

To the Board of Adjustments regarding the property at 36 Hunters Hill Ave:

We are requesting variances on our property so we can tear down our existing non-attached garage and create a new attached garage with a living unit above it for my mother. My mother is currently 87 years old and lives alone and we are attempting to add on to our home so she can move closer to us. With the home prices in the area, it seems to be the only reasonable way to have her move closer to us is by doing this. Our current home would not be set up in a way she could live with us and have her privacy so this would be our attempt at fixing that for her.

Our home was built in the 1920s and in the 1930's it was moved from one side of our garage to the other for the Route 1 Bypass to be put in. That is how/why our property currently does not meet the setback guidelines. This home has been in our family since it was built, as my grandparents lived there with my father, and we are hoping to be able to stay in this home forever. We would like to have my mother closer so she can be with her grandkids and so we don't have to worry about her living alone.

The current garage is about 8 ft from the property line, and the proposed garage will be roughly 6 ft from the property line, so not a huge difference. The only side that will be affected is the bypass as we are well within all our other setbacks.

We do not plan to rent this out after my mother doesn't live there anymore, the most we would do is let our kids live there when they get older.

We want the project to look nice and keep the feel of the neighborhood which I think with the proposed plans it does. The garage and addition will give the city additional tax revenue and it will make our home more welcoming to my mother.





<p><b>Property Information</b></p> <p><b>Property ID</b> 0160-0038-0000 <b>Location</b> 36 HUNTERS HILL AVE <b>Owner</b> MULLALY PATRICK L</p>	<div data-bbox="977 2050 1116 2200"></div> <p><b>MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT</b></p> <p>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.</p> <p>Geometry updated 09/21/2022 Data updated 3/9/2022</p>	<p>Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.</p>
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FOOTPRINT DOES NOT REPRESENT A SURVEY  
IT SHOWS APPROXIMATE BOUNDARY LINES  
WITH BUILDING SETBACKS AND APPROXIMATE  
LOCATION OF EXISTING/ENLARGED STRUCTURE





EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION GRADES AND FOUNDATION DROPS SHOWN  
ARE CONCEPTUAL. FOUNDATION DROPS AND GRADE  
WILL BE DETERMINED ON SITE BY CONTRACTOR

DATE	DESCRIPTION
12/05/22	DRAFT PLANS
12/06/22	REVISED PLANS
12/12/22	REVISED PLANS
	NOT FOR CONSTRUCTION

PATRICK & NICOLE MULLALLY  
36 HUNTERS HILL AVENUE  
PORTSMOUTH, NH 03801

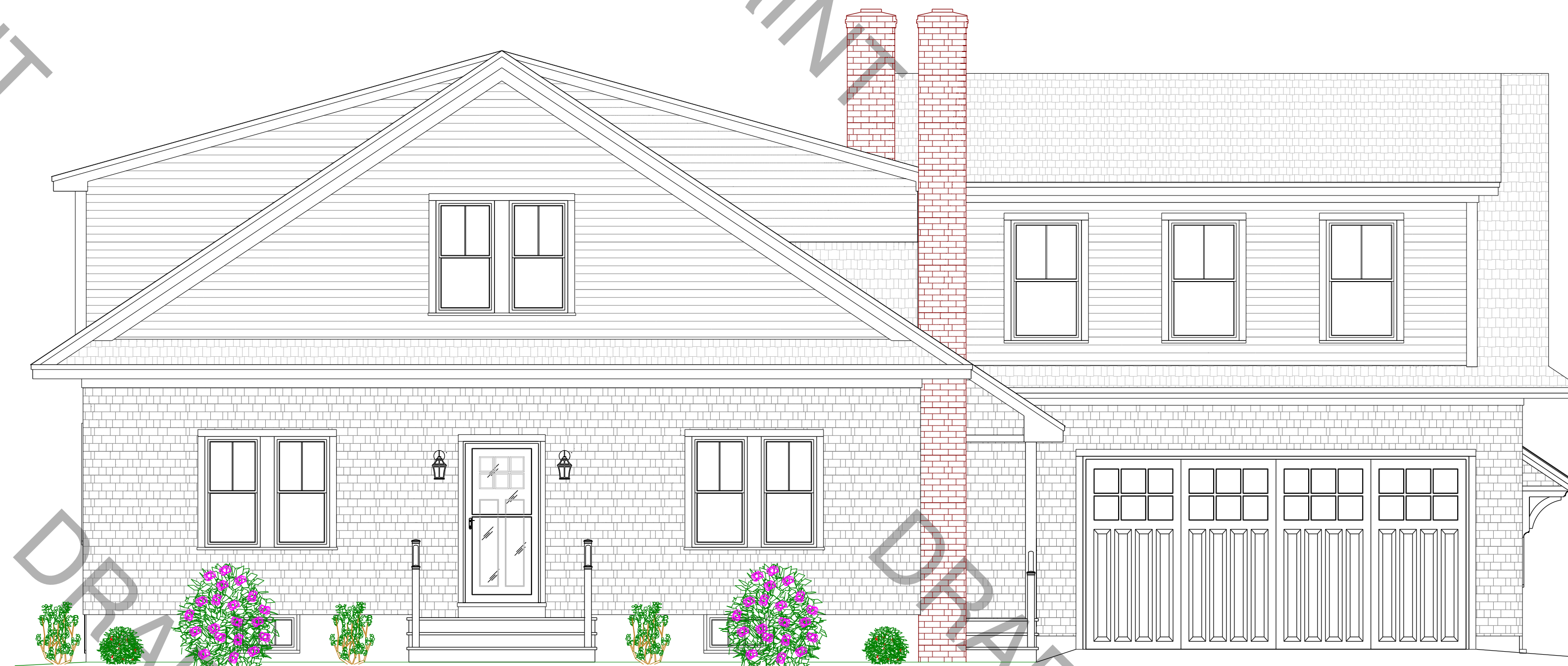
SHEET NUMBER

A1

PLAN NUMBER

1323





FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION GRADES AND FOUNDATION DROPS SHOWN ARE CONCEPTUAL. FOUNDATION DROPS AND GRADE WILL BE DETERMINED ON SITE BY CONTRACTOR

DATE	DESCRIPTION
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12/06/22	REVISED PLANS
12/12/22	REVISED PLANS
	NOT FOR CONSTRUCTION

PATRICK & NICOLE MULLALLY  
36 HUNTERS HILL AVENUE  
PORTSMOUTH, NH 03801

SHEET NUMBER

A2

PLAN NUMBER

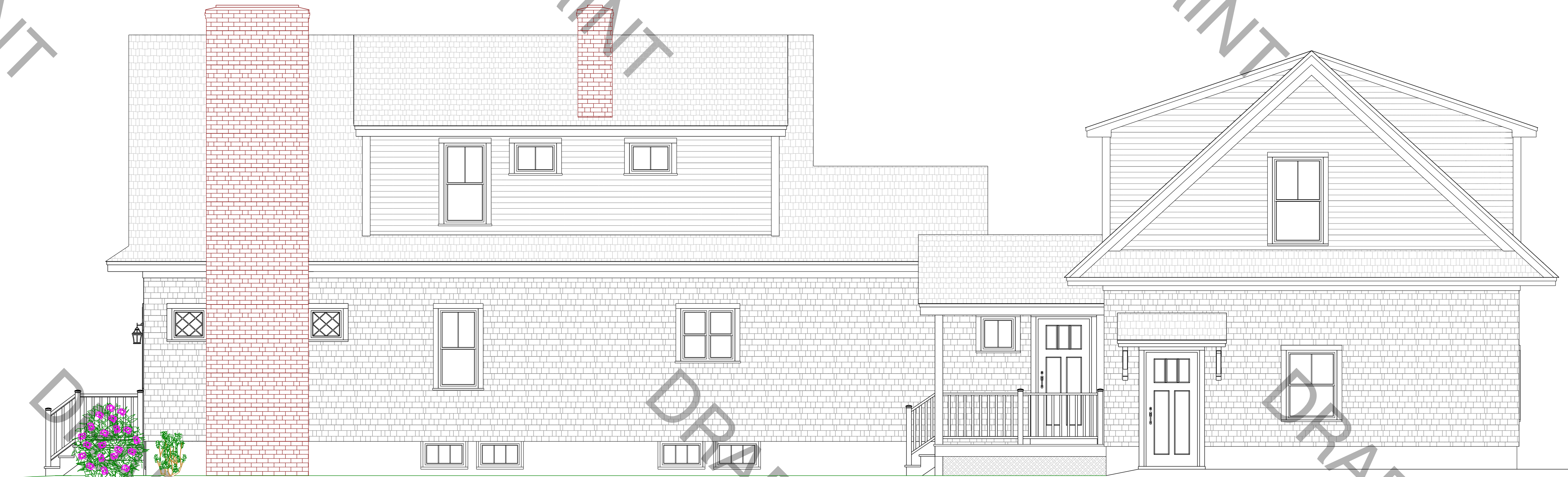
1323





LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

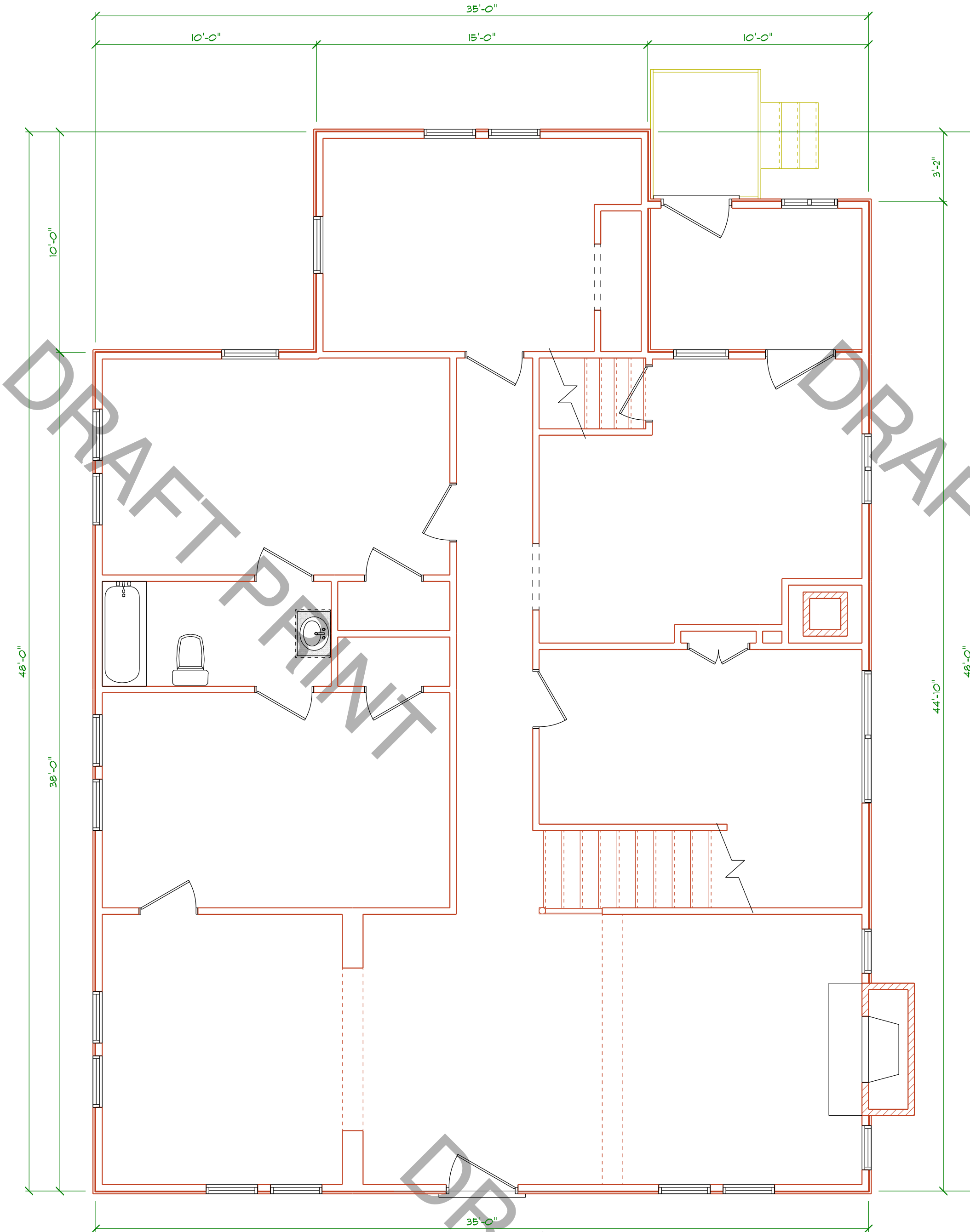
ELEVATION GRADES AND FOUNDATION DROPS SHOWN  
ARE CONCEPTUAL. FOUNDATION DROPS AND GRADE  
WILL BE DETERMINED ON SITE BY CONTRACTOR

DATE	DESCRIPTION
12/05/22	DRAFT PLANS
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36 HUNTERS HILL AVENUE  
PORTSMOUTH, NH 03801

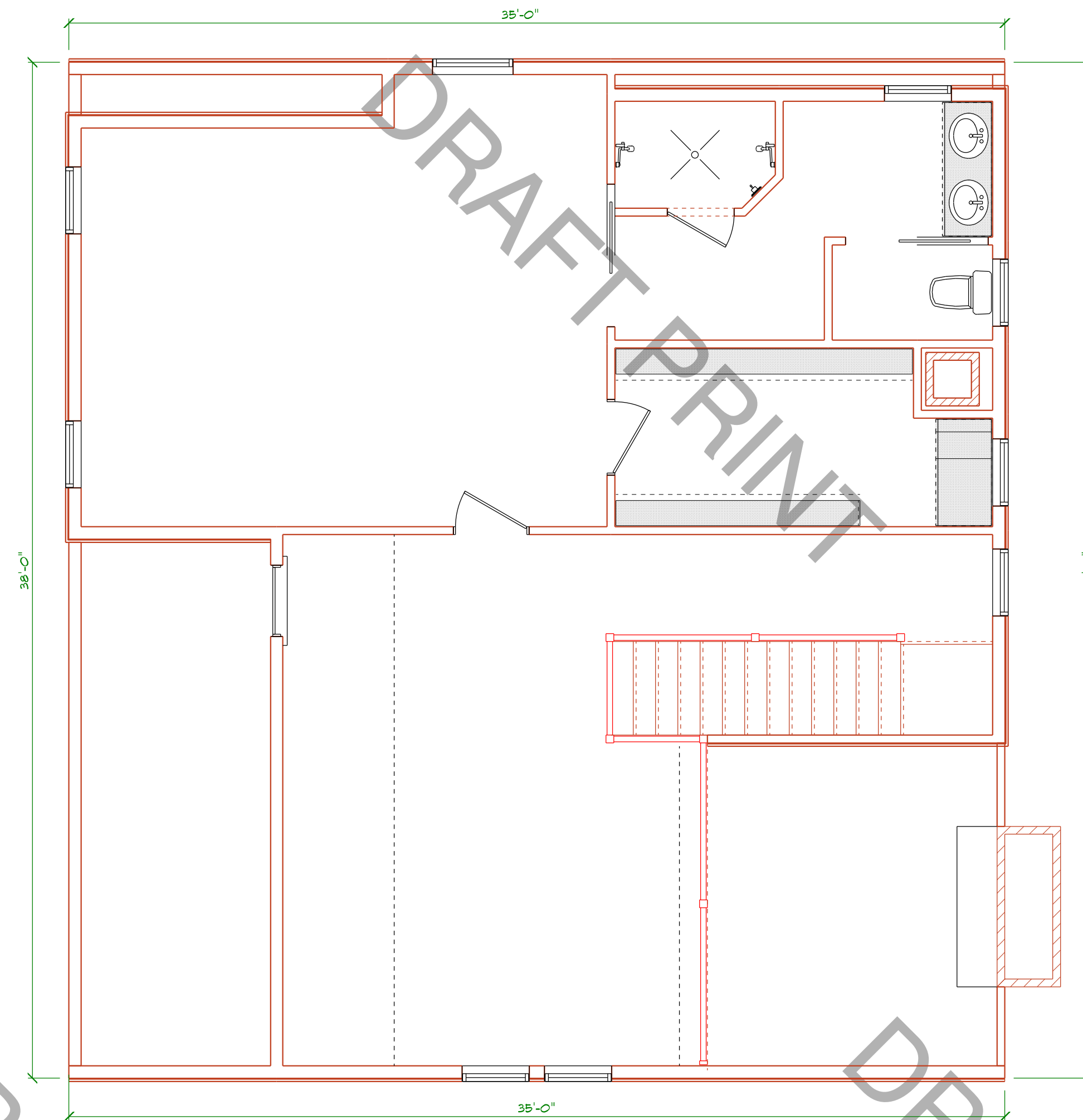
SHEET NUMBER
A3
PLAN NUMBER
1323





## EXISTING LEVEL ONE PLAN

1,540 SQUARE FEET  
SCALE: 1/4" = 1'-0"



# EXISTING LEVEL TWO PLAN

930+/- SQUARE FEET  
SCALE: 3/16" = 1'-0"

DATE	DESCRIPTION
12/05/22	DRAFT PLANS
12/08/22	REVISED PLANS
12/12/22	REVISED PLANS
	NOT FOR CONSTRUCTION

PATRICK & NICOLE MULLALLY  
36 HUNTERS HILL AVENUE  
PORTSMOUTH, NH 03801

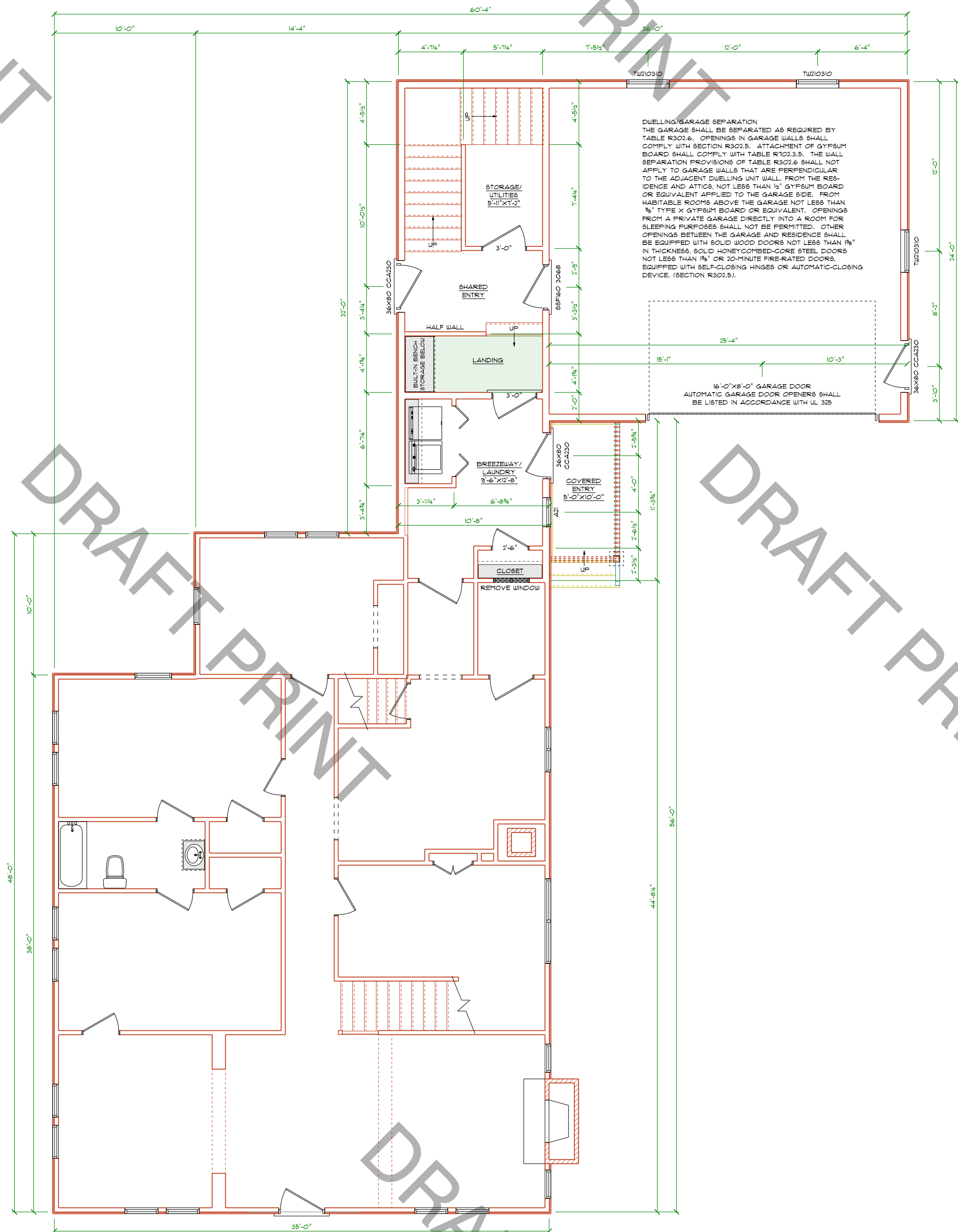
SHEET NUMBER

A4

PLAN NUMBER
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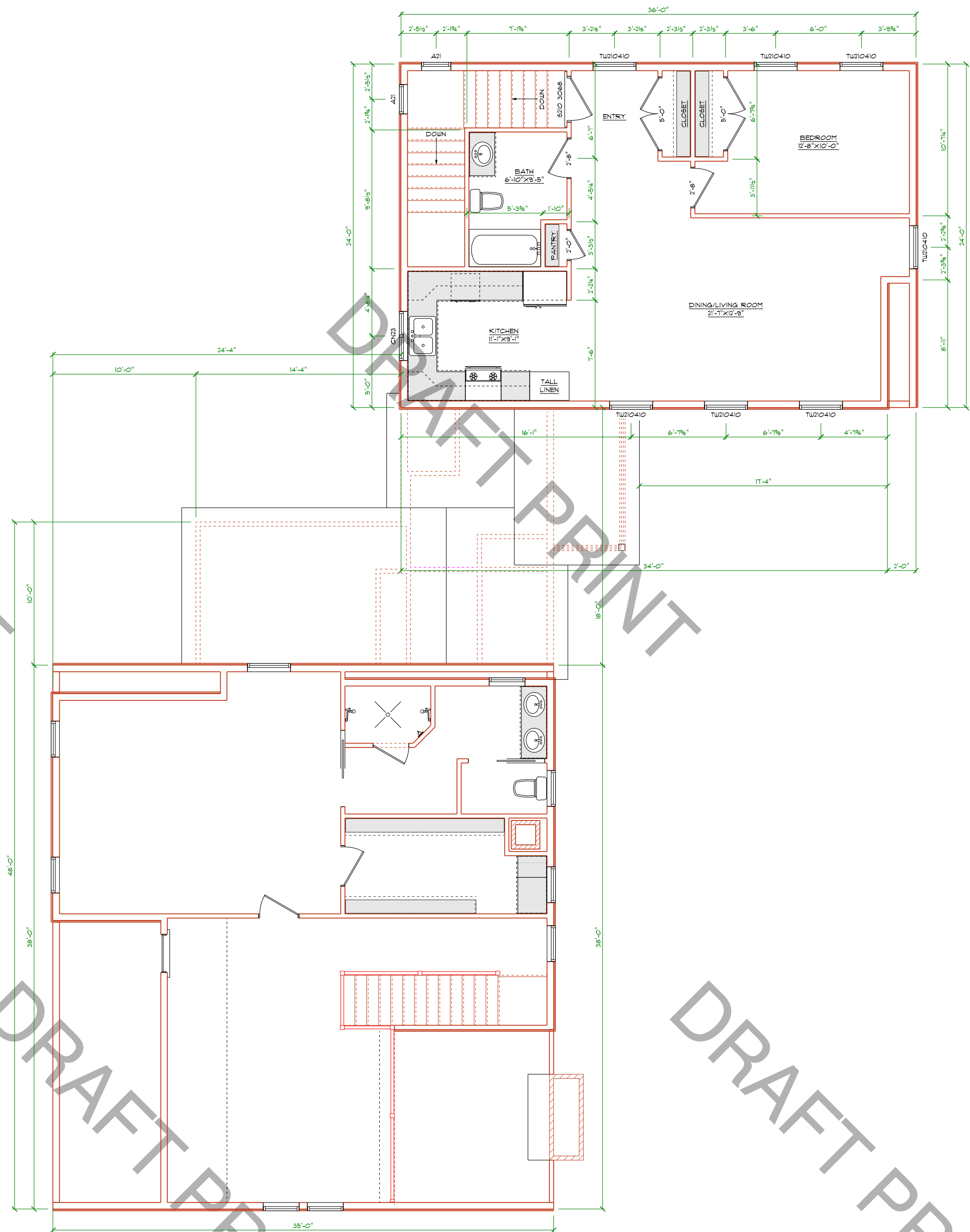
1323





LEVEL ONE PLAN

1,681 SQUARE FEET  
SCALE: 1/4" = 1'-0"



LEVEL TWO PLAN

930 +/- SQUARE FEET PRIMARY RESIDENCE  
150 SQUARE FEET ATTACHED ACCESSORY DWELLING UNIT  
SCALE: 3/16" = 1'-0"

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12/12/22	REVISED PLANS
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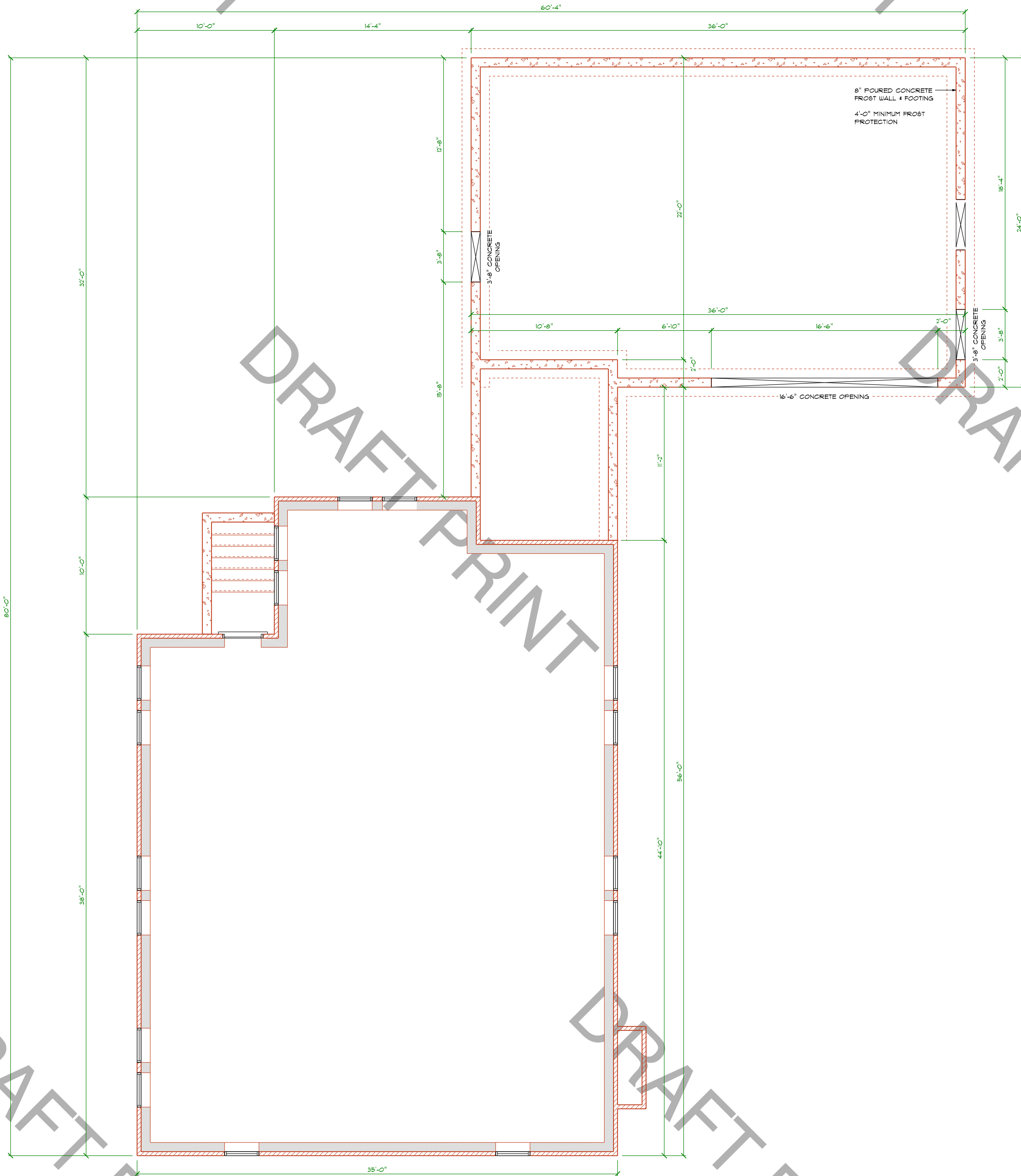
SHEET NUMBER

A5

PLAN NUMBER

1323





FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

ADJUST FOUNDATION DEPTH AND LOCATE BASEMENT FASH ON SITE PER CONDITIONS

DATE	DESCRIPTION
12/08/22	REVISED PLANS
12/12/22	REVISED PLANS
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SHEET NUMBER

A6

PLAN NUMBER

1323



5 Criteria for variance on setback and the request for a 2 family home where our home is zoned currently in a business zone

1: The variance will not be contrary to public interest

The request is consistent with the character of the neighborhood as the addition would only be creating a garage addition and would look within character of surrounding neighbors.

The change does not impact any neighboring properties with sight lines or encroachments as the setback issue the only direct abutter to the property line in question is the Route One bypass.

There are many 2 family homes in our surrounding neighborhood and we have plenty of parking at our property so the additional car this will add will not be an issue as it will be garaged whenever there.

2: The spirit of the ordinance will be observed

The required setback cannot be achieved, as we are currently over that setback and the proposed plan stays very close to that same footprint on that side.

Even though it will be considered 2 family it will look very similar to the way it does not with just an attached garage and living space for my elderly mother

The issue of the setbacks from the bypass shouldn't be a large issue as our home was moved in the 1930's to allow for the bypass to be put in-our home used to be on the other side of our garage and was moved

3: Substantial justice will be done

Granting the variance will add tax revenue to the city

A moderate change to the existing structure allows for our mother to move closer and for us to be able to stay in Portsmouth

4: Values of the surrounding properties will not be diminished

Direct abutters include two 1 family homes and another 2 family home (home with unattached studio apartment), and the route one bypass and a gas station

Extended neighbors include several commercial buildings like gas stations, a gun exchange, adult video sales and no expected detriment to any of these surrounding properties is expected

5: Literal enforcement of the provisions of the ordinance would result in unnecessary hardship



There is no way for us to achieve the setback requirement as our current garage is already non-compliant

If we are unable to get the approvals my mother would not be able to live with us and we would have to find alternate solutions for housing for her















