner signatures (on front and back of Board of Adjustment application form)
 - ☒ Written statement explaining how the request complies with the requirements of the Zoning Ordinance as provided in Article 2 (see Section 10.234.30 for Administrative Appeals, Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions) (12 copies)
 - ☒ Required plans / exhibits are 8 1/2" x 11" or 11" x 17" in size (12 copies)
 - ☐ Additional information as requested by the Planning Department staff
-
- ☐ Electronic file in Portable Document Format (PDF)
 - ☐ Sent by e-mail
 - ☐ Provided on CD-ROM
 - ☐ Provided on flash drive



Existing
Driveway

12-20-2017

10/3/18

Dear ZBA,

My wife Karen and I recently purchased the property at 137 Wibird Street. Previously we lived at 281 Sagamore where we made some significant improvements during our 9 years there. Over the years we have always put careful thought into our home renovations and this new home on Wibird will be no different.

The reason for this application is to request a variance to construct a ~~10x12~~ garage to be partially attached. To make this possible we are requesting a variance from section 10.521 to allow a 0' left side yard setback where 10' is required to accommodate for this single car garage. Please note that the house next to ours on Wibird is set back 16+ feet from the property line, so there would still be a nice buffer zone between each home. Because of the placement of the new driveway (done by the previous owners) we have very few options for constructing a garage. This is the only legitimate location for a single car garage since there are so many windows on the existing home and the way it is constructed. Since we want to maintain the character of this 1902 dwelling, the garage would be situated so that we don't disturb the rest of the building.

We are hopeful you will grant us this variance based on the limited options that we have. We look forward to discussing this case at the meeting in November. Thank you for your time and consideration.

Sincerely,

Ryan & Karen Baker

Variance Request 137 Wibird Street

We believe this request is justified request based on the following:

1. By building the garage on the property line, no neighbors will be affected, and it is not contrary to public interest. There would be no issues with the safety or welfare of the general public.
2. The spirit of the ordinance is observed in that the proposed garage does not alter the character of the neighborhood. In fact it may only enhance the neighborhood.
3. By granting us this Variance there will be no harm to the general public.
4. As we have done over the years the proposed garage will only increase the property values in the area and will not have a negative impact on the neighborhood. Not being able to put a garage on our property would have a negative impact on our home value.
5. The location of our home and existing driveway (on the lot) give us few options to put a garage on the property and creates hardship for us.

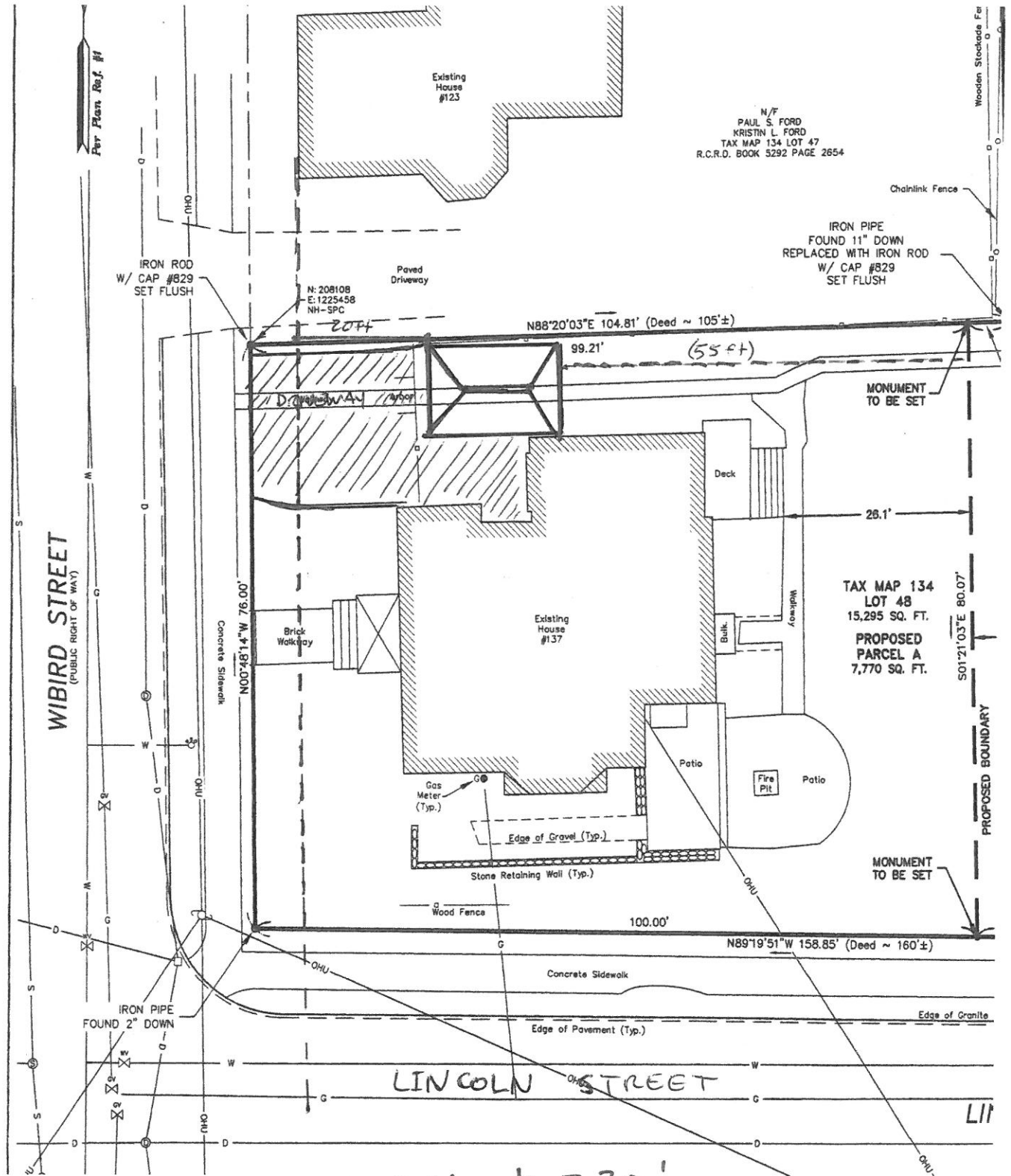
-Our home was built in 1902 with the driveway side having many windows (including stained glass). It would be very challenging to build a garage any closer to the house without taking away from the character of the home.

-In order to stay in conformance with the neighborhood the proposed garage location will fit nicely with the surrounding properties.

-Since our driveway is not very long, we few options for a garage location and need a 0' setback to make this project work.

-With space at a premium in the city this is the only location that makes logical sense without losing the majority of our driveway (which is extremely valuable space).

Because of the special conditions of this lot and the driveway location we feel like the variance is warranted.

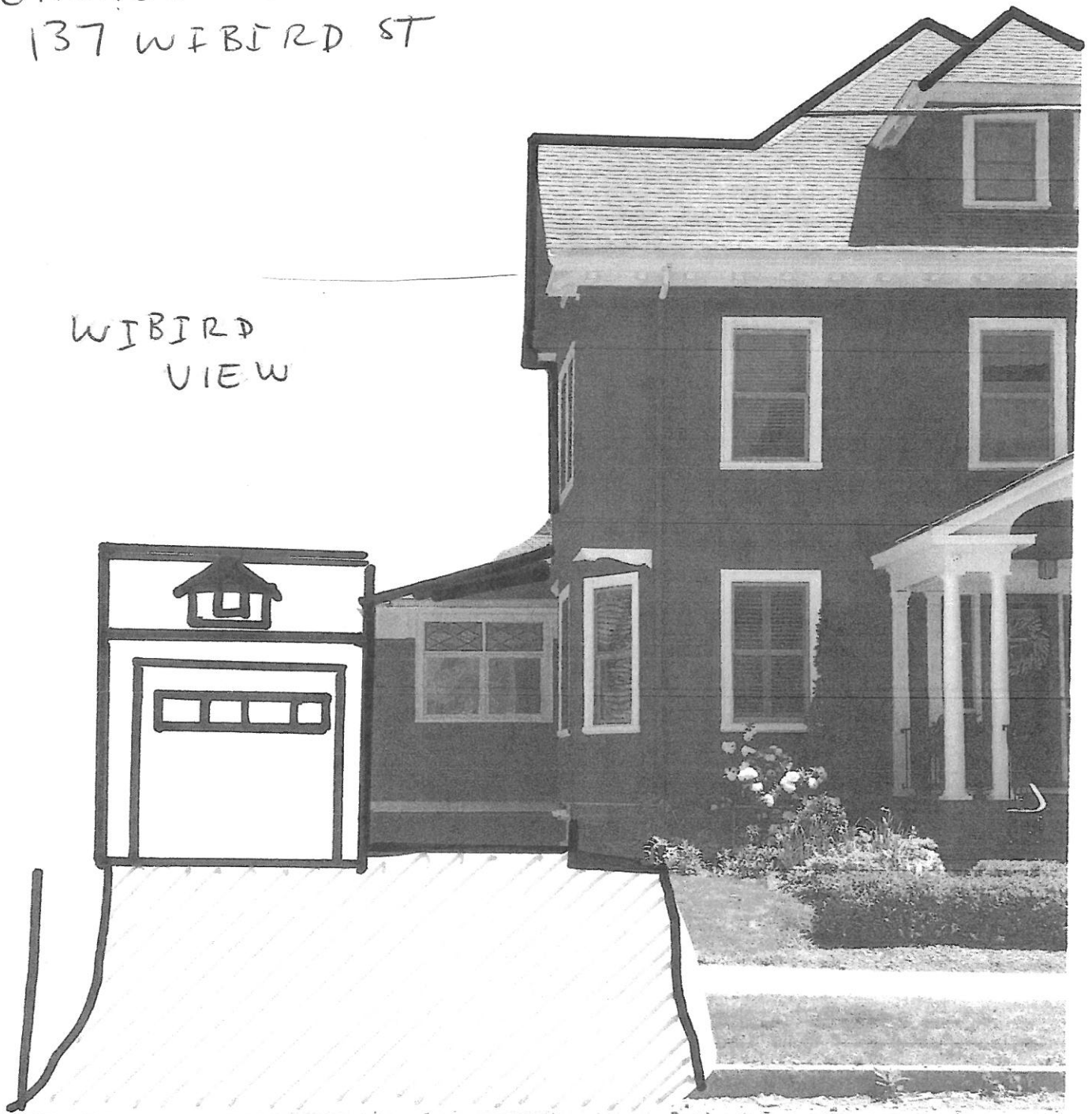


BAKER
137 WIBIRD

Front setback = 20'
Side setback = 0'
Rear setback = 55'

BAKER RESIDENCE
GARAGE ADDITION
137 W BIRD ST

W BIRD
VIEW



20 x 12 ft

Property line

NEW
GARAGE

KITCHEN
(EXISTING)

SUNROOI

KITCHEN

5

DOWN

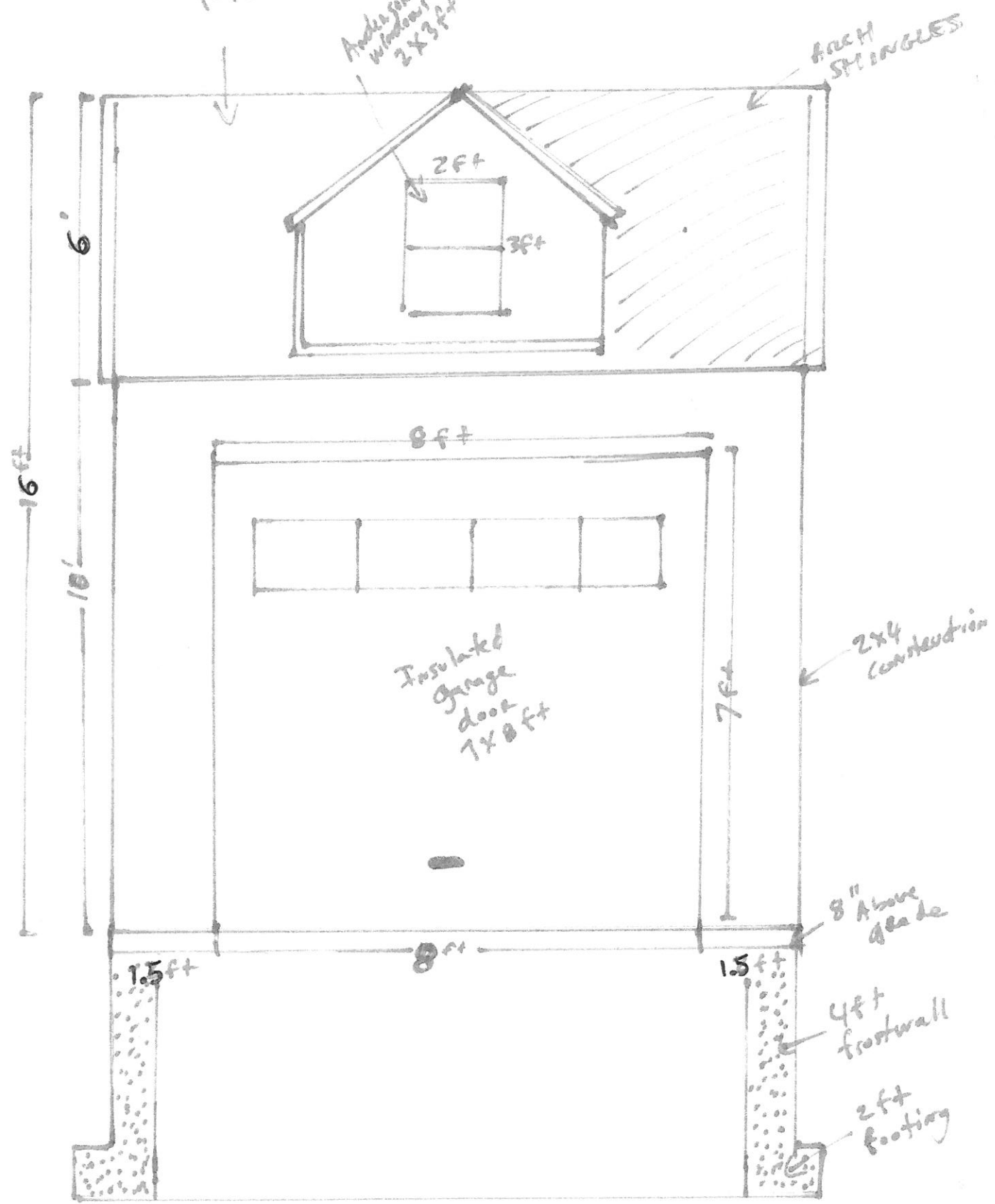
243510

(8'6")

3/4 plywood on exterior walls
 2x4 construction walls
 10" rafters
 concrete walls / no basement

WIRED VIEW

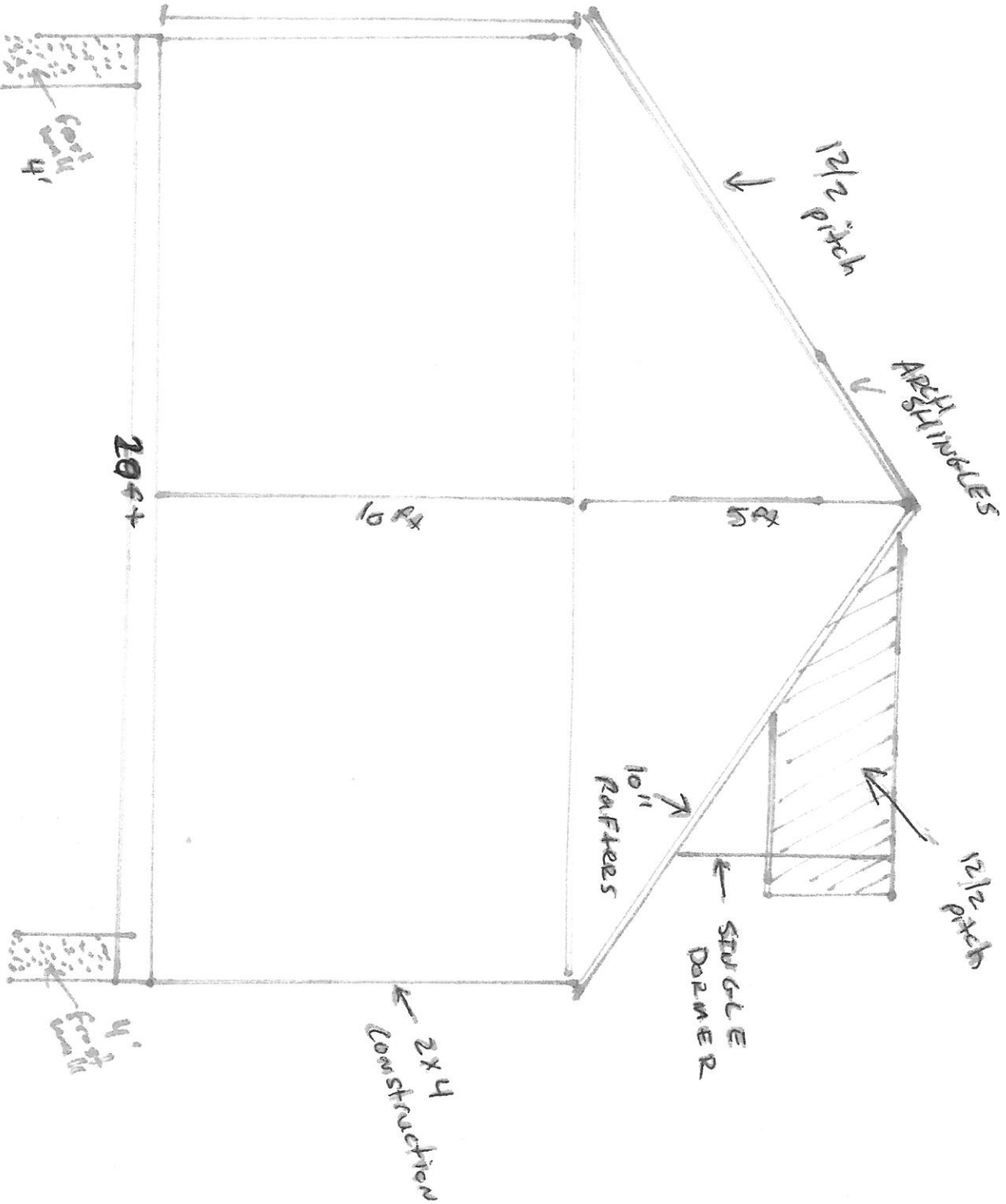
12/2 Pitch



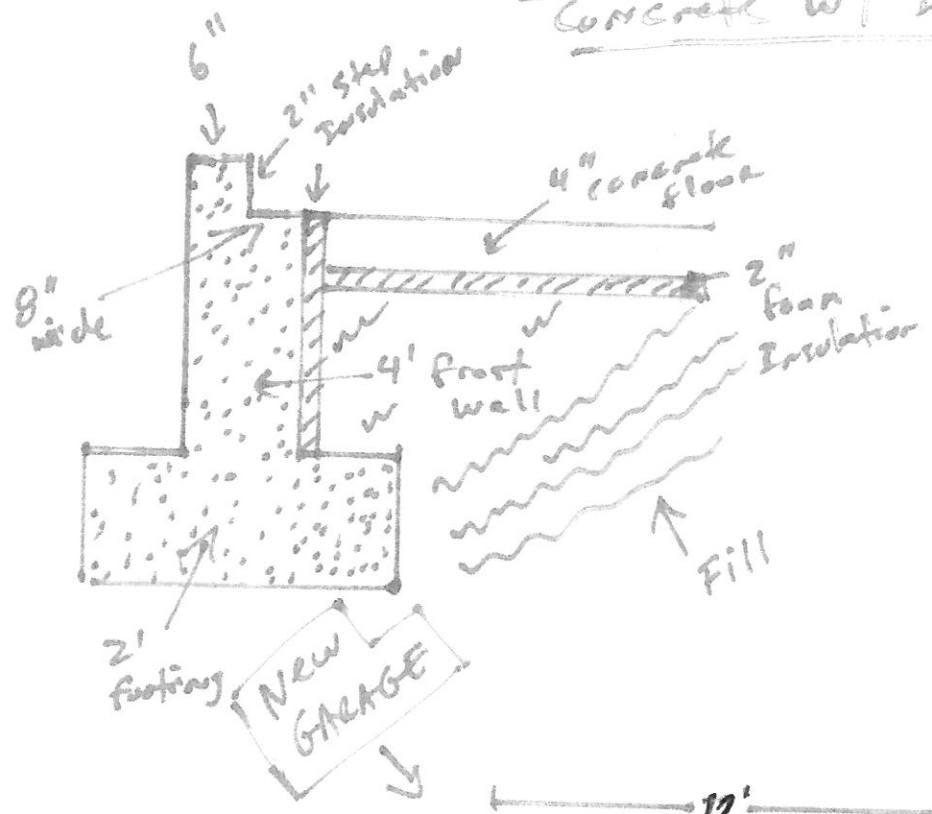
NORTH
SIDE

3/4 plywood sheathing

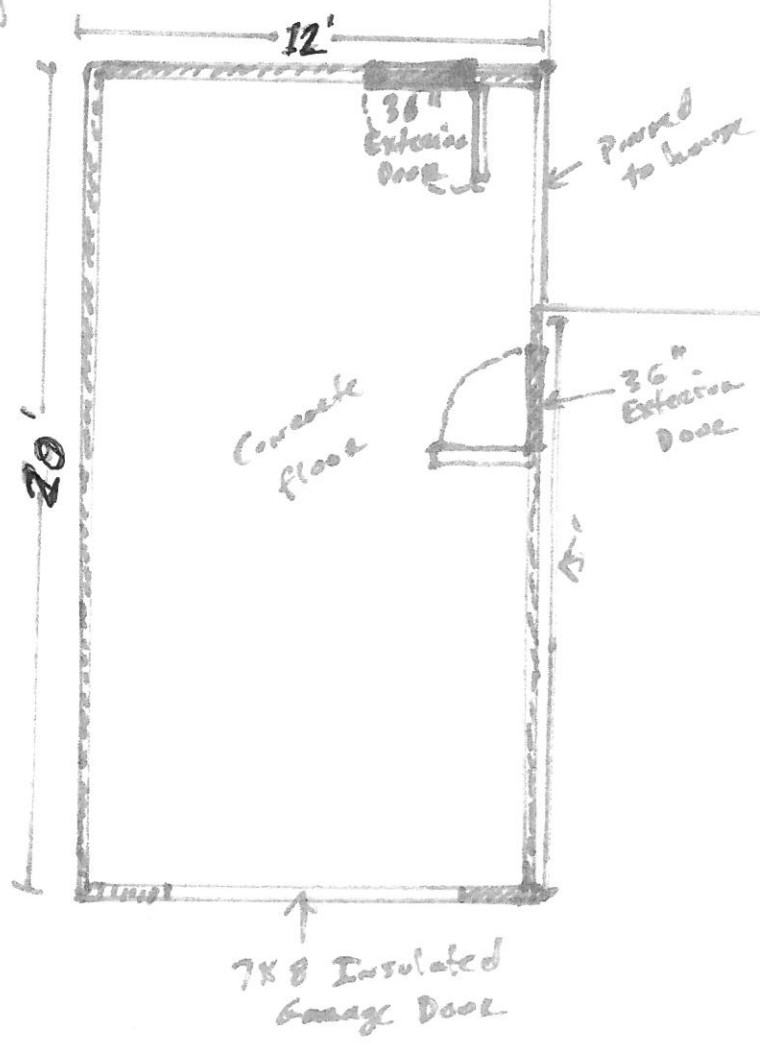
WIBIRD →



FLOOR
Concrete w/ INSULATION



EXISTING
HOUSE



TOTAL SQ
FT = 240