

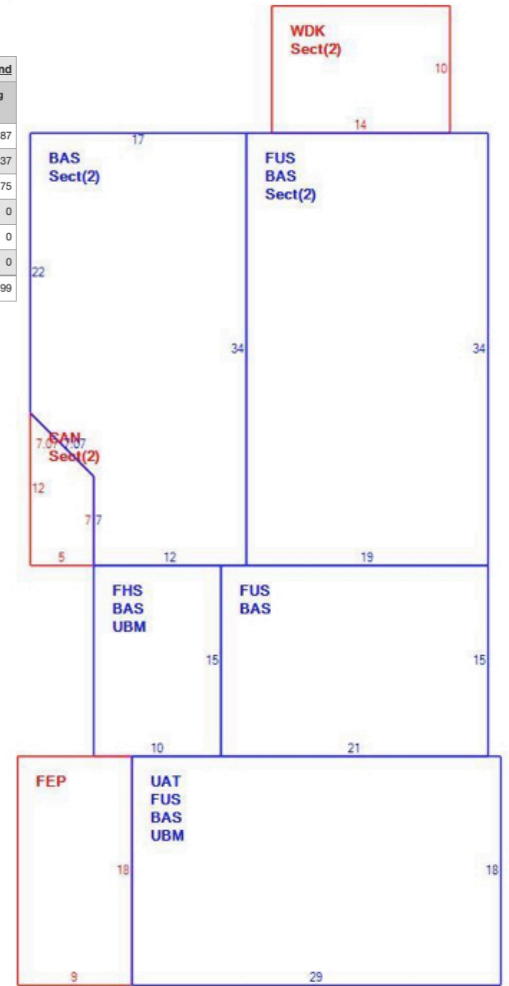
Blaudschun Residence

411 Ocean Rd, Portsmouth NH

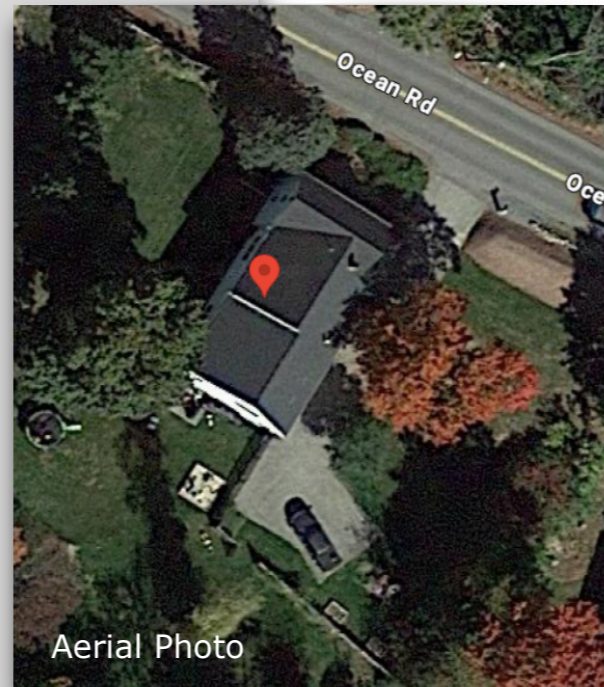
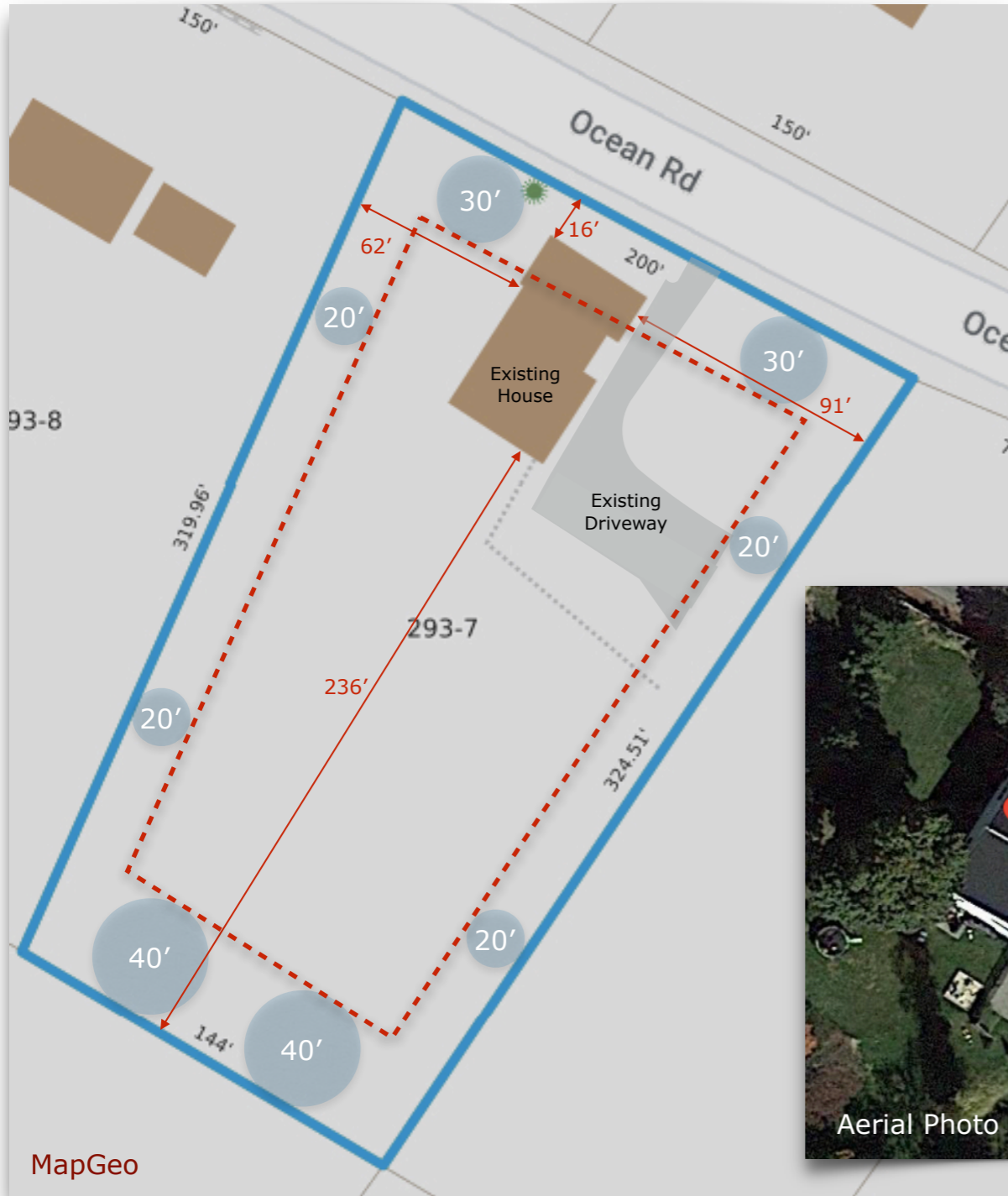
Existing Site Data

- Map 293 Lot 007
- Single Family MDL-01
- SRA (Built 1857)
- 1.27 Acres (55,321 SF+/-)
- Setbacks:
 - Front = 30'
 - Side = 20'
 - Rear = 40'
- Lot Size = 1 Acre
- Frontage = 150'
- Height = 35'
- Coverage = 10%
 - 5,532 SF Allowed (2,513 or 4.54% Current)
- Minimum Open Space = 50%
 - 27,660 SF Allowed (5,026 or 9.08% Current - Assumed)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	987	987	
FUS	Upper Story, Finished	837	837	
FHS	Half Story, Finished	150	75	
FEP	Porch, Enclosed	162	0	
UAT	Attic	522	0	
UBM	Basement, Unfinished	672	0	
		3,330	1,899	



Tax Map



Right Side



Existing Photos

Left Side

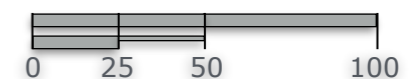


Front & Left Side



Front Of House

Existing Site Conditions



Blaudschun Residence

411 Ocean Rd, Portsmouth NH



Existing Conditions:

- Entry door head trim
- Shallow eaves / overhangs
- Bay window insulation value is minimal
- Landscape is overgrown

Notes:

- Facade work is meant to enhance the existing front elevation as well as address insulation, doors and windows
- Added "Dog House Dormers" to help with water mitigation at the front elevation of the house
- Add stone drip band at the foundation perimeter to help with water management away from house
- New Portico / Stoop to help protect front door and keep snow and ice from building up at this location (due to the new portico element)



Proposed Conditions:

- New Dog House Dormer tops above existing 3 windows at the second floor
- New Bay Window Skirt at the existing bay windows
- New Portico / Stoop @ Existing front door
- Revise Landscaping

Bay Window Skirt Added (2)

New Portico / Stoop

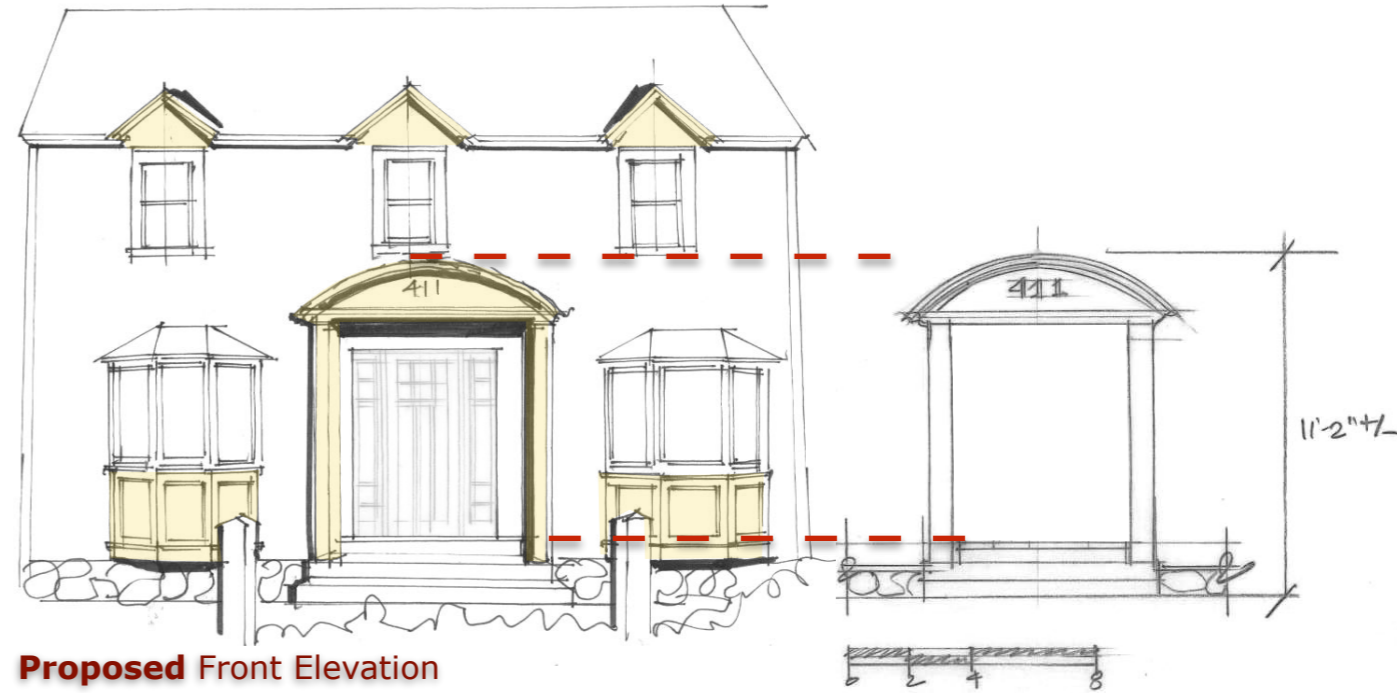
Front Elevation Images

Blaudschun Residence

411 Ocean Rd, Portsmouth NH

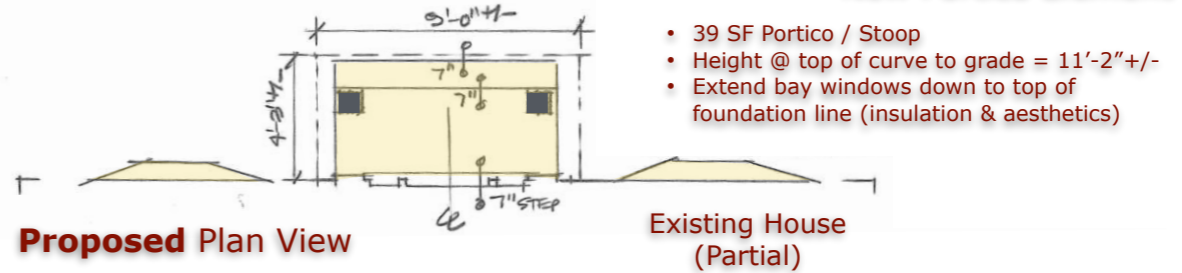
Work within the Front Setback:

- Any work in a setback requires a Variance from the Zoning Board



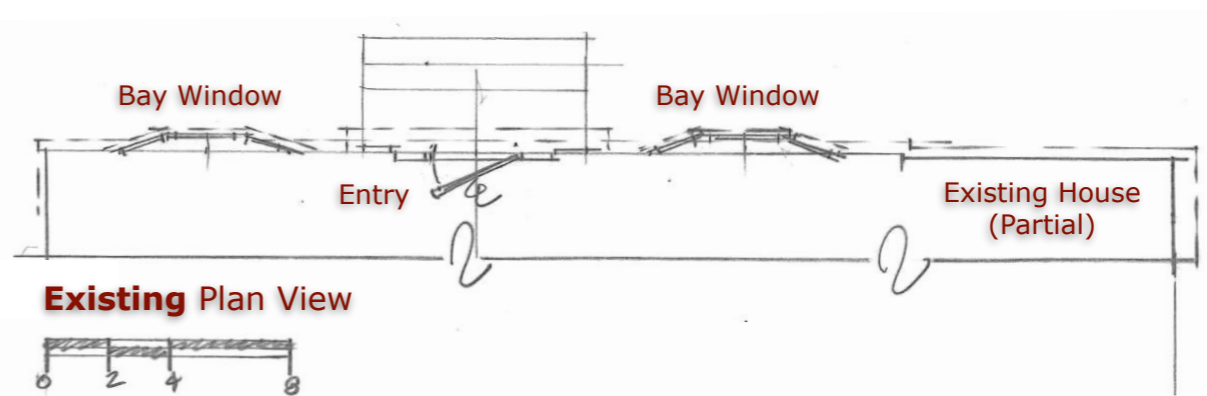
Proposed Front Elevation

New Portico Element



Proposed Plan View

Existing House (Partial)



Existing Plan View

Portico / Stoop Diagrams

5-20-2024

TMS
architects
interiors

Proposed Site Conditions

Blaudschun Residence

411 Ocean Rd, Portsmouth NH

Proposed Site Data

- 1.27 Acres (55,321 SF+/-)
- Setbacks:
 - Front = 11.75'
- Coverage = 10%
 - 5,532 SF Allowed
 - 2,513 or 4.54% Existing
 - 2,553 or **4.61% Proposed**
- Minimum Open Space = 50%
 - 27,660 SF Allowed
 - (5,026 or 9.08% Current - Assumed)
 - (5,066 or **9.15% Proposed** - Assumed)

Variance Criteria:

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

Allowing the proposed entry stoop and facade modifications helps make the house more functional along this busy road.

10.233.22 The spirit of the Ordinance will be observed;

By allowing this change to the facade of this older house, the unique condition of the house's proximity to the road can be addressed in a meaningful way.

10.233.23 Substantial justice will be done;

Allowing these updates adds specific function to the property.

10.233.24 The values of surrounding properties will not be diminished;

Allowing these updates will add value to the specific property and will not diminish adjacent property values.

and 10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

The proposed stoop will allow the residing young children to wait for the school bus in a safe, covered area along this busy road.

10.233.31 Owing to special conditions of the property that distinguish it from other properties in the area,

(a) no fair and substantial relationship exists between the general public purposes of the Ordinance provision and the specific application of that provision to the property;

This house is closer to Ocean Road than the adjacent neighbors and was built in 1859, predating zoning regulations. The adjacent houses were built between 1965 and 1976 and predate current zoning regulations but were better situated on their respective lots and better meet current zoning outlines. There is no fair and substantial relationship between general purposes of the ordinance and the specific application to the property.

and (b) the proposed use is a reasonable one. (Under this provision, an unnecessary hardship shall be deemed to exist only if both elements of the condition are based on the special conditions of the property.)

The proposed use is a reasonable one as it adheres to the intended residential use and helps maintain a safer environment to the house's occupants.