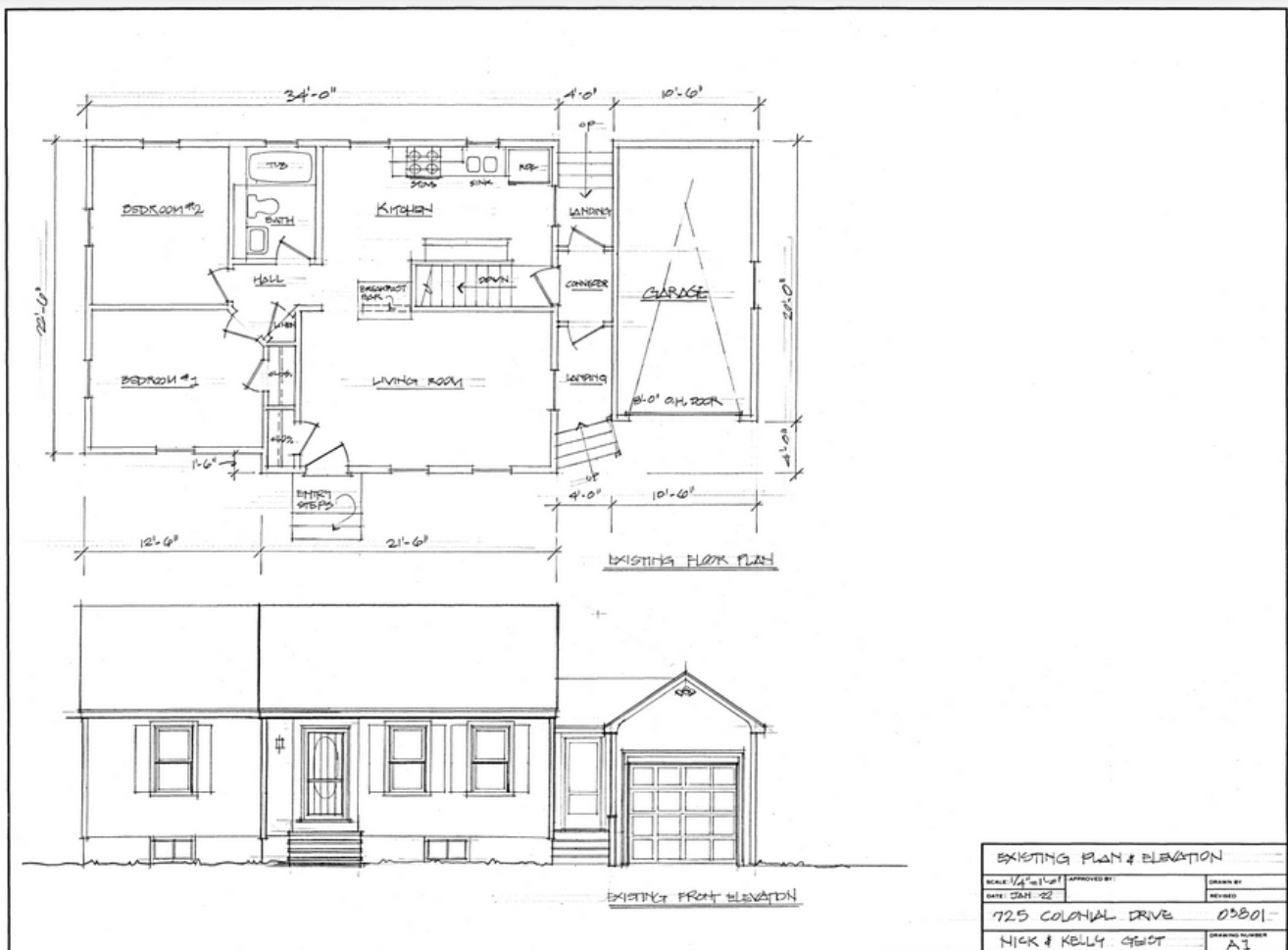


Addition Proposal and Variance Request for 725 Colonial Drive

Owners: Nick and Kelly Geist

Existing Conditions

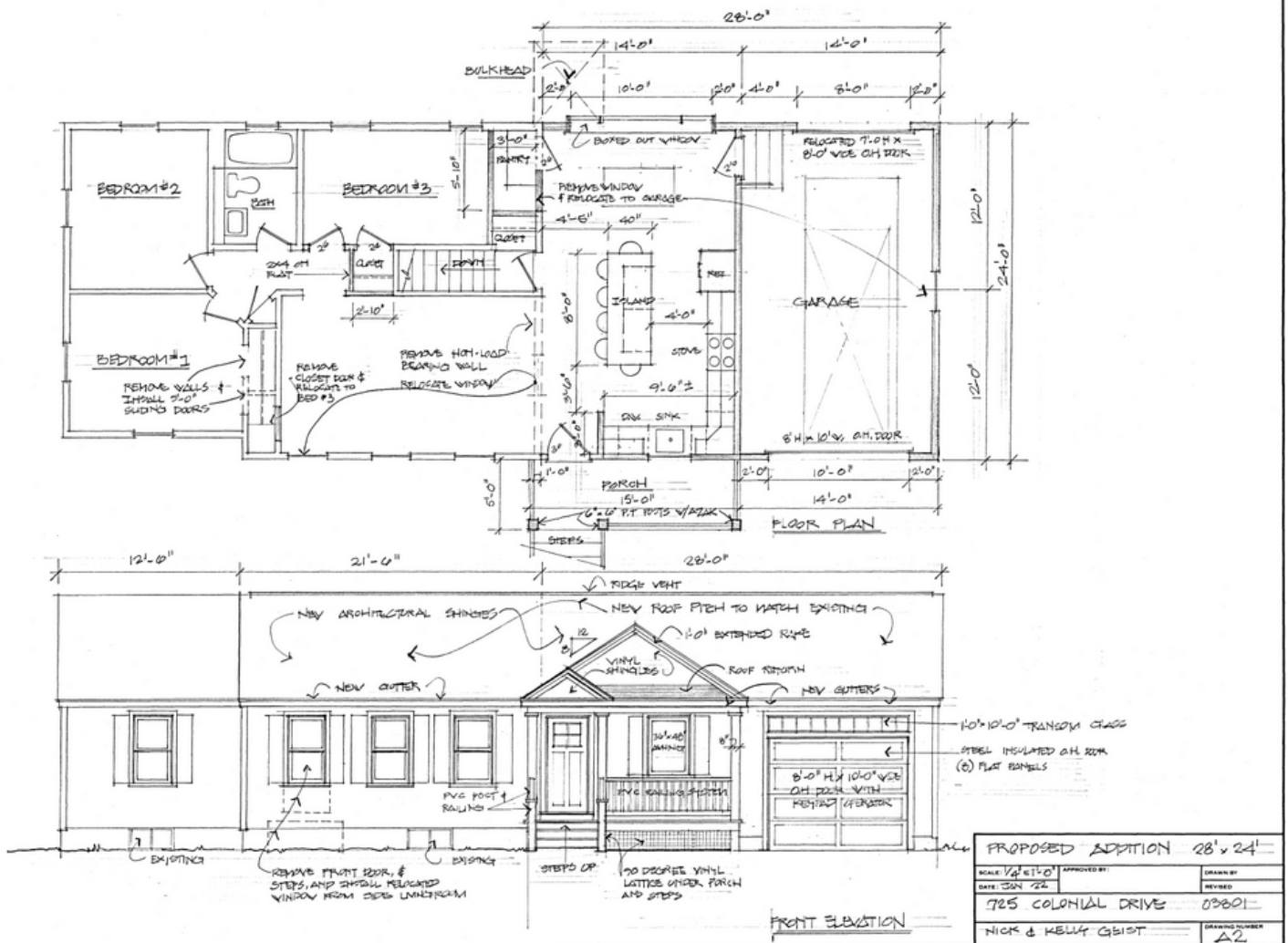
This home was built in 1940 and is located in Panaway Manor. The footprint of the current 2 bedroom, 2 bathroom ranch is 1,072 square feet and occupies 16.85% of the non-conforming lot. The lot size is 6,360 square feet with 152.14 feet of frontage. We are proposing to build a 28'x24' addition consisting of a porch, new kitchen, dining area, and single car garage. This addition would add 497 square feet of lot coverage to the house, for a net building coverage of 1,569 square feet, or 24.66% of the lot. The existing plan and elevation are shown below:





Proposal

The proposed addition consists of a 14'x28' kitchen and dining area, a 14'x28' single car garage, and a 5'x15' front porch. The existing garage and connector will be demolished to accommodate this, and a non-load bearing wall in the living room will be removed to create a more open and free-flowing floor plan. In addition, the existing front entryway will be relocated to the new porch, and will be replaced by a window. The existing kitchen will be converted into a third bedroom, with space allocated for two closets and a walk-in pantry. The new foundation for the addition will allow for a bulkhead door to be installed as well. The proposed floor plan is shown below:



Variance

We are requesting a variance for both the lot coverage and setbacks of the proposed addition. As stated previously, the proposed addition would cause our total lot coverage to be 24.66%, which exceeds the limit of 20%. There is precedent for this; several houses in Panaway Manor have lot coverage over the limit without being contrary to the public interest.

The proposed addition setbacks are as follows:

- Front: 20'
- Side: 5'6"
- Rear: 20'

Once again, there are dozens of examples in the neighborhood that exhibit encroachment on the allowable setbacks, including the two houses that abut ours. Our current front and rear setbacks are 25' and 20', respectively, and therefore already exceed the allowed setback. Conforming to the established setback limits without a variance would be near impossible for us or most other houses in Panaway Manor.

The following pictures show examples of encroachment on setbacks in our neighborhood:







Criteria

The variance will not be contrary to the public interest. Many houses in Panaway Manor have been improved and renovated in a similar style to what we are proposing. We feel that our proposed addition is aesthetically compatible with the neighborhood and will enhance, rather than diminish, the properties of our neighbors.

The spirit of the Ordinance will be observed. Neither our proposed land coverage nor setbacks excessively exceed the requirements stated by the Ordinance. We feel our requests are reasonable given the precedent set by numerous other properties in the neighborhood.

Substantial justice will be done. Our family's quality of life will be increased by this addition. We have a toddler son and have plans to grow our family even more, and the extra living space provided by this addition would support our future plans as happy residents of Portsmouth.

The values of surrounding properties will not be diminished. As previously stated, we believe that our addition will increase the value of neighboring houses. Since we moved into the neighborhood six years ago, we have seen countless houses get renovated. As young homeowners, there is a sense of friendly rivalry between neighbors as we all strive to improve our homes and the neighborhood as a whole.

Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship. With our house being on a non-conforming lot, any change to our house's footprint would require a variance anyway, since our house already encroaches on the established setbacks.

Conclusion

The proposed addition will be a great benefit to both our family and the neighborhood of Panaway Manor. The extra living space will improve our daily lives and will provide flexibility as our family grows larger. Additionally, an attached garage will impact us positively from a safety standpoint; transporting our toddler son to and from our vehicles can be challenging, especially during foul weather. We feel that the addition will be tasteful, will help to increase the home values of our neighbors, and will not be contrary to the public interest. Thank you for considering our proposal!

Respectfully,

Nick and Kelly Geist

Addenda

