

## **47 Langdon Street Addition Variance Request**

To Whom it May Concern,

In accordance with the Portsmouth variance application process, please find the attached plans and pictures in support of our request. The owners, Thomas Basiliere and Sharon Syrek, are asking for a single variance to the Zoning Ordinance (maximum lot coverage) in order to build a modest single-story "sunroom" on to the existing non-conforming structure (the Property) at 47 Langdon Street. The footprint for the addition is the same space currently covered by a brick patio.

The original home built in 1779 went through renovations before we purchased it in 2019. Sometime after 1779, an addition to the back of the original house resulted in a L-shaped space which we believe was for a kitchen and dining room. Since then a number of alterations, such as adding a staircase and moving the exterior door, resulted in half of that space only being usable as a pass through entryway. We would like to add space that would turn the L-shaped area into a usable room.

### **ZONING RELIEF SUMMARY**

The Applicants seek the following variances from the Portsmouth Zoning Ordinance:  
Article 5 - Section 10.521: To allow 43% (+/-) building coverage where 37% (+/-) exists and 35% is allowed.

### **VARIANCE CRITERIA**

1. Variance will not be contrary to the public interest.  
The addition will not alter the essential nature of the neighborhood or threaten the public health, safety, or welfare.
  - a. The addition will not be visible from the street and is fully conforming to setback requirements.
  - b. The sunroom will not negatively affect light and air to any adjoining property. It simply squares off the "L" shape in the back created when a previous addition was added. Two of the walls from the current house already exist along 2 sides of the existing patio so only 2 new walls will need to be created. (See picture #2, page 4.)
  - c. The new addition will not extend beyond the existing house in the back of the lot, and extends only a portion of the way towards the right side of the lot, less than the original house does.
2. Spirit of the Ordinance will be observed
  - a. The proposed addition will not interfere with the adjoining property's views, property use or privacy.
  - b. The proposed addition will still allow at least 25% open space where only 20% is required.

3. Substantial justice will be done
  - a. Even with the addition, the lot still has less building coverage than many properties in the area. The neighborhood itself is characterized by home lots that exceed the building coverage requirement and have structures that encroach into one or more setbacks as shown on the attached Portsmouth tax map of the area.
  - b. The public would not realize any gain by denying the variance. The addition is modest and in keeping with the character of the neighborhood. The increase in building coverage above what is permitted by the Ordinance will not overcrowd or otherwise overburden the Property.
  - c. Two homes directly visible from the backyard of 47 Langdon have additions on the back of the main building. The house at 50 Brewster St. has a single-story addition characterized by a back facing wall of primarily windows. The house at 18 McDonough St. has a one-story addition that encroaches into the rear setback. (See attached pictures on page 6).
  
4. Value of surrounding properties will not be diminished.
  - a. The addition is tasteful and will integrate nicely with the existing design of the home. The improved appearance of the home should only add value to surrounding properties.
  - b. Several properties in the neighborhood including the homes at 18 McDonough St and at 50 Brewster St have similar one-story additions on the back of the original house. (See attached pictures on page 6).
  
5. Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship
  - a. Denying the permit means the homeowner cannot fully utilize a substantial section of this very old home as the alterations over the years have created a dysfunctional space. Given the age of the original house and its configuration, this proposed addition will allow us to rectify this situation and create a modern-sized area for gatherings.
  - b. The addition is reasonable in size and function and is consistent with the neighborhood use as a single-family home.

Prepared by,  
Sharon Syrek - Owner  
Thomas Basiliere - Owner

- **Pictures of Existing Property**
- **Pictures of Abutter properties**





1. View of the back of the existing house at 47 Langdon Street



2. View from the driveway at 47 Langdon Street facing the existing brick patio (where the proposed addition will go).





3. View from backyard at 47 Langdon of the existing brick patio (where the proposed addition will go).



4. View of backyard, abutting property fences and additions on the rear of the home at 50 Brewster St and 18 McDonough St.





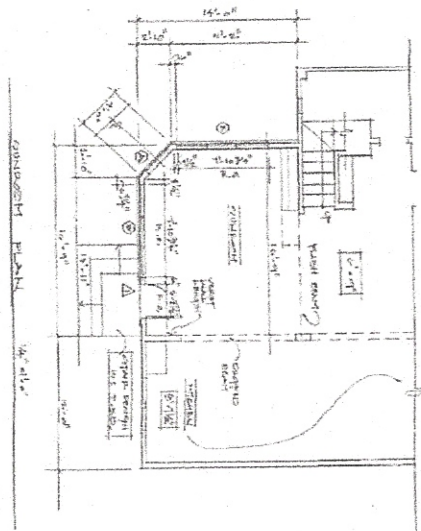
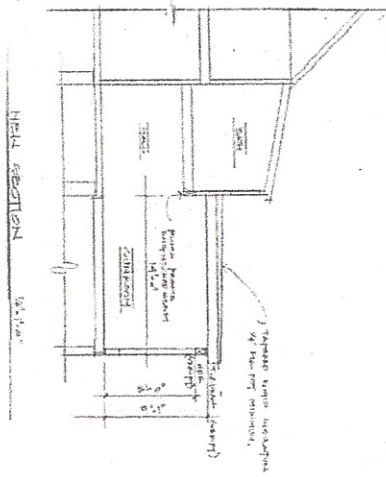
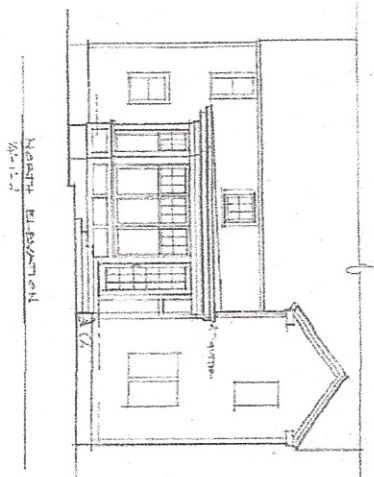
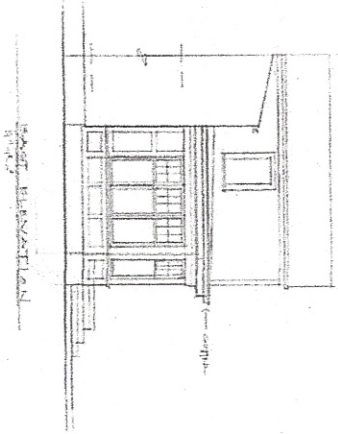
5. View of the abutter property at 18 McDonough single story back addition



6. View of abutter property at 50 Brewster single story back addition.

- **Architectural Design for Addition**
- **Portsmouth Tax Map**
- **Coverage and Setback Measurements**
- **Property Survey - Partial w/ Proposed Addition  
(illustrative only)**
- **Property Survey (original unaltered)**
- **Support Letters from Abutters**





PLANT

1	2	3	4	5	6	7	8	9	10
1/2\"/>									

**PRELIMINARY**

415	<b>CYREK ADDITION</b> 47 LANGDON ST. WASHINGTON, PA	<b>KEY</b> GORHAM Architect/Engine 118-24 118-24 118-24
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1" = 105.99172136001717 ft

Property Information

Property ID 0138-0029-0000  
 Location 47 LANGDON ST  
 Owner BASILIERE THOMAS LIV TR (50% INT)



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 08/30/2024  
 Data updated 3/9/2022

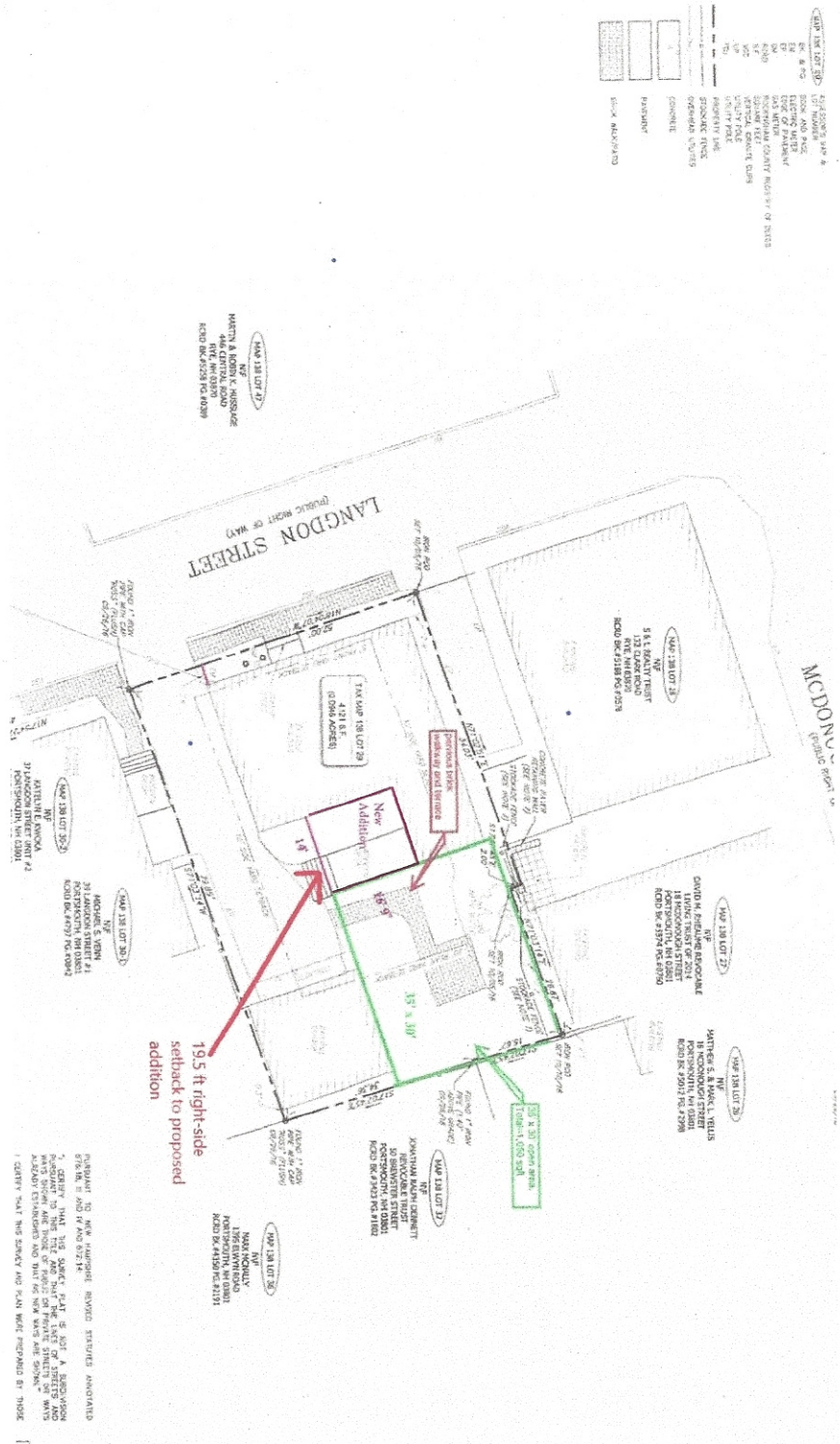
Print map scale is approximate.  
 Critical layout or measurement activities should not be done using this resource.

## Coverage and Setback Measurements

Structure	Sq Ft	% of Total
Primary Dwelling	1140	27.6%
Existing Garage	400	9.7%
<b>Total Existing Building Coverage</b>	<b>1540</b>	<b>37%</b>
Proposed Addition	234	5.7%
<b>Total Proposed Building Coverage</b>	<b>1774</b>	<b>43%</b>
<i>(Total Lot Size)</i>	4121	

Rear setback	35 ft
Right-side setback to proposed addition	19.5 ft





Partial Property Survey with Proposed Addition drawn in (Illustrative only; Drawing not to scale)



September 5, 2024

Re: Abutter support of home addition project at 47 Langdon Street

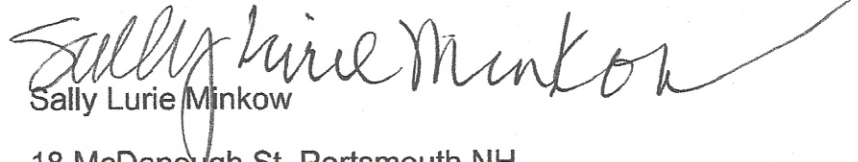
To whom it may concern,

I am the homeowner at 18 McDonough Street and my property abuts 47 Langdon Street. I have been fully informed of the details of the proposed addition to this property and have had an opportunity to ask questions about and review the plans.

In my opinion the proposed addition will look beautiful and be in keeping with the historic nature of the house.

I would like to confirm my full support for this proposal and have no reservations about the project should it be approved to move forward.

Best,

A handwritten signature in cursive script that reads "Sally Lurie Minkow". The signature is written in black ink and is positioned above the printed name.

Sally Lurie Minkow

18 McDonough St, Portsmouth NH

603 496-8240



09/08/2024

To Whom it may concern,

I am an abutter to 47 Langdon St (located directly behind) and would like to express my support of the proposed addition on the property. The owners have shared the details and plans. I consider the proposed addition to be a complement to the structure and property.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "J. Dennett". The signature is fluid and cursive, with a prominent initial "J" and a long horizontal stroke.

Jonathan Dennett  
50 Brewster St  
Portsmouth, NH 03801