

Item 7:

Valuation of New Construction (for non-residential projects): not required as project is residential

Total Number of dwelling Units (for residential projects): One (1)

Lot Area: 7,492 square feet

Description of proposed project: Raze/rebuild existing two-car garage. Include enclosed space above garage, including attic space. Rebuild two existing site walls, repave driveway in kind. Construct enclosed breezeway connecting existing residence to garage, construct exterior stairs from breezeway to driveway.

Description of existing land use: Single Family MDL-01, Zoned GRA / General Residence A

Lot currently has single family house and detached two-car garage with paved driveway.

Project representatives – names and contact information:

Joel Harris, Owner, 603.475.3601

Jessica Harris, Owner, 603.969.1132

Tracy Shriver, Family Member / Registered Architect, 617.852.3499

Description and dimensions of existing and proposed buildings (including building footprint, total gross floor area, and height): Refer to attached plans

Existing and proposed front, side and rear setback / yard dimensions (this is the distance from a structure to the lot line): Refer to attached plans

Site Plan(s) showing existing and proposed conditions including:

- **Abutting street(s) and street names:** Refer to attached plans
- **Driveways / accessways:** Refer to attached plans
- **Dimensions (size and height) of structures:** Refer to attached plans
- **Dimensions and location of parking spaces:** Refer to attached plans – residential driveway

Scale of all drawings and plans (the scale is the ratio of the drawing's size relative to the actual size):
Refer to attached plans

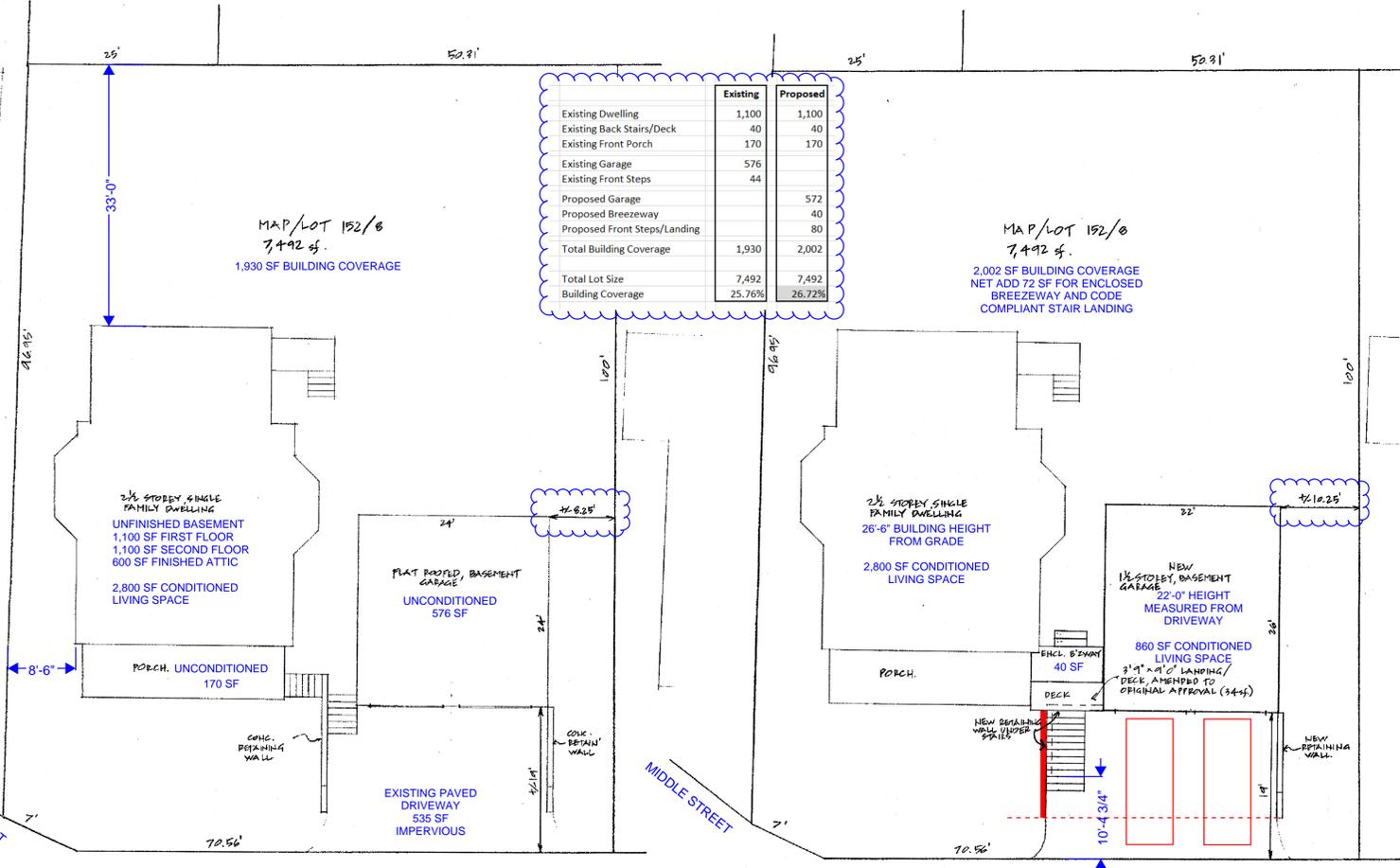
Labeled photo(s) of existing conditions: Refer to attached plans

Building plans and elevations of any proposed structures or additions: Refer to attached plans

Interior floor plans for any renovations or expansion to existing structures: Refer to attached plans

Written statement explaining how the request complies with the requirements of the Zoning Ordinance as provided in article 2 (see Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions): Refer to attached narrative

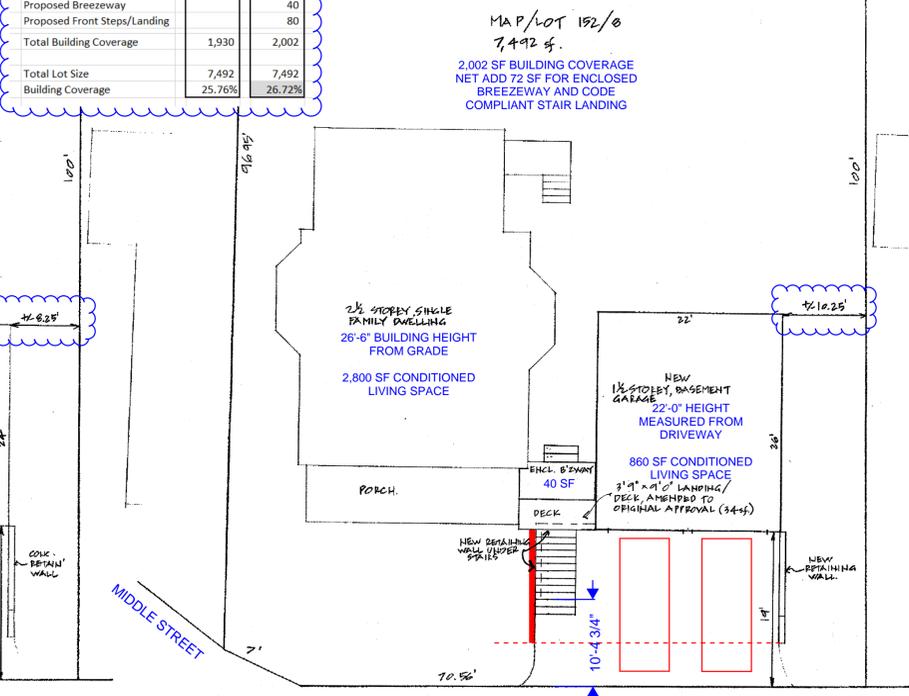
	Existing	Proposed
Existing Dwelling	1,100	1,100
Existing Back Stairs/Deck	40	40
Existing Front Porch	170	170
Existing Garage	576	572
Existing Front Steps	44	40
Proposed Garage		572
Proposed Breezeway		40
Proposed Front Steps/Landing		80
Total Building Coverage	1,930	2,002
Total Lot Size	7,492	7,492
Building Coverage	25.76%	26.72%



EXISTING CONDITIONS SITE PLAN 1"=10'
(FROM TAX MAP)



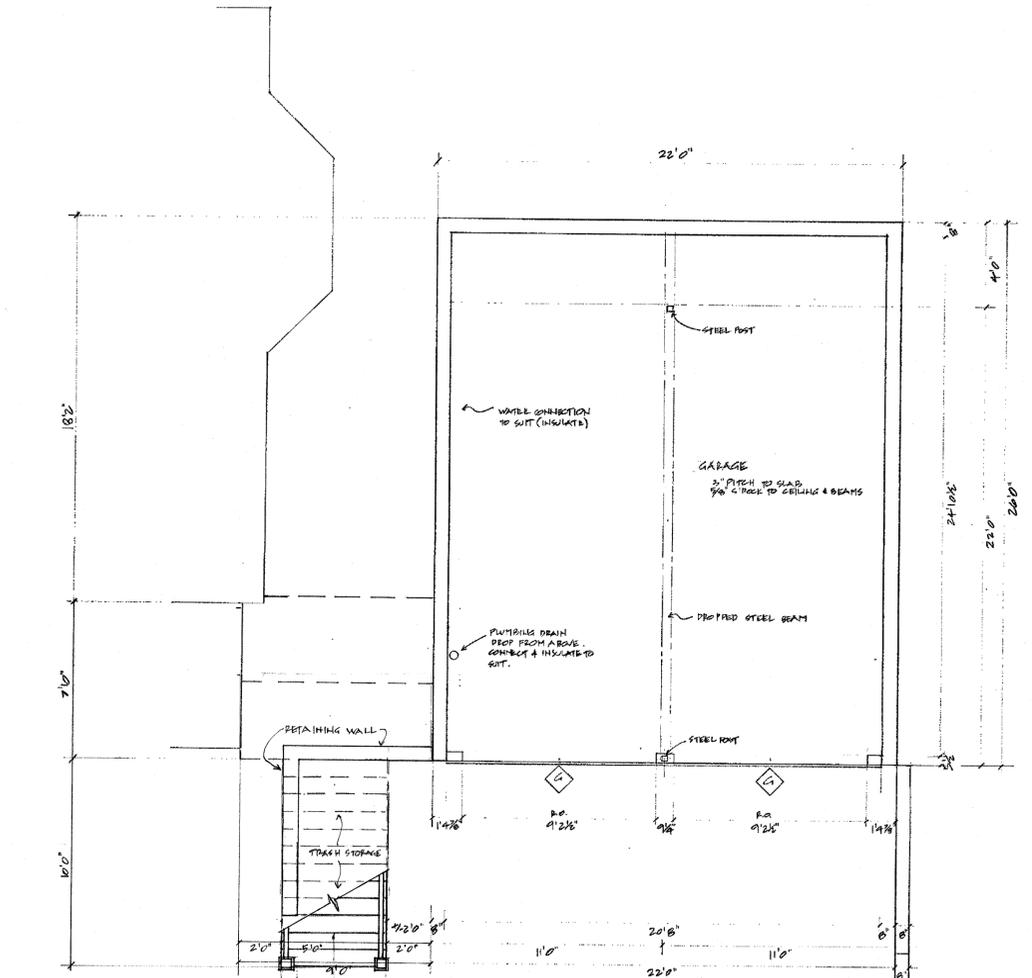
EXISTING CONDITIONS
(VIEW FROM RIGHT)



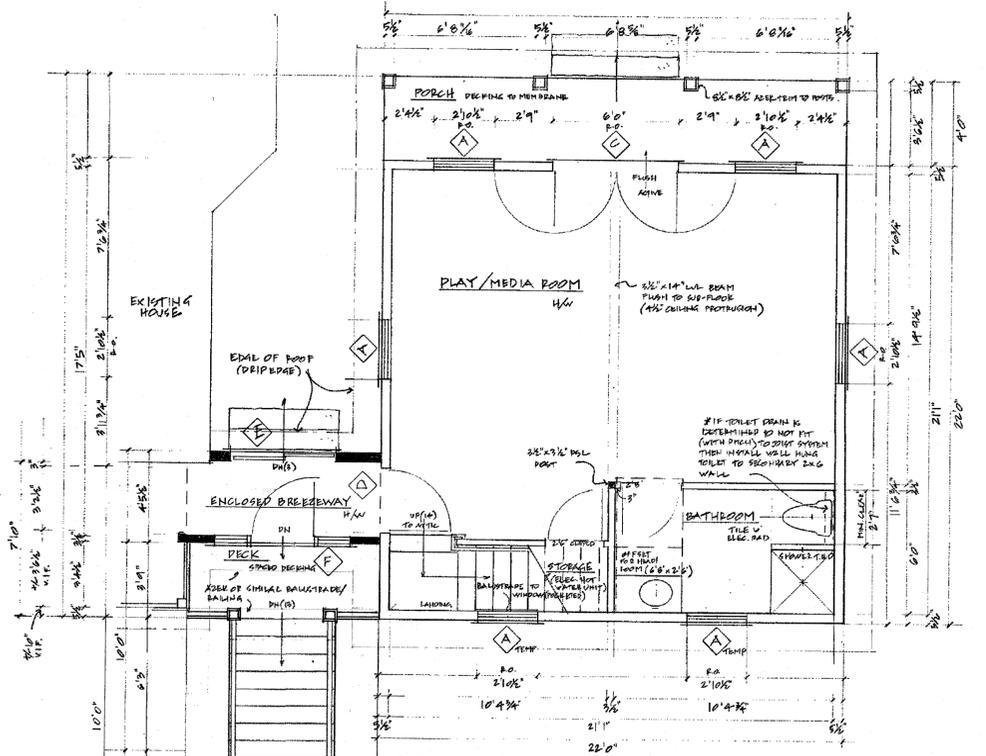
AMENDED PROPOSED CONDITIONS SITE PLAN 1"=10'



EXISTING CONDITIONS
(STREET VIEW)



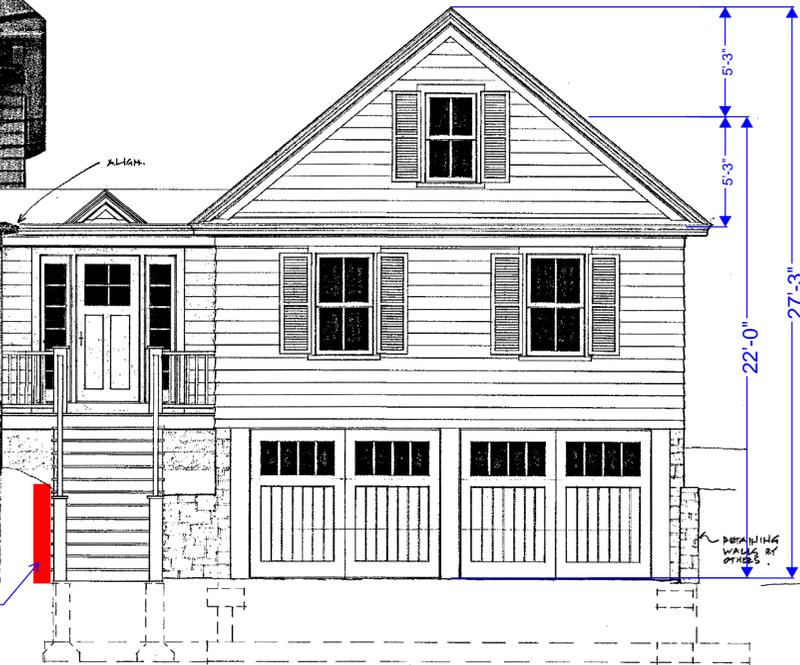
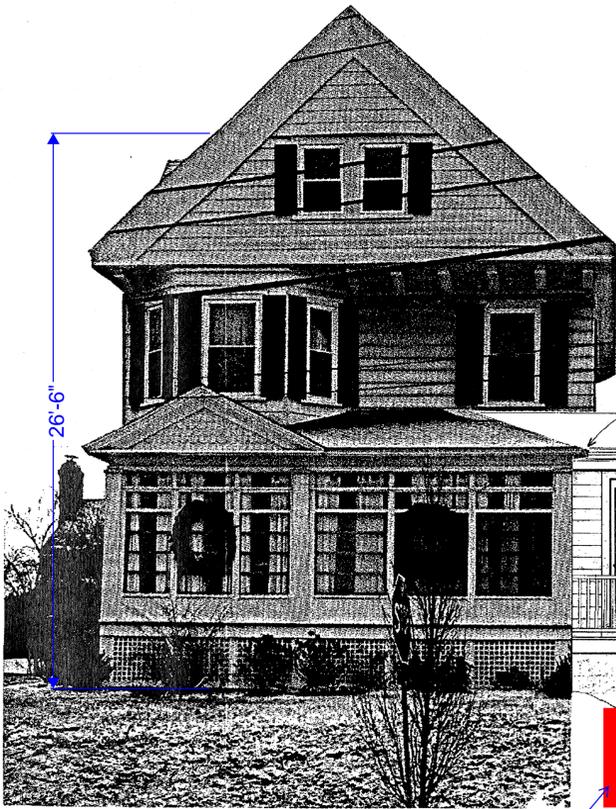
AMENDED PROPOSED BASEMENT/GARAGE FLOOR PLAN
1/4"=1'0"



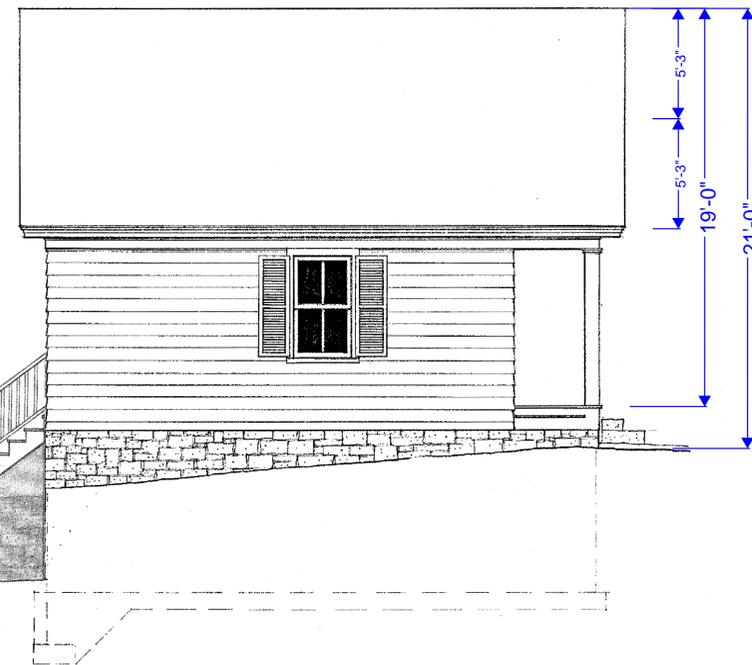
AMENDED PROPOSED GARAGE, FIRST FLOOR PLAN
1/4"=1'0"

AMENDED
REMODEL & ADDITION AT
THE HARRIS RESIDENCE
2 MONROE STREET
PORTSMOUTH, NH.

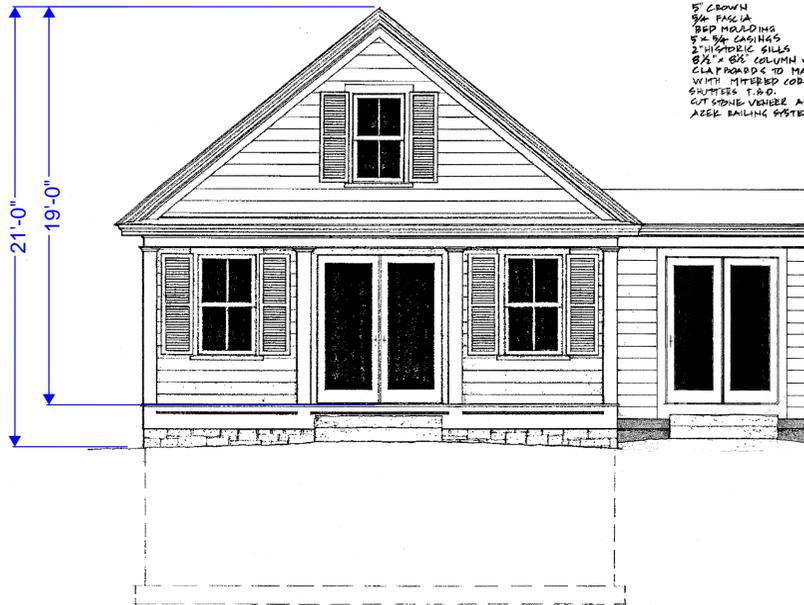
TITLE: SITE & FLOOR PLANS & PHOTOS
SCALE: 1"=10' & 1/4"=1'0'
DATE: 1.28.2021
REVISIONS: 2.30.2021 8.9.2023



AMENDED PROPOSED WEST (FRONT) ELEVATION
1/4" = 1'-0"

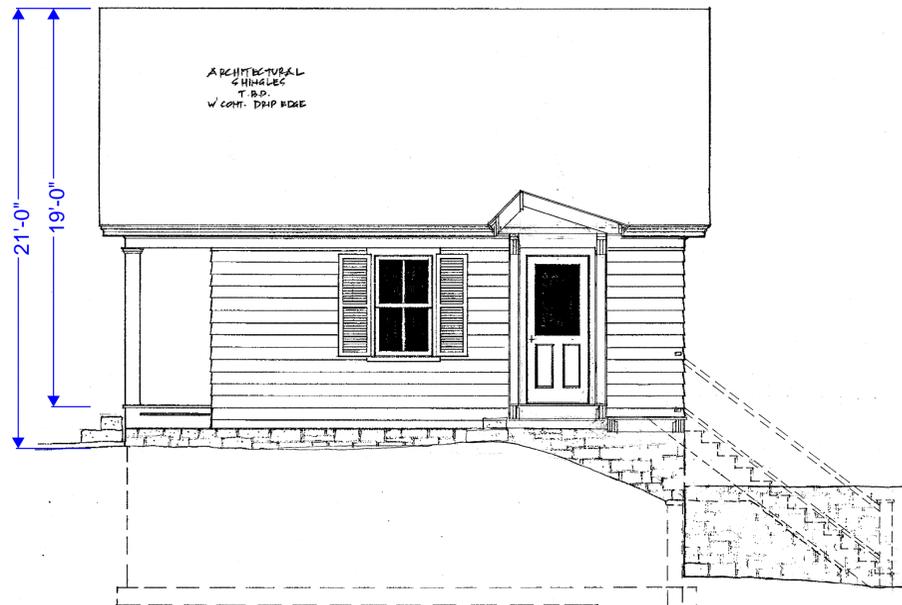


AMENDED PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

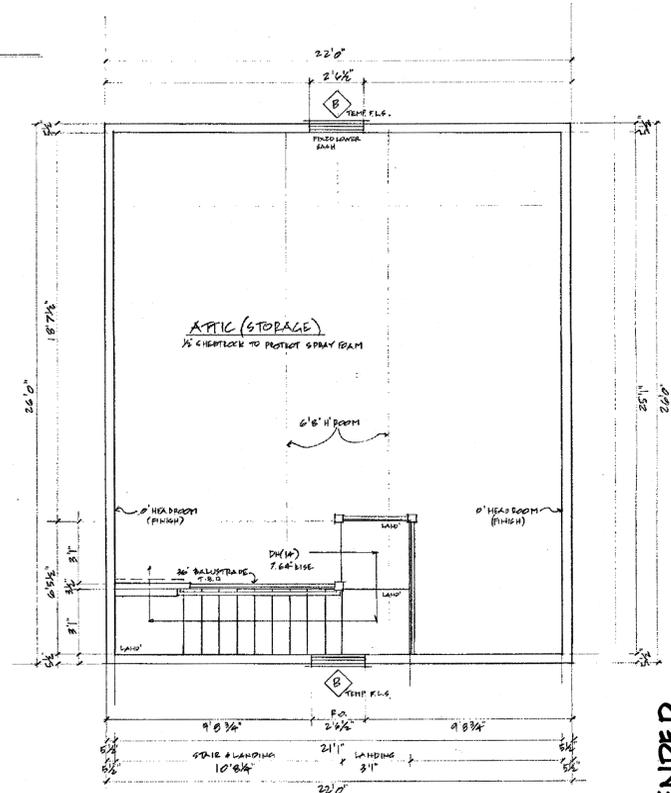


AMENDED PROPOSED EAST ELEVATION
1/4" = 1'-0"

ALL EXTERIOR TRIM TO BE AZEK OR SIMILAR.
5" CROWN
3/4" FASCIA
3/4" MOULDING
5/8" x 3/4" CASINGS
2" HINGED SILLS
3/4" x 3/4" COLUMN WRAPS
CLIP BOARDS TO MATCH APPEARANCE OF EXISTING
WITH HINGED CORNERS
SHUTTERS T.B.O.
CUT WHERE NECESSARY AS PER STONEVARD.COM
AZEK RAILING SYSTEM



AMENDED PROPOSED NORTH ELEVATION
1/4" = 1'-0"



PROPOSED ATTIC FLOOR PLAN
1/4" = 1'-0"

AMENDED

REMODEL & ADDITION AT
THE HARRIS RESIDENCE
2 MONROE STREET
PORTSMOUTH, NH.

TITLE: PROPOSED GARAGE ELEVATIONS & ATTIC PLAN

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

DATE: 1.28.2021

REVISIONS: 3.30.2021 8.9.2023

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

There is an existing public sidewalk in front of the property which is not impacted by the requested variance.

An existing retaining wall was replaced in kind as part of the approved plans and meets zoning requirements as it is considered a landscape element. The retaining wall extends further than the stairs requiring variance, and does not impact public sidewalk/interest.

The retaining wall follows the existing grade of the property. If the retaining wall were to be reduced in length, major re-grading of the property would be required, including the potential of requiring major structural improvements to the existing house foundation.

The outermost end of the retaining wall extends 5'-9" further than the end of the stairs. When measured to the tread at 18" above grade, this dimension increases to 8'-9", which is 10' from the property line. Per written correspondence with staff, front yard averaging requires a setback of 12' at the subject property. The Applicant is requesting a variance of 2' for the stairs to extend in to the 12' required setback.

10.233.22: The spirit of the ordinance will be observed;

Given the existing conditions, there are limited design options that are further detailed in items below. The existing condition was not code-compliant. Any design solution would have impacts to existing parking spaces on site and/or potential structural implications to existing residence.

The variance request is for the main entry stairs to extend 2' in to the required 12' setback. Retaining walls extend to within 18" of the property line, further than the stairs, and neighboring property has existing stairs near the property line that rise up to 4' above sidewalk grade (this is a grandfathered condition). The Applicant believes the proposed solution is the least intrusive to the public realm, creates a code-compliant solution, and does not impact neighboring property values by creating a less intrusive solution than already exists in the subject area.

10.233.23: Substantial justice will be done;

The existing condition was not code-compliant. There was no landing at the door to the resident entry, requiring occupants to stand 2-3 risers below entry and open the screen door outward, then enter the residence. The proposed solution allows for a code compliant entry to the residence and is not contrary to the public interest. The existing entry to the residence was relocated several feet further away from the property line, the most it could be without major structural implication to the residence, to minimize any dimensional impact.

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

The subject property is a corner lot, so per written correspondence with staff there is only one property, 18 Monroe, which is included in front yard averaging.

The adjacent property has existing stairs that end at/near the property line, which do not meet today's zoning requirements but are grandfathered in.

Given the subject property replaced retaining walls in kind, and adjacent property has existing stairs that extend to the property line, surrounding property values will not be diminished. The subject property's end of stairs will be set back almost 7' from the property line, and 10' when measured to the tread at 18" above grade.

10.233.25: Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship;

In order to meet the setback provisions, a triple set of stair runs would be required, including two landings. The code required width of this layout would impact one of the existing parking spaces.

Visually and architecturally, this would not be a solution the fits in with the existing surrounding context. Most homes have a single set of stairs extending from the public realm/sidewalk up to the front door. The proposed solution maintains that architectural context, with a solution providing the most setback given existing conditions.





Existing Condition