

**28 South Street
Map 102 Lot 43**

To build 2 Additions at rear of Existing.

To permit the following:

1. Building Coverage of 30.3% where 30% is allowed.
2. Left Side Setback of +/- 5' where 10' is required.
3. Expansion of a non-conforming structure

The undersigned agrees that the following circumstances exist.....

1. The Existing Building Coverage is 28.1% and the Additions add 106sf. Which is just 15sf over the allowable 30%.
2. The Left Side Setback of +/- 5', will allow a small Addition to provide direct access from the Kitchen to the Exist. Dining Room. Current access requires a 46' walk around to the front of the house. Plus this Addition will provide some Pantry Cabinets & a door to the rear yard.



Criteria for the Variance:

1. The Variances are not contrary to the public interest in that many properties in this neighborhood are non-conforming to Building Area & Setbacks.
2. The Variances are consistent with the spirit of the ordinance in that it will allow these Additions, which are in context with the neighborhood and are at the rear of House.
3. Substantial justice will be done, as this work will allow the owner to improve the the Property without adversely affecting adjacent properties.
4. These Variances will not diminish the value of surrounding properties.
5. The special condition of this property is the non-conformity of the Existing Residence.

28 SOUTH STREET
LOT AREA 4792 SF

ALLOWABLE LOT COVERAGE 30%

PROPOSED LOT COVERAGE

EXIST. RESIDENCE	946 SF
EXIST SIDE PORCH	24 SF
EXIST GARAGE	371 SF
 - BOX DAY ADDITION	46 SF
 - REAR ADDITION	60 SF

1453 SF (30.3%)

NOTE: PLAN CHANGES ADDED TO "PROPERTY STAKEOUT SKETCH"
BY ANNE WHITNEY ARCHITECT

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

Project:

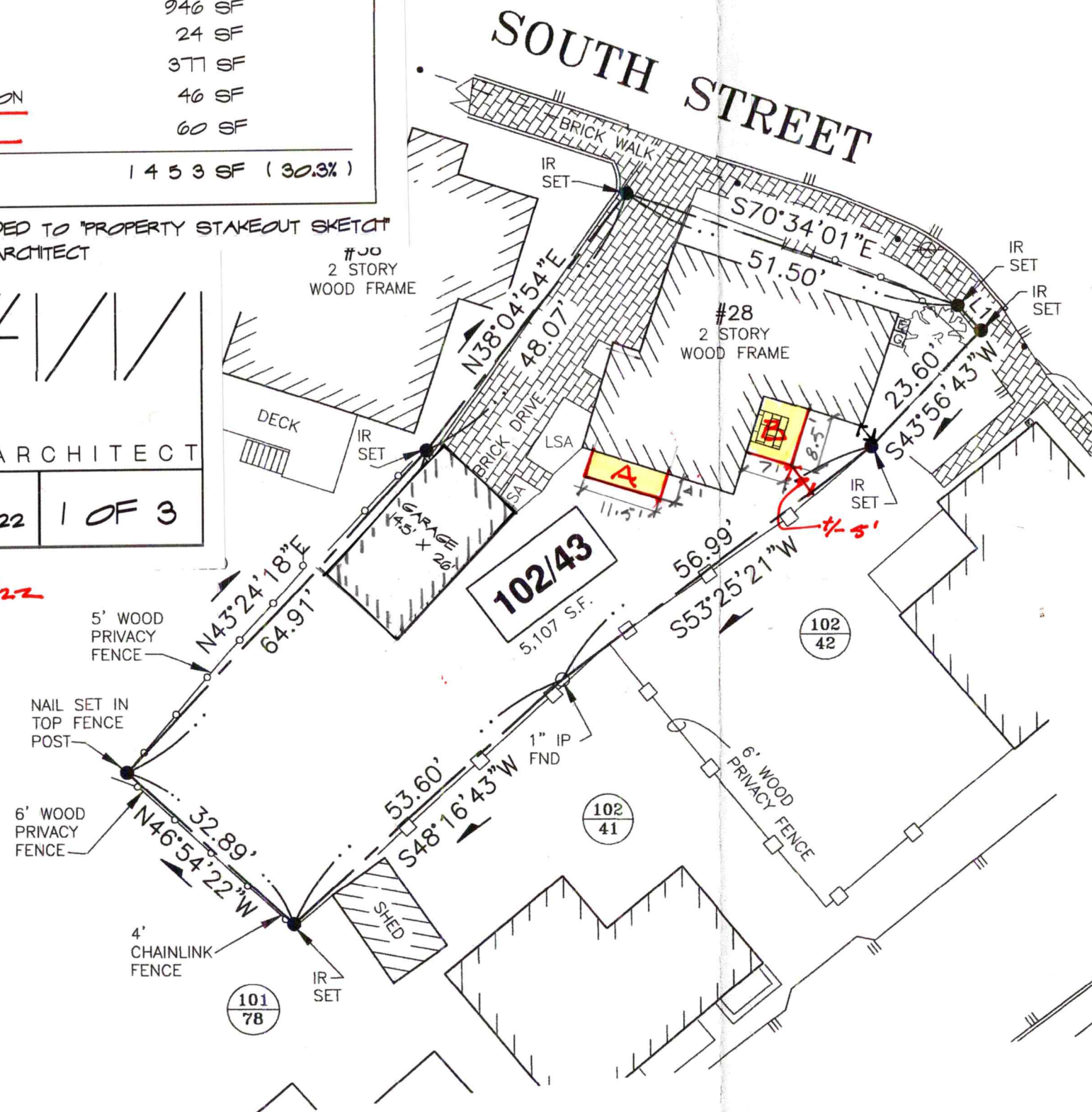
2018

Date:

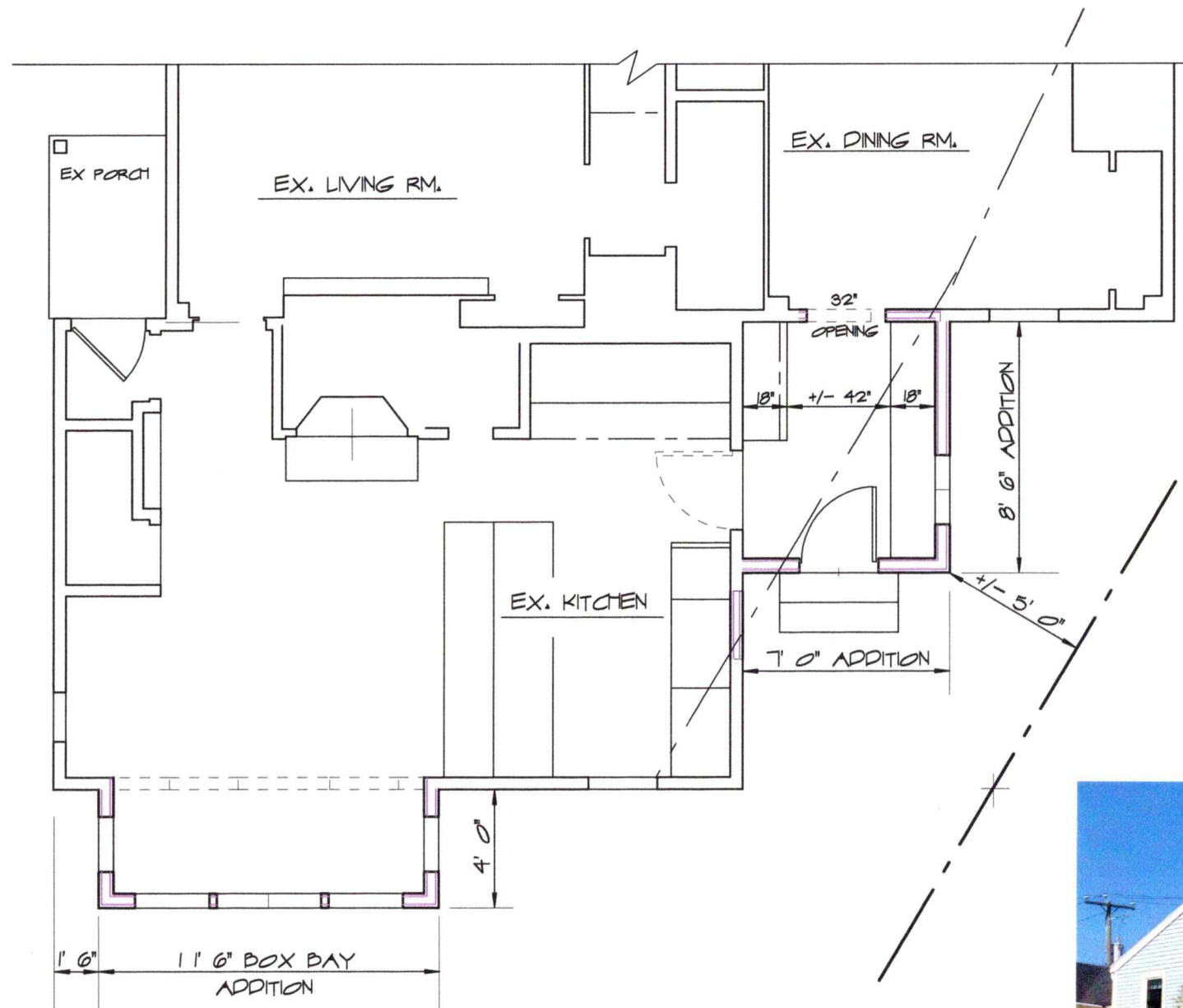
1/24/22

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REVISED 2/4/22



NOTICE: PROPERTY CORNERS SET: OCTOBER 22, 2012



IST FLOOR ADDITION PLAN
SCALE: 3/16" = 1'-0"



EXISTING SIDE ENTRY



EXISTING REAR ELEVATION AT DINING



VIEW FROM MARCY STREET

SCHEMATIC DESIGN

ADDITIONS & RENOVATIONS, BOYD/STILES RESIDENCE

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PORTSMOUTH, NH

Project: 2018

Revisions:

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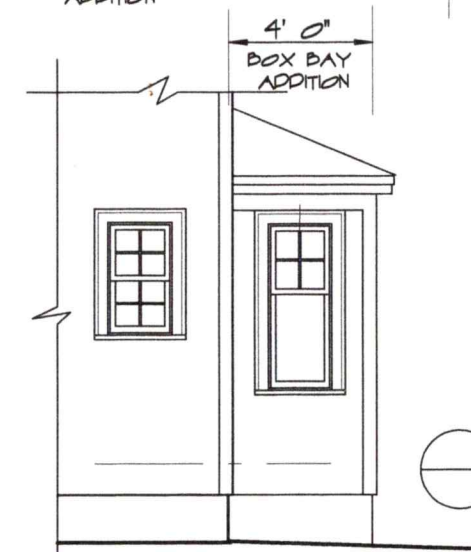
REAR ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING REAR ELEVATION



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT SIDE OF BAY
SCALE: 3/16" = 1'-0"

SCHEMATIC DESIGN

ADDITIONS & RENOVATIONS, BOYD/STILES RESIDENCE

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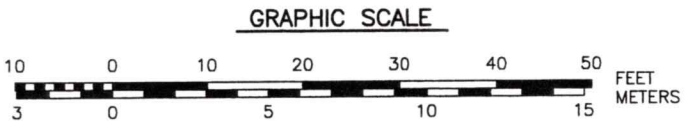
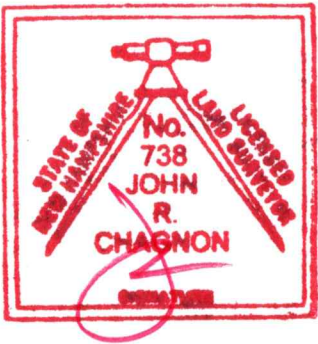
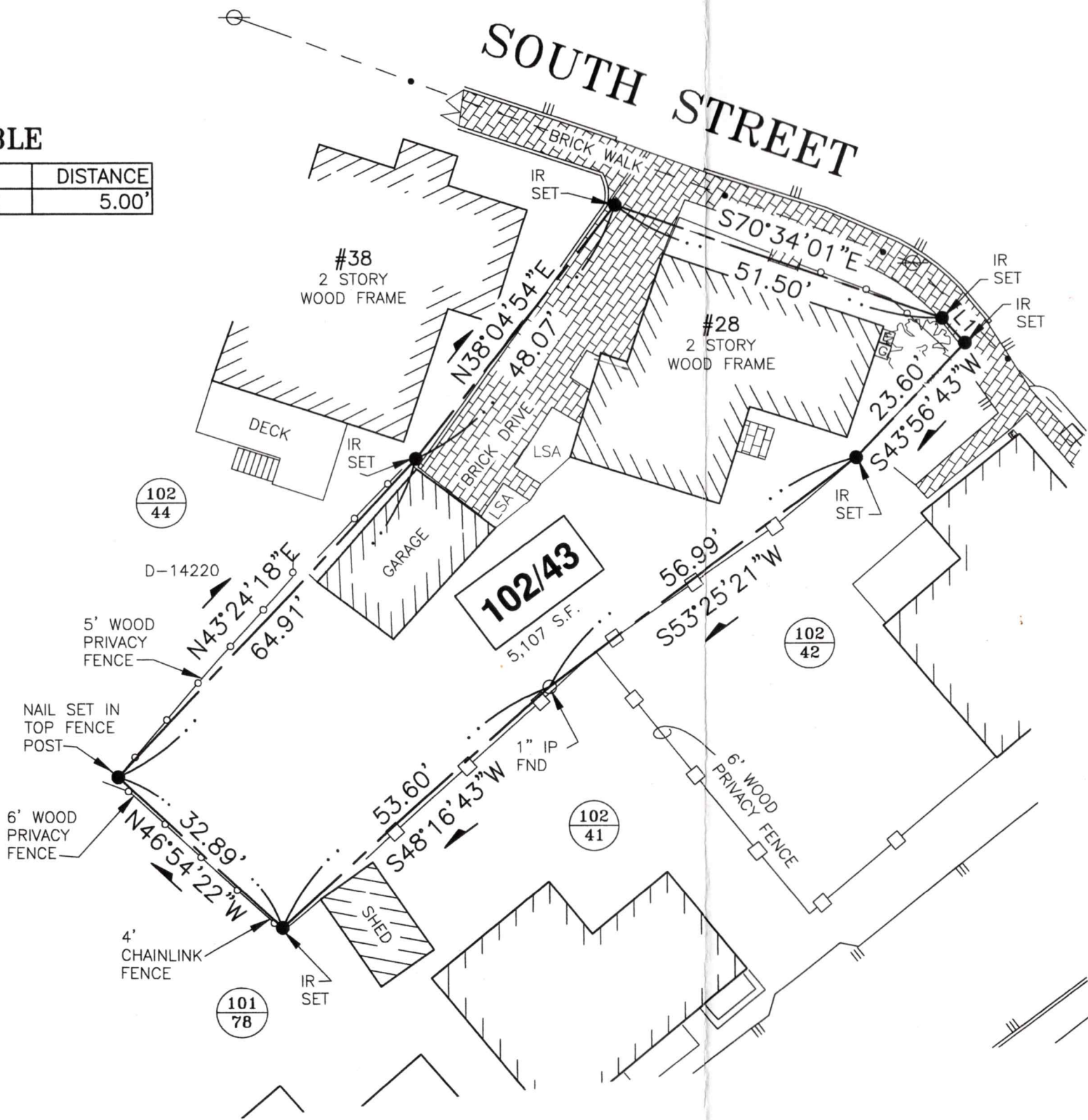
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PROPERTY STAKEOUT SKETCH

OWNER: THEODORE M. STILES & JOAN BOYD
PROPERTY LOCATION: 28 SOUTH STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S42°00'04"E	5.00'



DEED REFERENCE: 5062/0098
PLAN REFERENCE: RCRD D-14220

SCALE: 1"=20' 10 OCTOBER 2012



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