

City of Portsmouth
Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH

RE: Variance Application

219 Sagamore Ave
Portsmouth, NH 03801
Tax Map 221 Lot 19

Dear ZBA members,

Please find our documentation as required for zoning relief to revise the previously approved ZBA application to reconstruct of our two car garage within the setback requirements. This revision will add an additional dormer to the yard side of property.

We have included the following documents for your review:

- Site plans
- Building plans
- Site photographs

The previously approved garage is just under 2.85' from the rear lot line and 11.05 feet from the side setback. The new proposed dormer will be within the footprint of the new garage.

Our civil drawings reflect the current and proposed coverages of building and open spaces.

With that said, we have the following comments on the criteria.

Variance criteria

The variance will not be contrary to the public interest

As previously stated, replacing a collapsing/rotting structure will serve the publics interest and provide a safe stabile structure with greater visual appeal. The addition of the dormer will balance the structure and add 52 square feet to the second floor.

The spirit of the Ordinance will be observed

The existing property is currently non-conforming with a two-car garage that is one foot from the

property line. Creating a greater distance from the rear lot line and side lot line is in line with the spirit of the ordinance. We are also reducing the building coverage and increasing open space, again, within the spirit of the ordinance.

Substantial justice will be done

Allowing this variance request will create a safer environment for the community and there is no harm to any of our abutters. It will also allow us to continue the use of the property as intended.

The values of surrounding properties will not be diminished

The removal and re-construction of the two-car garage will improve the appearance of this structure and will not diminish the value of any abutter's property.

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

The purpose of this project is to be able to utilize the existing two car garage for it's intended use. Re-building this structure is necessary for this use. As previously mentioned, this is a non-conforming lot and literal enforcement would result in a hardship.

Please note that in the previously approved application, the documentation represents that we will reduce the building coverage slightly, increasing pervious soils as depicted on the site plans.

We thank you for your careful consideration of our project.

Sincerely,

Deirdre and Thomas Hammer

OPEN SPACE COVERAGE TABLE

LOCATION	EXISTING	PROPOSED
RESIDENCE	1,283 S.F.	1,283 S.F.
GARAGE	457 S.F.	504 S.F.
ENTRY	--	46 S.F.
PAVE.	1,749 S.F.	1,570 S.F.
WALK/STEPS	75 S.F.	75 S.F.
BULKHEAD	134 S.F.	23 S.F.

BUILDING COVERAGE TABLE

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LOT AREAS

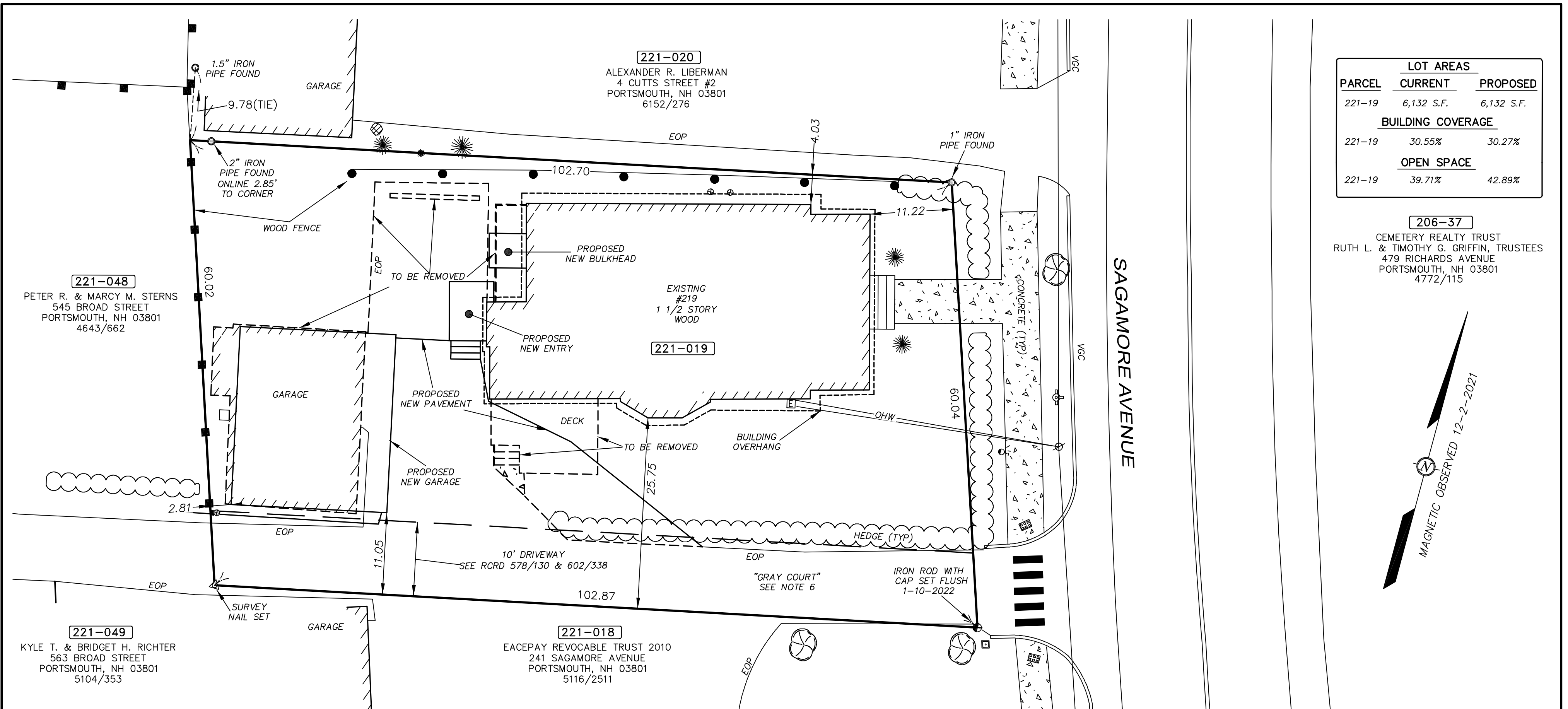
<u>PARCEL</u>	<u>CURRENT</u>	<u>PROPOSED</u>
221-19	6,132 S.F.	6,132 S.F.

BUILDING COVERAGE

221-19	30.55%	30.27%
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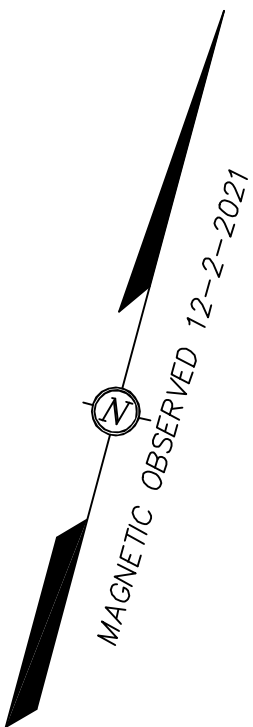
OPEN SPACE

221-19	39.71%	42.89%
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OPEN SPACE		
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206-37
CEMETERY REALTY TRUST
RUTH L. & TIMOTHY G. GRIFFIN, TRUSTEES
479 RICHARDS AVENUE
PORTSMOUTH, NH 03801
4772/115



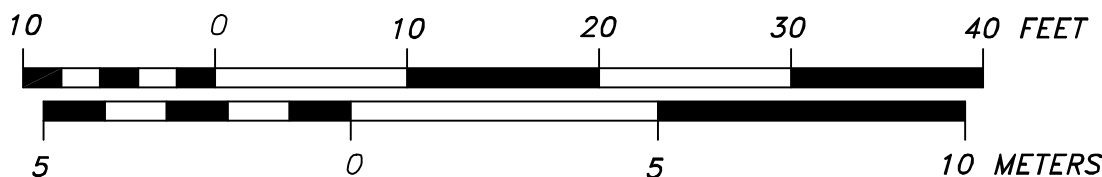
NOTES:

- OWNER OF RECORD.....THOMAS M. HAMMER REVOCABLE TRUST OF 2015
OWNER OF RECORD.....DEIRDRE P. HAMMER REVOCABLE TRUST OF 2015
ADDRESS.....91 WENTWORTH ROAD, NEW CASTLE, NH 03854
DEED REFERENCE.....6305/445
TAX SHEET / LOT.....221-19
PARCEL AREA.....6,132 S.F.
- ZONED:.....GENERAL RESIDENCE A
MINIMUM LOT AREA..7,500 S.F.
FRONTAGE.....100'
MAX BUILDING COVERAGE.....25%
FRONT YARD SETBACK.....15'
SIDE YARD SETBACK.....10'
REAR YARD SETBACK.....20'
MIN. OPEN SPACE.....30%
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0270F, EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- GRAY COURT HAS BEEN PLOWED BY THE CITY OF PORTSMOUTH FOR OVER TWENTY YEARS

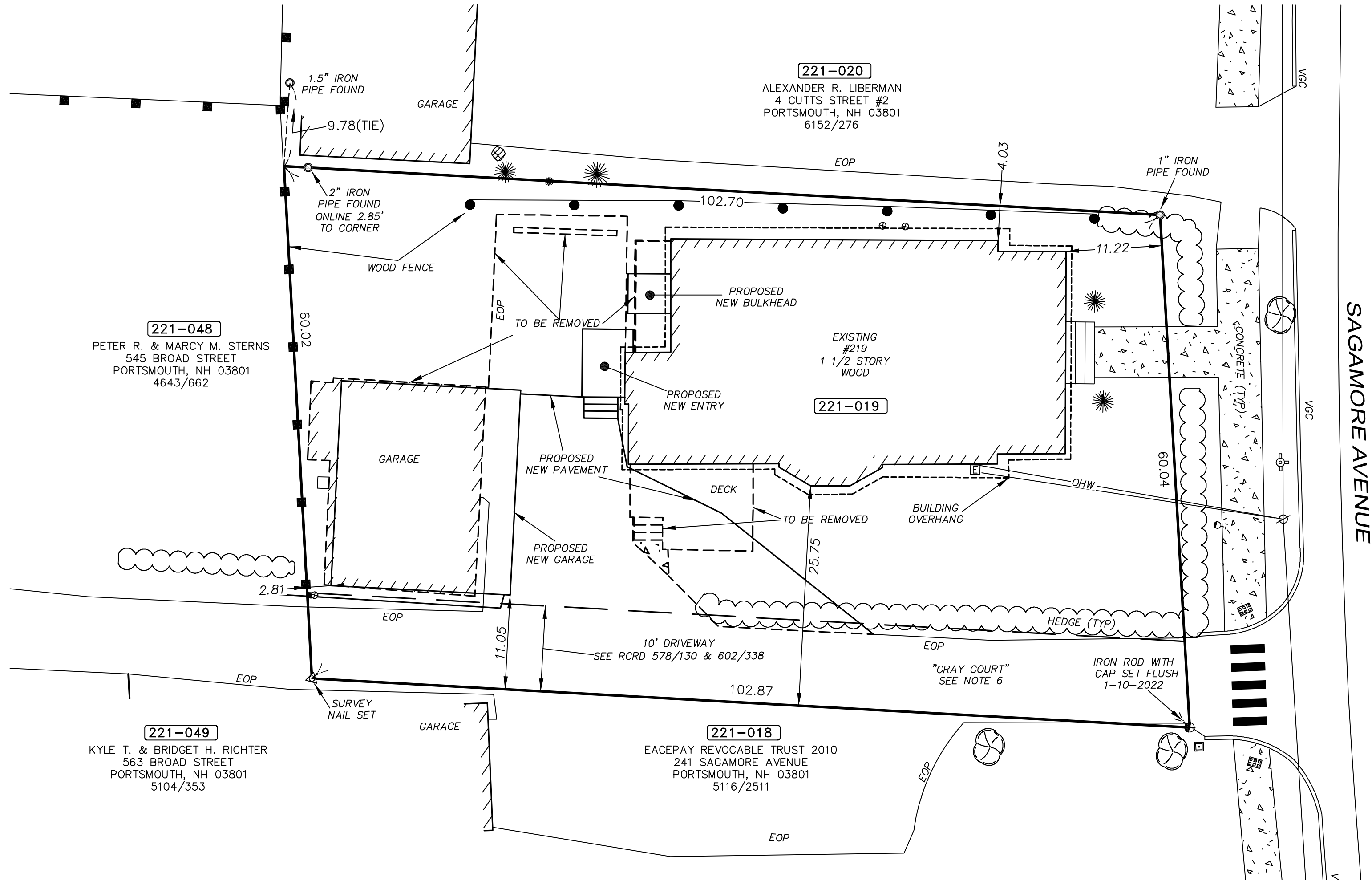
REFERENCE PLANS:

- PLAN OF LOTS OF LAND EXTENDING FROM SOUTH ROAD TO JONES AVENUE, DATED AUG. 1, 1893. RECORDED AS RCRD PLAN #D-0156.

PRELIMINARY
SUBJECT TO CHANGE



0	4-19-2022	FOR REVIEW & COMMENT	JV
REV. NO.	DATE	DESCRIPTION	APPR'D
ZONING BOARD OF ADJUSTMENT PLAN 219 SAGAMORE AVENUE PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S PARCEL #221-19 for THOMAS M. HAMMER			
JAMES VERRA and ASSOCIATES, INC.		DATE:	PRELIMINARY
101 SHATTUCK WAY SUITE 8 NEWINGTON, N.H., 03801-7876 603-436-3557		JOB NO:	23970-3
GTD PROJECT MGR COPYRIGHT © 2022 by JAMES VERRA and ASSOCIATES, INC.		SCALE: 1" = 10'	
GTD DRAWN BY		DWG NAME:	23970-3
		PLAN NO:	23970-3
		SHEET:	1 of 1



206-37
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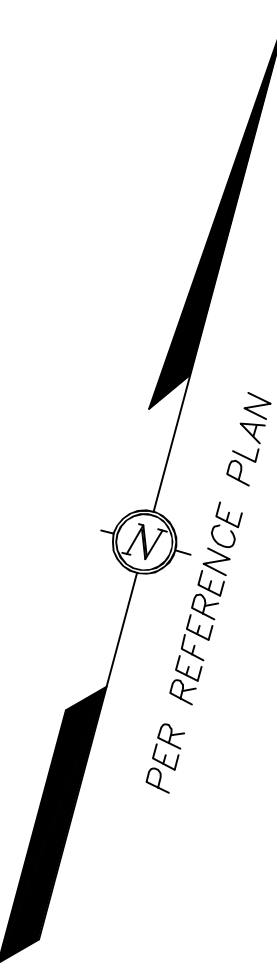
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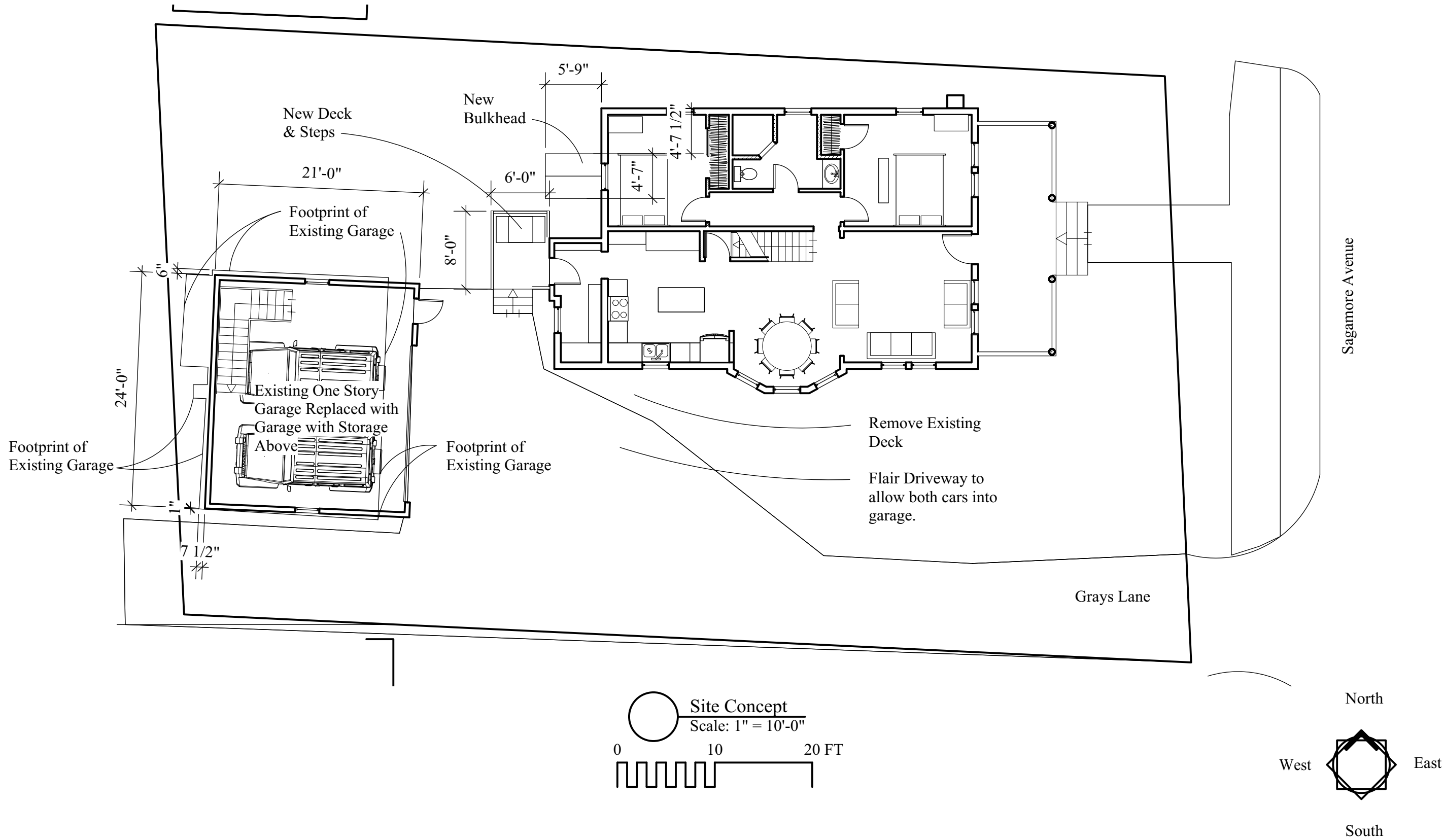


LEGEND:

- IRON ROD (AS NOTED)
- SURVEY NAIL (AS NOTED)
- IRON PIPE FOUND
- WOOD FENCE
- WOOD FENCE
- WOOD FENCE
- CEMENT CONCRETE PAD
- UTILITY POLE
- UTILITY POLE W/TRANSFORMER
- GUY
- OVERHEAD WIRES
- ROCKINGHAM COUNTY REGISTRY OF DEEDS
- TAX SHEET / LOT NO.
- EDGE OF PAVEMENT
- VERTICAL FACED GRANITE CURB



REV. NO.	DATE	DESCRIPTION	APPR'D
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GTD PROJECT MGR DRAWN BY COPYRIGHT ©2022 by JAMES VERRA and ASSOCIATES, INC.			SCALE: 1" = 20'
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copyright
22 June 2022

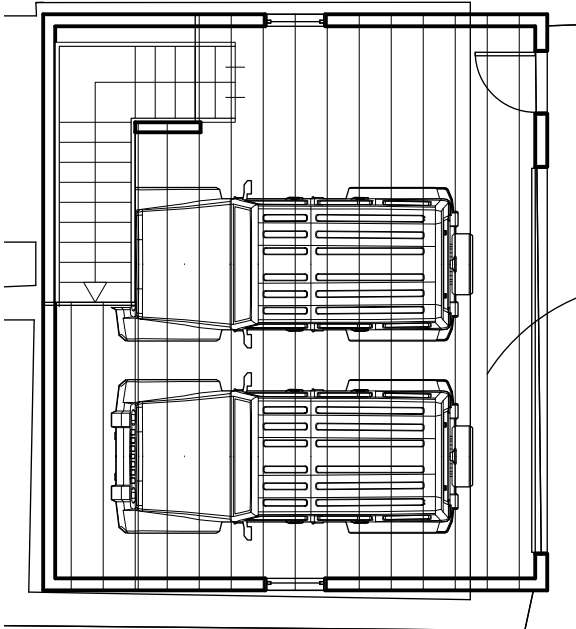
Hammer Const. Garage Replacement
219 Sagamore Avenue
Portsmouth, New Hampshire

Tony Fallon Architecture
PO Box 404
603 269 3206
tonyfallon.com
Wolfeboro Falls, New Hampshire 03896
tony@tonyfallon.com
Licensed by New Hampshire & Maine

Sketches

A.01

Typical Door and Window Headers (2) 2x10 with single jack studs.



(3) 2x12 with 1/2" Plywood with double jack studs.

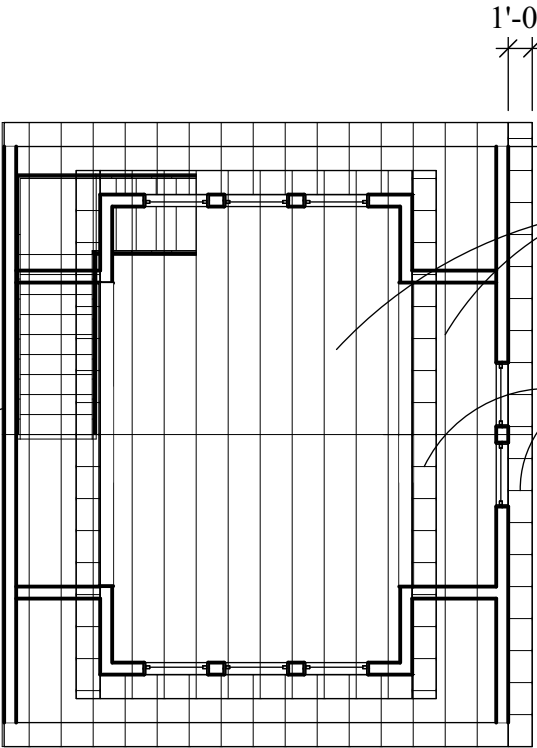
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Second Floor Garage Framing Plan
Scale: 1/8" = 1'-0"

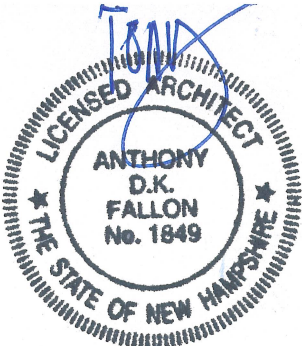
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2x12 Roof Rafters at 16 inches on center w/ Ceiling Joists 2x8 @ 16" on center.

Ladder Framing 2x6 at 16 inches on center.

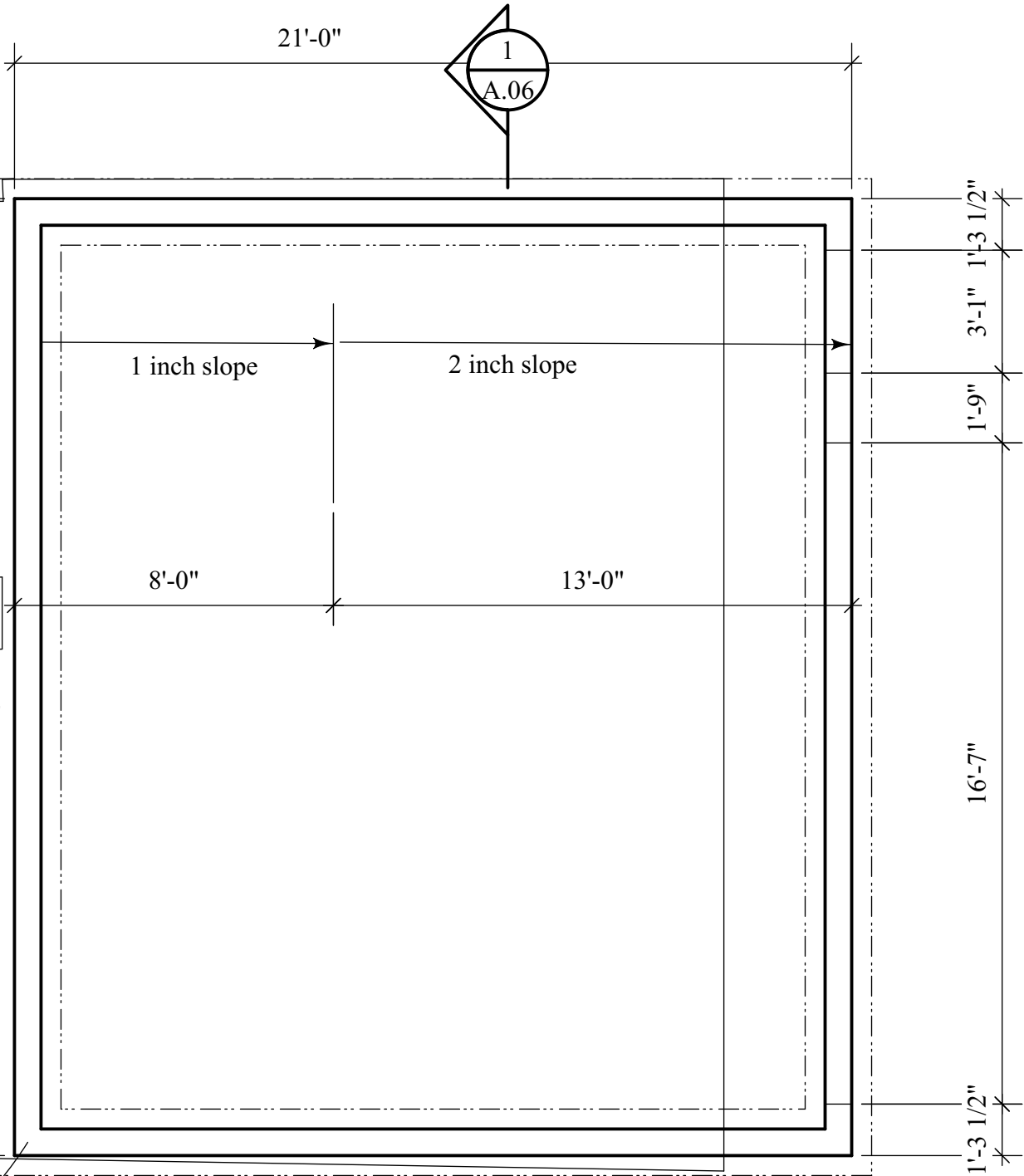
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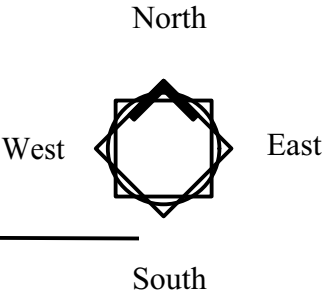
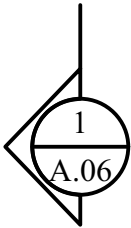
Garage Corners to be located by Verra Surveyors. Light line is ghost of old garage.

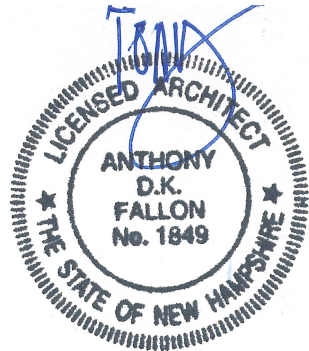
Approximate Property Line. Refer to Verra drawings.

24'-0"



Foundation Plan
Scale: 1/4" = 1'-0"





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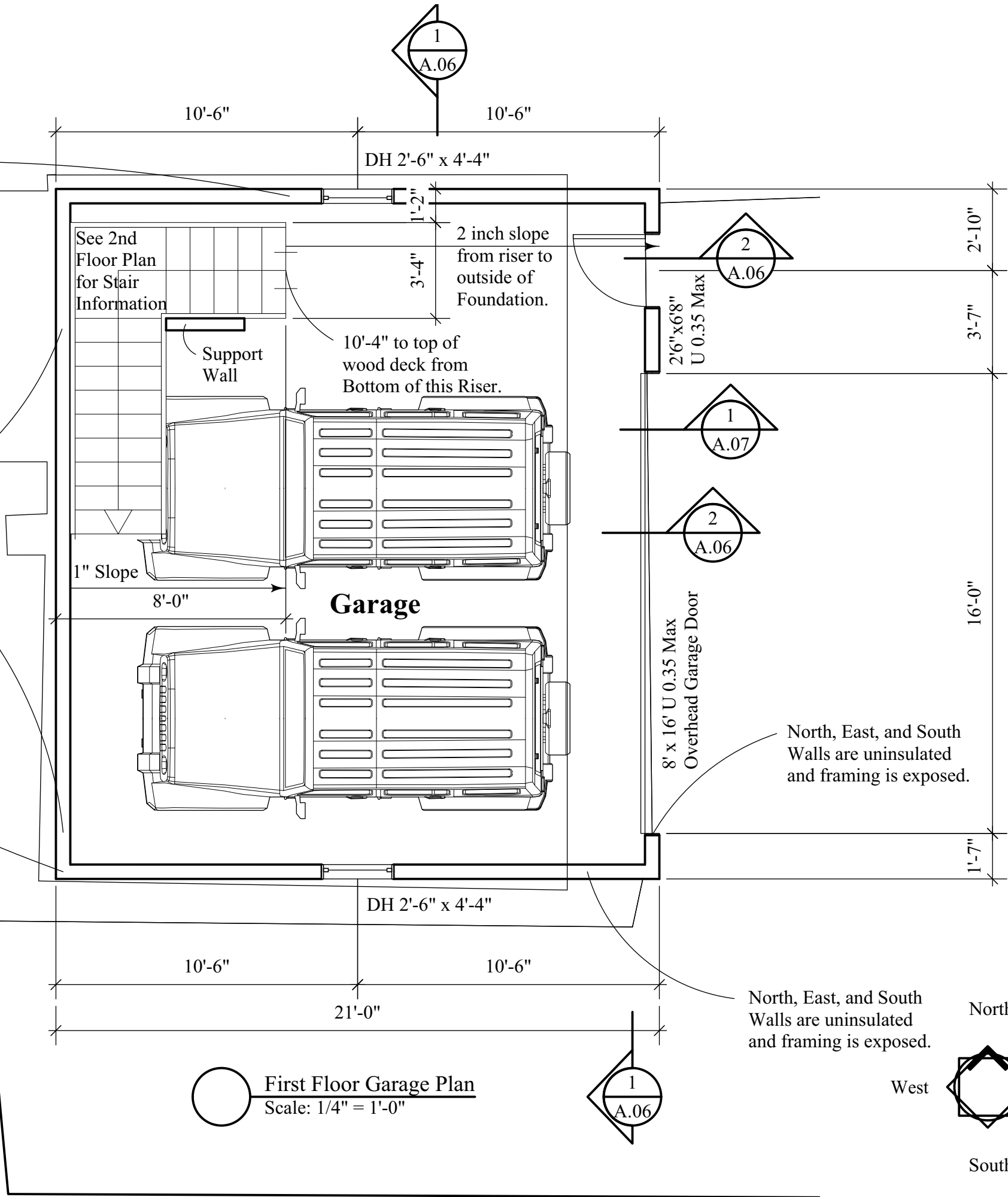
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North, East, and South Walls are uninsulated and framing is exposed.

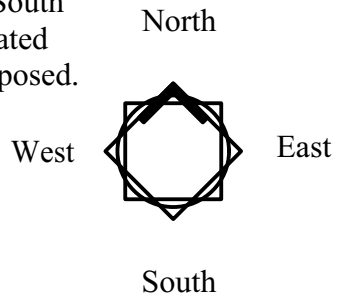
UL U305 or U309 or equivalent for One Hour Rated Wood Framed Exterior Wall with R.20 Batts and interior Sheetrock primed with Glidden Vapor Barrier Primer for 1 perm. This West Wall Only.

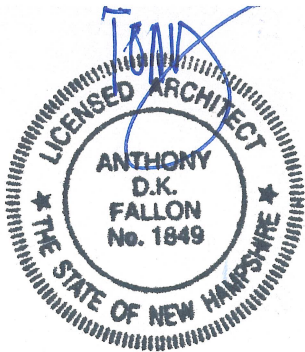
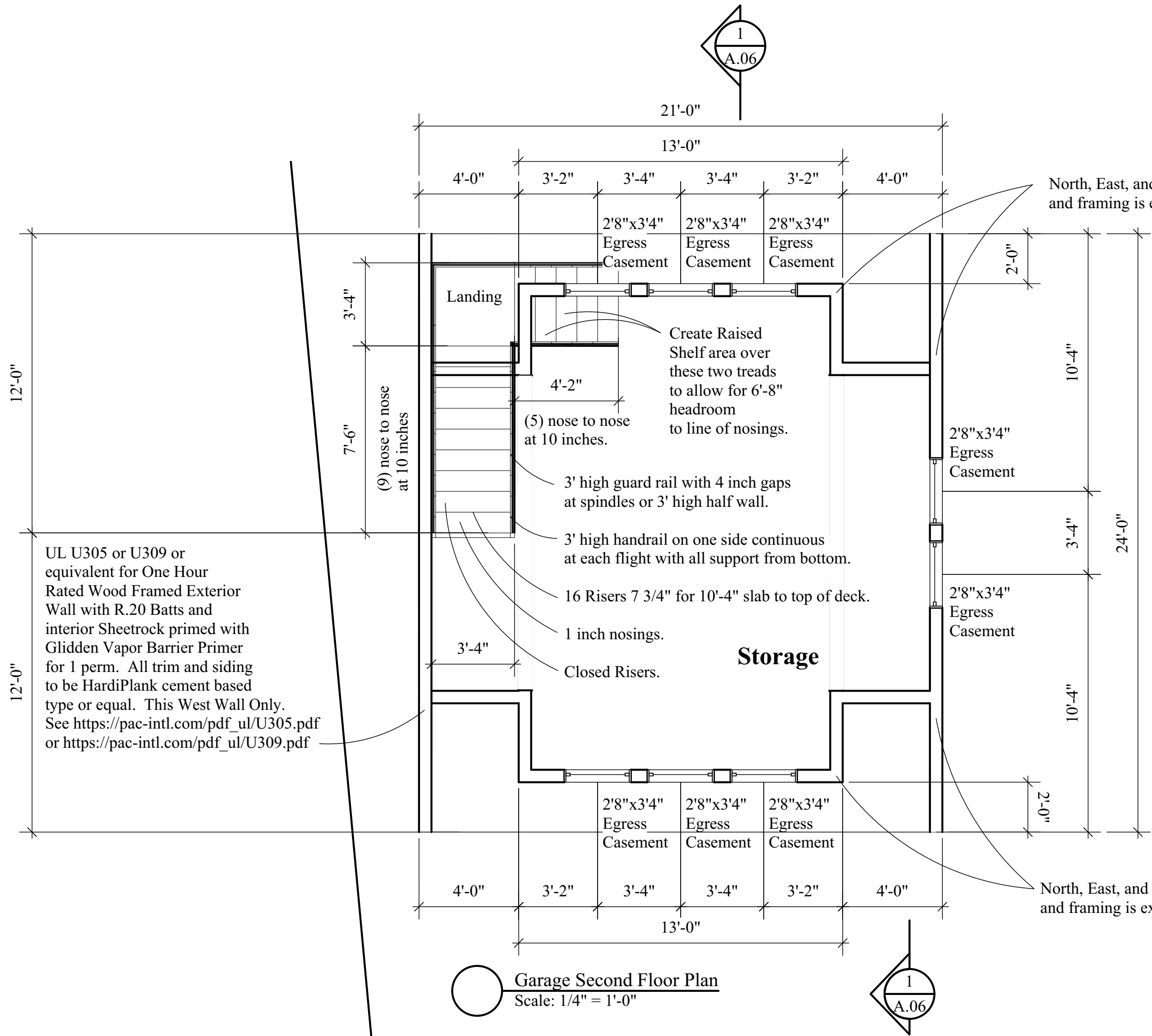
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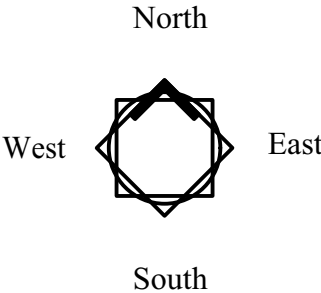
First Floor Garage Plan
Scale: 1/4" = 1'-0"

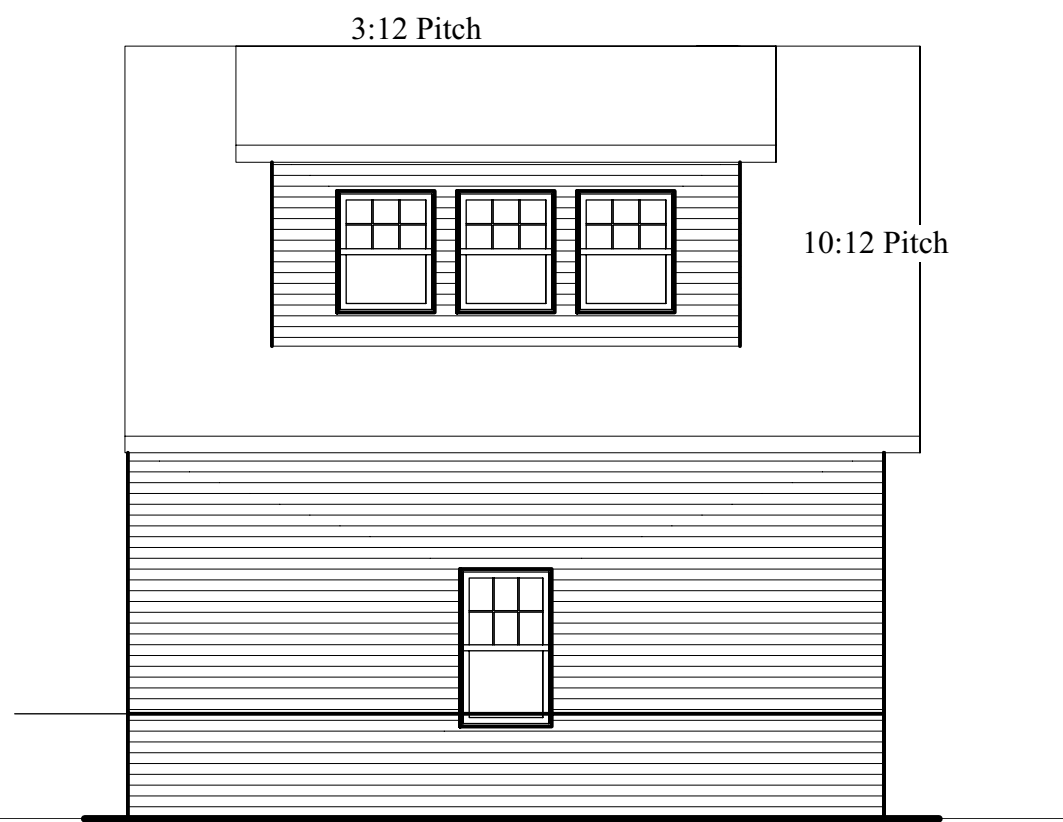




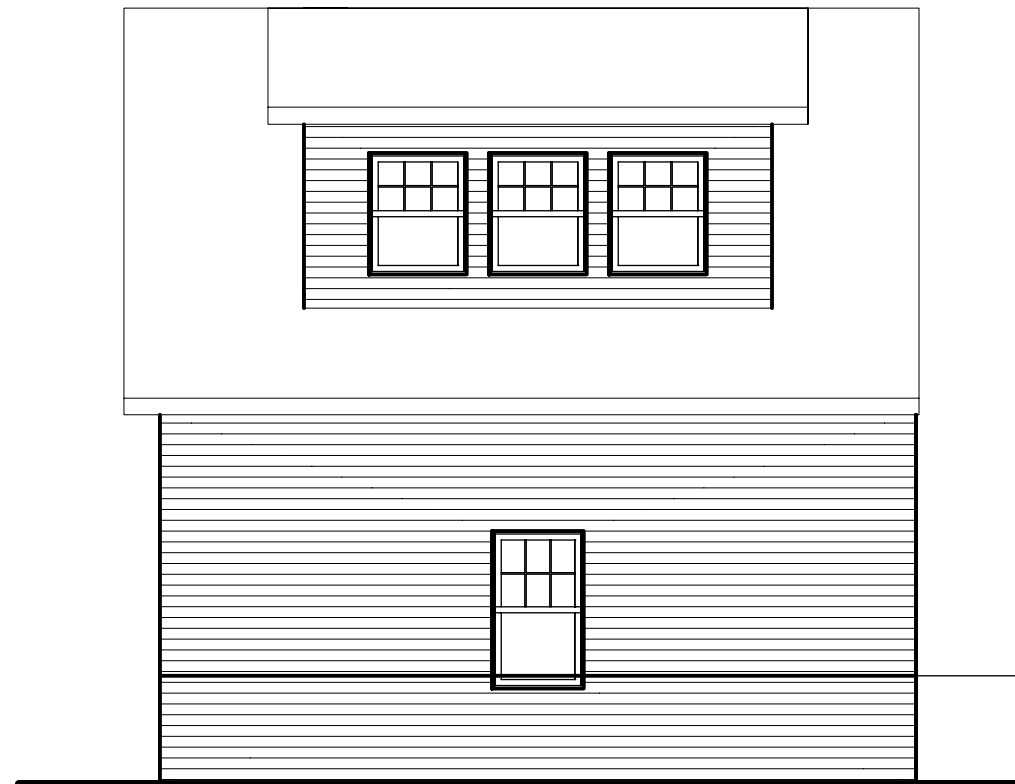
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○ South Elevation
Scale: 3/16" = 1'-0"

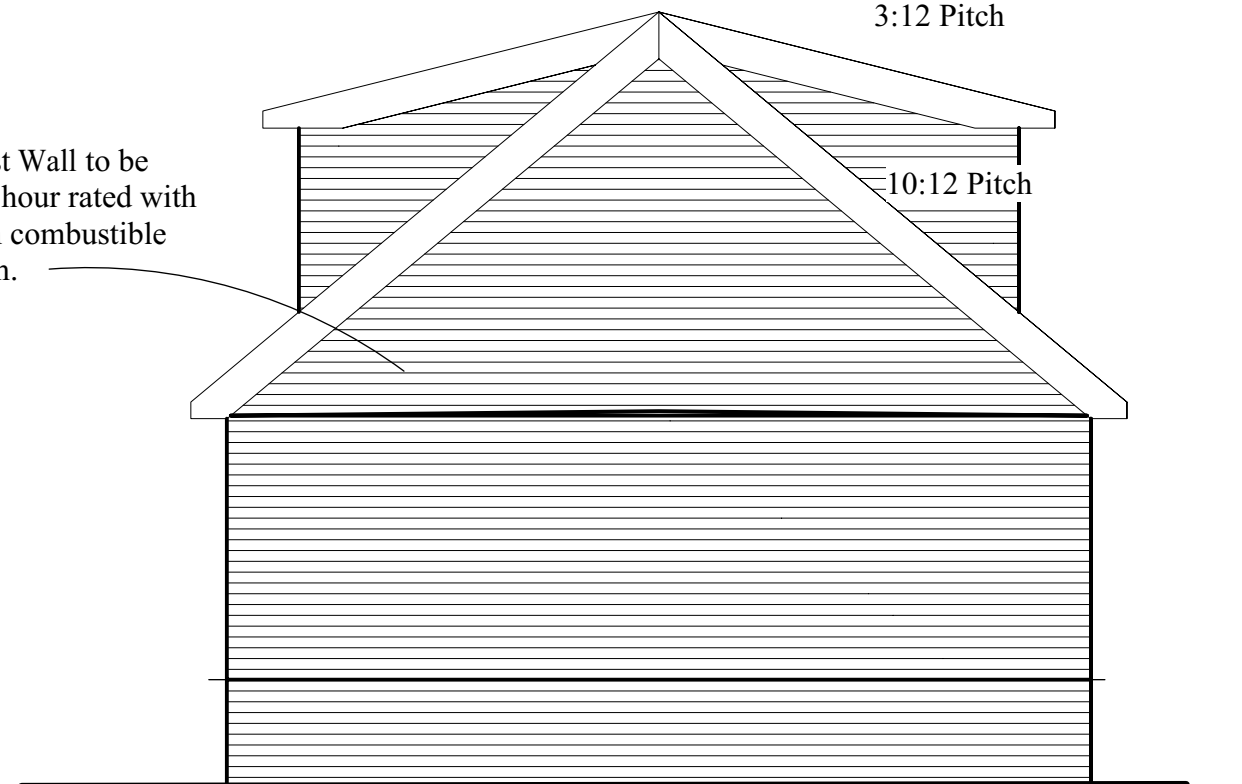


○ North Elevation
Scale: 3/16" = 1'-0"

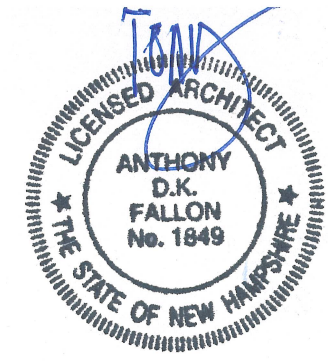


○ East Elevation
Scale: 3/16" = 1'-0"

West Wall to be
one hour rated with
Non combustible
Trim.

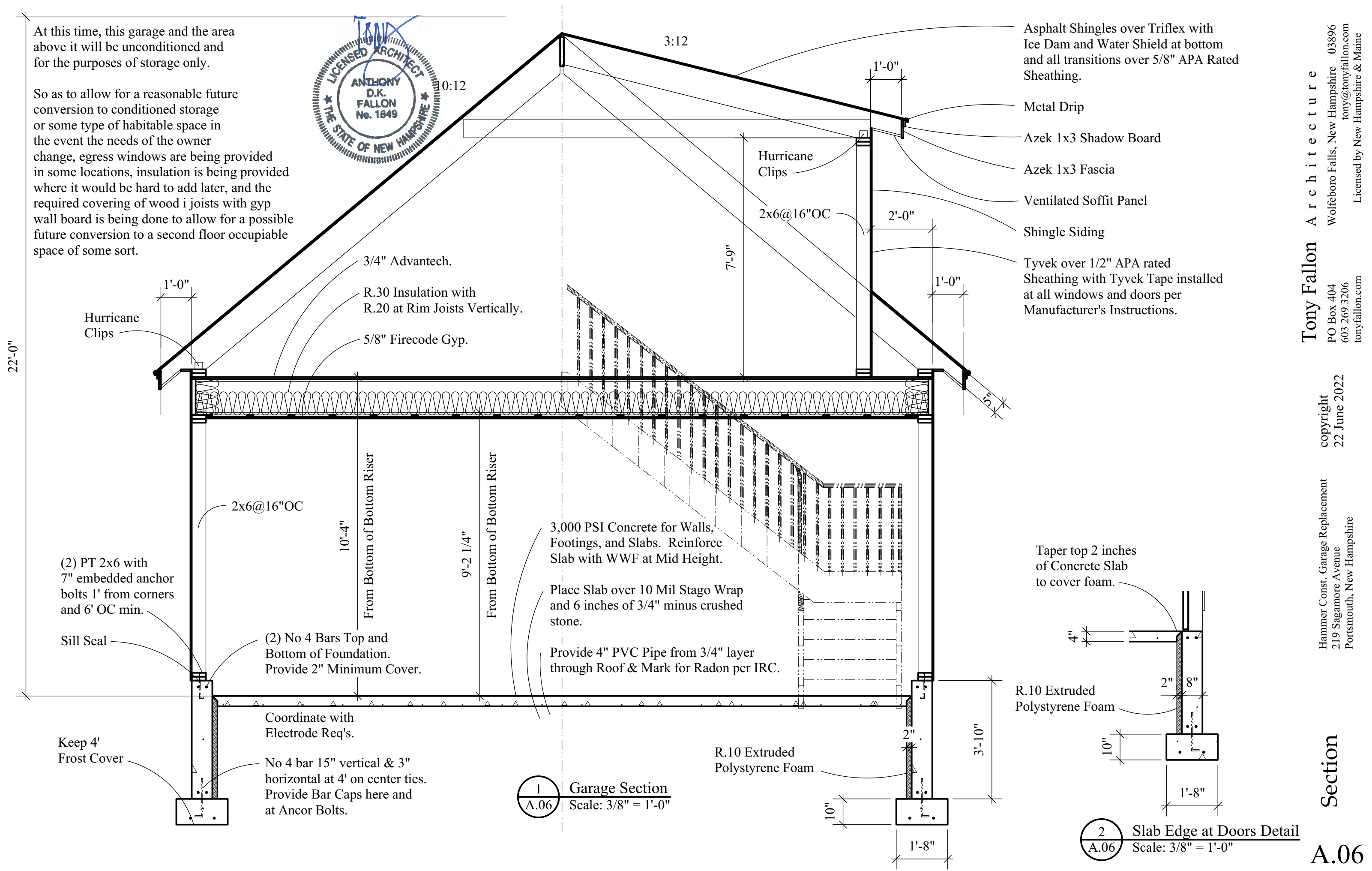


○ West Elevation
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South Elevation



East Elevation



West Elevation

219 Sagamore

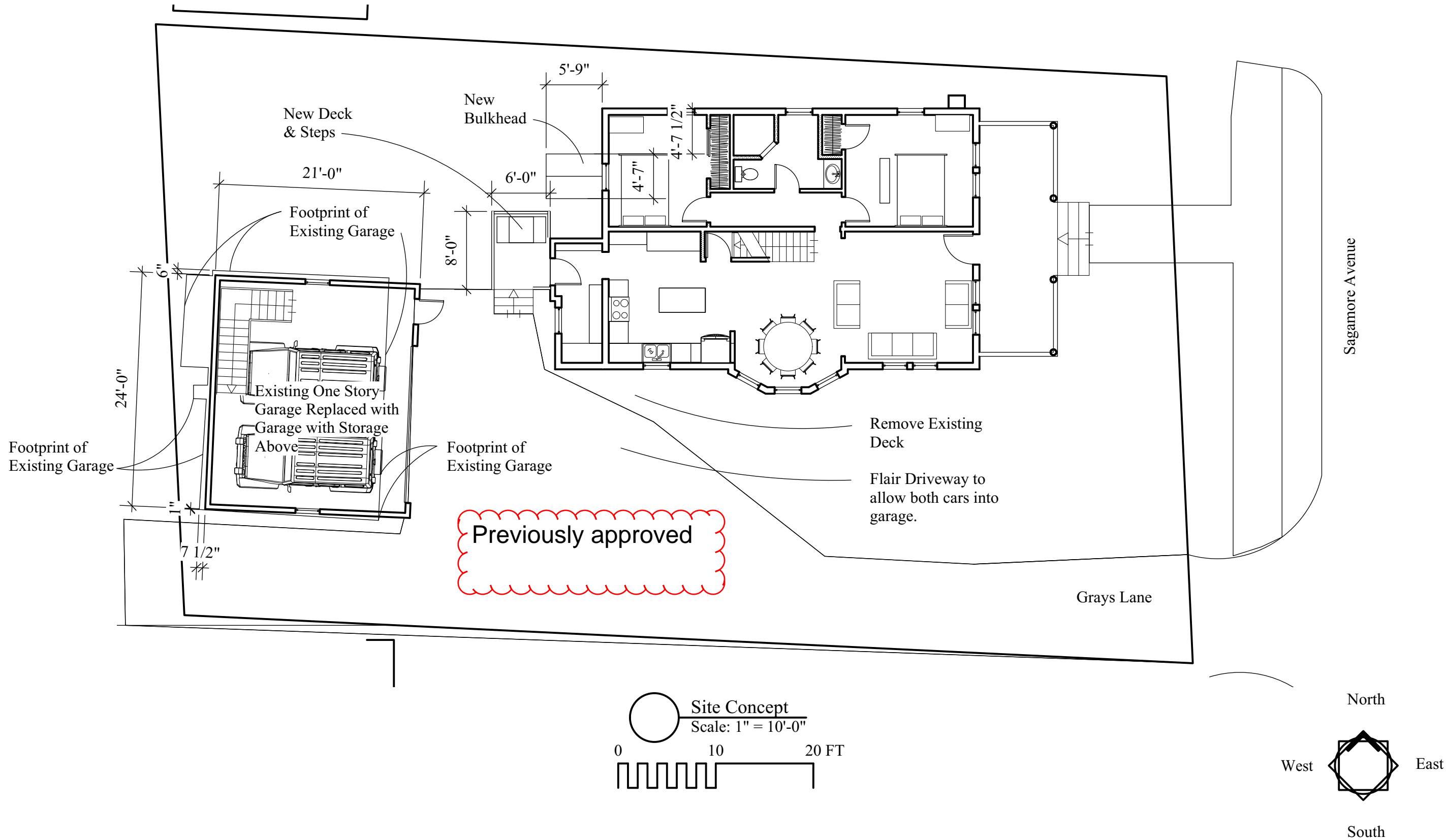


**West Elevation from lot
corner**

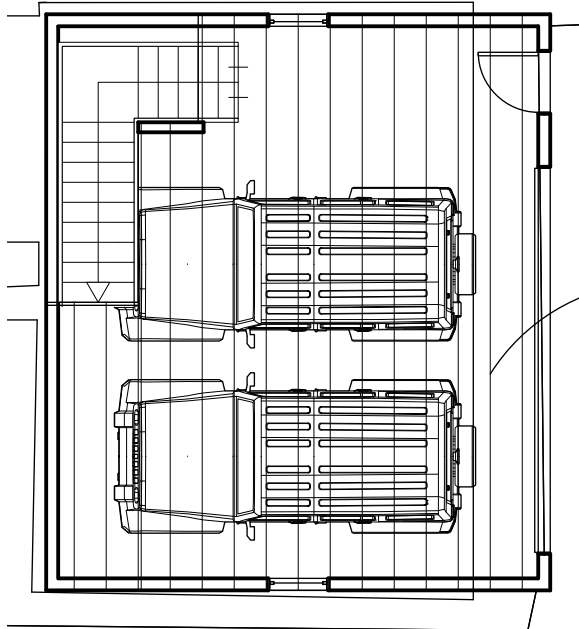
Portsmouth, NH



**North elevation at rear lot
line**



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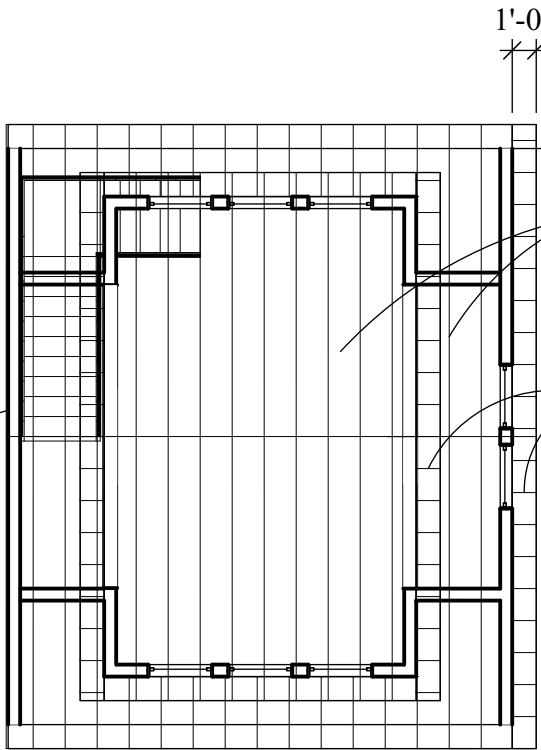
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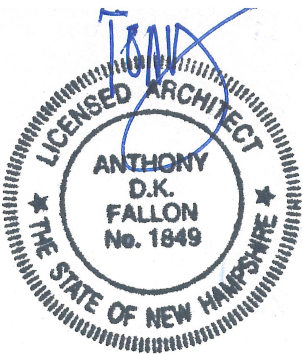
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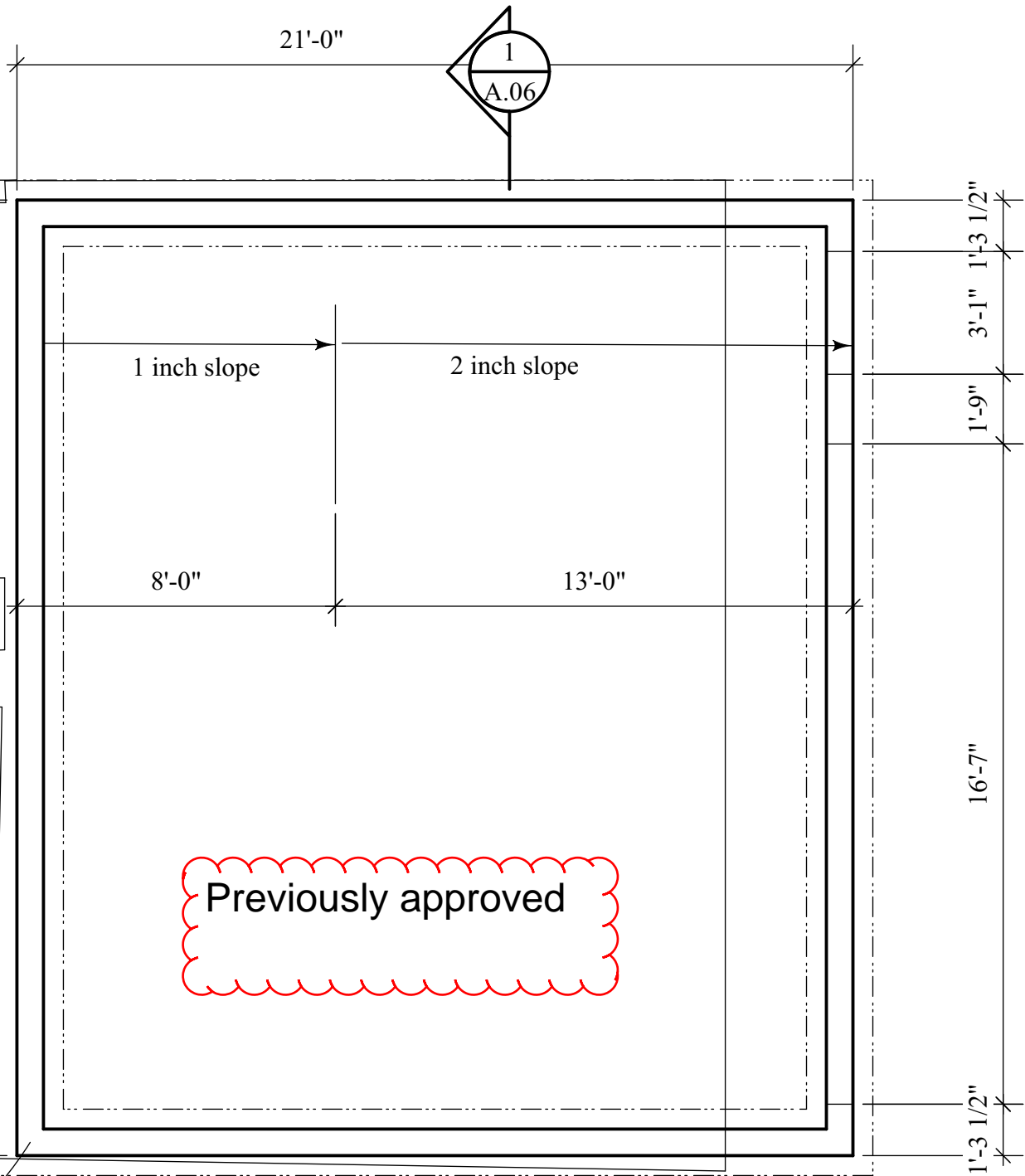
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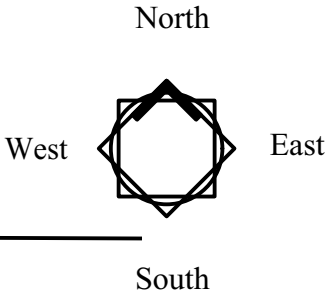
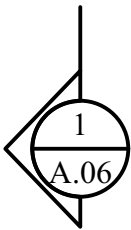
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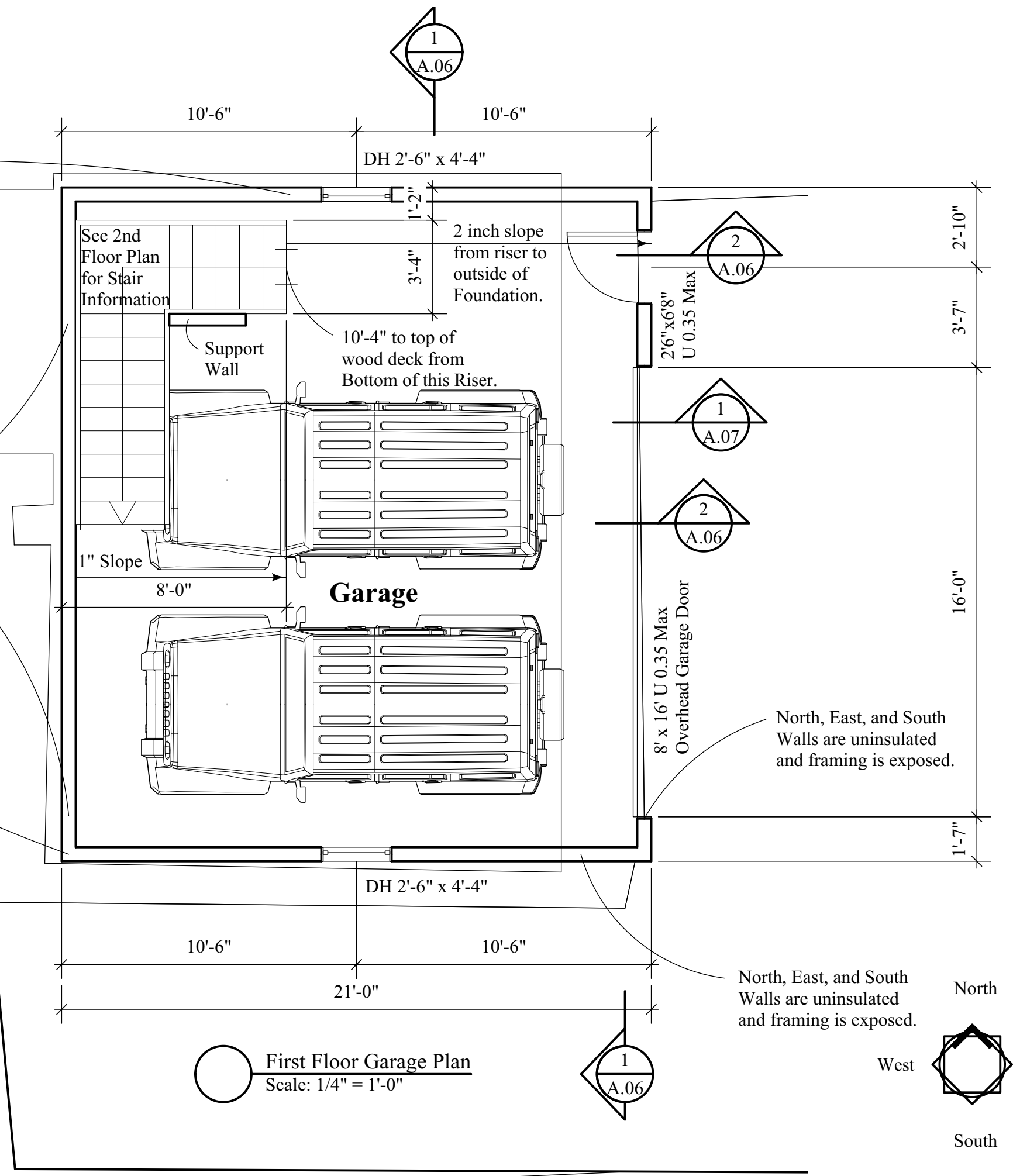
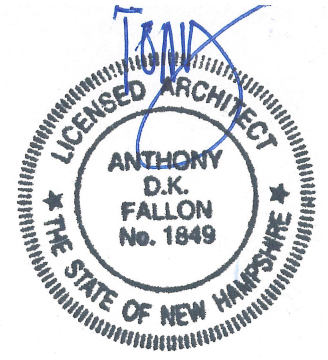
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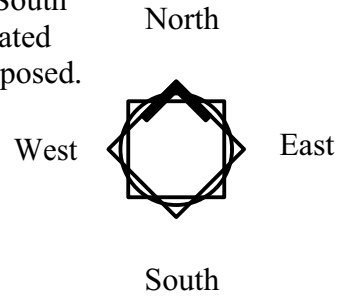
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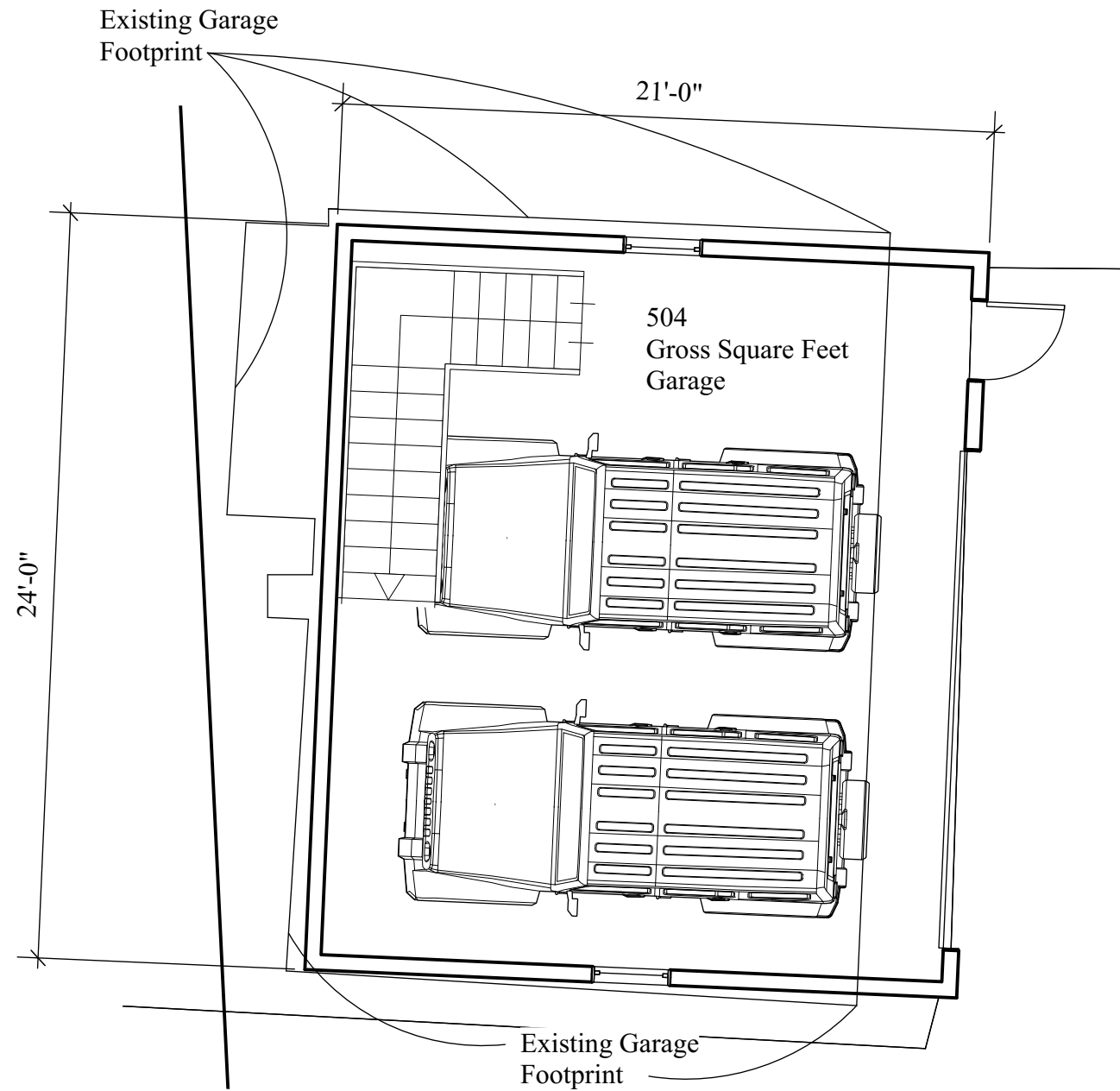
Tony Fallon Architecture
Wolfboro Falls, New Hampshire 03896
PO Box 404
603 269 3206
tony@tonyfallon.com
tonyfallon.com
Licensed by New Hampshire & Maine

copyright
22 June 2022

Hammer Const. Garage Replacement
219 Sagamore Avenue
Portsmouth, New Hampshire

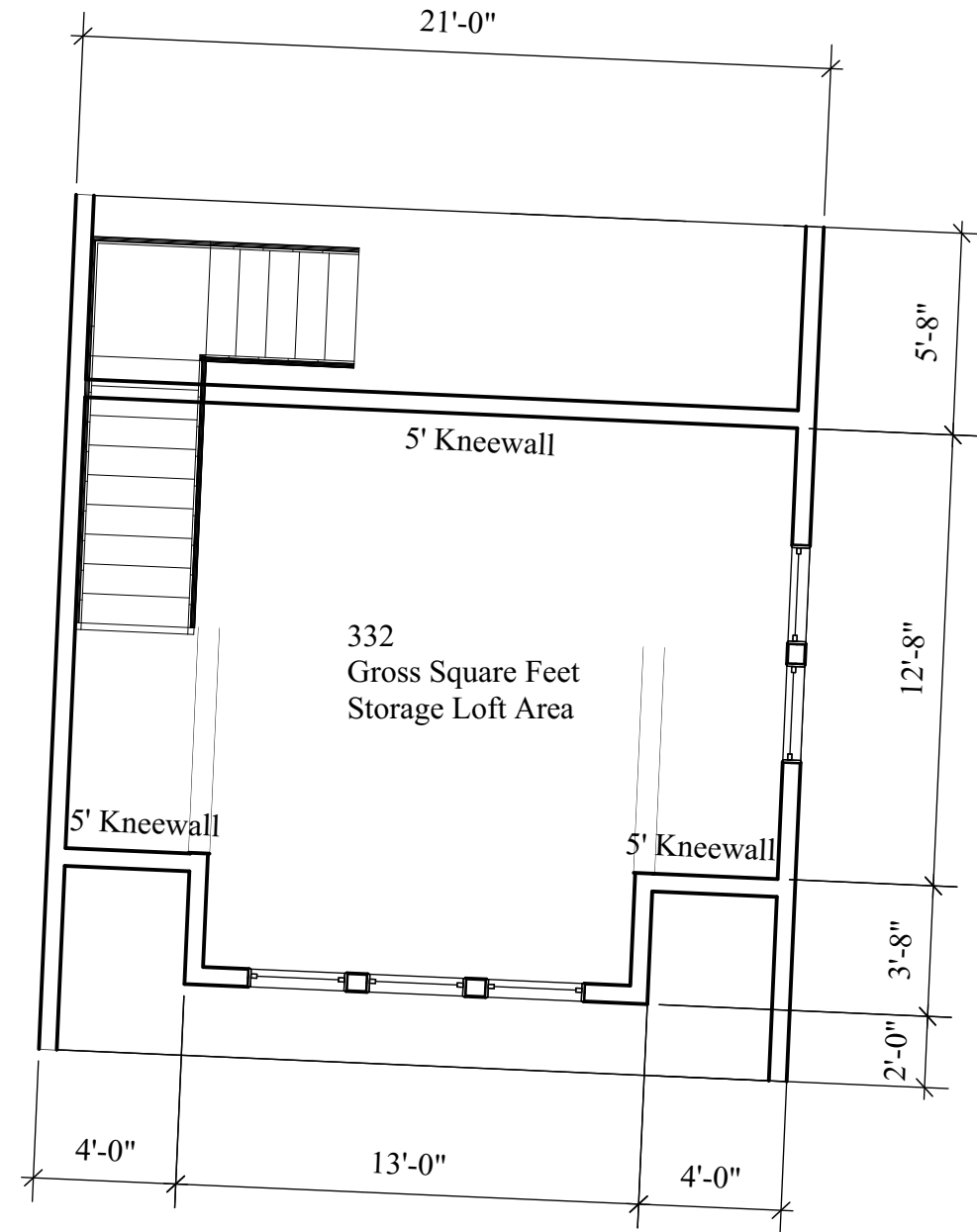
First Floor
Plan

A.03

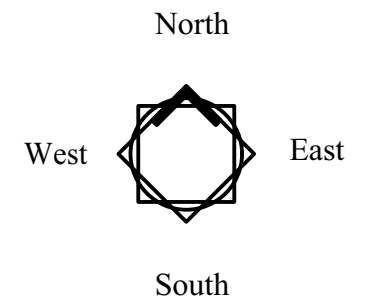


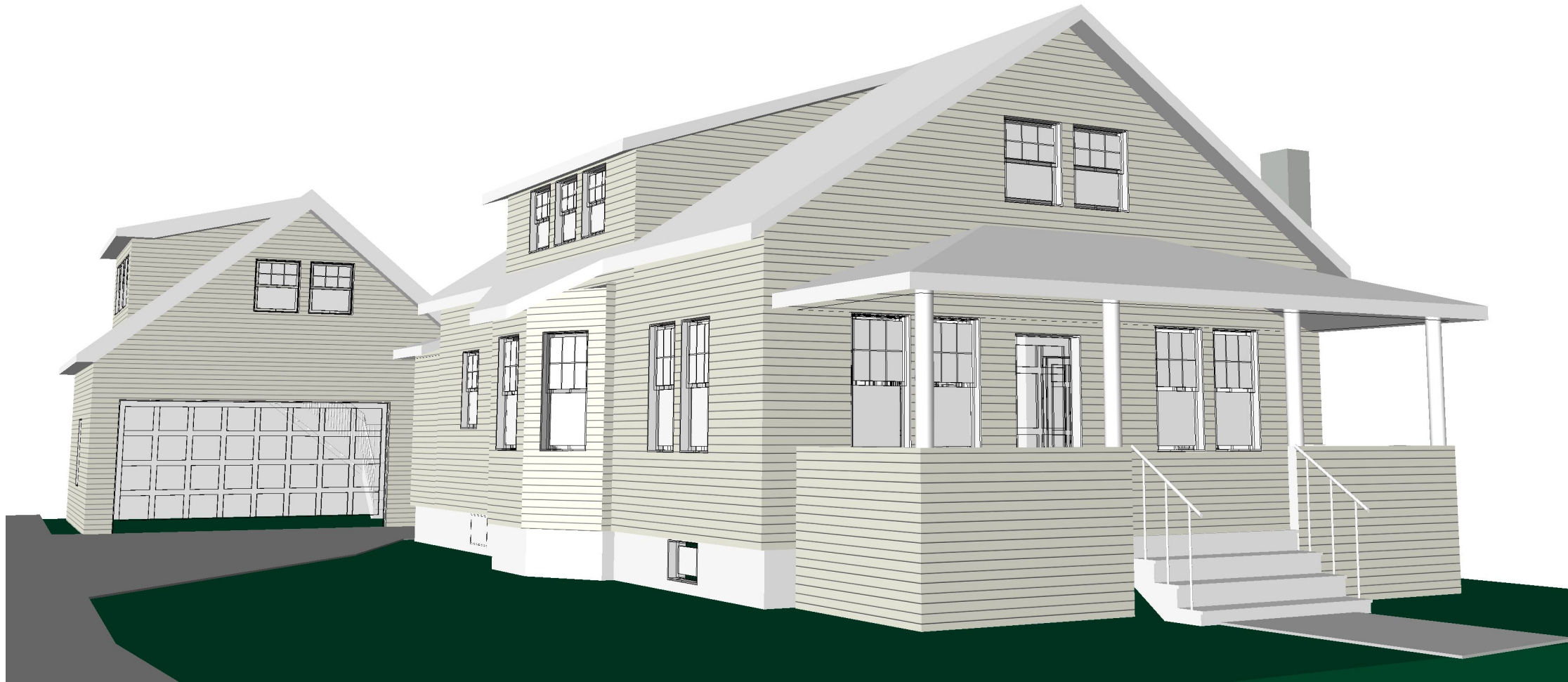
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Previously approved



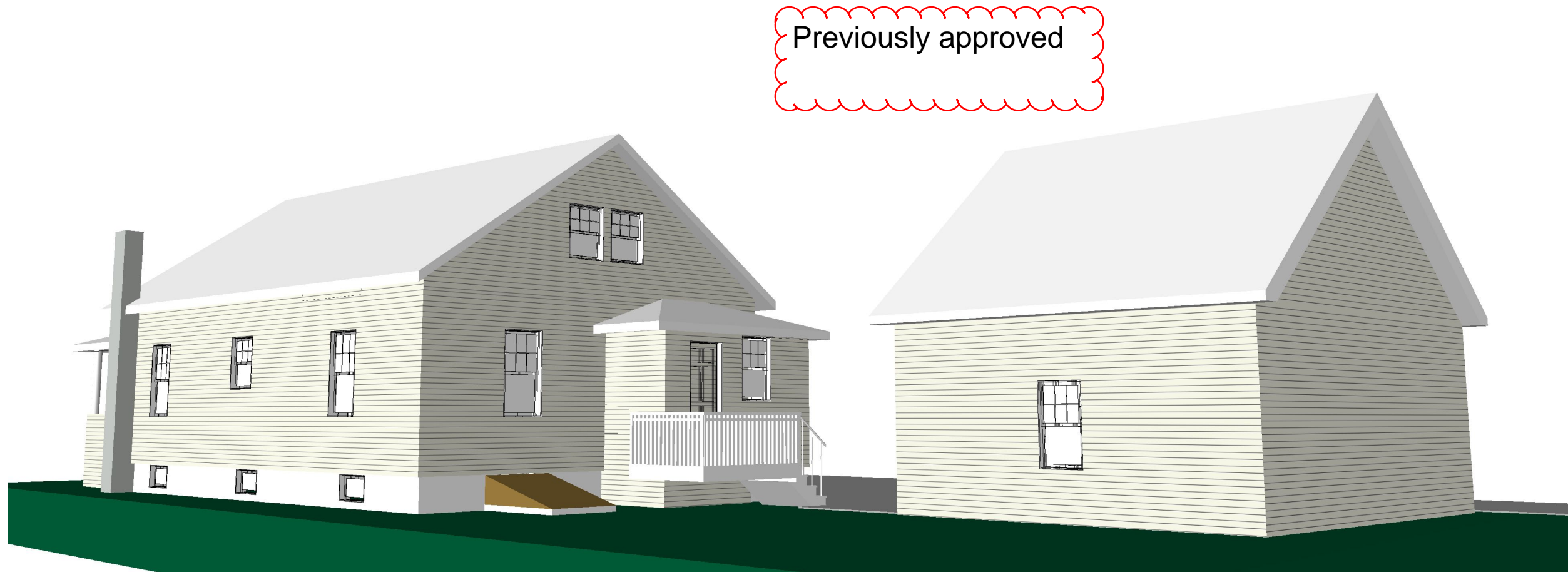
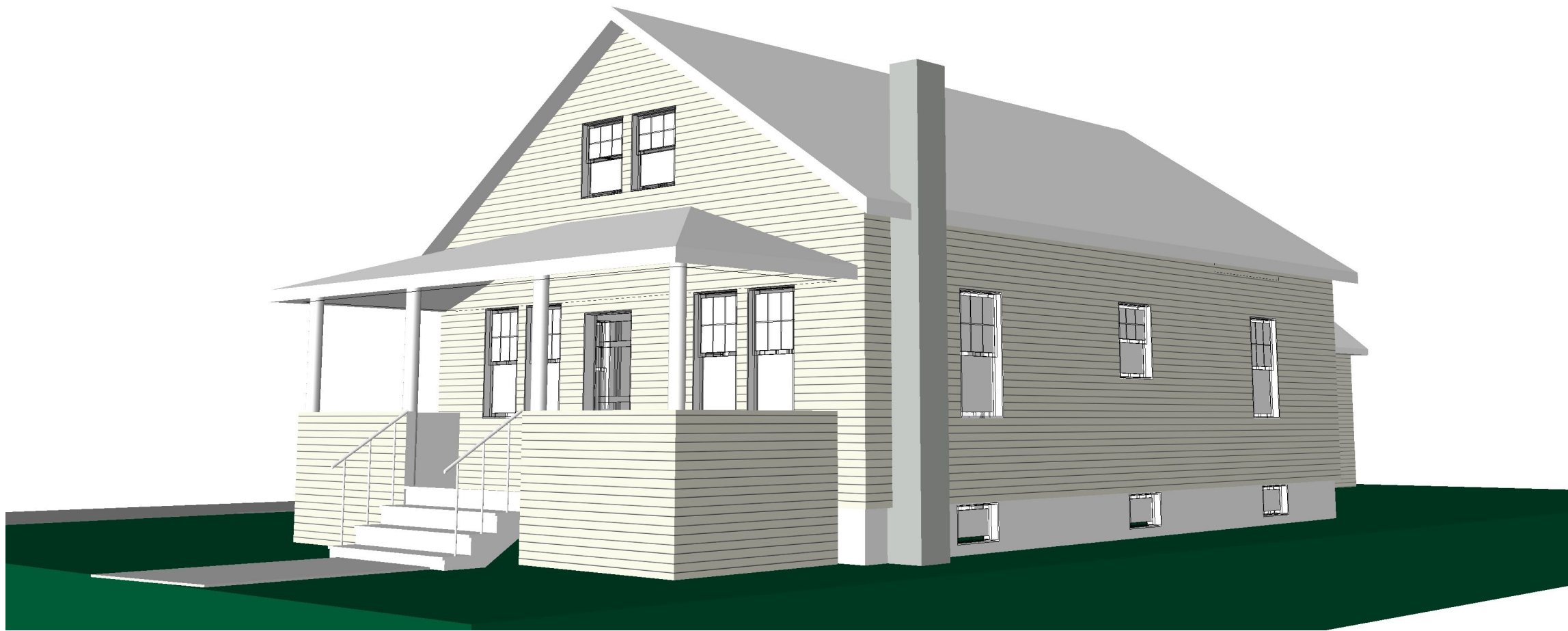
Storage Loft Plan
Scale: 3/16" = 1'-0"

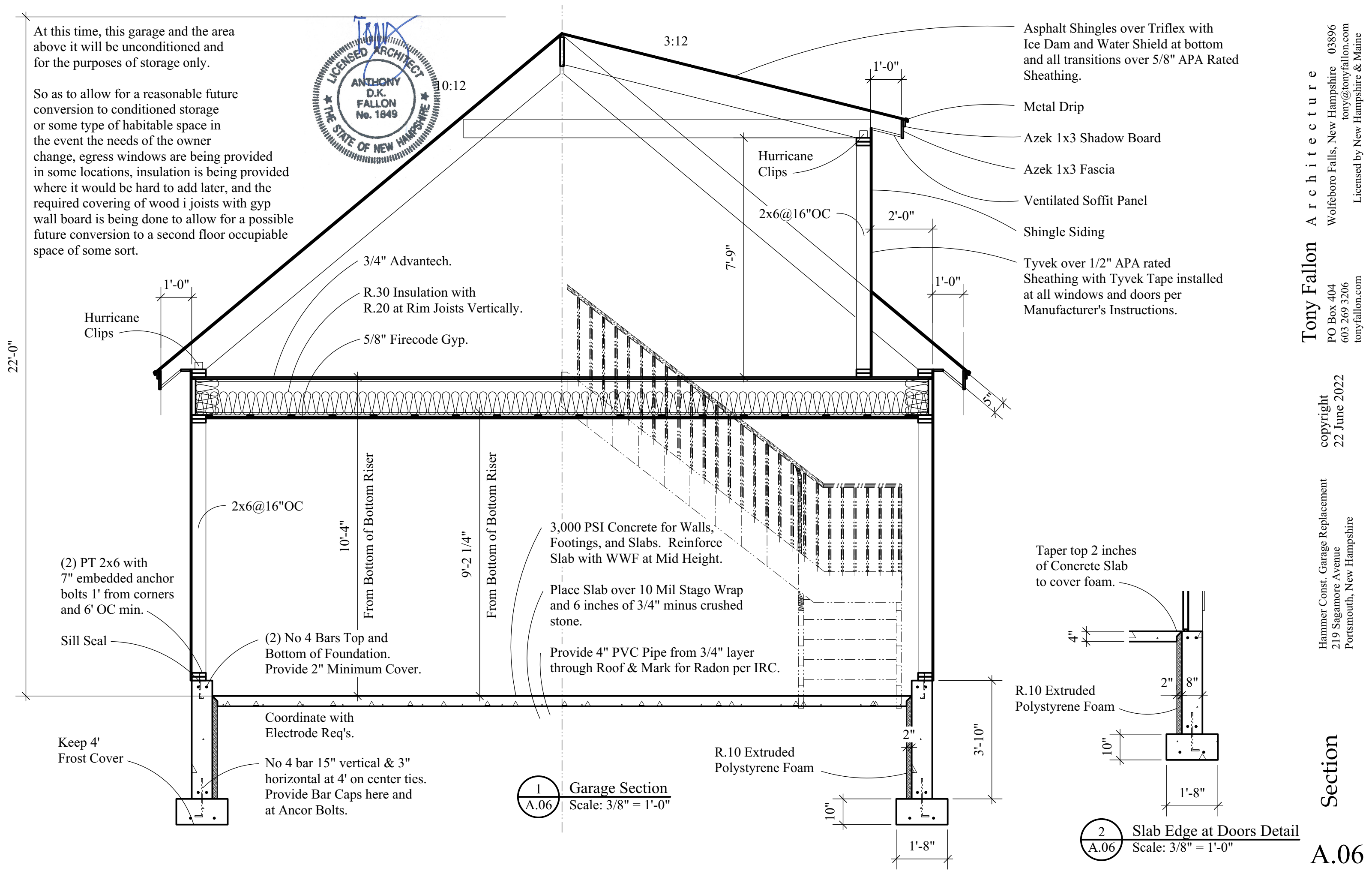


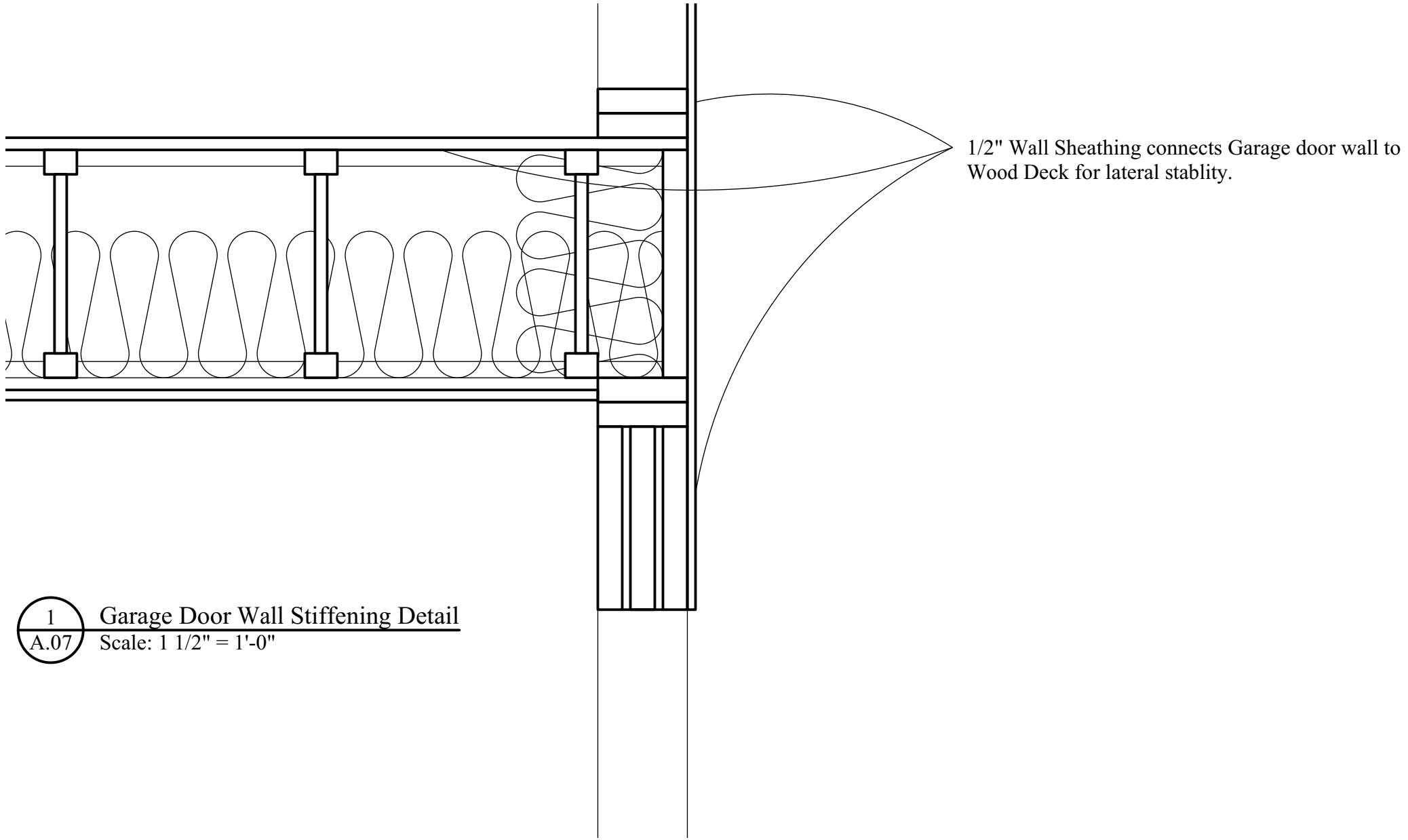


Previously approved

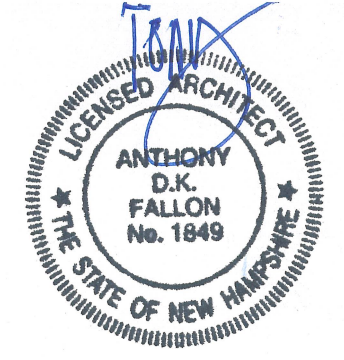








1 Garage Door Wall Stiffening Detail
A.07 Scale: 1 1/2" = 1'-0"

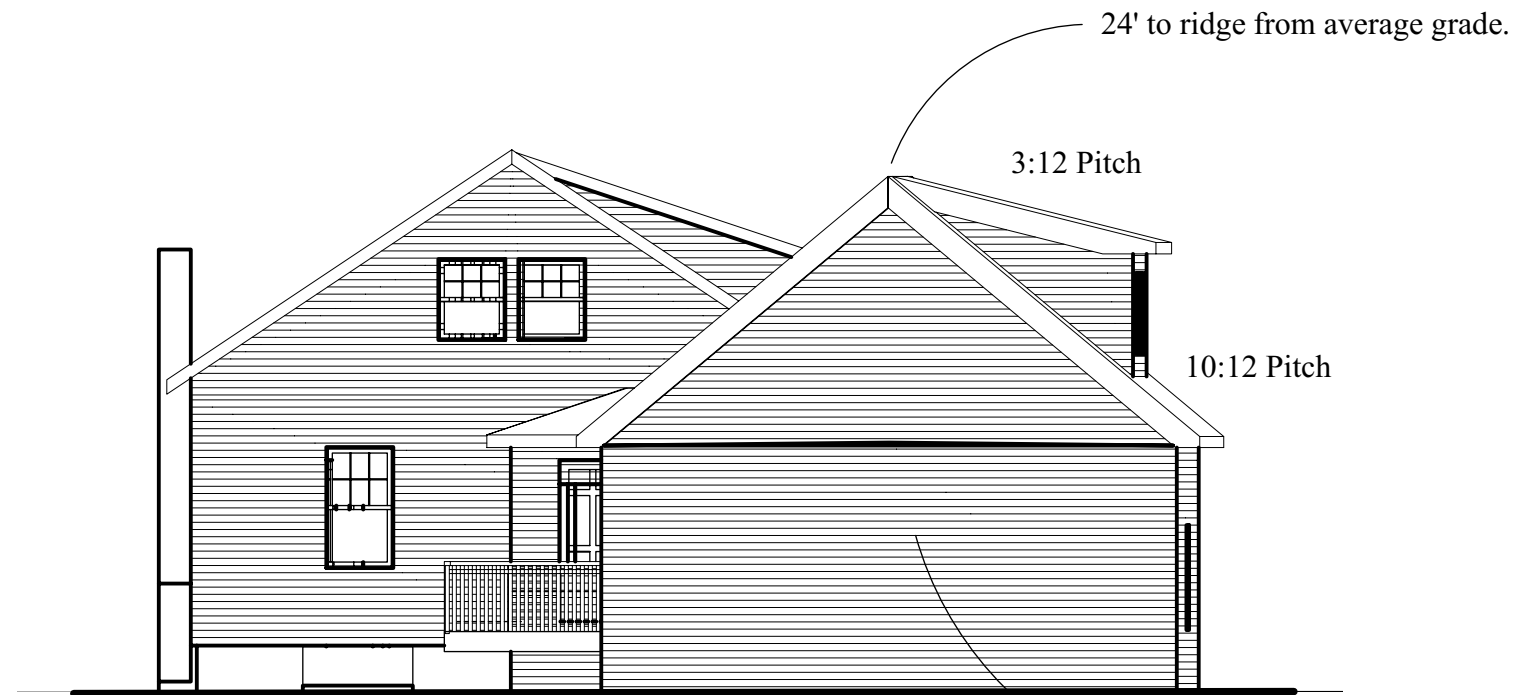
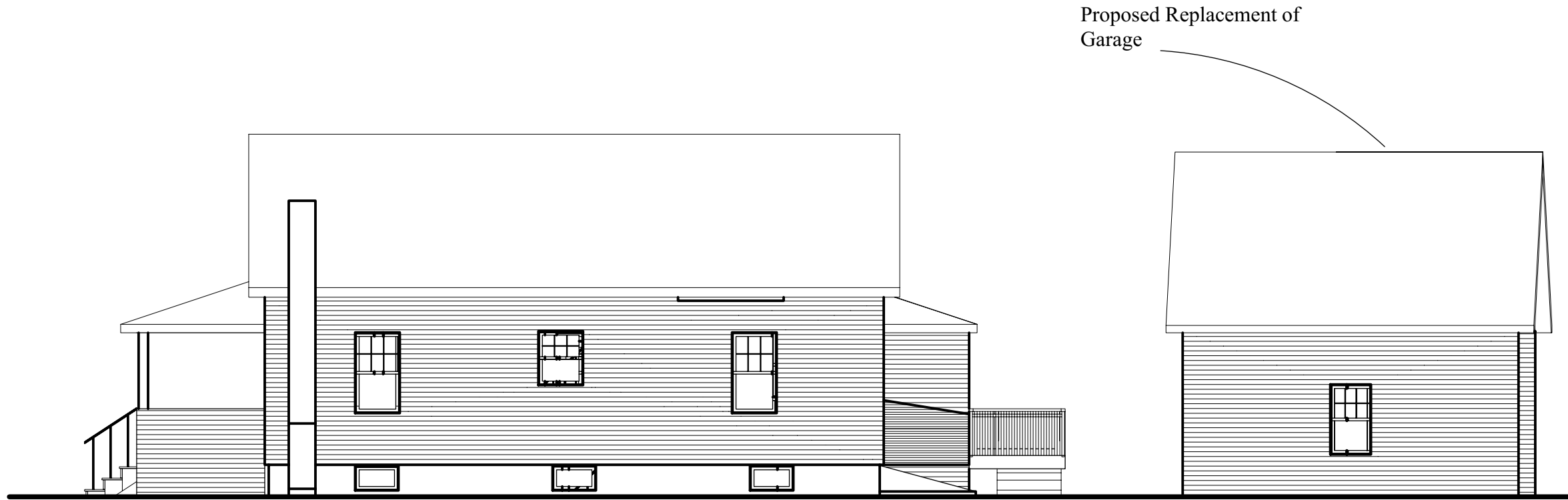




○ South Elevation
Scale: 1/8" = 1'-0"



○ East Elevation
Scale: 1/8" = 1'-0"



○ West Elevation
Scale: 1/8" = 1'-0"

West Wall to be
one hour rated with
Non combustible
Trim.