

City of Portsmouth
Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH 03801

Property Address: **108 Burkitt Street** (Map 0159 Lot 0030) Zone GRA
Owners: Tamara and Walter Tate
Online Application Submitted on 11/17/24

To the Chairman of the Board of Adjustment:

Please find this letter of intent in support of request for variance at 108 Burkitt Street,
(Map 0159 Lot 0030) Zone GRA.

Project Narrative/Proposed Improvements:

Walter and Tamara are the owners of 108 Burkitt Street in Portsmouth and purchased the home for our family of four. We are looking forward to spending our retirement years in Portsmouth and think it's a great place to reside with our family.

We are looking to expand vertically within the current footprint. The additional space would be on top of the existing winterized, enclosed porch on the first level (located in the rear of the house). The current winterized porch dimensions are 18 feet by 10 feet.

The proposed additional space on the second floor will create a master bedroom on the second floor with a master bath and closet space. Unfortunately, the current master bedroom is located on the third floor in the finished attic and given that we will be there in retirement, we prefer the master bedroom to be on the second floor. Currently the small second floor bedroom is 10 feet x 12 feet and only has a closet that is 18" deep by 5' wide.

The first floor of the winterized porch will be reconstructed into a kitchen that opens to the living and dining areas and will be able to accommodate our family of four. The proposed renovation will make the winterized porch ceiling height match the rest of the first floor height of 8.5 feet.

In order to maximize interior wall and floor space, we are proposing to remove the existing baseboard heaters and mini-split heads. Also, we're proposing to replace the existing mini-split condenser with a central-air condenser in the same exterior location.

We love our new neighborhood, particularly being able to walk into town, and foresee our family setting roots down for many years to come!

Variance Relief:

Our current home is non-conforming (built in 1900), and is built within the 10' minimum side setbacks on the right (West) side of the lot. With the proposed improvements, the new minimum setback would also be within the 10' minimum side setback on the second level. We are applying for variance relief from Section 10.321 and 10.521 of the Zoning Ordinance:

10.321 Expansion of nonconforming structure - to permit the addition of a second story within the pre-existing non-conforming right side setback.

10.521 Right Side Setback - to the extent relief beyond 10.321 is deemed necessary, we request a right side setback relief to allow for the second level addition, within the setback where 10' is required. Currently the winterized porch encroaches 5'7" into the setback. The proposed second floor addition would also encroach 5'7" into the setback.

10.521 Right Side Setback - to the extent relief beyond 10.321 is deemed necessary, we request a right side setback relief to allow for replacing the existing mini-split condenser and pad with a central air condenser and pad in the same location. Currently the mini-split condenser and pad encroaches 9' into the setback. The proposed central air condenser and pad will also encroach 9' into the setback.

Note:

10.521 Building Coverage - to permit the construction of any approximately 180s.f. (footprint) second-story addition on existing CMU foundation where 25% building coverage is allowed. The proposed lot coverage will remain 22.5% which will remain under the 25% threshold. **See exhibit #A3.**

Variance Criteria:

10.233.21 The variance will not be contrary to the public interest: The new 18' x 10' second level addition is intended to stay within the beautiful character of the neighborhood. Many houses on Burkitt and in the surrounding neighborhood have additions to the rear of the house. The proposed improvements will have limited sightlines from the street and will be restricted to two stories high. There is no threat to public health, safety or welfare.

10.233.22 The spirit of the Ordinance will be observed: The GRA district "provides areas for single-family, two family and multifamily dwellings, with appropriate accessory uses, at moderate to high densities (ranging from approximately 5 to 12 dwelling units per acre), together with appropriate accessory uses and limited services." Our property, although nonconforming, will still be within the range set forth by the Ordinance.

Our property, like many in the neighborhood, contains a home which does not comply with all setback requirements. **Exhibit #A3**. Our proposed plan does not increase encroachment into any of the setbacks over existing conditions. Front, rear and left side setbacks are remaining the same, as are the height and open space requirements. As such, granting the requested variances will not conflict with the basic zoning objectives. The proposal allows for an updated, more livable residence consistent with other nearby homes. Thus, granting the variances neither alters the essential character of the locality nor threatens the public health, safety, or welfare.

10.233.23 Substantial justice will be done: The requested relief is reasonable given our current structure and lot lines. The proposal is quite modest, retaining the existing use while improving aesthetics and livability while complying with open space . Access to air and light is maintained, so there is no harm to the public in granting the variance.

If the application were denied, the comfort of our home would be diminished given our family of four. Also, we would be greatly harmed by denial of the variance because we will be unable to create additional living space or reasonably renovate our residence. There would be no gain to the public by denying the requested zoning relief. Substantial justice will be done by granting the variance.

10.233.24 The values of surrounding properties will not be diminished: The proposal adds interior living space and improves aesthetics, while conforming with the architectural character of the surrounding area. The proposed improvements will be visually appealing internally and externally and increase property values. Our neighbors will all benefit from these improvements.

10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship: The current home does not allow enough space for a master bedroom with closet space on the second level. Also the stairs to the current master bedroom located on the third floor are awkward making getting there a careful, somewhat difficult process. The proposed improvements will add much needed usable indoor space and allow a master bedroom that is easier and safer to get to on the second level.

Economically, the proposed improvements of the house are the most cost-effective. We have space to add a master bedroom where our current deck resides , but the costs are not feasible and we would lose outdoor space. We do have available setbacks on the rear of the house where the deck is, but building in that area would also require demolition of the deck and relocation of the bulkhead and basement stairs. Additional foundation work and draining would be necessary to build in the current setbacks leading to a disruption to our living space, and significant expenses out of scope for this project. The cost of the proposed improvements are far more economical than our other options.

Exhibits:

A. Site Layout

A1–Map Geo

A2–Portsmouth Vision Card

A3–Survey by Ross Engineering LLC–Proposed Site Plan

A4–Survey by Ross Engineering LLC-Existing Site Plan

B. Site Photos

B1–Photo #1 of back of house

B2–Photo #2 of back of house

B3–Photo #1 of current mini-split condenser

B4–Photo #2 of current mini-split condenser

C. Proposed Architectural Plans

C1–Architectural drawing #1 of proposed back of the house

C2–Architectural drawing #2 of first floor plan

C3–Architectural drawing #3 of second floor plan

C4–Architectural drawing #4 of third floor plan and foundation plan

C5–Architectural drawing #5 of elevations of the main house

C6–Architectural drawing #6 door and windows schedules

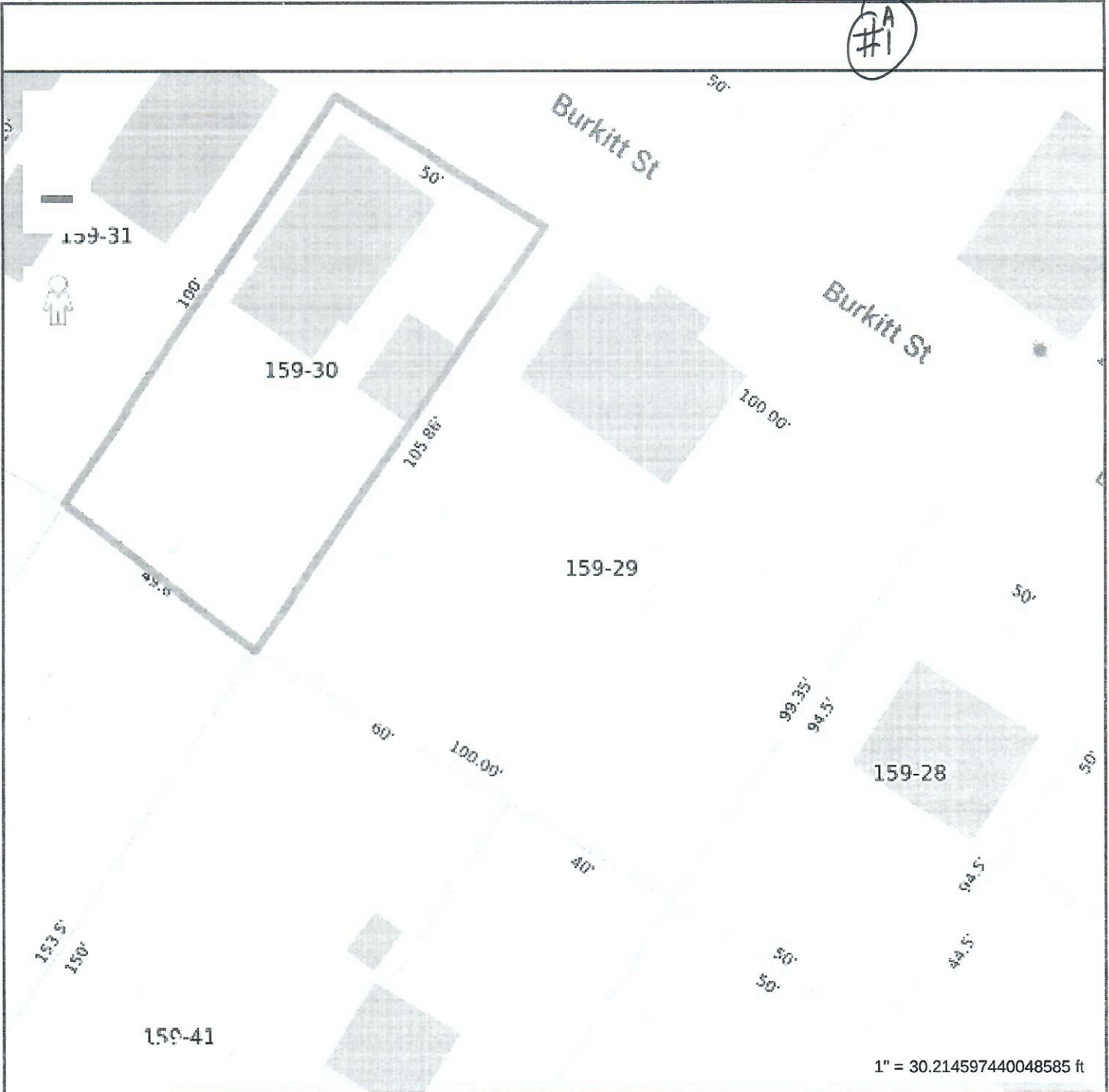
C7–Architectural drawing #7 first floor interior views

C8–Architectural drawing #8 second floor interior views


C9–Architectural drawing #9 first floor cross-section views

C10–4Architectural drawing #10 second floor cross section views

CA #1



Property Information	
Property ID	0159-0030-0000
Location	108 BURKITT ST
Owner	ST JEAN JOEL


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT
 City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.
 Geometry updated 09/26/2024

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Year Built: 1930
 Living Area: 1,543
 Replacement Cost: \$622,447
 Building Percent Good: 89
 Replacement Cost
 Less Depreciation: \$654,000

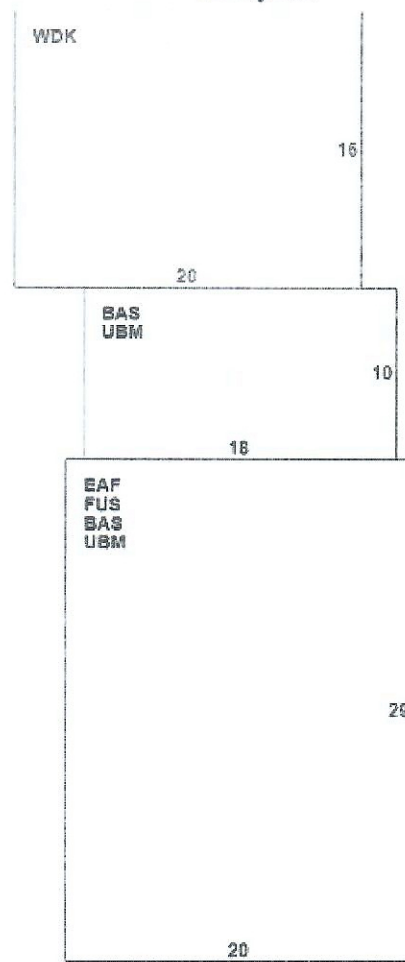
Building Photo

Building Photo

Building Layout

Building Layout

Building Attributes	
Field	Description
Style:	Conventional
Mode:	Residential
Grade:	B
Stories:	2
Occupancy:	1
Exterior Wall 1:	Cement Fiber
Exterior Wall 2:	
Roof Structure:	Gable/Hip
Roof Cover:	Asph F Gls Cmc
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	Plastered
Interior Flr 1:	Hardwood
Interior Flr 2:	Ceram Clay Ti
Heat Fuel:	Oil
Heat Type:	Hot Water
AC Type:	Heat Pump
Total Bedrooms:	3 Bedrooms
Total Baths:	2
Total Half Baths:	1
Total Xtra Fldrs:	2
Total Rooms:	7
Bath Style:	Avg Quality
Kitchen Style:	Above Avg Qual
Kitchen Gr:	
WB Fireplaces:	0
Extra Openngs:	0
Meta Fireplaces:	0
Extra Openngs 2:	0
Basmt Garage:	



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	780	750	
FUS	Upper Story Finished	580	580	
EAF	Attic Expansion	580	203	
UBM	Basement Unfinished	780	0	
WDK	Deck, Width	320	0	

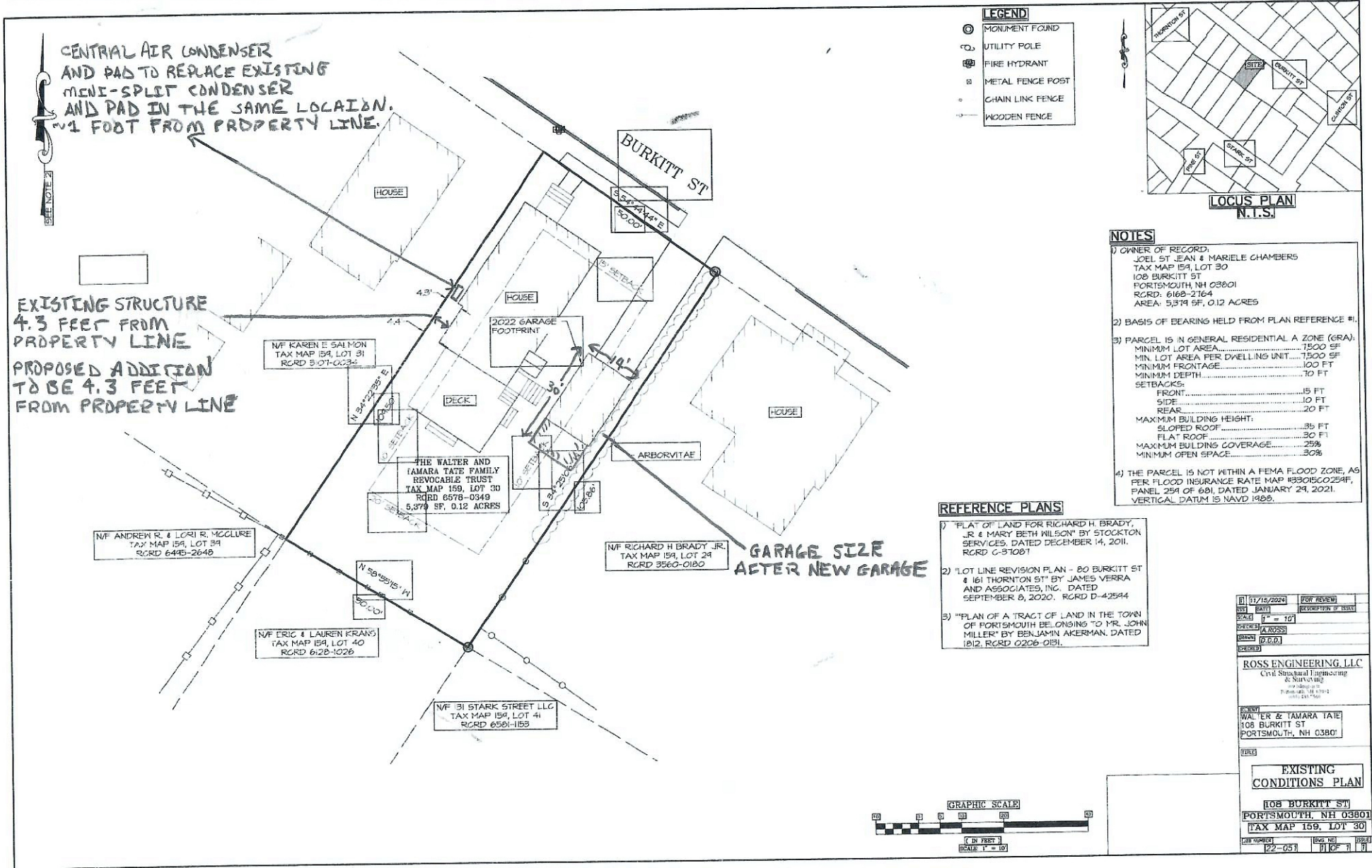
VC FPM

MAIN HOUSE STRUCTURE = 760 SQ. FT.
 GARAGE STRUCTURE (NEW) = 420 SQ. FT.
 FRONT & SIDE DOOR LANDINGS = 31 SQ. FT.
 BUILDING COVERAGE = 1211 SQ. FT.

PROPOSED SITE PLAN

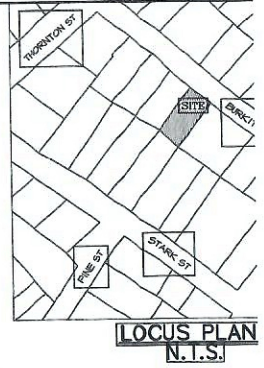
#A3

PROPOSED LOT COVERAGE
 $1211/5379 = 22.5\%$



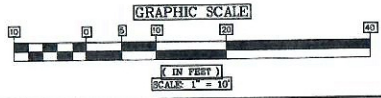
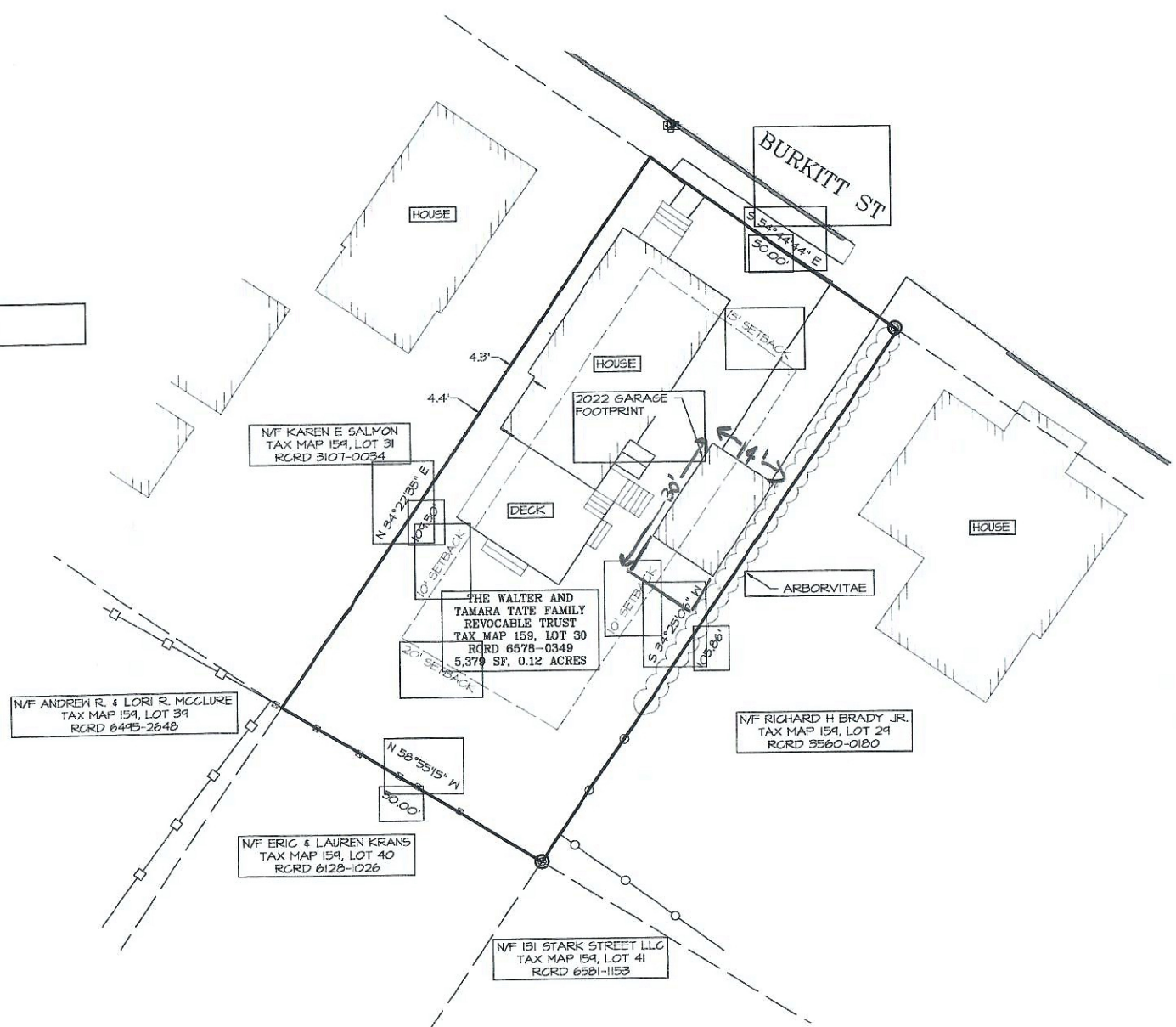
EXISTING SITE PLAN #A4

- LEGEND**
- ⊙ MONUMENT FOUND
 - ⊕ UTILITY POLE
 - ⊕ FIRE HYDRANT
 - ⊕ METAL FENCE POST
 - ⊕ CHAIN LINK FENCE
 - ⊕ WOODEN FENCE



- NOTES**
- OWNER OF RECORD:
JOEL ST JEAN & MARIELE CHAMBERLAIN
TAX MAP 159, LOT 30
108 BURKITT ST
PORTSMOUTH, NH 03801
RCRD: 6168-2164
AREA: 5379 SF, 0.12 ACRES
 - BASIS OF BEARING HELD FROM PLAN I
 - PARCEL IS IN GENERAL RESIDENTIAL A
MINIMUM LOT AREA.....
MIN. LOT AREA PER DWELLING UNIT.....
MINIMUM FRONTAGE.....
MINIMUM DEPTH.....
SETBACKS:
FRONT.....
SIDE.....
REAR.....
MAXIMUM BUILDING HEIGHT:
SLOPED ROOF.....
FLAT ROOF.....
MAXIMUM BUILDING COVERAGE.....
MINIMUM OPEN SPACE.....
 - THE PARCEL IS NOT WITHIN A FEMA FLOOD INSURANCE RATE MAP #3, PANEL 259 OF 681, DATED JANUARY 2, 2012. VERTICAL DATUM IS NAVD 1988.

- REFERENCE PLANS**
- "PLAT OF LAND FOR RICHARD H. BRADY, JR & MARY BETH WILSON" BY STOCKTON SERVICES, DATED DECEMBER 14, 2011. RCRD C-31087
 - "LOT LINE REVISION PLAN - 80 BURKITT ST & 161 THORNTON ST" BY JAMES VERRA AND ASSOCIATES, INC. DATED SEPTEMBER 8, 2020. RCRD D-42594
 - "PLAN OF A TRACT OF LAND IN THE TOWN OF PORTSMOUTH BELONGING TO MR. JOHN MILLER" BY BENJAMIN AKERMAN, DATED 1812. RCRD 0206-0131.



ISS	DATE
SCALE	1" = 10'
DRAWN	A.ROSS
CHECKED	D.J.D.

ROSS ENGIN
Civil/Structure & Site
1011
Portsmouth, NH

CLIENT
WALTER & TAM
108 BURKITT ST
PORTSMOUTH, NH

TITLE

EXISTING CONDITION

108 BURKITT ST PORTSMOUTH TAX MAP

JOB NUMBER
22-051

#B1

Site Photos-Exhibit B-1: Photo #1 Back of House



#B2

Site Photos—Exhibit B-2: Photo #2 Back of House



#B3

Site Photos—Exhibit B-3: Photo #1 Right side of House / Current Mini Split Condenser



#34

Site Photos—Exhibit B-4: Photo #2 Right side of House / Current Mini Split Condenser



#C1

Add/Reno - Tate Residence

108 Burkitt St, Portsmouth NH (10/24/2024)

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This design may not yet have Construction Drawings (as defined in the Terms) and is, therefore, only available as a Design Drawing (as defined in the Terms and together with Construction Drawings, "Drawings"). It is possible that during the conversion of a Design Drawing to a final Construction Drawing, changes may be necessary including, but not limited to, dimensional changes. Please see Plan Data Explained on www.artform.us to understand room sizes, dimensions and other data provided. We are not responsible for typographical errors.

Art Form Architecture ("Art Form") requires that our home designs be built substantially as designed. Art Form will not be obligated by or liable for use of this design with markups as part of any builder agreement. While we attempt to accommodate where possible and reasonable, and where the changes do not detract or degrade our design, any and all changes to Drawings must be approved in writing by Art Form. It is recommended that you have your Drawing updated by Art Form prior to attaching any Drawing to any builder agreement. Art Form shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

Facade Changes:

- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Art Form.
- Increasing ceiling heights usually requires adjustments to window sizes and other exterior elements.
- Floor plan layout and/or Structural Changes:
- Structural changes always require the express written consent of Art Form
- If you wish to move or remove walls or structural elements (such as removal of posts, increases in house size, ceiling height changes, addition of dormers, etc), please do not assume it can be done without other additional changes (even if the builder or lumber yard says you can).

#C2

Add/Reno - Tate Residence

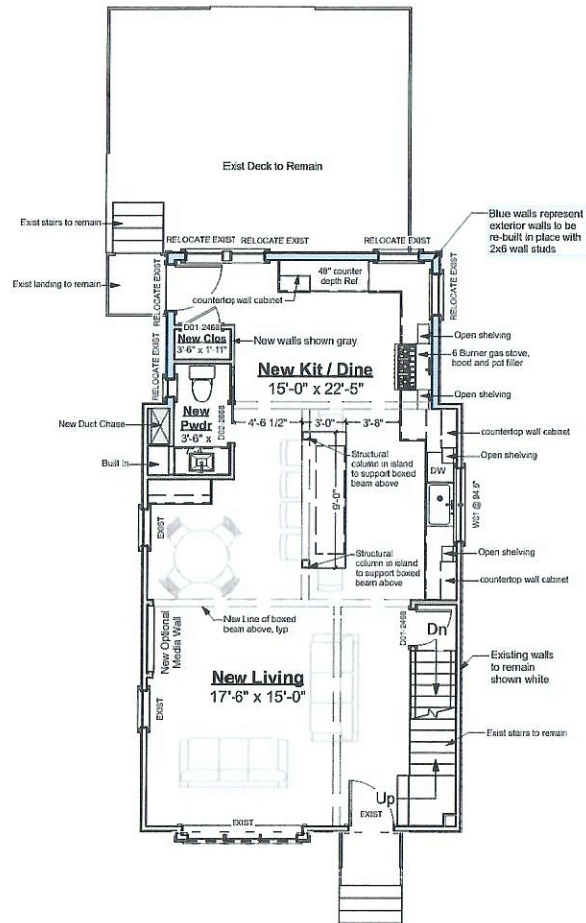
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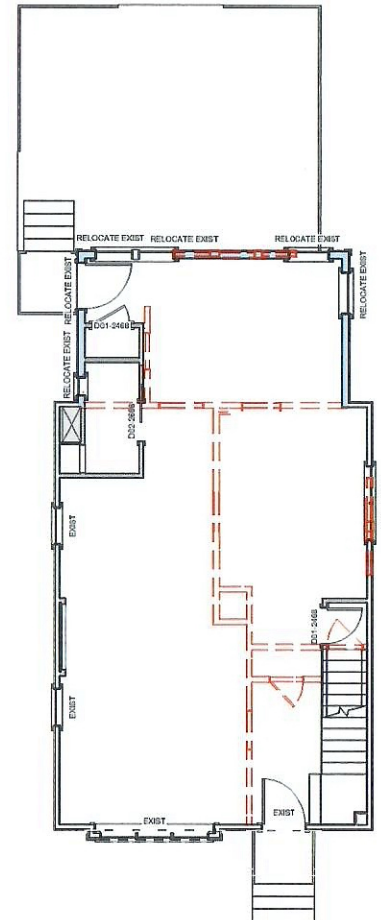
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First Floor Plan - Scale: 1/8" = 1'-0"



First Floor Plan - Scale: 1/8" = 1'-0"
(Removals shown)

#C3

Add/Reno - Tate Residence

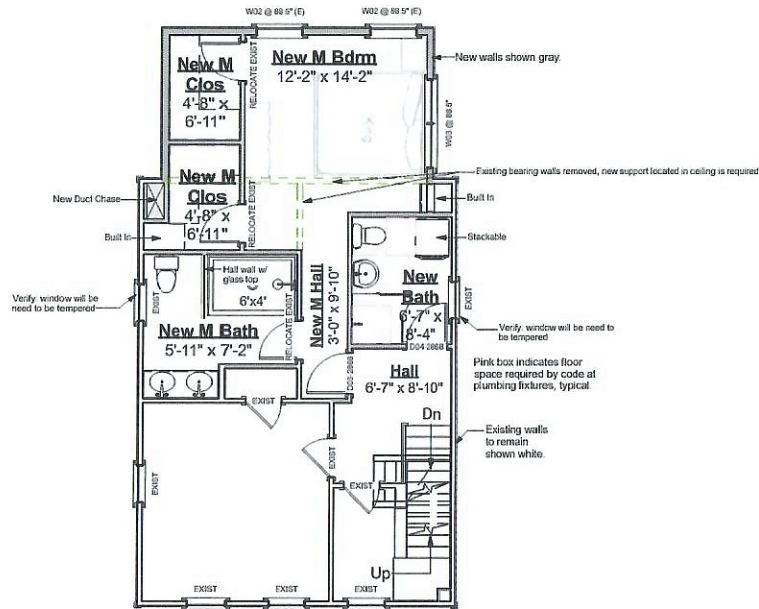
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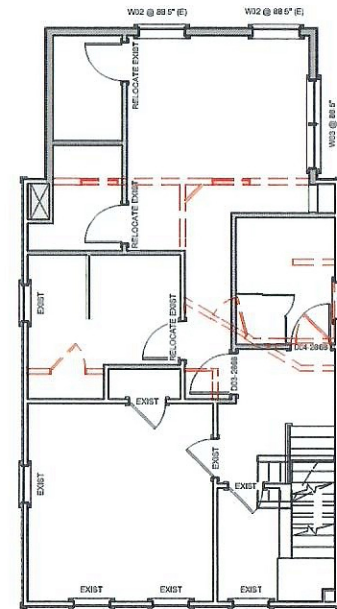
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Second Floor Plan - Scale: 1/8" = 1'-0"



Second Floor Plan - Scale: 1/8" = 1'-0"
(Removals shown)

#C4

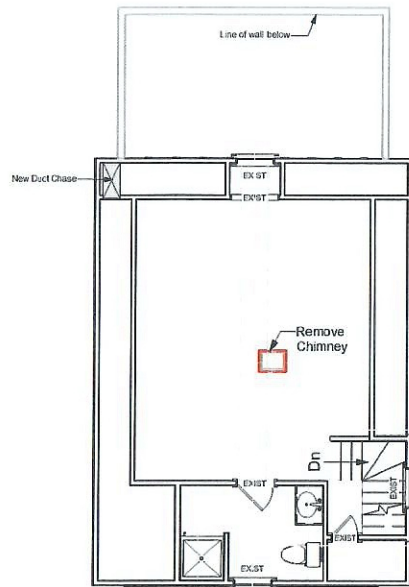
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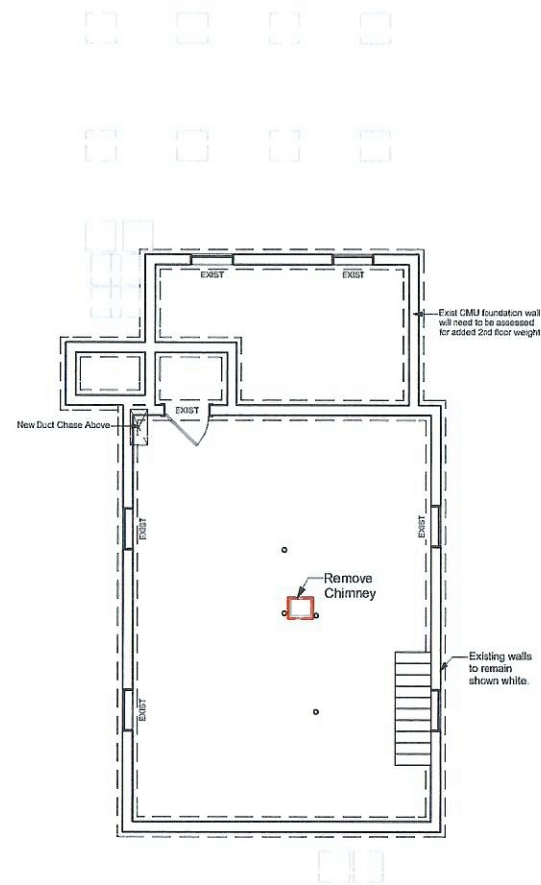
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Third Floor Plan - Scale: 1/8" = 1'-0"



Foundation Plan - Scale: 1/8" = 1'-0"

#C5

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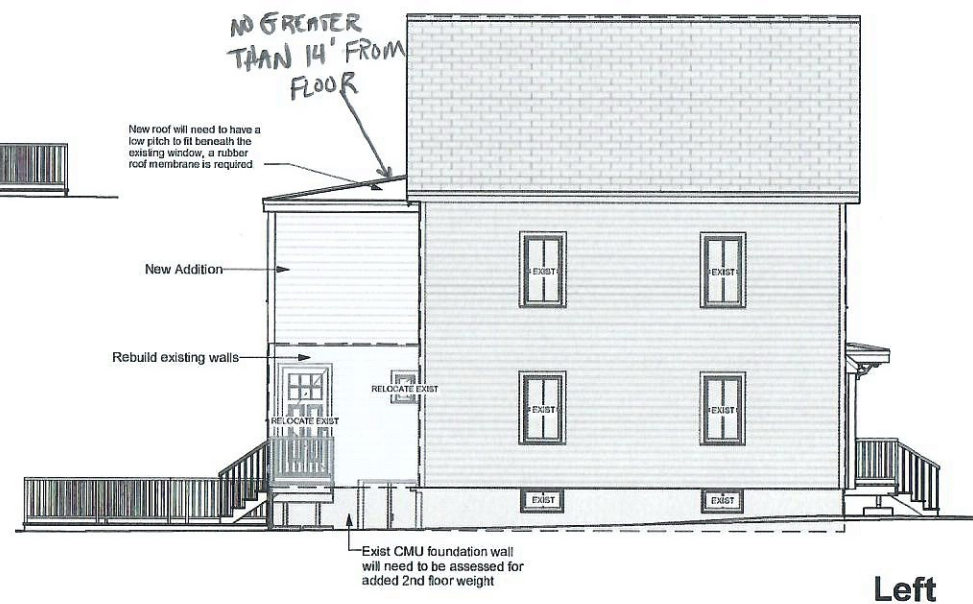
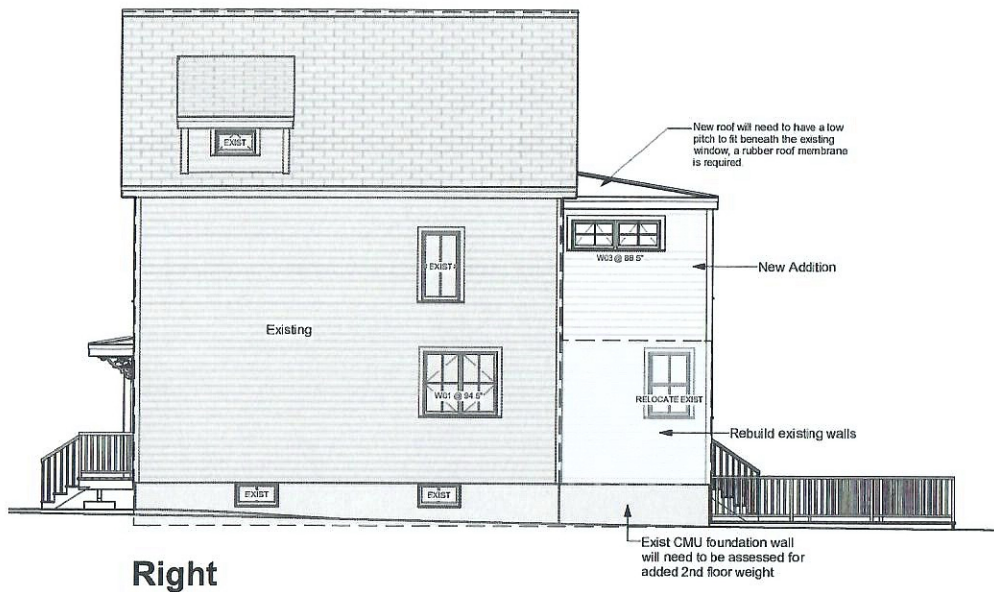
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Elevations - Main House - Scale: 1/8" = 1'-0"

#C6

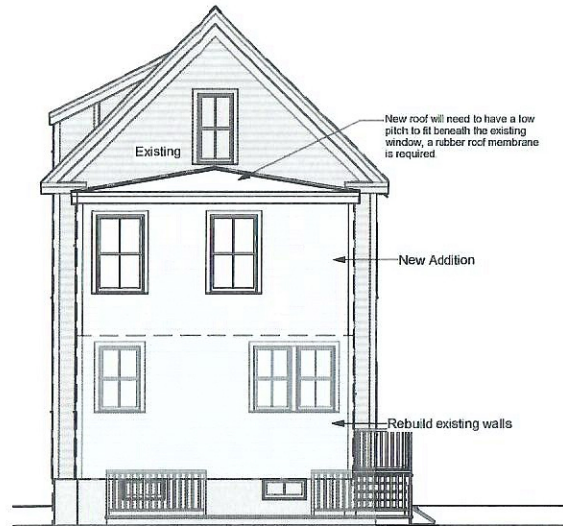
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Rear

DOOR SCHEDULE							
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	TYPE	COMMENTS
D01	2	1	2488 L IN	28"	80"	HINGED	
D02	1	1	2688 R	30"	80"	POCKET	
D03	1	2	2888 L IN	32"	80"	HINGED	
D04	1	2	2888 R IN	32"	80"	HINGED	

Note: These are preliminary Door and Window schedules. They are shown on this set for pricing purposes only. Windows and doors may change slightly in the construction drawings.

WINDOW SCHEDULE										
NUMBER	QTY	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
W01	1	59"	81 1/2"	60"X52"			DOUBLE CASEMENT-LH/RHR			
W02	2	38"	81 1/2"	39"X62"	YES		DOUBLE HUNG			
W03	1	71"	23 1/2"	72"X24"			2X AWN			

Preliminary Door & Window Schedules

#C7

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Interior Views - First Floor



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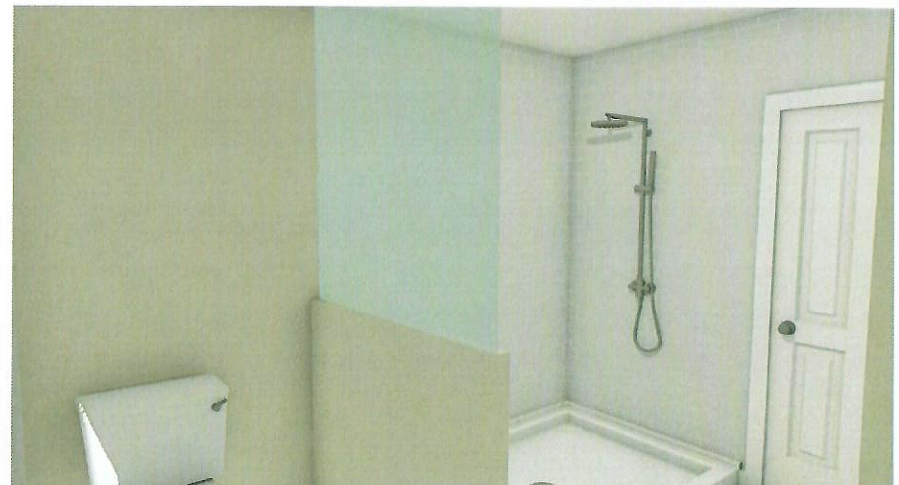
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Interior Views - Second Floor

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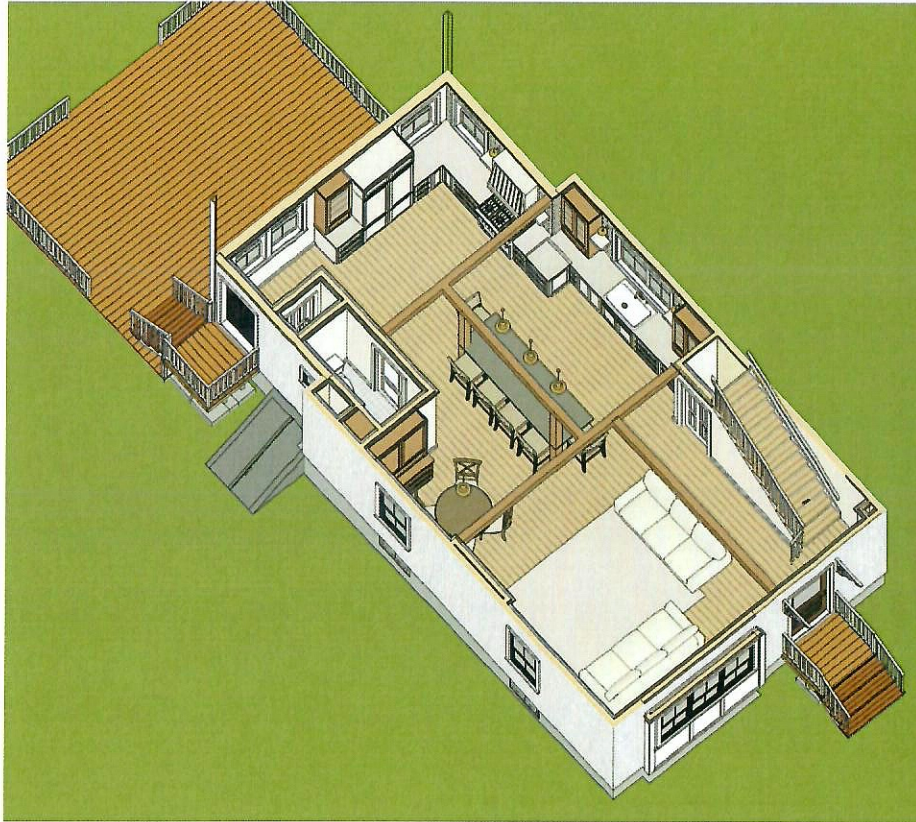
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