

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 re-construction the existing two car garage within the setback requirements and we are seeking relief from the lot coverage criteria as outlined in the zoning ordinance. This structure is currently failing and is rotting to the point where it needs to be reconstructed and replaced.

We have included the following documents for your review:

- Site plans
- Building plans
- Site photographs

The current garage is just under one foot from the rear lot line and ten feet from the side setback. We propose to move the garage about two feet further from the rear set back and a foot further from the side set back.

With this work, we will be removing a larger deck on the south side of the house, converting the current bulkhead area that accesses the basement to access the main floor and installing a new bulkhead.

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

Replacing a collapsing/rotting structure will serve the public's interest and provide a safe, stable structure with greater visual appeal.

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 its 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 part of the application 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

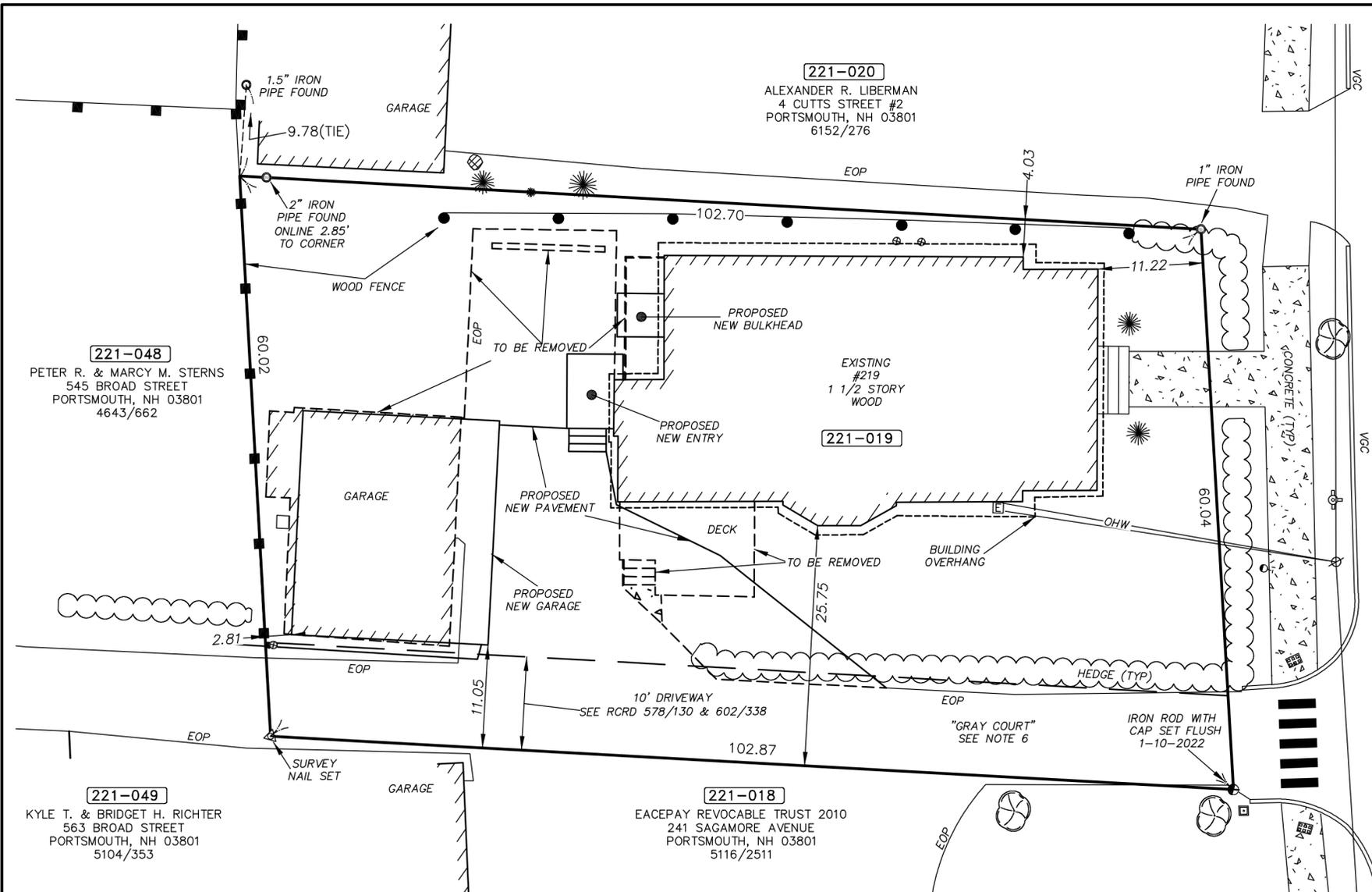
OPEN SPACE COVERAGE TABLE

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

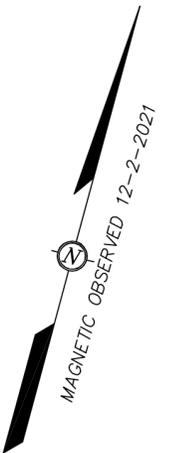
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<u>LOT AREAS</u>		
<u>PARCEL</u>	<u>CURRENT</u>	<u>PROPOSED</u>
221-19	6,132 S.F.	6,132 S.F.
<u>BUILDING COVERAGE</u>		
221-19	30.55%	30.27%
<u>OPEN SPACE</u>		
221-19	39.71%	42.89%



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206-37
 CEMETERY REALTY TRUST
 RUTH L. & TIMOTHY G. GRIFFIN, TRUSTEES
 479 RICHARDS AVENUE
 PORTSMOUTH, NH 03801
 4772/115



SAGAMORE AVENUE

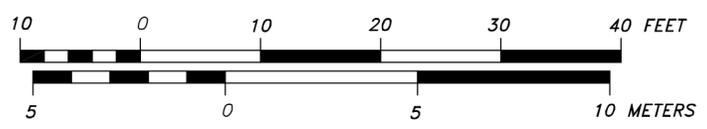
NOTES:

- 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 FRONT YARD SETBACK.....15'
 MINIMUM LOT AREA..7,500 S.F. SIDE YARD SETBACK.....10'
 FRONTAGE.....100' REAR YARD SETBACK.....20'
 MAX BUILDING COVERAGE.....25% 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

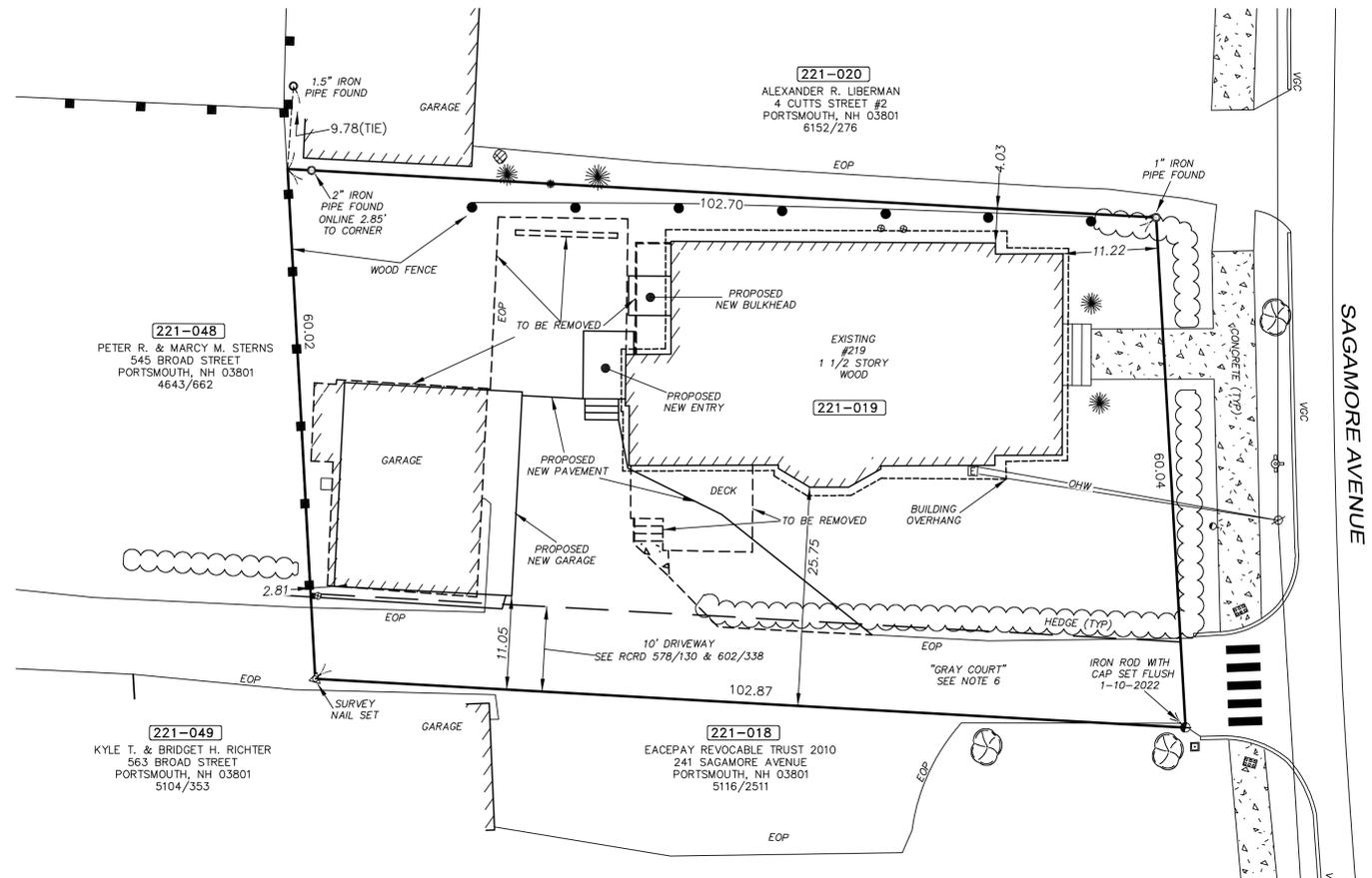
REFERENCE PLANS:

- 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



REV. NO.	DATE	DESCRIPTION	JV APPR'D
0	4-19-2022	FOR REVIEW & COMMENT	
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. 101 SHATTUCK WAY SUITE 8 NEWINGTON, N.H., 03801-7876 603-436-3557			
DATE: PRELIMINARY		JOB NO: 23970-3	
SCALE: 1" = 10'		DWG NAME: 23970-3	
PLAN NO: 23970-3		SHEET: 1 of 1	
GTD PROJECT MGR		GTD DRAWN BY	
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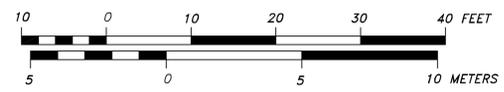
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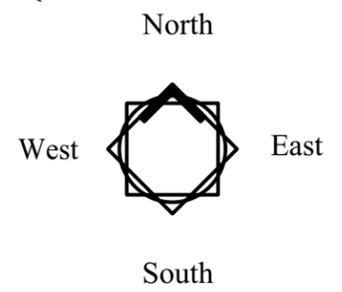
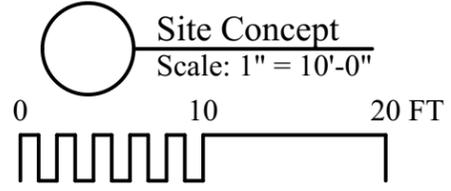
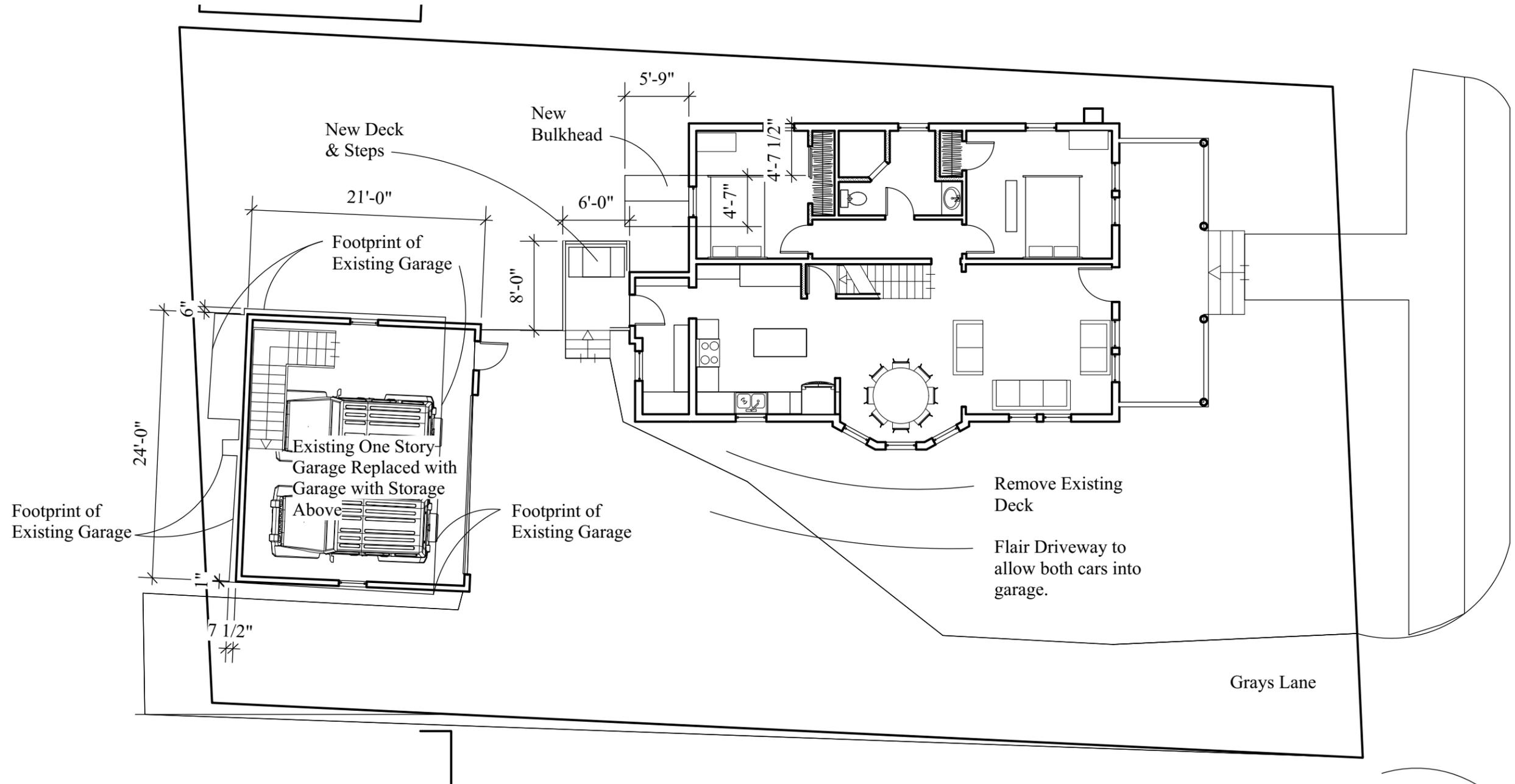
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- LEGEND:**
- IRON ROD (AS NOTED)
 - ▲ SURVEY NAIL (AS NOTED)
 - IRON PIPE FOUND
 - ▨ WOOD FENCE
 - ▩ WOOD FENCE
 - ▧ WOOD FENCE
 - ⊞ CEMENT CONCRETE PAD
 - ⊙ UTILITY POLE
 - ⊗ UTILITY POLE W/TRANSFORMER
 - GUY
 - OHW- OVERHEAD WIRES
 - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - 221-19 TAX SHEET / LOT NO.
 - EOP EDGE OF PAVEMENT
 - VGC VERTICAL FACED GRANITE CURB



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GTD		GTD	
PROJECT MGR		DRAWN BY	
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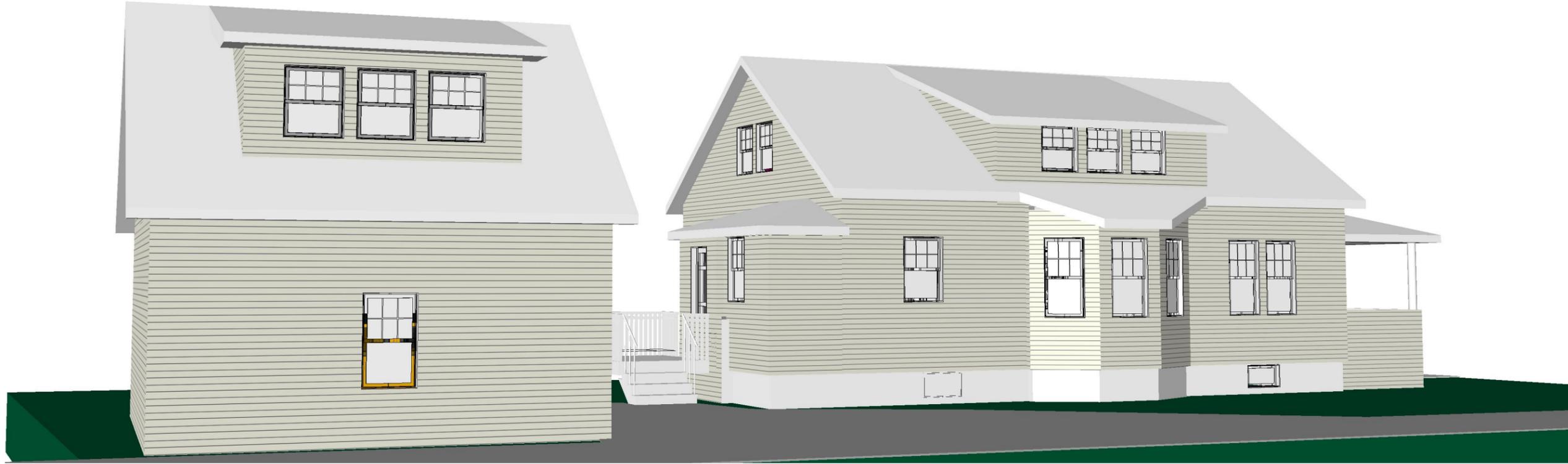


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 29 March 2022

Hammer Construction
 Garage Replacement
 219 Sagamore Avenue
 Portsmouth, New Hampshire

Site Concept
 G.01



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Sketches

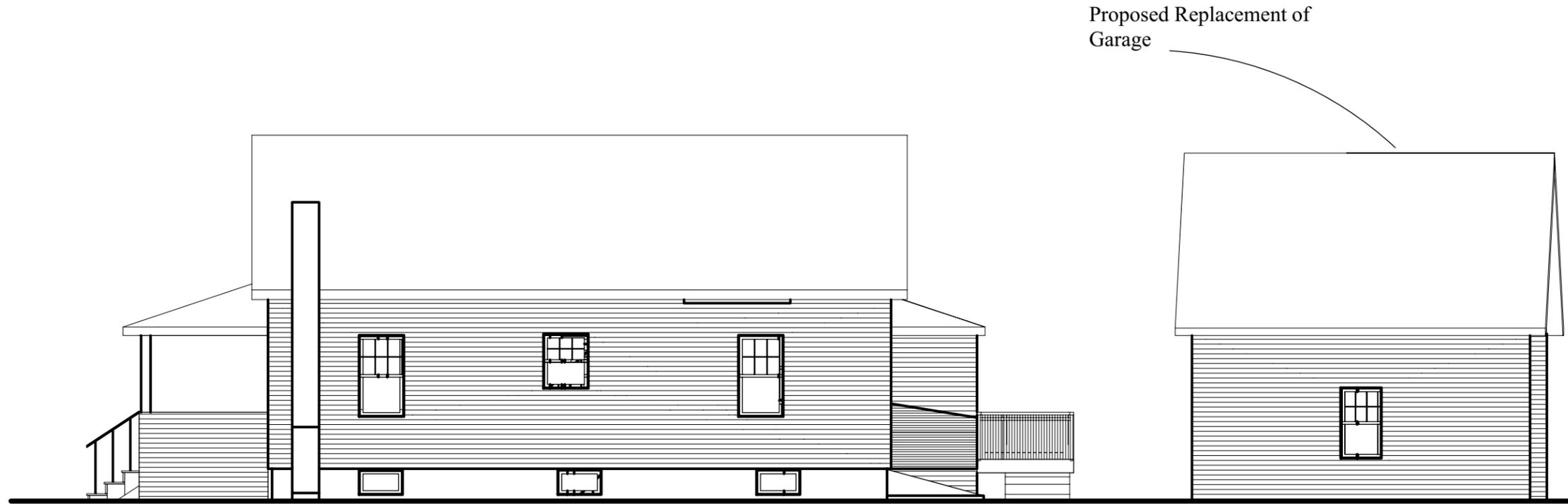
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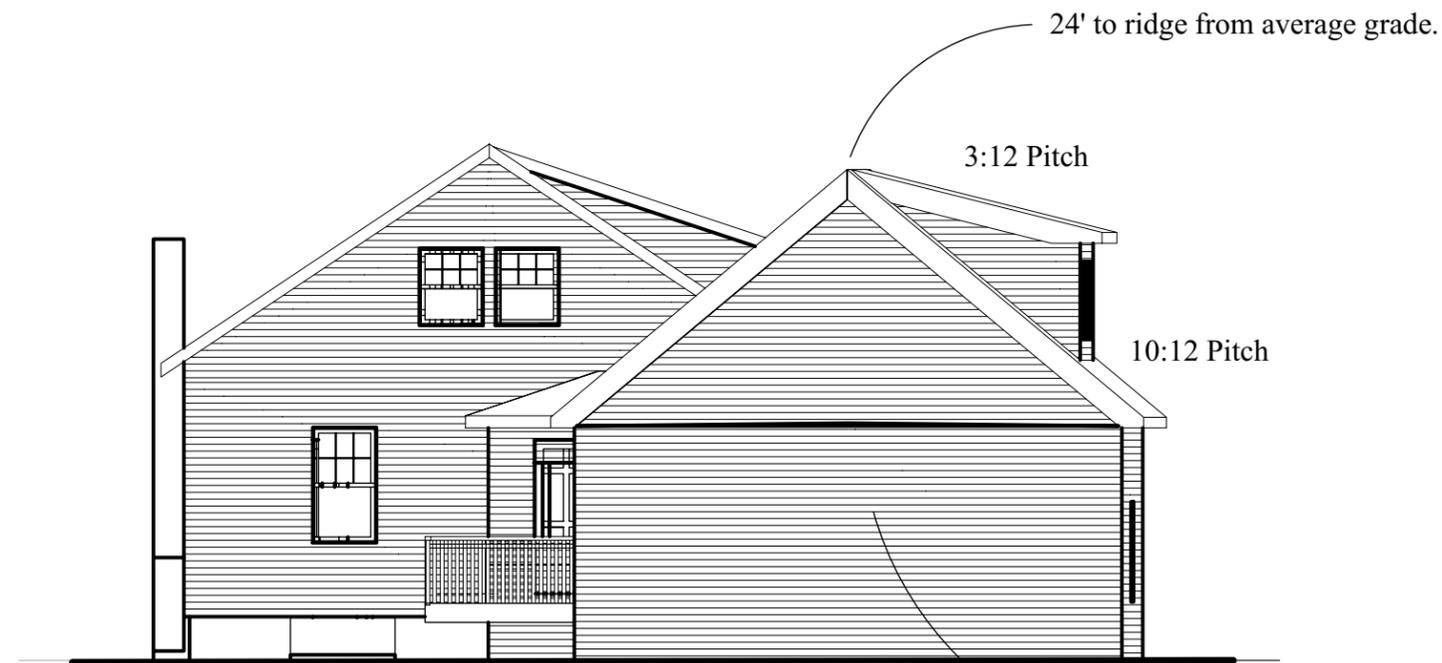
○ South Elevation
Scale: 1/8" = 1'-0"



○ East Elevation
Scale: 1/8" = 1'-0"



Proposed Replacement of
Garage



24' to ridge from average grade.

3:12 Pitch

10:12 Pitch

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

○ West Elevation
Scale: 1/8" = 1'-0"



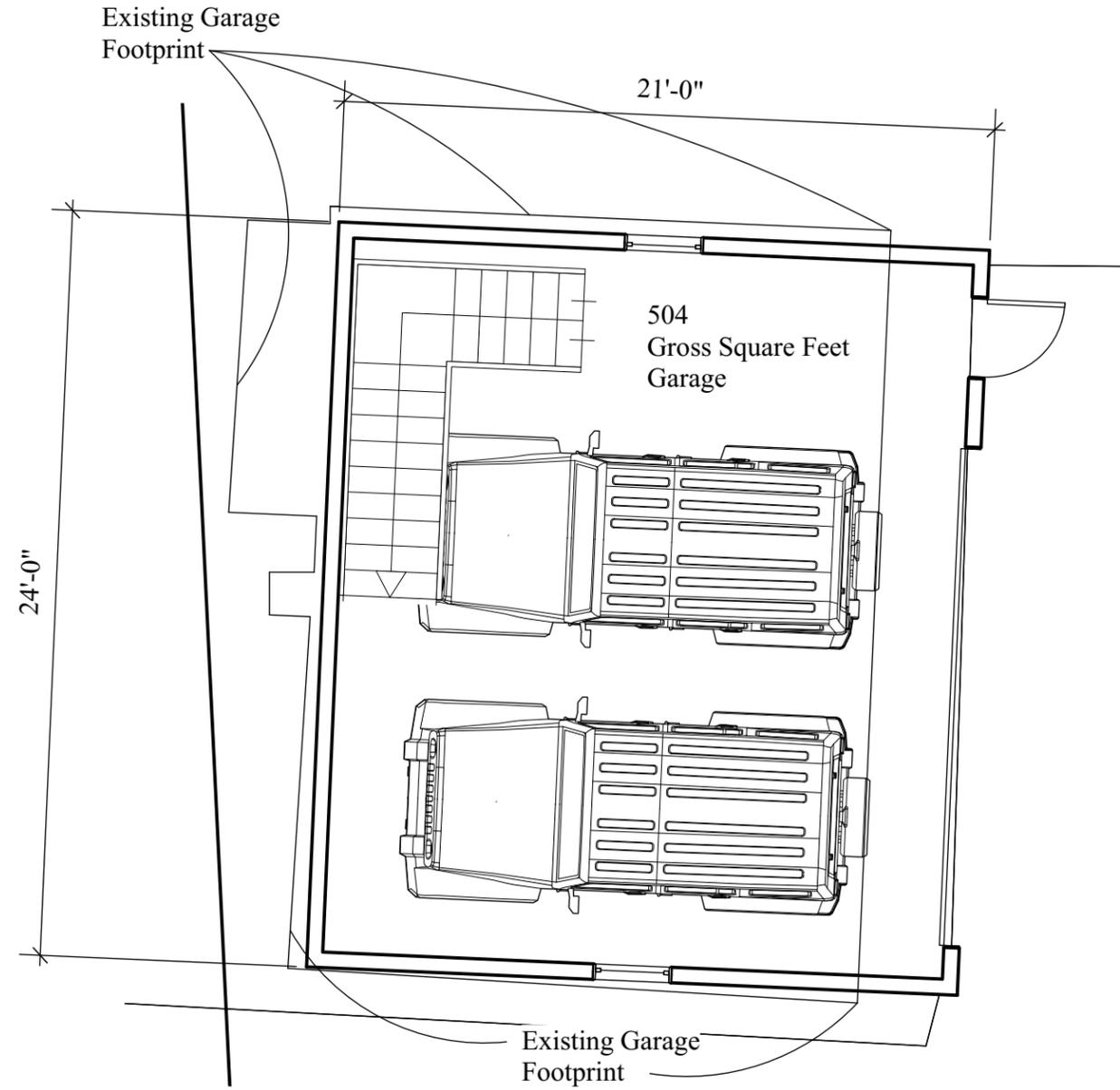
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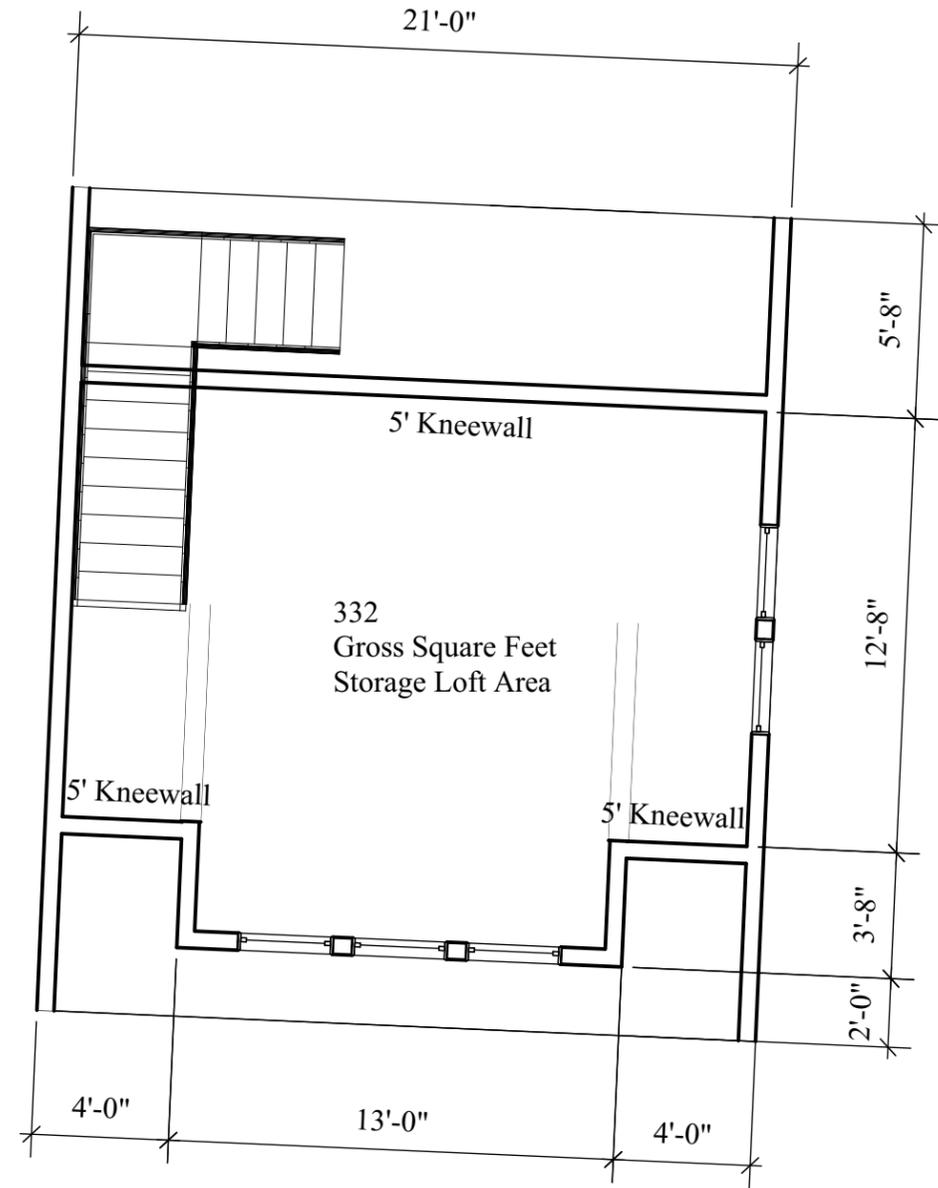
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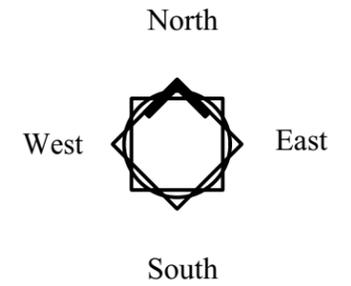
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○ Garage Plan
Scale: 3/16" = 1'-0"



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





South Elevation



East Elevation



West Elevation

219 Sagamore



West Elevation from lot corner

Portsmouth, NH



North elevation at rear lot line