

# HAMPSHIRE DEVELOPMENT CORPORATION

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June 30, 2022

Planning Department & Historic District Commission  
1 Junkins Ave  
Portsmouth, NH 03801

RE: Response to appeal request of May 4, 2022, Public Hearing of 129 State Street

Dear Planning Department,

In regard to the appeal made by Sheafe Street residents, following the 129 State Street Public Hearing on May 4, 2022 we would like to offer the following response.

Firstly, the massing of the expansion on Sheafe Street increases the footprint 70 square feet. The second story hip roof addition is set back from the Sheafe Street façade 11.5 feet having no visual effect on the Sheafe Street corridor and is a minor increase of total building volume (1750 cubic feet).

Survey information on the property is available at the Rockingham Registry of Deeds; Recorded plan D-25176 dated 1996 by James Verra & Associates. The horizontal boundaries and existing conditions of the property were recorded, showing lot lines with critical dimensions. Setbacks for the property per the City of Portsmouth Zoning Ordinance are clearly stated in Article 5A-12 where in the Character District 4, there is a maximum secondary front yard setback of 15' for a through lot, and no minimum. For the project as proposed and approved the setback to Sheafe Street is 3'-9".

In the application package, architectural plans were provided with critical dimensions both in plan and elevation views. Artistic perspectives were provided for the property based on the architectural plans.

The Historic District Commission handled this application appropriately, in particular the decisions for changes to the property. The previous applicant's position on historical and non-historical elements were analyzed thoroughly with the board, in work sessions, site walks, and in the public hearing. The necessity and purpose of these changes were discussed and voted on, understanding that preservation of the historical integrity of the property is of high significance to the applicant.

We look forward to continuing our work with the Planning Department and appreciate your support.

Very respectfully,

Shayne Forsley