Garage Plans

Joel St. Jean & Mariele Chambers

108 Burkitt St.

Portsmouth, NH

4.25.2022

To The Planning Board of Portsmouth and To Whom It May Concern:

Thank you for taking the time to consider our Land Use Application for variance at 108 Burkitt St.

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

- Because given the age, materials used, and the size of the garage, rebuilding under the new plan will improve the function, use, and safety. Building to modern-day standards will provide the ability to house modern day cars, transportation, and curb appeal.

**10.233.22 The spirit of the Ordinance will be observed;

- Because it does not threaten the health, safety or, welfare of the general public, neighbors. In fact, abating the friable asbestos and lead paint and removing the moldy and mildew covered structure will rid the public and owners of these hazards.

**10.233.23 Substantial justice will be done;

- Because it does not threaten the health, safety or, welfare of the general public, and future and current owners. The building of this new garage will benefit the image and state of the Burkitt St. neighborhoo.

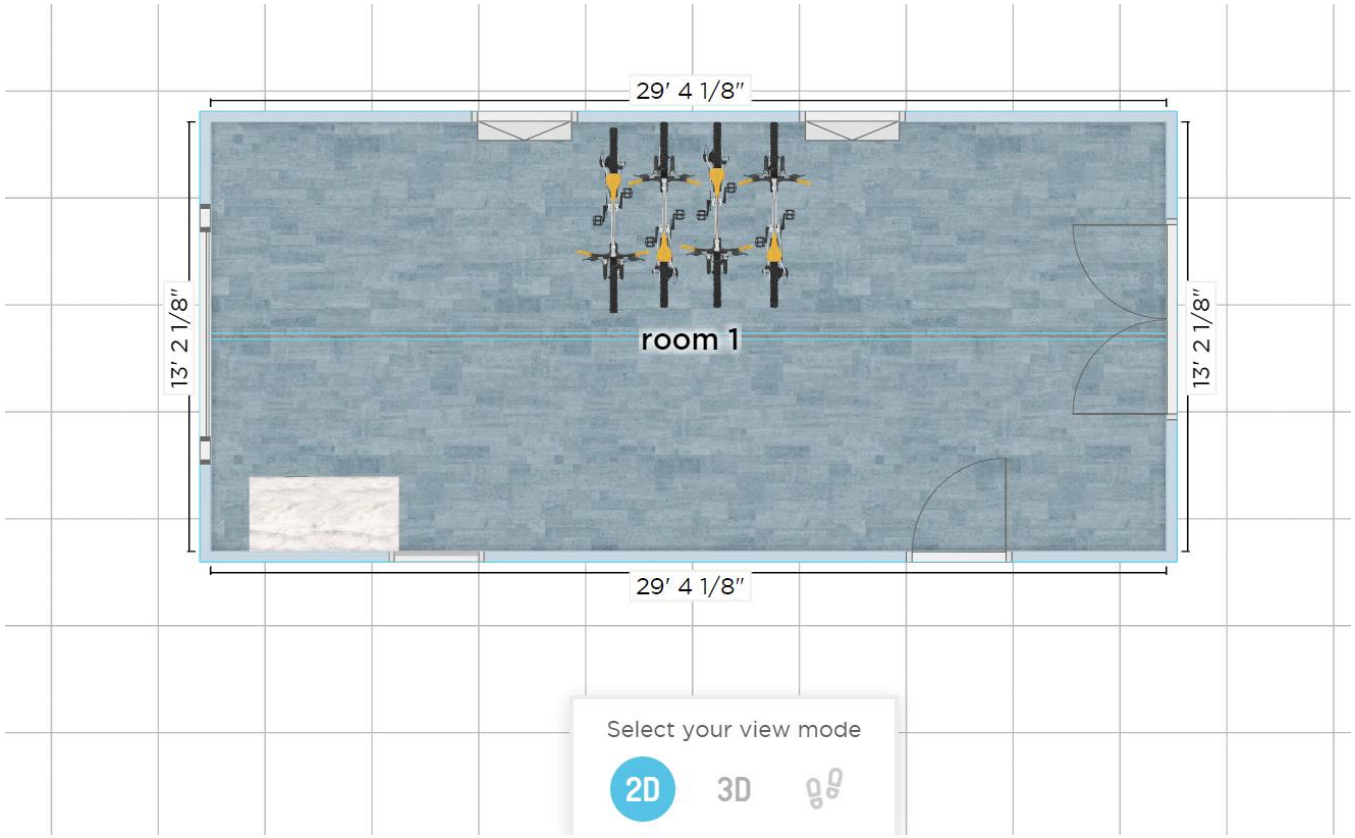
**10.233.24 The values of surrounding properties will not be diminished;

- In fact, the updating to use of modern-day building techniques and materials should only help make the area safer and more appealing.

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

- As it currently stands, water gathers around the foundation, causing flooding, poor drainage, and lack of plant health. It is also causing the rot of the garage door and wooden structure and outer siding. By removing the current garage and placing the new one, the foundation will be fixed to standards which complement the topography of the property. This will appropriately direct water away from the new garage, the current standing main house, and the back yard. Water will not be stagnant nor cause rot.

In addition, the use of this garage would significantly improve the quality of life for the current owners, the neighborhood, and immediate neighbors.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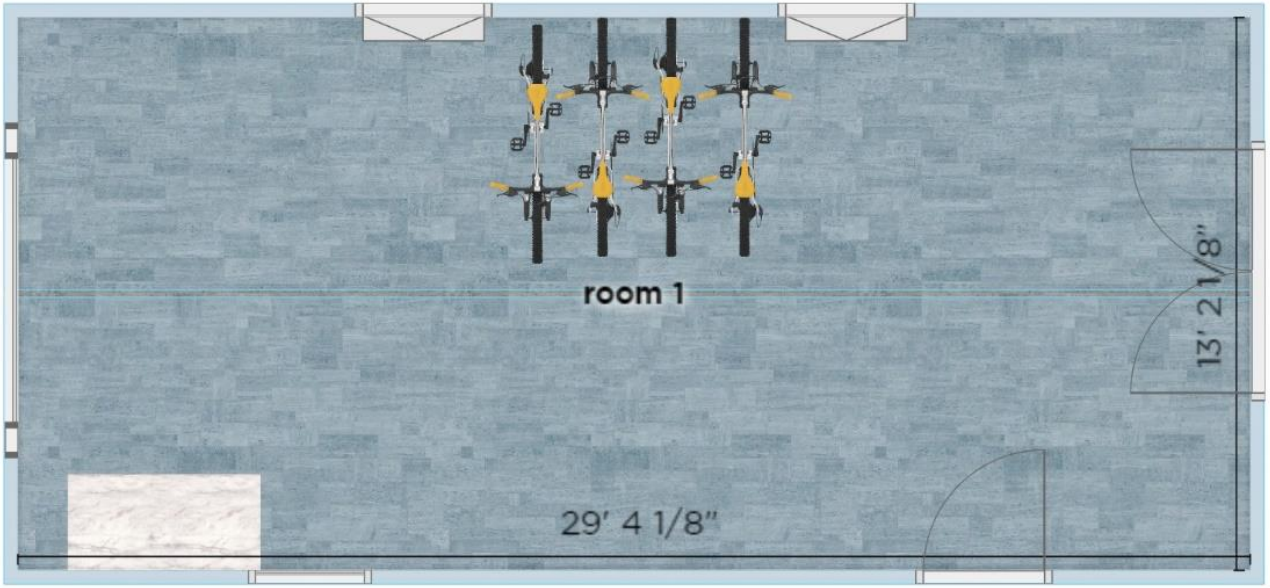
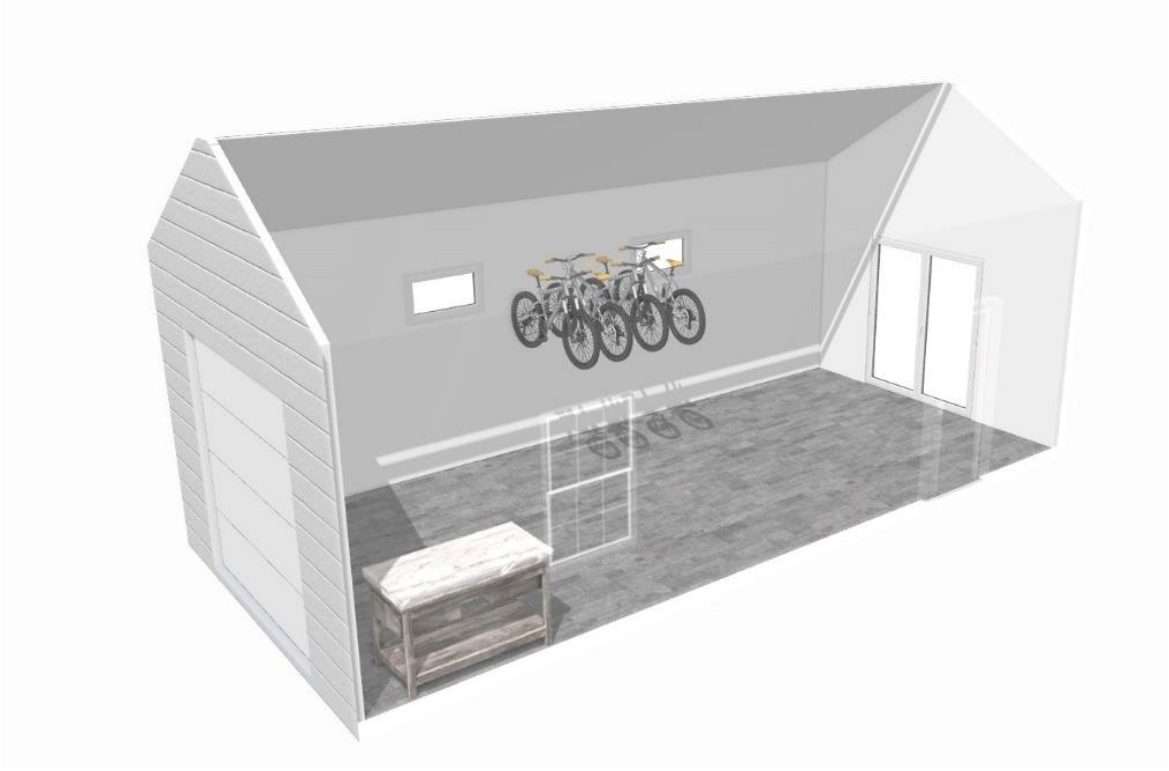
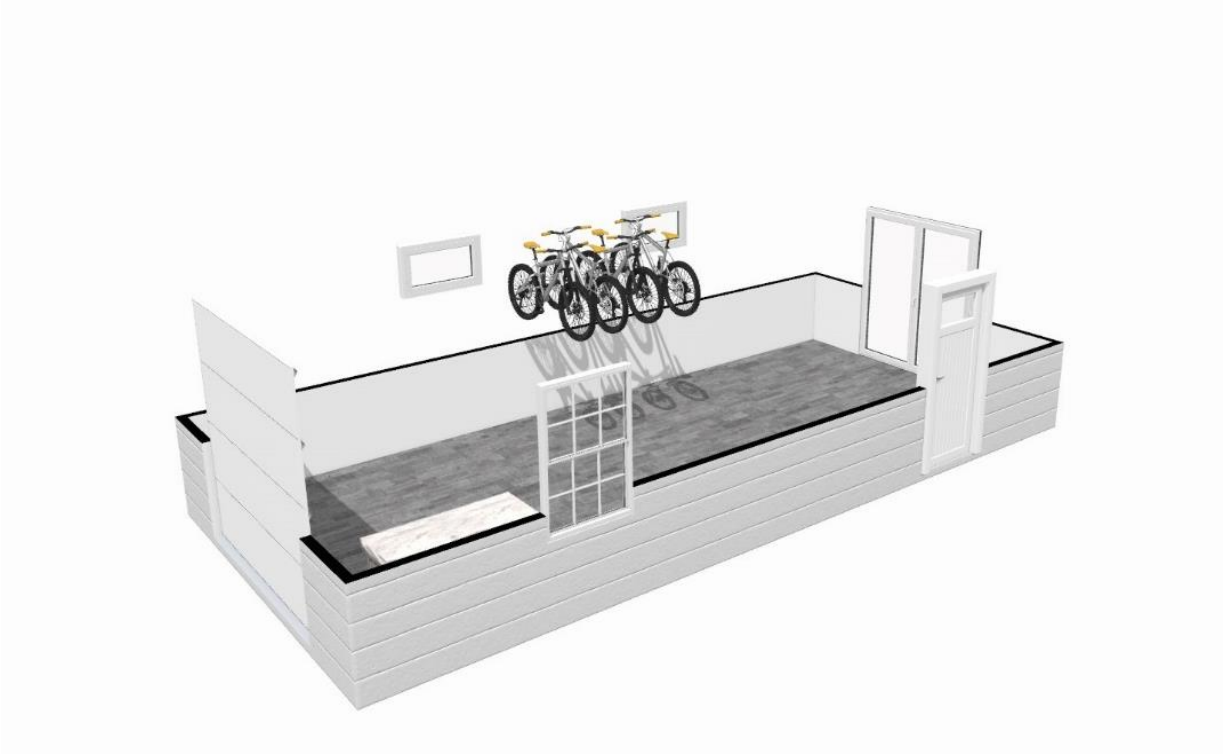
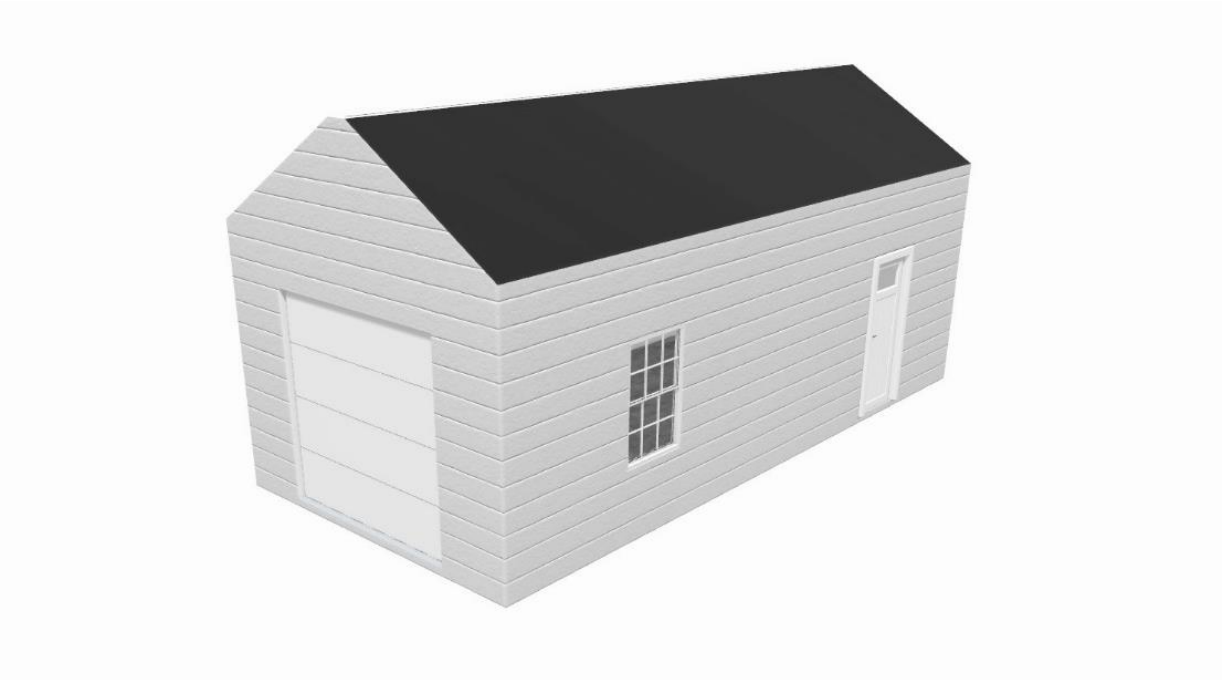
13′ 2 1/8″
room 1
13′ 2 1/8″
29′ 4 1/8″
Select your view mode
2D
3D


room 1
29' 4 1/8"
13' 2 1/8"







Current State

- Friable asbestos siding (abatement will be needed)
- Damaged roof (aged of garage roof unknown)
- Wood rot in structure and garage door
- Concrete foundation now warped (does not allow for proper water movement/management)

ORGANIC
LOBSTER

Stairs leading to garage will be removed

Garage Plans

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 3/9/2022
Data updated 3/9/2022

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