

Betty Ann Fraser Pettigrew
Application for Accessory Dwelling Unit
42 Harvard st
Portsmouth NH 03801
8-31-2022

10.233.21 The variance will not be contrary to the public interest; the proposed accessory dwelling unit would not alter the characteristics of the neighborhood in that the unit will be constructed fully attached to the existing dwelling. In addition the proposed exterior finishes will make the new unit appear to be camouflaged into the existing structure and neighborhood.

10.233.22 The spirit of the ordinance will be observed; the variances are consistent with the spirit of the ordinance in that the unit will be camouflaged and constructed in the least invasive way.

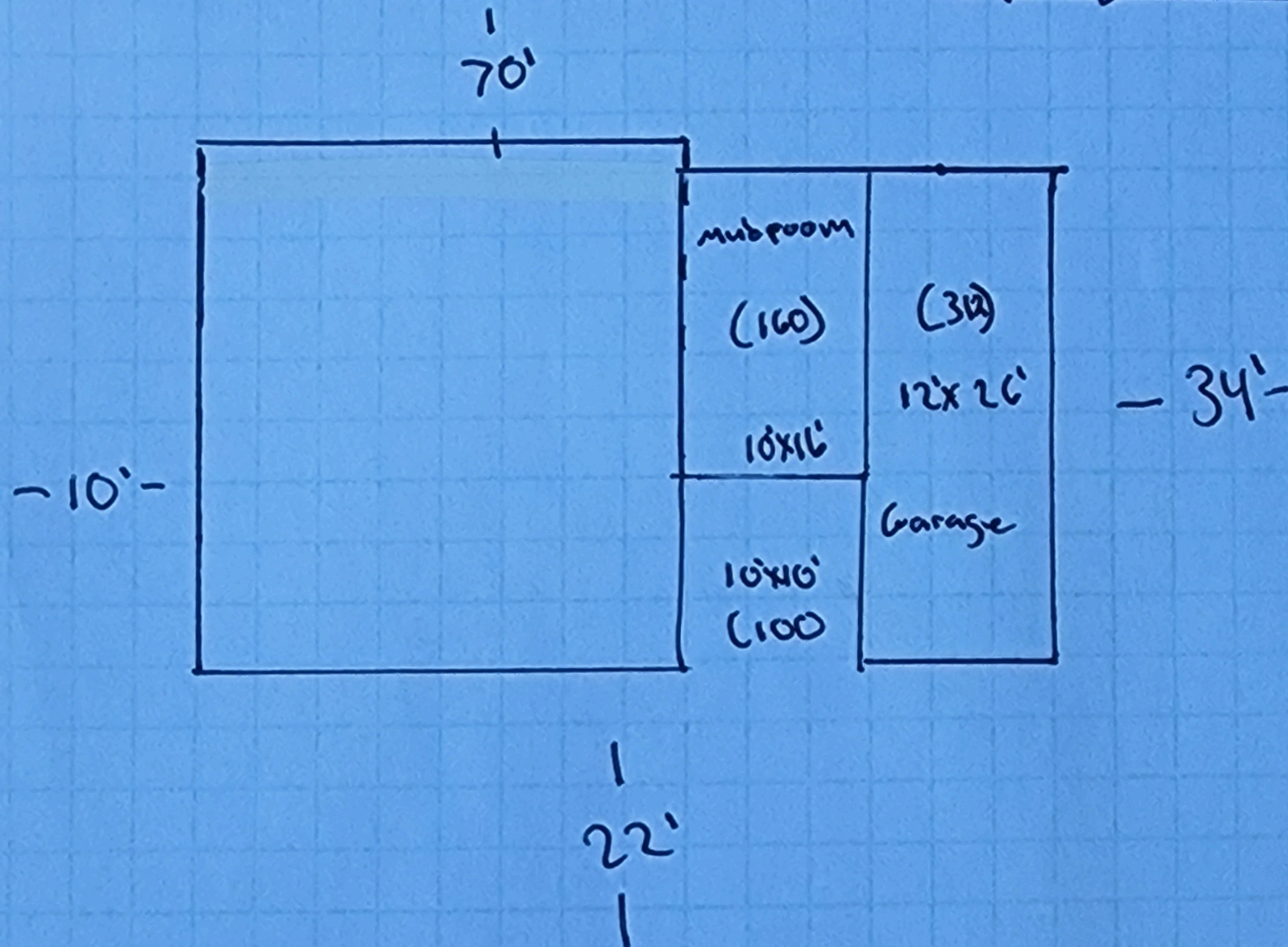
10,233,23 Substantial justice will be done; as this unit will enhance the dwelling of the property owner at 42 Harvard St. with no impact to nearby residents of Harvard St.

10.233.24 The values of surrounding properties will not be diminished; because the unit will be built attached and fully blended into the existing dwelling there will be no visual impact to any other properties on the street. Instead the increased value of 42 Harvard St. may help to increase the value of other properties on the street and nearby streets.

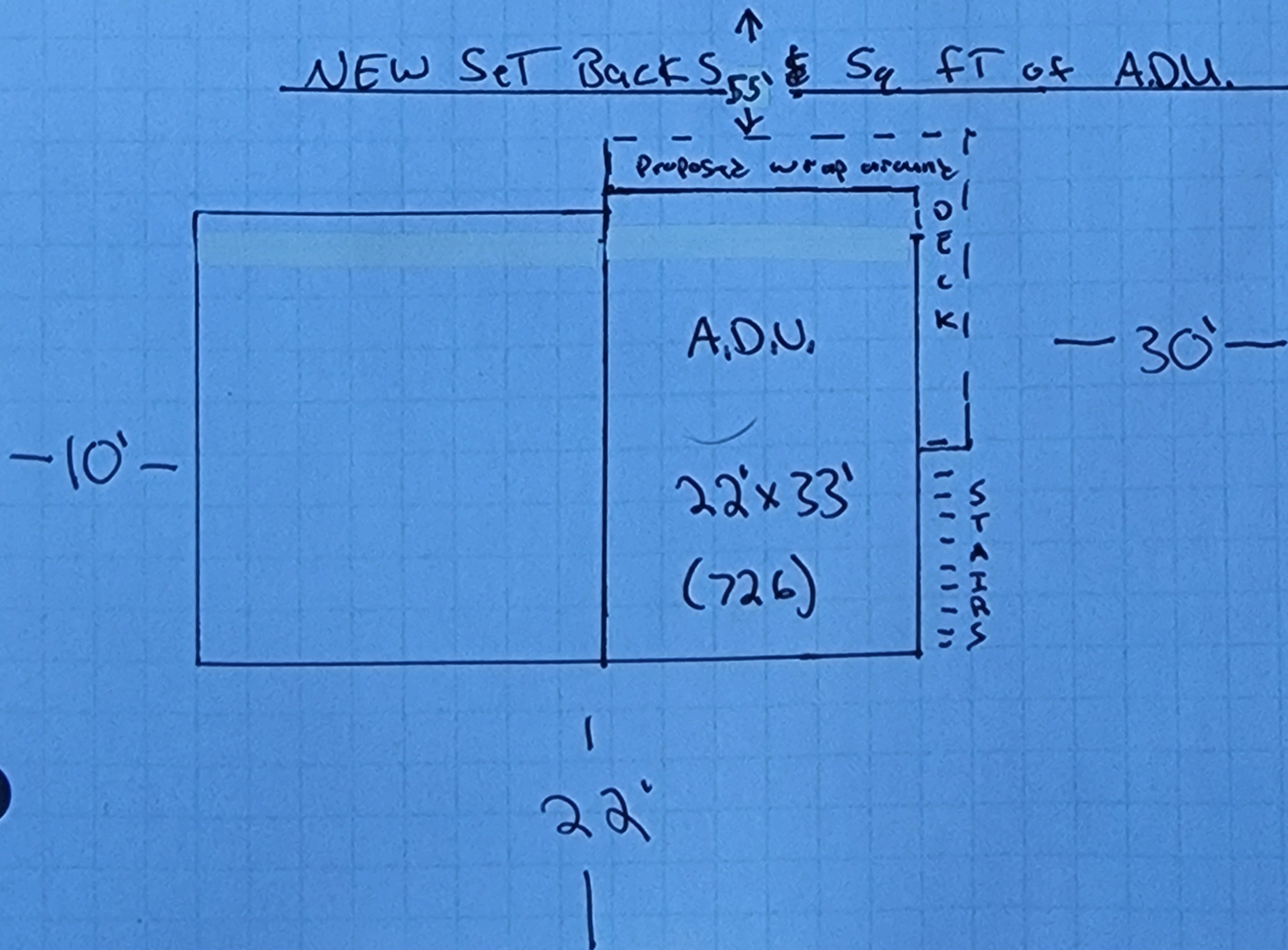
10.233.25 Literal enforcement of the provisions of the Ordinance; would result in an unnecessary hardship. The property owner is "Aging in place" as she is a long time resident and doesn't want to move from this lovely town. To help her as she ages, her daughter will need a living space to be able to not only accommodate her needs but as well as her mothers.

Current Plan is to Remove Garage & Mudroom Roof systems. Square off front structurally creating an overhang over front main entry into Mudroom. Extend A.D.U. floor 7' from Rear simultaneously creating overhang over existing patio. Build structure as it pertains to the plans. Build proposed wrap around Deck 8' off Rear A.D.U. And 4' off right side A.D.U.

Current Set Backs & Sq FT



NEW Set Backs & Sq FT of A.D.U.



BEFORE



WEST WALL VIEW



EAST WALL VIEW

AFTER



CONTRACTOR TO VERIFY

RED HEART
CONSTRUCTION

DESIGNED FOR
BEVIN KORTH
BY
DRS

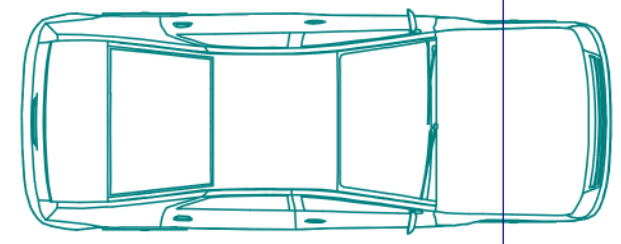
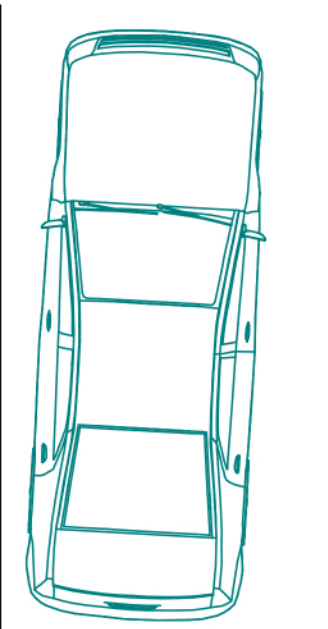
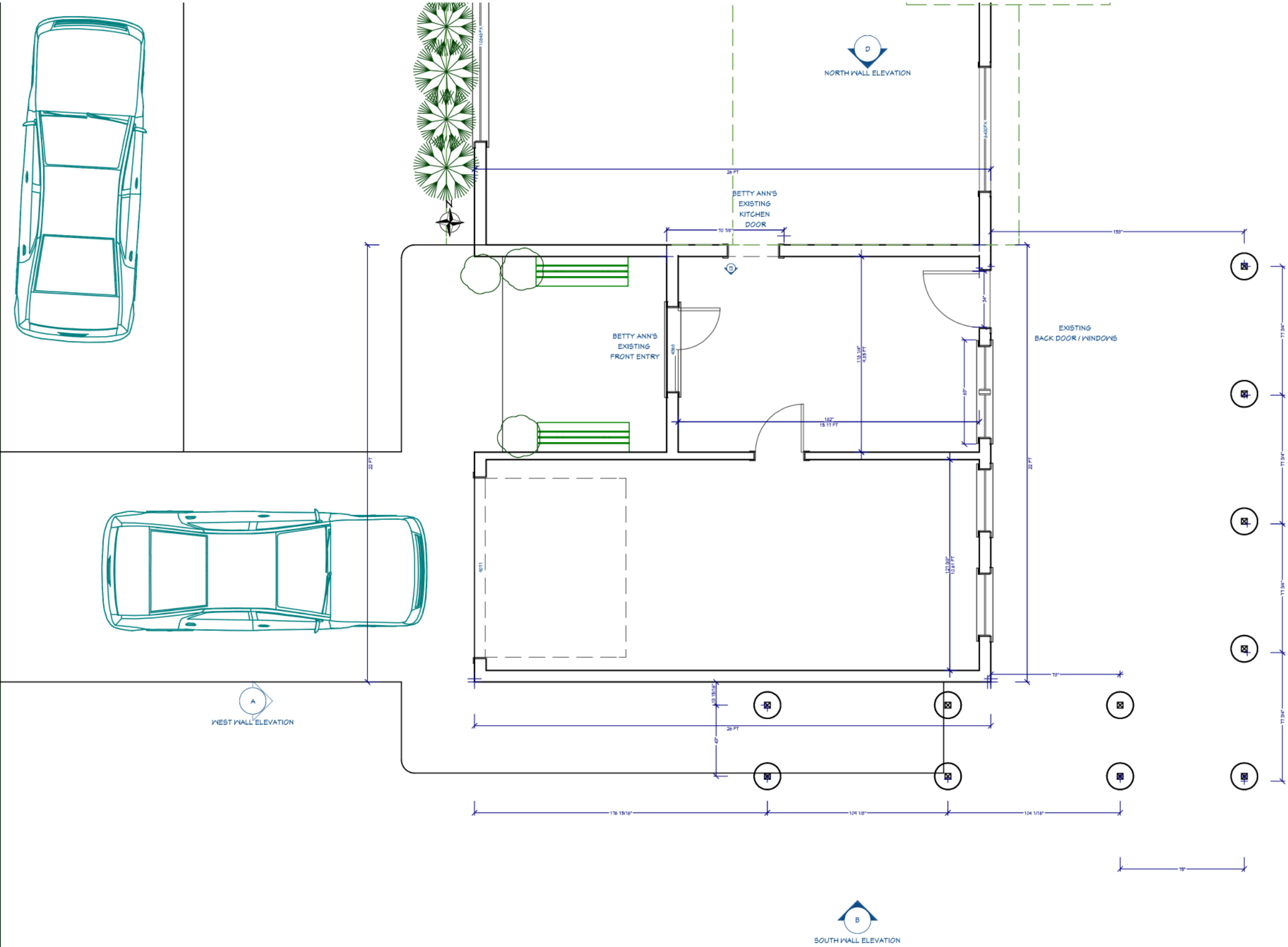
1 BEDROOM APARTMENT
OVER GARAGE

CONCEPT
DRAWINGS

	DATE	BY
DWN		
REV		

SCALE SEE VIEW
Applicable on Arch B Paper
DATE

SHEET #
1



RED HEART
CONSTRUCTION

DESIGNED FOR
BEVIN KORTH
BY
DRS

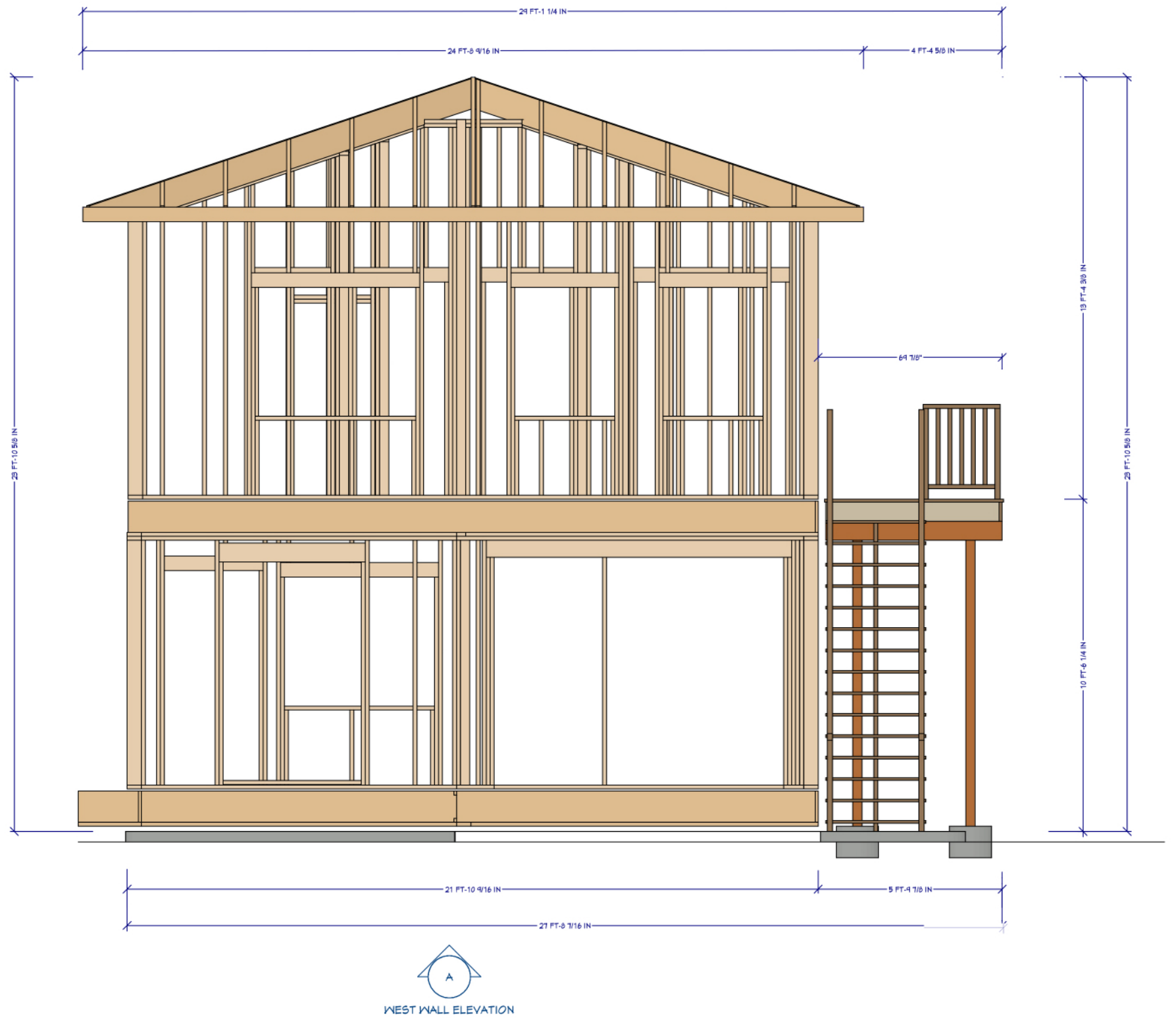
1 BEDROOM APARTMENT
OVER GARAGE

GROUND FLOOR
FOOTPRINT

CONTRACTOR TO VERIFY		
DWN	DATE	BY
REV		

SCALE SEE VIEW
Applicable on Arch B Paper
3/16" = 1' - 0"
DATE

SHEET #
2



CONTRACTOR TO VERIFY

RED HEART
CONSTRUCTION

DESIGNED FOR
BEVIN KORTH
BY
DRS

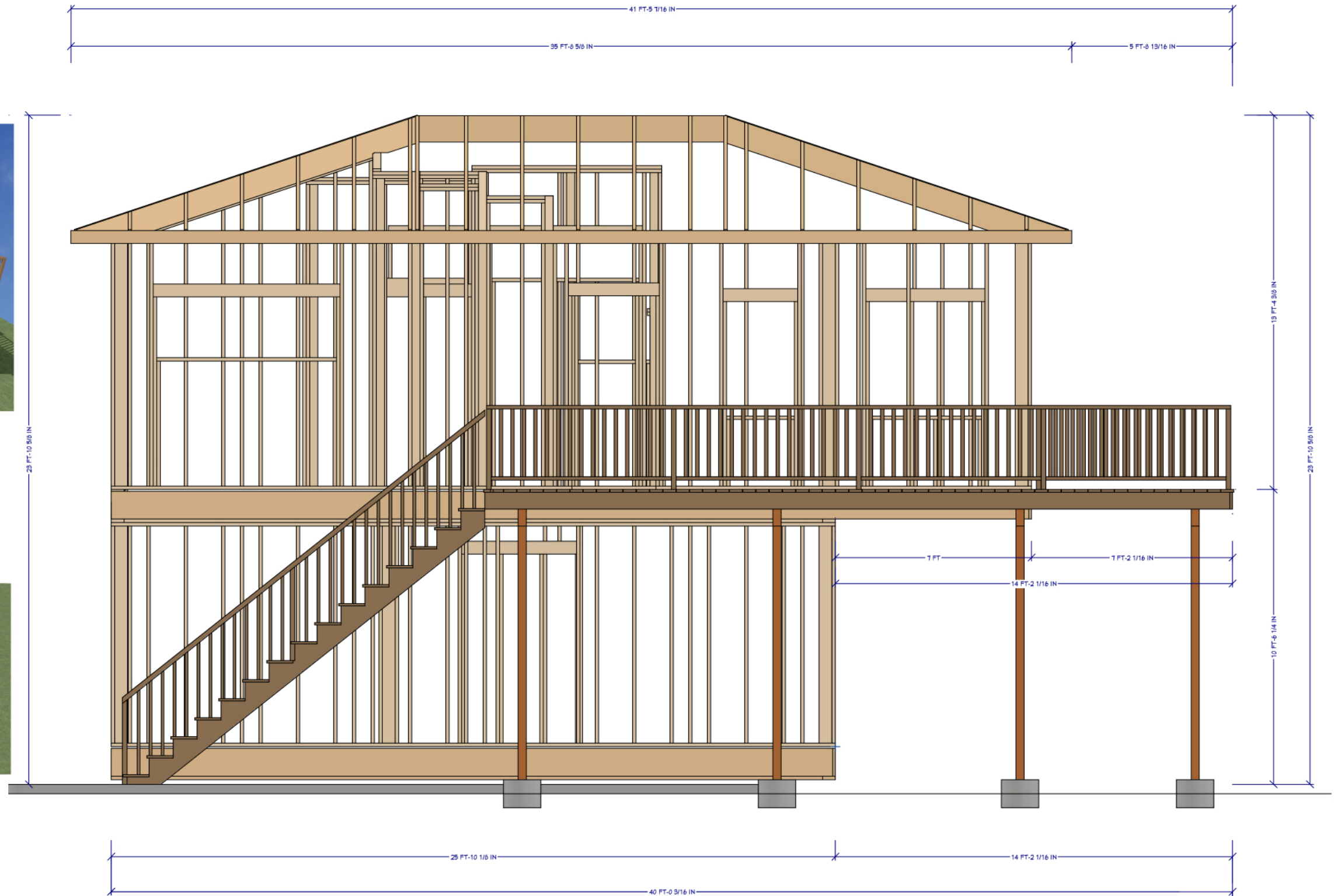
1 BEDROOM APARTMENT
OVER GARAGE

EXTERIOR
ELEVATIONS

	DATE	BY
DWN		
REV		

SCALE SEE VIEW
Applicable on Arch B Paper
1/4" = 1' - 0"
DATE

SHEET #
3



RED HEART
CONSTRUCTION

DESIGNED FOR
BEVIN KORTH
BY
DRS

1 BEDROOM APARTMENT
OVER GARAGE

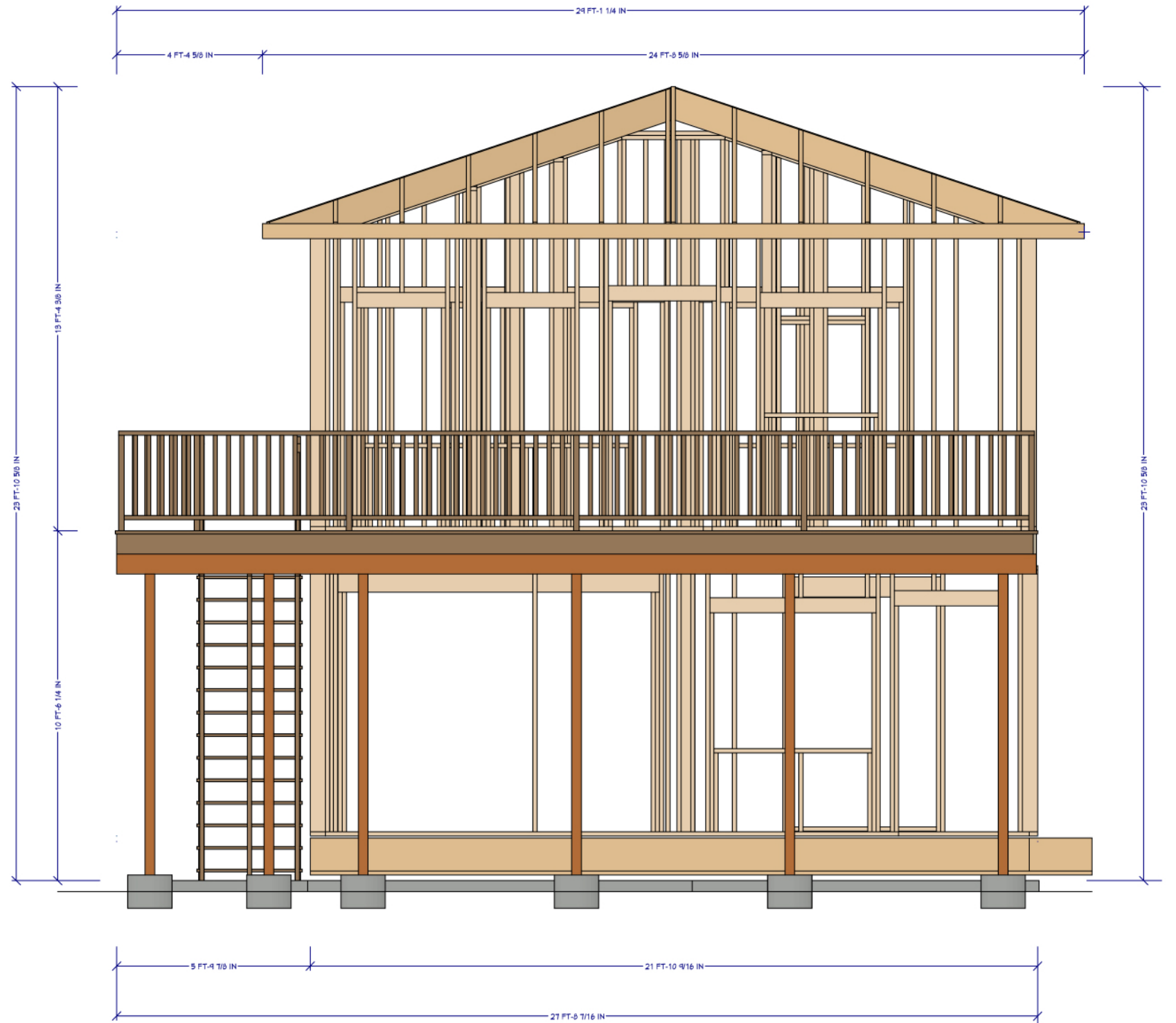
EXTERIOR
ELEVATIONS

CONTRACTOR TO VERIFY

	DATE	BY
DWN		
REV		

SCALE SEE VIEW
Applicable on Arch B Paper
1/4" = 1' - 0"
DATE

SHEET #
4



EAST WALL ELEVATION

CONTRACTOR TO VERIFY

RED HEART
CONSTRUCTION

DESIGNED FOR
BEVIN KORTH
BY
DRS

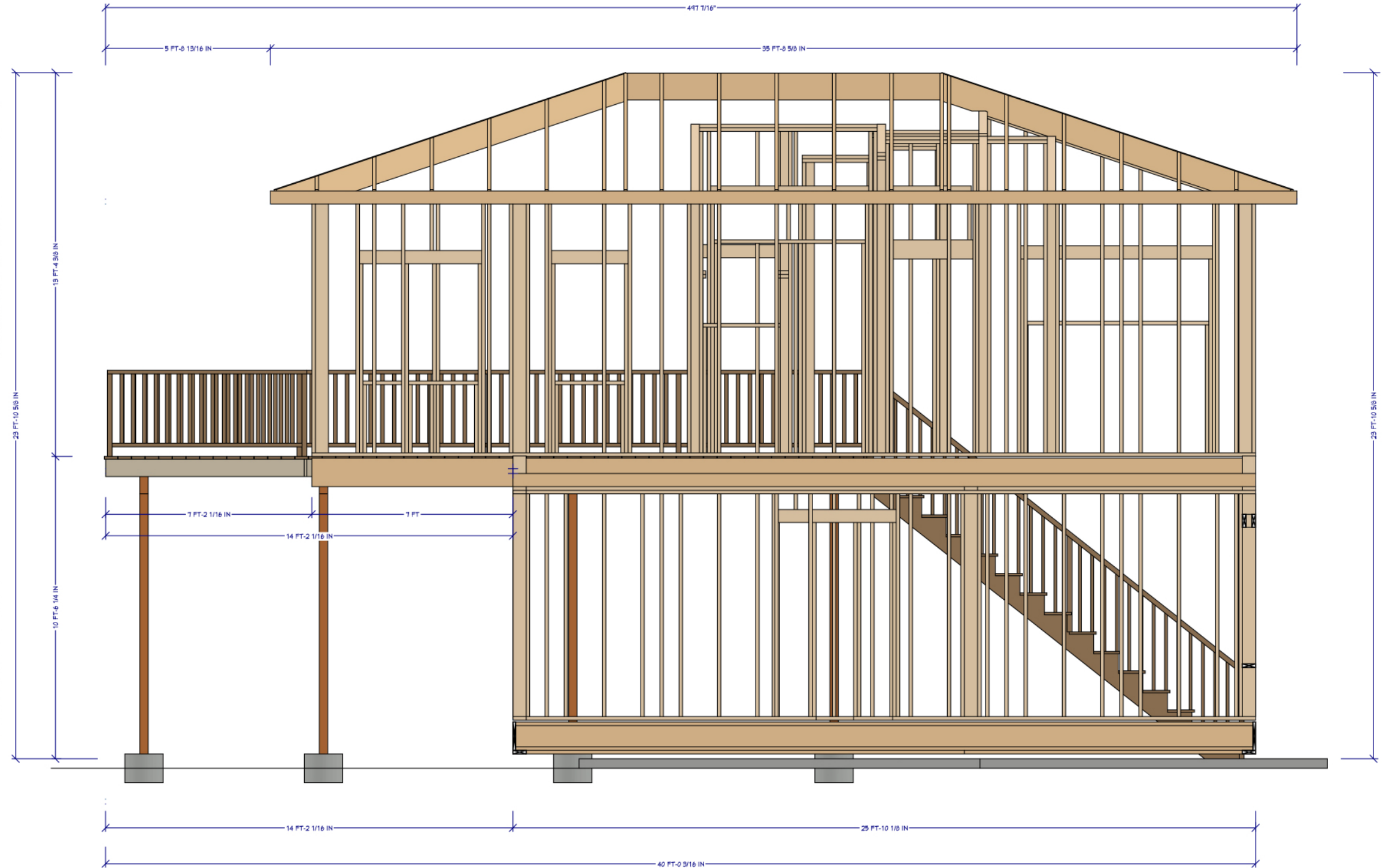
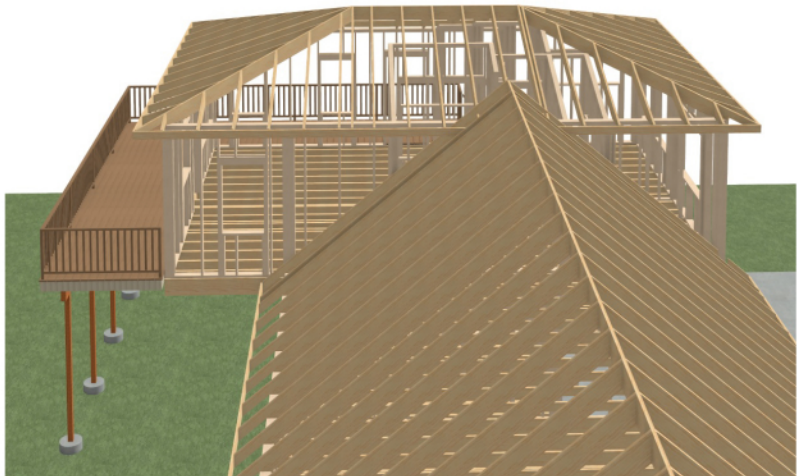
1 BEDROOM APARTMENT
OVER GARAGE

EXTERIOR
ELEVATIONS

	DATE	BY
DWN		
REV		

SCALE SEE VIEW
Applicable on Arch & Paper
1/4" = 1' - 0"
DATE

SHEET #
5



NORTH WALL ELEVATION

CONTRACTOR TO VERIFY

	DATE	BY
DWN		
REV		

SCALE SEE VIEW
Applicable on Arch B Paper
1/4" = 1' - 0"
DATE

SHEET #
6

RED HEART
CONSTRUCTION

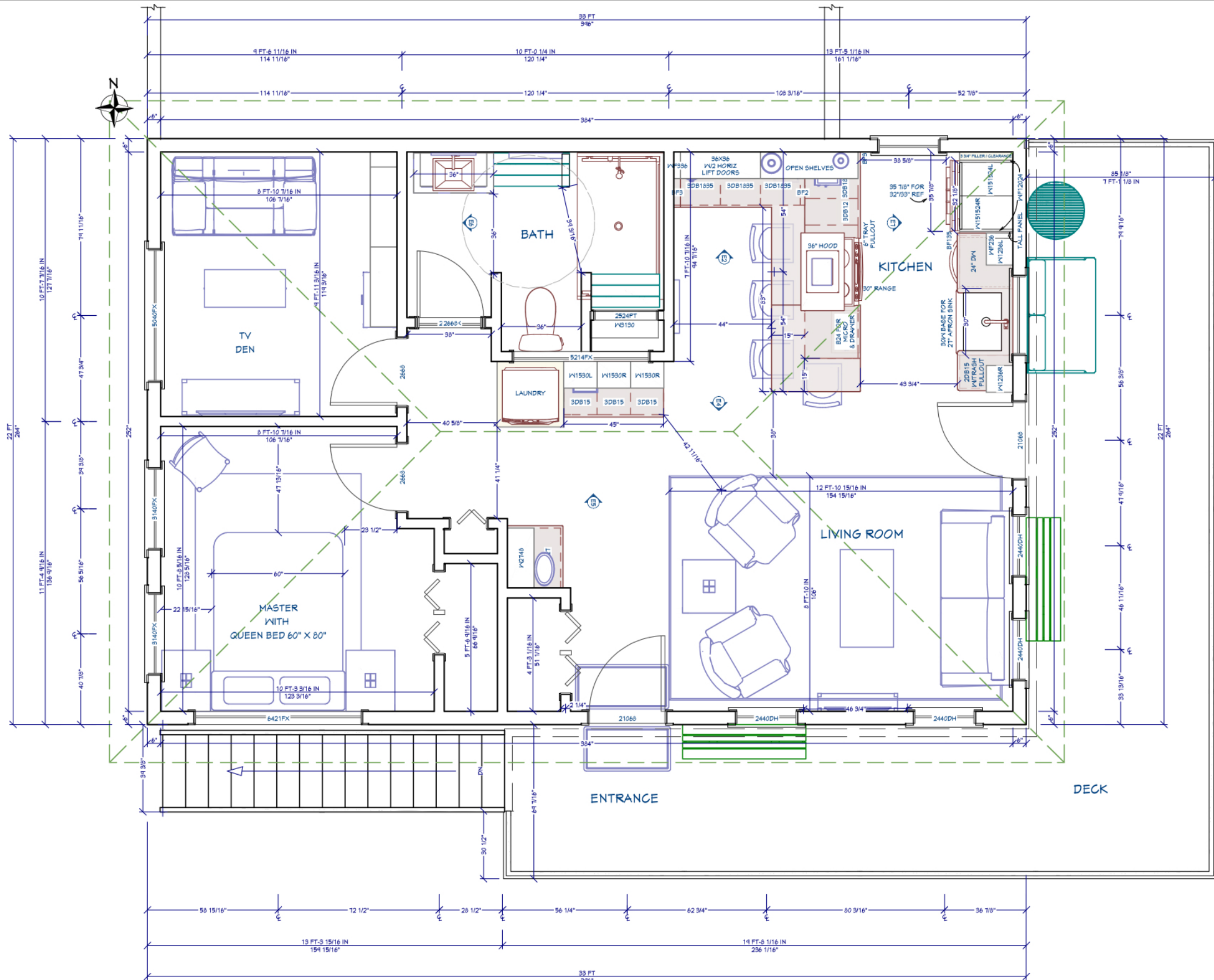
DESIGNED FOR
BEVIN KORTH
BY
DRS

1 BEDROOM APARTMENT
OVER GARAGE

EXTERIOR
ELEVATIONS



WEST WALL ELEVATION



EAST WALL ELEVATION

RED HEART
CONSTRUCTION

DESIGNED FOR
BEVIN KORTH
BY
DRS

1 BEDROOM APARTMENT
OVER GARAGE

2nd FLOOR
FLOORPLAN

	DATE	BY
DWN		
REV		

SCALE SEE VIEW
Applicable on Arch B Paper
1/4" = 1' - 0"
DATE

SHEET #
7

CONTRACTOR TO VERIFY