

Christian and Anja Paulsen
55 Thornton St
Portsmouth, NH 03801

City of Portsmouth
Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH 03801

Re: Variance Application
55 Thornton St
Portsmouth, NH 03801

To Whom It May Concern:

We are pleased to submit this memo and the attached documents in support of Zoning Relief for the construction of a 2nd floor addition to our house at 55 Thornton Street within the front setback ordinance to be considered by the ZBA at the February 2023 meeting.

Property/Project

55 Thornton St is a single family home with street frontage on Monteith St and Thornton St constructed around the year 1863. We are proposing to add a 2nd floor addition above an existing 1 story part of the house. The project is seeking a variance due to the fact that the existing footprint, and thus the addition, of the house is within the 10' front setback required by the town.

Variance Criteria

The variances will not be contrary to the public interest and the spirit of the ordinance is observed.

The existing property, built in 1863, is currently non-conforming with respect to the front setback. The construction proposed will not further encroach on the front setback in relation to the existing footprint of the home as only the volume of the home is being proposed to be expanded upon within the setback. The proposed 2nd floor addition has been sensitively designed in stepping the addition back as much as possible from the front setback while still gaining the much needed additional space to the home.

Substantial justice will be done

There would be no harm done to the public by granting this variance.

The values of surrounding properties will not be diminished

The values of the surrounding properties will not be diminished by granting the variance. The project is in keeping with the character of the neighborhood and of the existing house.

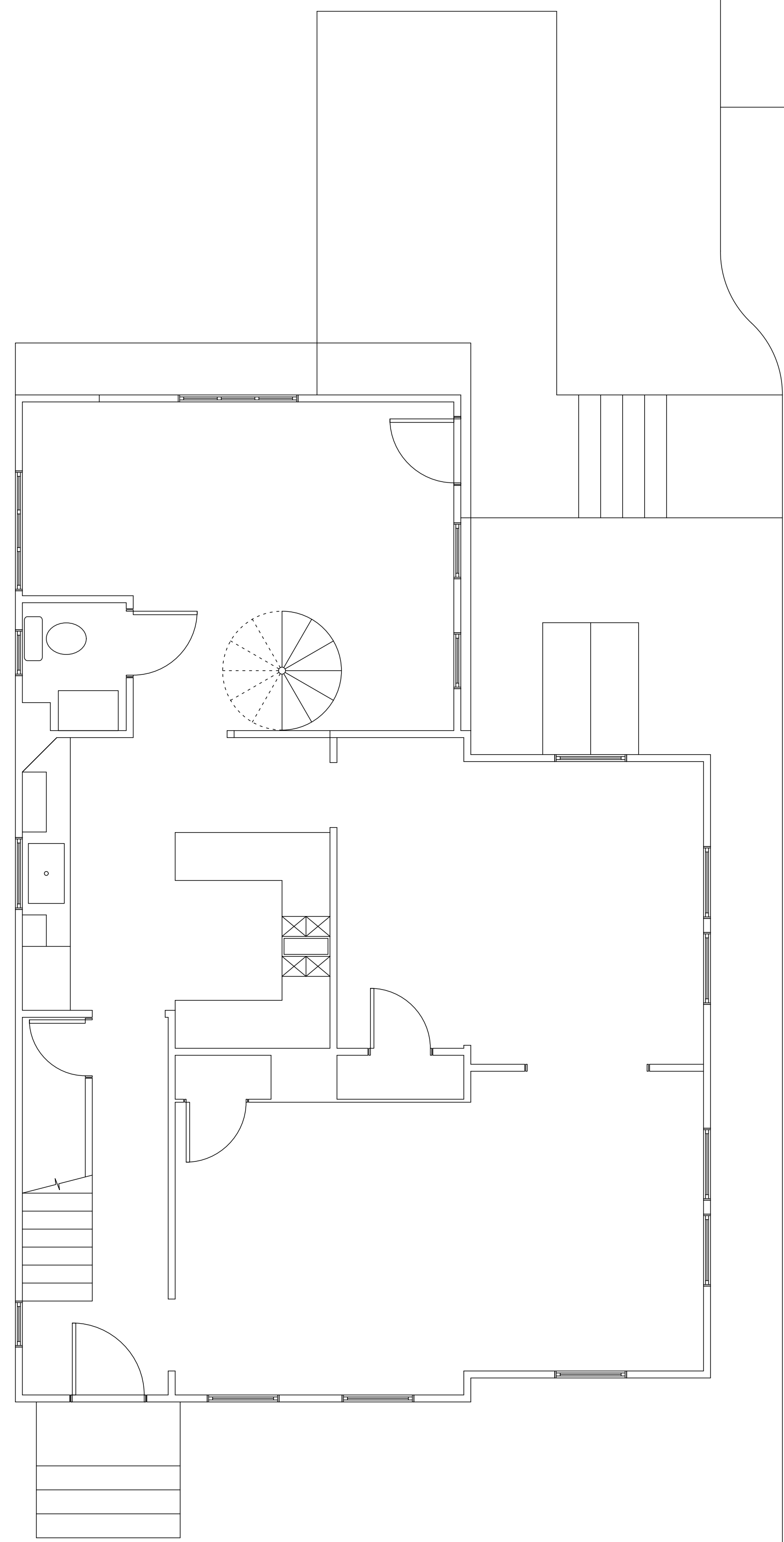
Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

As noted above, the proposed addition would be within the existing footprint of the house and by not granting this variance we would not be able to reside in the house given our needs for additional living space for our family.

For the reasons described above, we respectfully request the Board grant this variance.

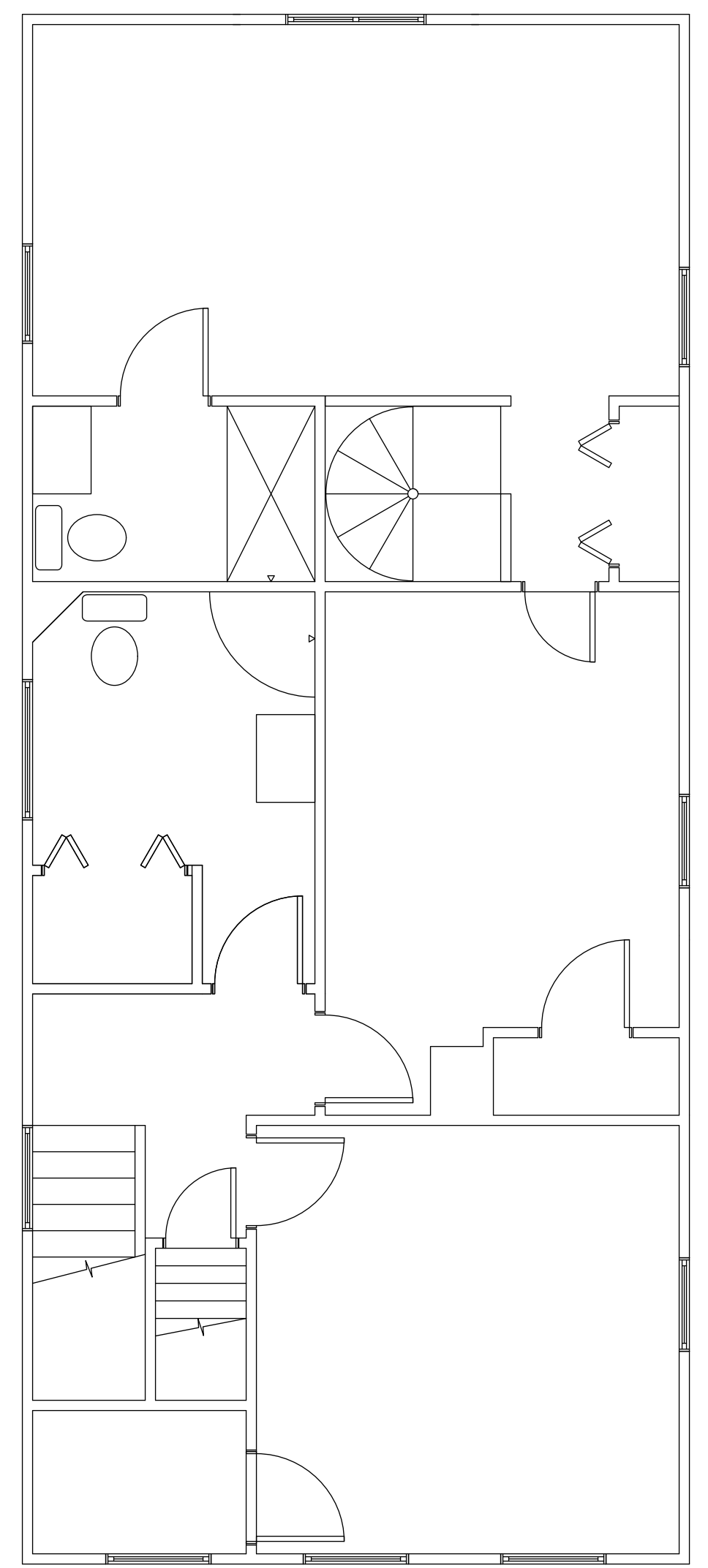
Respectfully,

Christian and Anja Paulsen



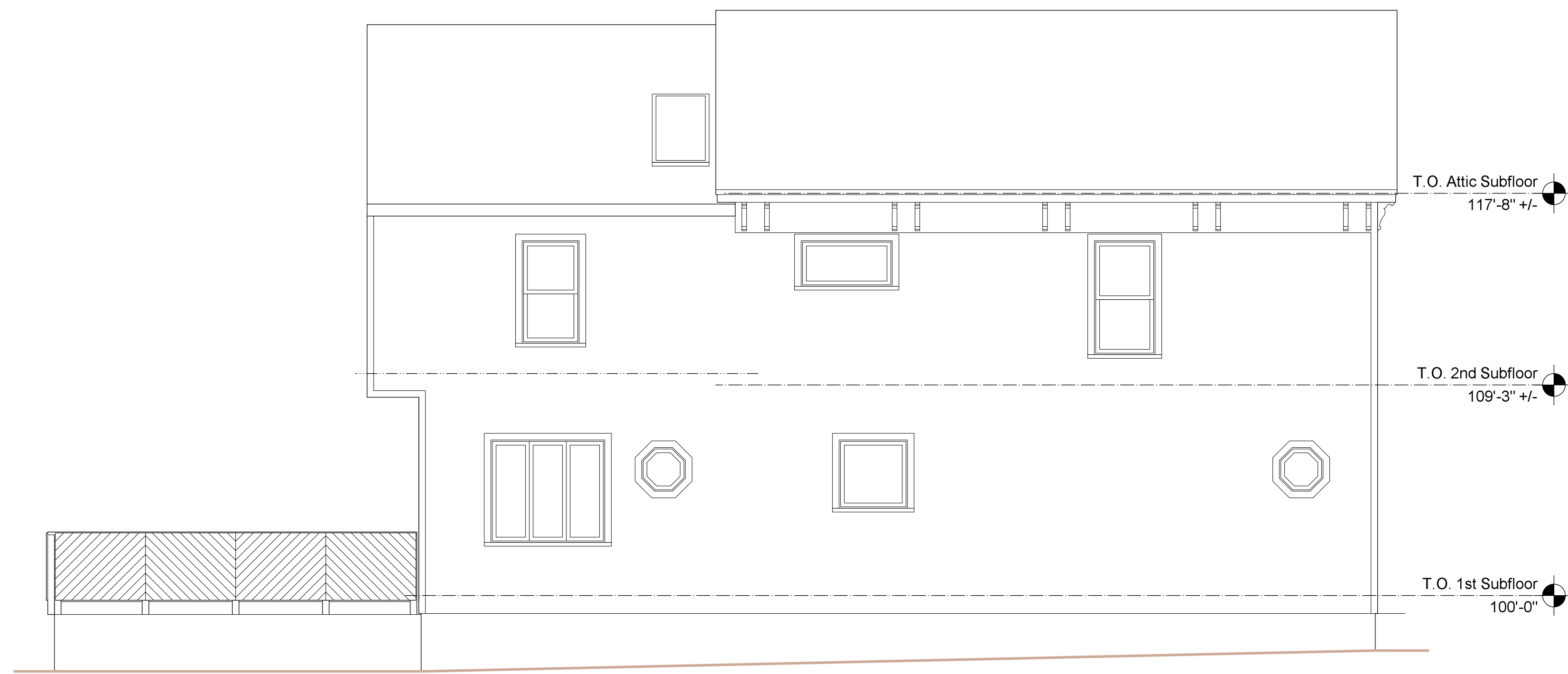
EXISTING FIRST FLOOR PLAN

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



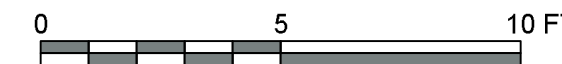
EXISTING SECOND FLOOR PLAN

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



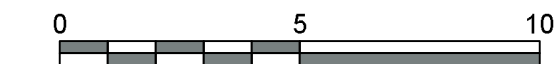
EXISTING SIDE ELEVATION

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



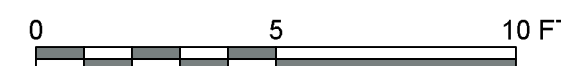
EXISTING FRONT ELEVATION

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



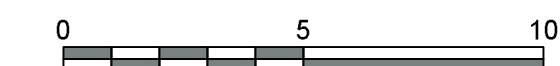
EXISTING BACK ELEVATION

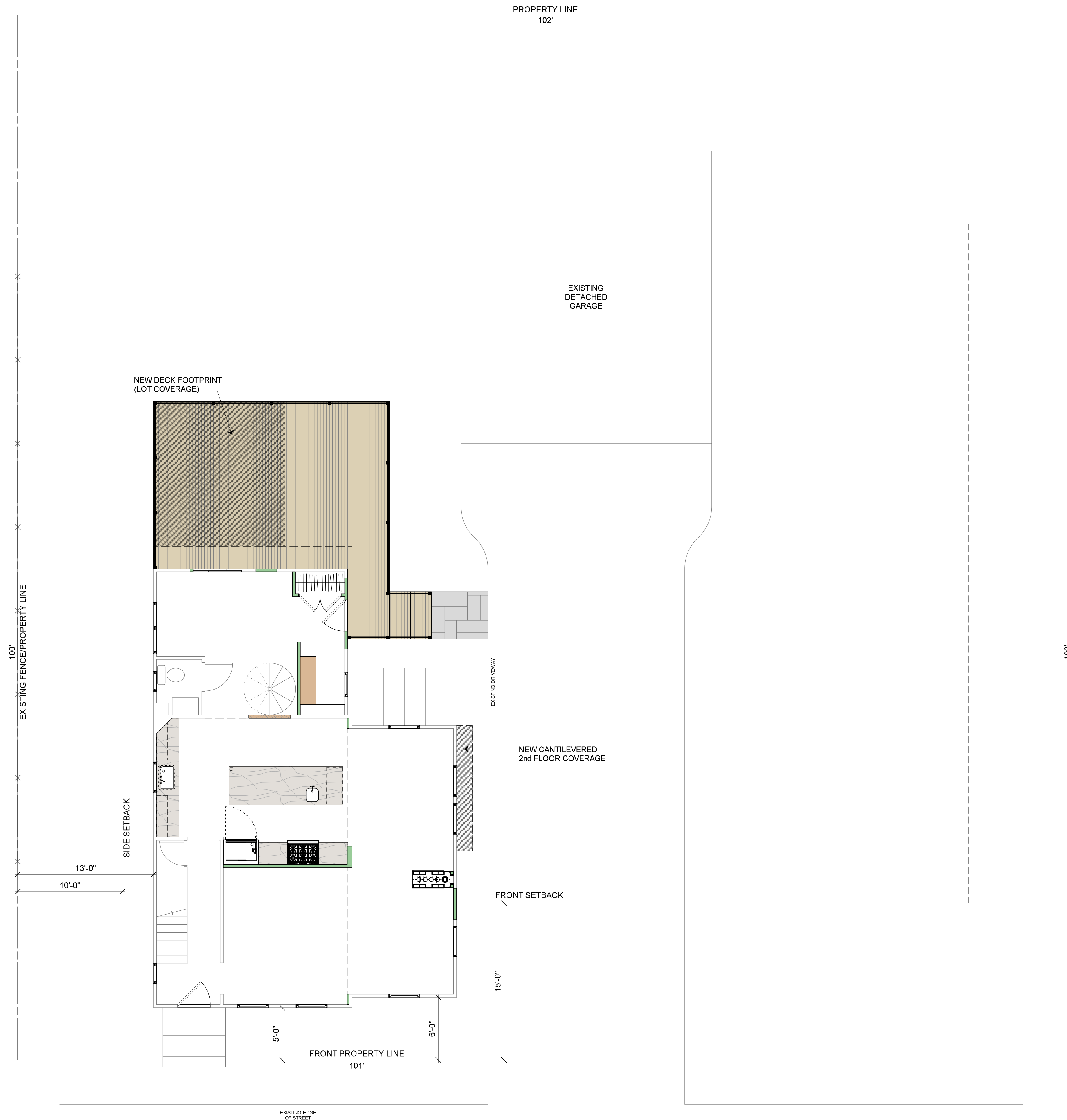
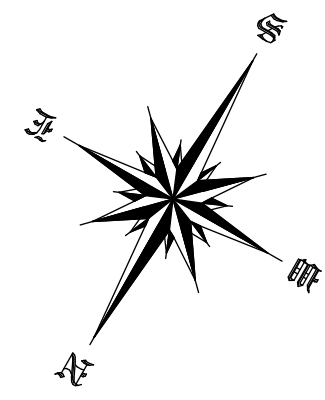
Scale: 1/4" = 1'-0"



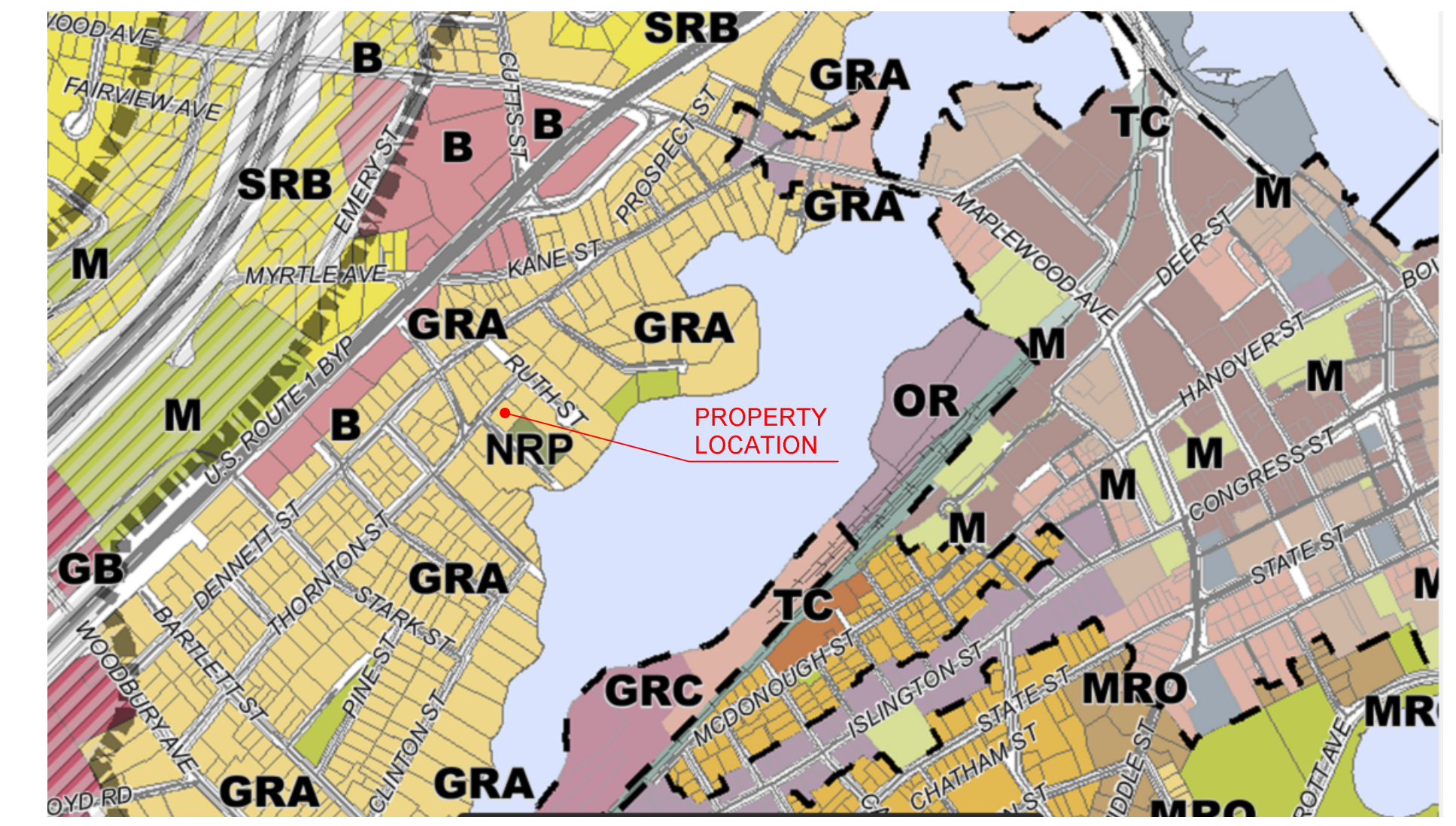
EXISTING SIDE ELEVATION

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





PROPOSED SITE PLAN
Scale: 3/16" = 1'-0"



ZONING MAP

Residential Districts

- R Rural
- SRA Single Residence A
- SRB Single Residence B
- GRA General Residence A
- GRB General Residence B
- GRC General Residence C
- GAMH Garden Apartment/Mobile Home Park

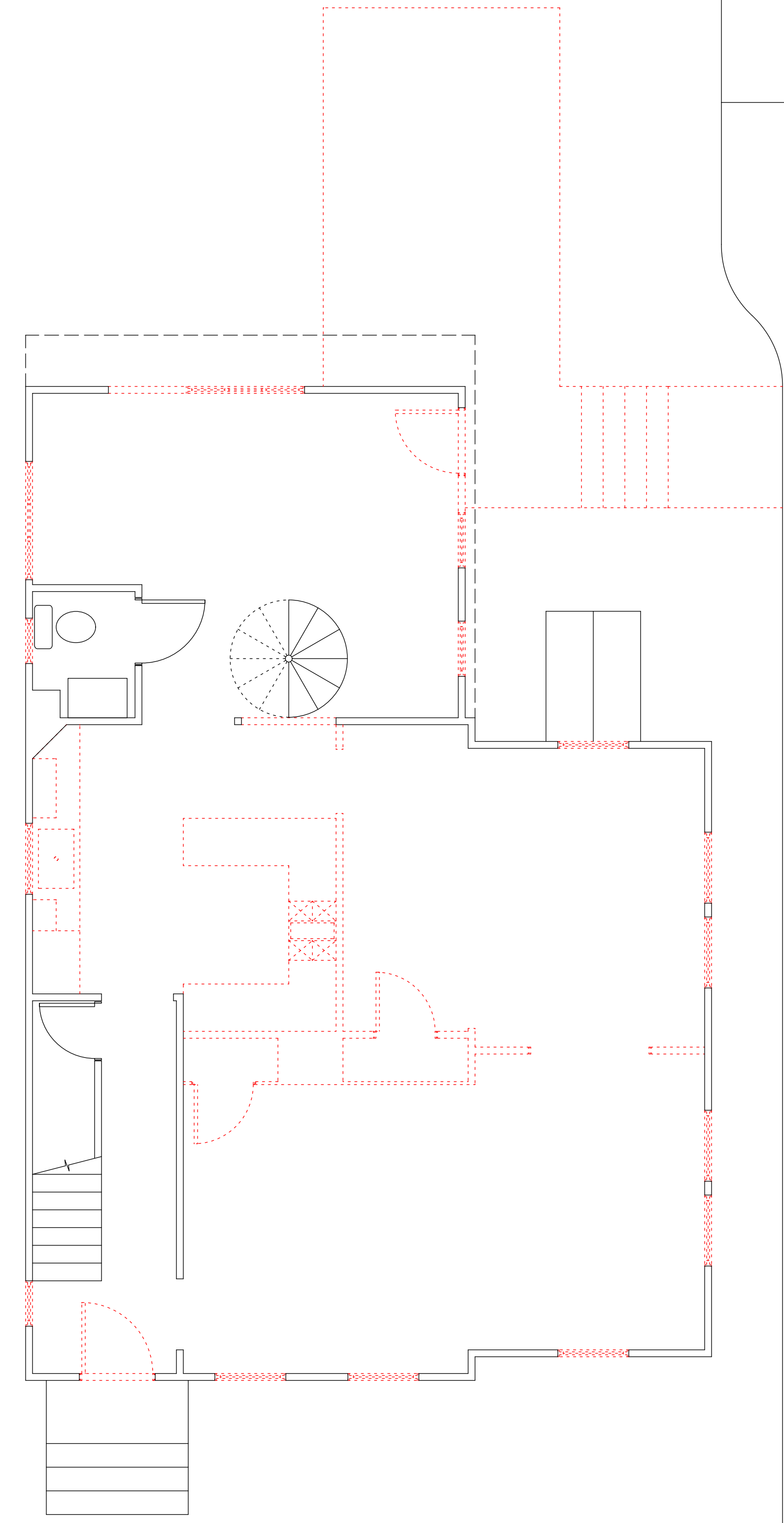
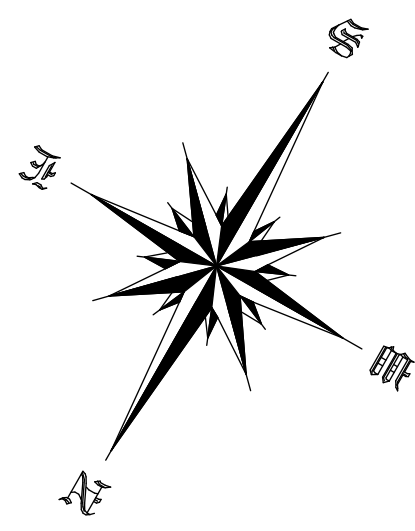
| ZONE | GENERAL RESIDENCE A | | |
|------------------------|--|----------------------|----------------------|
| | DIMENSION | EXISTING | PROPOSED |
| BUILDING SETBACKS: | | | |
| FRONT: | 15 FT | | |
| SIDE: | 10 FT | | |
| REAR: | 20 FT | | |
| MAX. BUILDING HEIGHT | 35 FT | 29'-0" | 29'-0" |
| MAX. BUILDING COVERAGE | LOT - 10,100 SF x 25% = 2,525 SF | 1,929 SF (19.09%) | 2,148 SF (21.27%) |



ISSUED
1.6.2023
SITE PLAN

55 THORTON STREET
Portsmouth, New Hampshire
Design Worth Calling Home

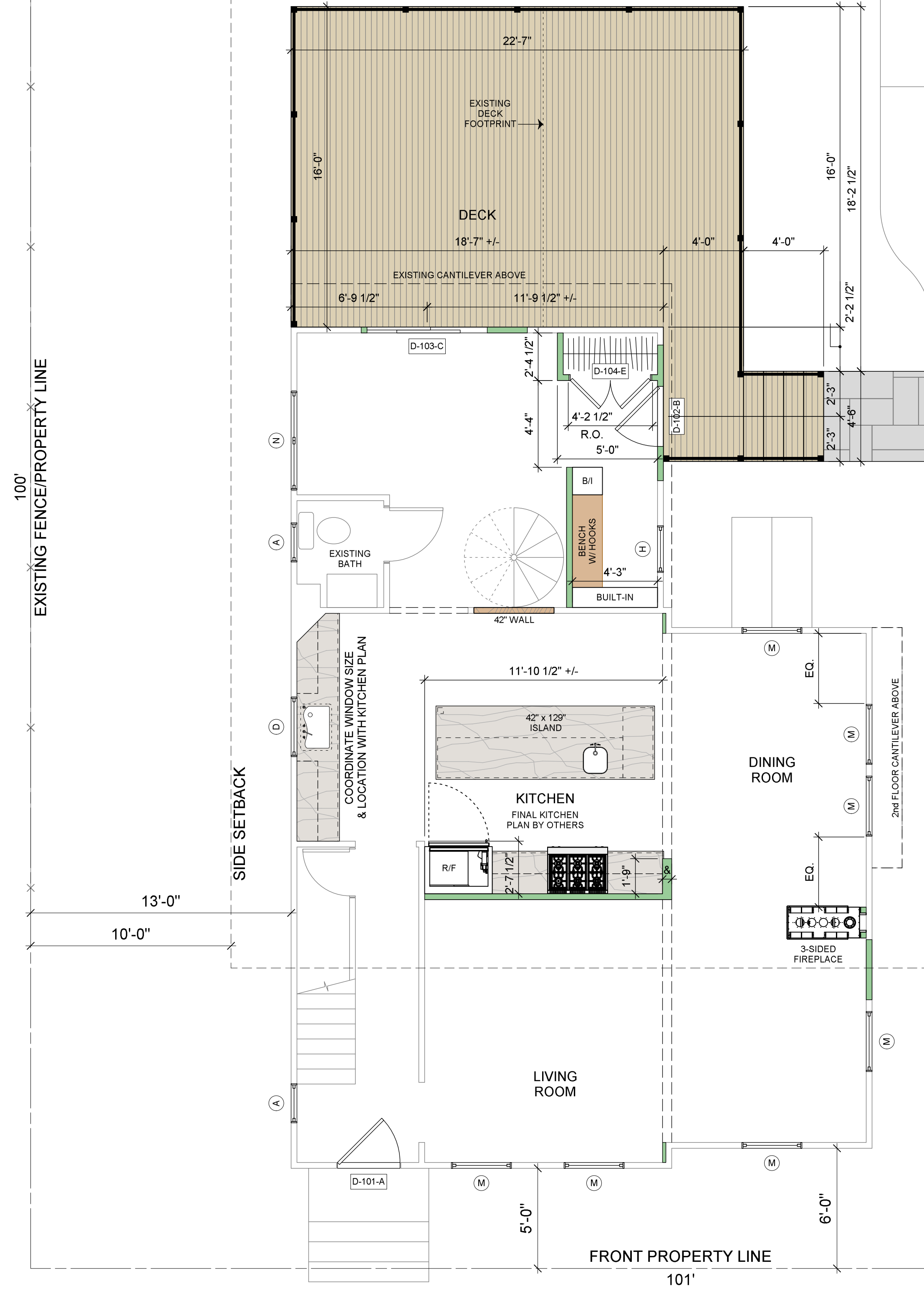
A0



PROPOSED FIRST FLOOR DEMO PLAN

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

— EXISTING WALL TO REMAIN
 - - - EXISTING TO BE REMOVED



PROPOSED FIRST FLOOR PLAN

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

— EXISTING WALL TO REMAIN
 — NEW PROPOSED STUD WALL

NOTES:
 ARCHITECTURAL 100'-0" EQUAL TO EXISTING FIRST SUBFLOOR ELEV.

GENERAL NOTES:
 1. DIMENSIONS LOCATE FACE OF STUDS U.N.O. WINDOW & DOOR DIMENSIONS SHOW R.O. U.N.O. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL FRAMING INFORMATION & DETAILS (TYP).
 2. ASSUMED 3 1/2" INTERIOR STUD WALLS TYPICAL U.N.O. ASSUMED 5 1/2" EXTERIOR STUD WALLS TYPICAL U.N.O.
 *5" = 2x6 STUD WALL
 *8" = 2x8 STUD WALL
 *# = 2x10 STUD WALL
 3. INTERIOR DOOR R.O.'s TO BE HELD OFF ADJACENT WALLS 3" (SEE DETAIL -/A-/) U.N.O. OR CENTERED ON PROMINENT WALL PLANE IF LESS THAN 12" TO EITHER SIDE OF DOOR. REFER TO SCHEDULE FOR DOOR SIZES.
 4. CLOSET DEPTHS ASSUMED @ 2'-1" FRAMING U.N.O.
 5. COLUMNS SHOWN ON PLANS ARE FOR GRAPHICAL REPRESENTATION ONLY. REFER TO STRUCTURAL PLANS FOR ALL CONNECTION DETAILS, SIZES, NOTES & REQUIREMENTS FOR FRAMING.

| AREA TAKEOFFS | |
|----------------------|--------------|
| EXISTING FIRST FLOOR | 1052 SQ. FT. |
| DECK | 406 SQ. FT. |

100'
 EXISTING FENCE/PROPERTY LINE

SIDE SETBACK

FRONT SETBACK

EXISTING EDGE OF STREET

EXISTING DRIVEWAY

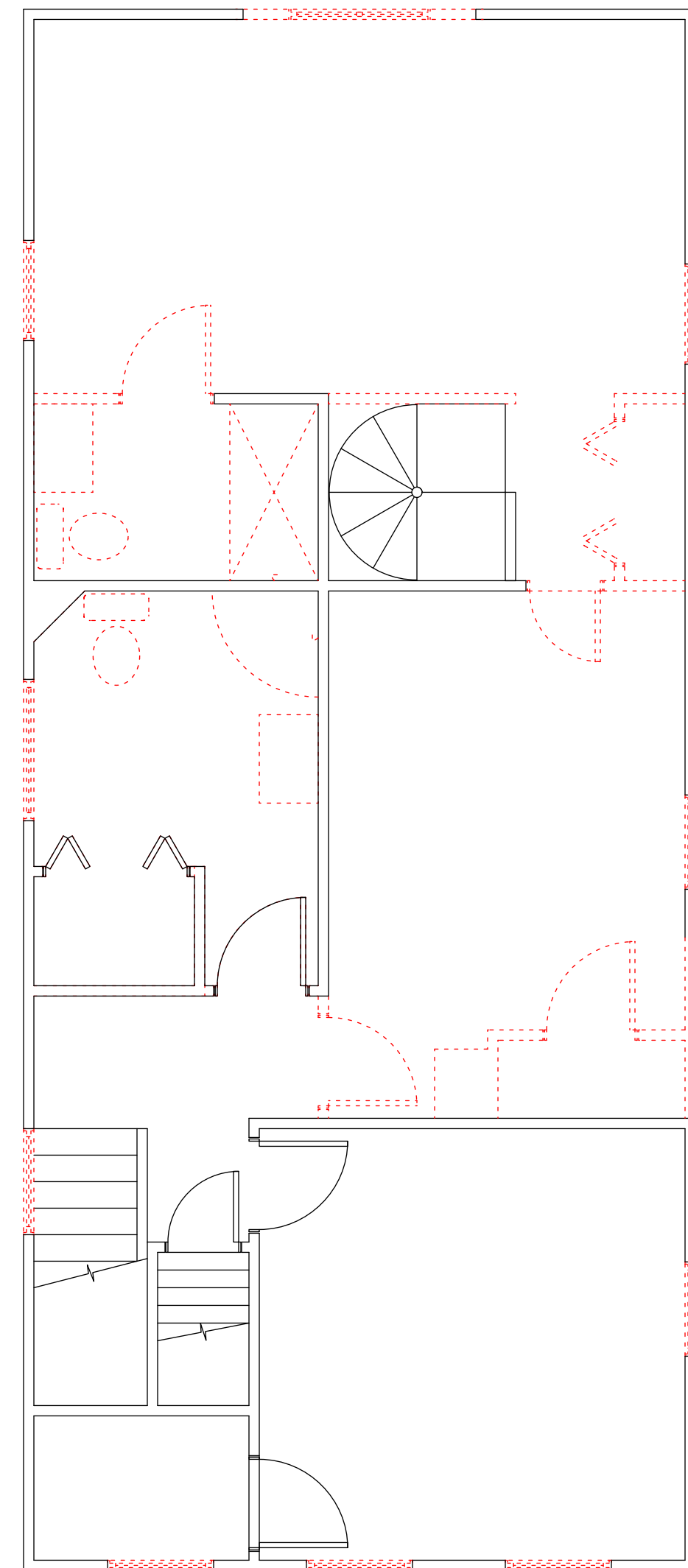
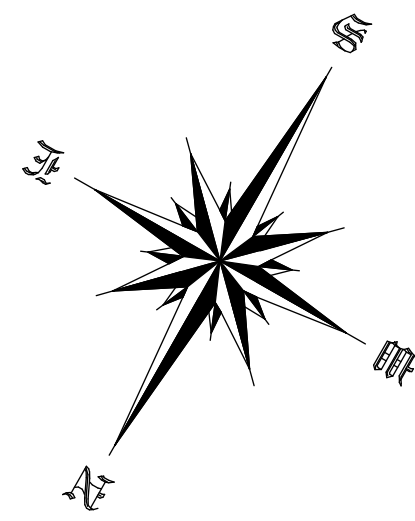
EXISTING GARAGE



ISSUED
 1.6.2023
FIRST FLOOR PLAN

55 THORTON STREET
 Portsmouth, New Hampshire
 Design Worth Calling Home

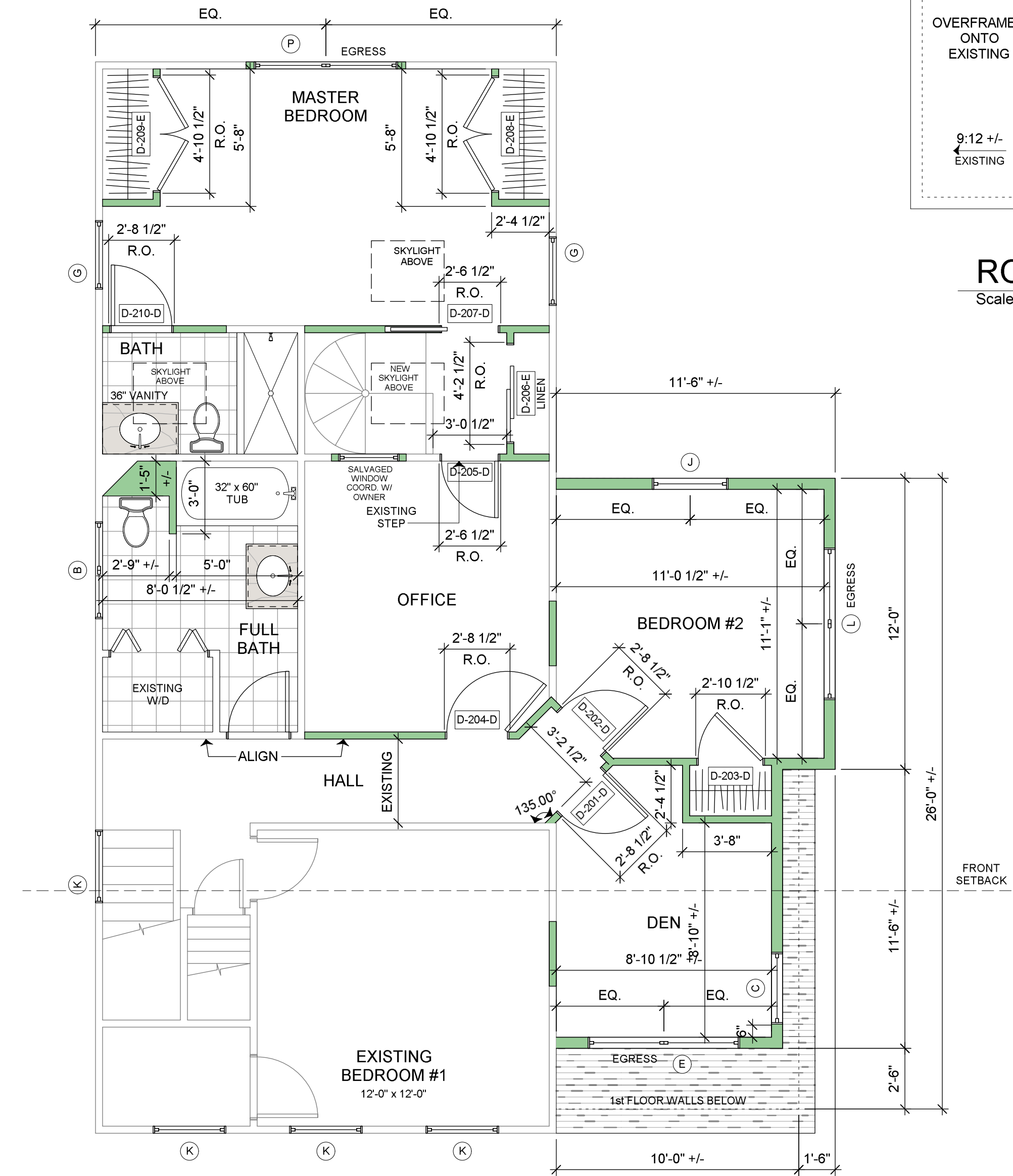
A1.1



PROPOSED SECOND FLOOR DEMO PLAN

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

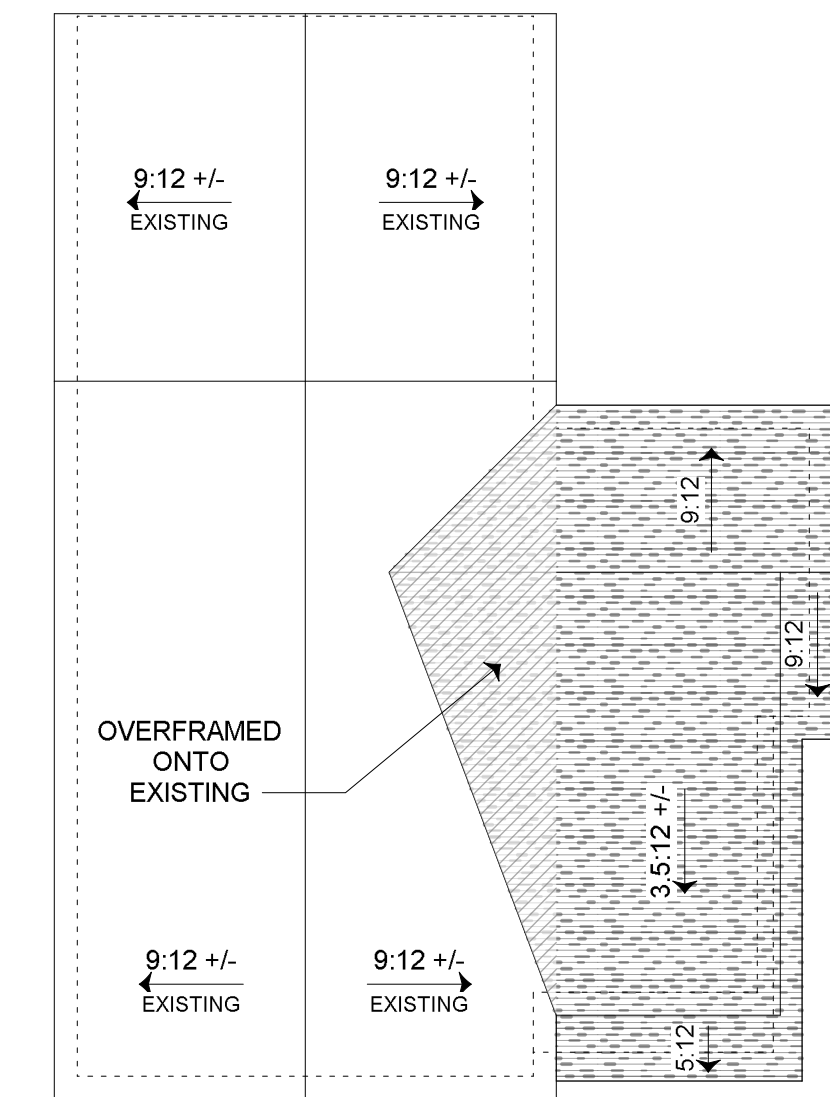
— EXISTING WALL TO REMAIN
 - - - - - EXISTING TO BE REMOVED



PROPOSED SECOND FLOOR PLAN

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

— EXISTING WALL TO REMAIN
 — NEW PROPOSED STUD WALL



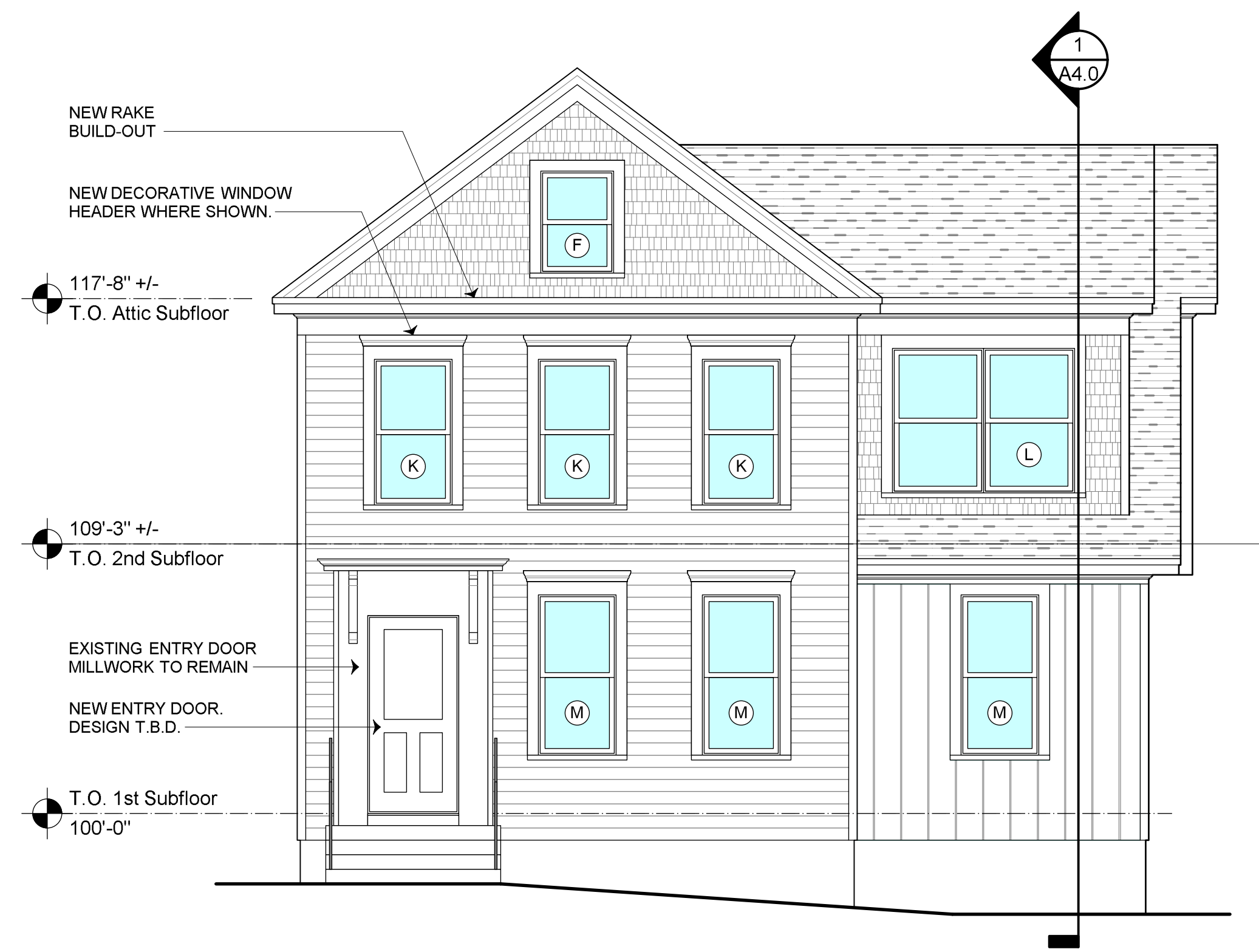
ROOF PLAN

Scale: 1/8" = 1'-0"

NOTES:
 ARCHITECTURAL 100'-0" EQUAL TO EXISTING FIRST SUBFLOOR ELEV.

- GENERAL NOTES:**
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| AREA TAKEOFFS | |
|-------------------------|-------------|
| EXISTING SECOND FLOOR | 839 SQ. FT. |
| ADDITIONAL SECOND FLOOR | 245 SQ. FT. |



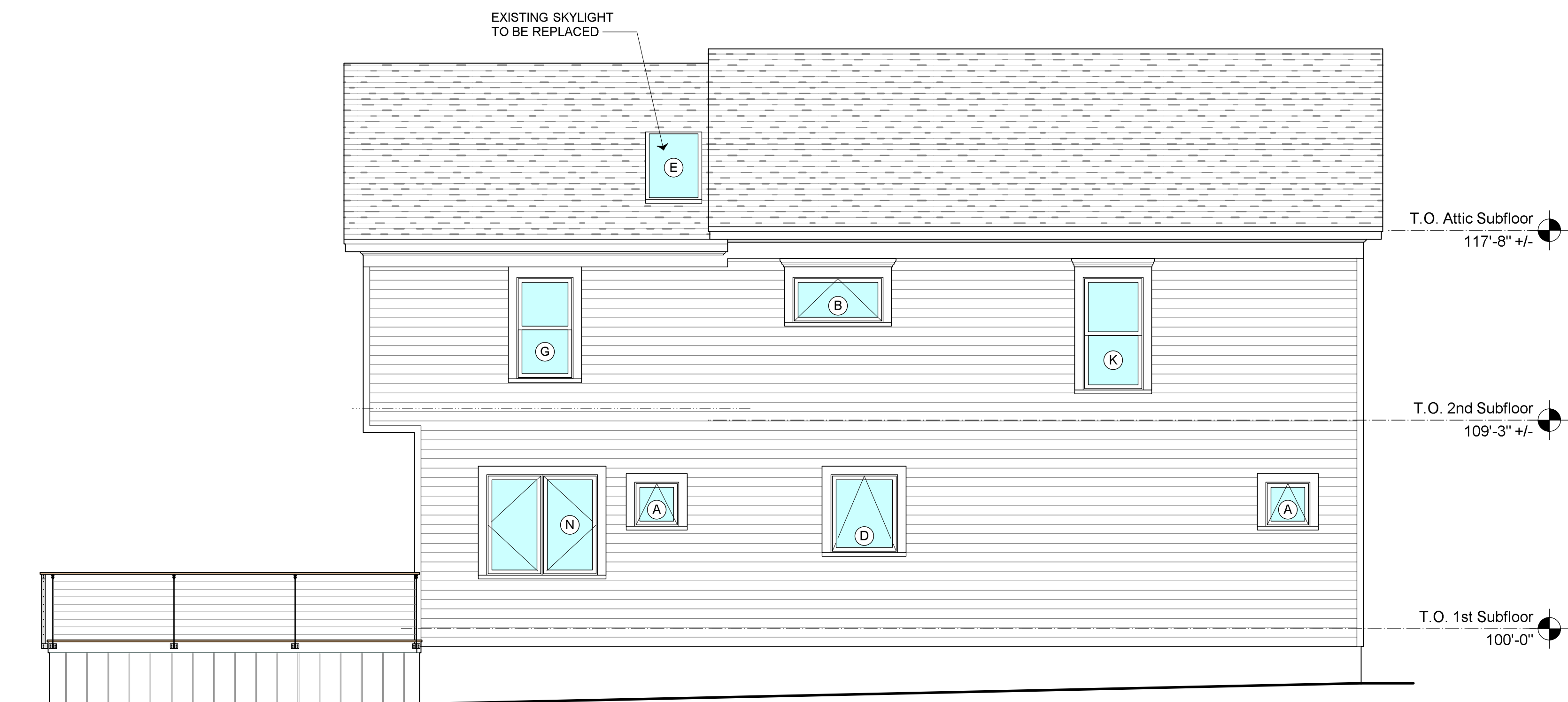
PROPOSED FRONT ELEVATION
Scale: 1/4" = 1'-0"
0 5 10 FT



PROPOSED SIDE ELEVATION
Scale: 1/4" = 1'-0"
0 5 10 FT



PROPOSED REAR ELEVATION
Scale: 1/4" = 1'-0"
0 5 10 FT



PROPOSED SIDE ELEVATION
Scale: 1/4" = 1'-0"
0 5 10 FT

From: [Christian Paulsen](#)
To: [Justin Marone](#)
Cc: [Anja Paulsen](#)
Subject: Authorization for Variance Submission
Date: Friday, January 6, 2023 3:31:16 PM

Hello,

Justin Marone has authorization to submit an application for a variance for a volume increase for our property at 55 Thornton Street Portsmouth, NH 03801.

Regards,

Christian Paulsen, Trustee
Anja Paulsen, Trustee
Paulsen Family Revocable Trust of 2017

Letter of support

From: Tim Andrews (tim.andrews.86@gmail.com)

To: anjawpaulsen@gmail.com; cepaulsen@yahoo.com

Date: Tuesday, January 10, 2023 at 03:25 PM EST

To Whom it may concern-

As direct neighbors to the Paulsen's, we support their request for a variance to allow them to expand and improve their house. Their new design looks great, will enhance the character of the neighborhood and will allow them to stay and raise their children in a very family friendly neighborhood. Should you have any questions, please do not hesitate to reach out.

Thank you,

Tim and Sarah Andrews
56 Thornton St
Portsmouth, NH

Fw: Support for Variance at 55 Thornton St

From: christian paulsen (cepaulsen@yahoo.com)

To: cepaulsen@yahoo.com

Date: Thursday, January 12, 2023 at 09:58 AM EST

----- Forwarded Message -----

From: Ann C. Bliss <anncbliss@gmail.com>
To: christian paulsen <cepaulsen@yahoo.com>
Cc: Anja Paulsen <anjawpaulsen@gmail.com>
Sent: Tuesday, January 10, 2023 at 03:56:17 PM EST
Subject: Re: Support for Variance at 55 Thornton St

Hi Christian and Anja,
Glad to see the plans and to get a tour of your house. I will see you on the other side of India. I'm sure I'll have stories! Good luck with the construction. Having lived with a contractor for a gazillion years, I know that often the time frame is prolonged for this or that issue. I hope it goes smoothly and I'm glad to hear you won't have to live there while the demo and building is happening.
Best,
ann

To Whom it may concern:

As a 28 year resident on Thornton St, I am very excited with the proposed design and improvements to the Paulsen's house at 55 Thornton. I fully support the variance being requested which will not only improve the neighborhood but also allow the Paulsen's to raise their family in a great neighborhood as I did with my family. If you have any questions please feel free to reach out to me.

Thanks,
Ann C. Bliss
48 Thornton St
Portsmouth, NH
603-781-4058

Sent from my iPad

55 Thornton Variance Support

From: Chuck Dudas (cdudas@gmail.com)

To: cepaulsen@yahoo.com; anjawpaulsen@gmail.com

Cc: willsoal@gmail.com

Date: Wednesday, January 11, 2023 at 09:18 AM EST

To Whom it may concern-

As neighbors to the Paulsen's, we support their request for a variance to allow them to expand and improve their house. Their new design looks great and fits the character of the neighborhood. It also gives them space for their family and allows them to stay and raise their children in a very family friendly neighborhood. Should you have any questions, please do not hesitate to reach out.

Thank you,

Chuck and Allison Dudas
32 Monteith St
Portsmouth, NH