



Applicant STEVEN J. CRAIGE Owner of Record STEVEN J. CRAIGE
 Applicant Street Address 10 HUMPHREY'S CT. Owner Street Address 7 PORTWALK PLACE, #1228
 Applicant City / State / Zip PORTSMOUTH, NH 03801 Owner City / State / Zip PORTSMOUTH, NH 03801
 Applicant phone (203) 504-0452 Owner phone () _____
 Applicant e-mail scraigecme.com
 Location (street address) of proposed work: 10 HUMPHREY'S CT., PORTSMOUTH
 Existing use: residence

Undersigned hereby requests:

Article and Section

- Appeal from an Administrative Decision
See Article 2, Section 10.234.30
- Special Exception
See Article 2, Section 10.232.20
- Variance
See Article 2, Section 10.233.20
- Other _____
See Article 2, Section 10.233.20

10.521 DIMENSIONAL RELIEF
(SOFTBACKS, LOT COVERED, HEIGHT)

To permit the following:

REMOVE EXISTING 1-CAR GARAGE, BUILD NEW 2-CAR GARAGE.

The undersigned alleges that the required conditions exist for granting of this request according to the terms of the Zoning Ordinance as demonstrated in the attached submittals.

Only complete applications will be accepted by the deadline date. A complete application shall consist of: a completely filled out application with original signatures, the application fee, and 12 packets of required plans and any supporting documents or photos. Incomplete applications will not be accepted. Applications received after the deadline will be scheduled for the following month. The owner or his/her representative is required to attend the Public Hearing for the above appeal.

Steven J. Craige Signature of Owner 4/24/17 Date
 Please PRINT name here STEVEN J. CRAIGE

RECEIVED

APR 26 2017

10 Humphrey's Court Portsmouth,
NH 03801

BY: _____

Requirement	Explanation
1. Variance is not contrary to the public interest.	The proposed construction remains cohesive with the character of the neighborhood. It improves a condition between the (2) existing structures that, otherwise, become challenging with regards to safety and access.
2. The spirit of the Ordinance is observed.	
3. Substantial justice is done.	A.) The proposed construction improves the function and ability to effectively use the the space between the buildings without detracting from the neighborhood or otherwise infringing on the enjoyment of others. B.) Given the location of the home on the lot, the new structure would not be better suited nor would the nature of the structure make sense, architecturally ,in a 'buildable area' without detracting from the simplicity of the Cape-style home.
4. The values of the surrounding properties are not diminished.	The proposed construction is in keeping with the types of improvements home owners in this neighborhood have done to improve the functionality and upkeep of their homes. (Owners of homes on Humphreys Court generously signed letters in support of the application).
5. Enforcement of the Ordinance would result in unnecessary hardship.	A.) The desire to connect one's garage to the Main House is a common improvement to homes in this zone. B.) The space between the buildings is currently occupied by a narrow stair and raised bulkhead, making it inaccessible for any other substantial or reasonable use. C.) The ability to create this connection without extensive encroachment on the existing property setback makes this a low impact approach, retaining the same sense of openness around the home the neighbors are used to.

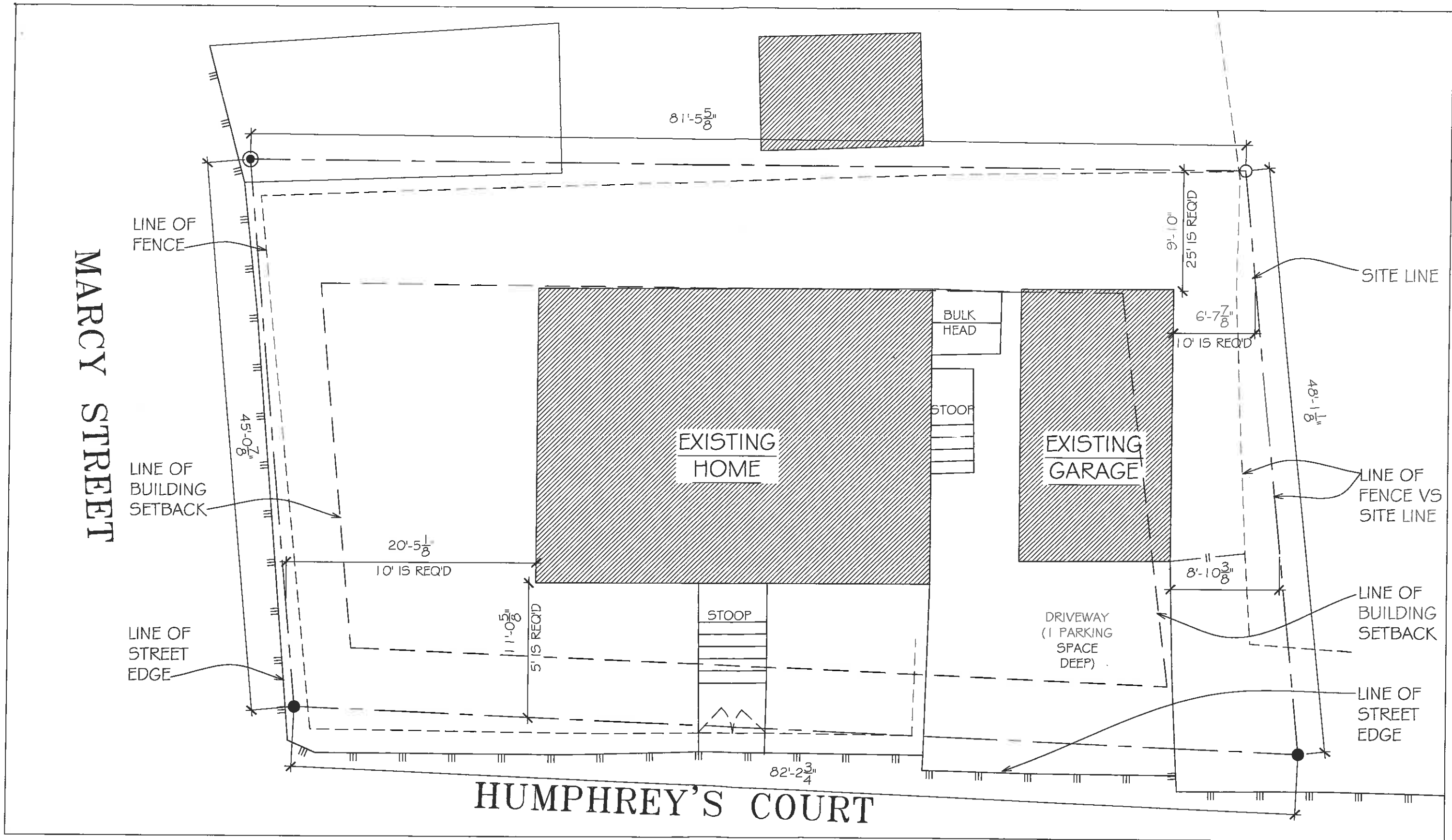


Context Photos



BOA May 16, 2017
SOMMA Studios

10 HUMPHREY'S COURT
Portsmouth, New Hampshire



EXISTING SITE CONDITIONS

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

10 HUMPHREY'S COURT Portsmouth, New Hampshire

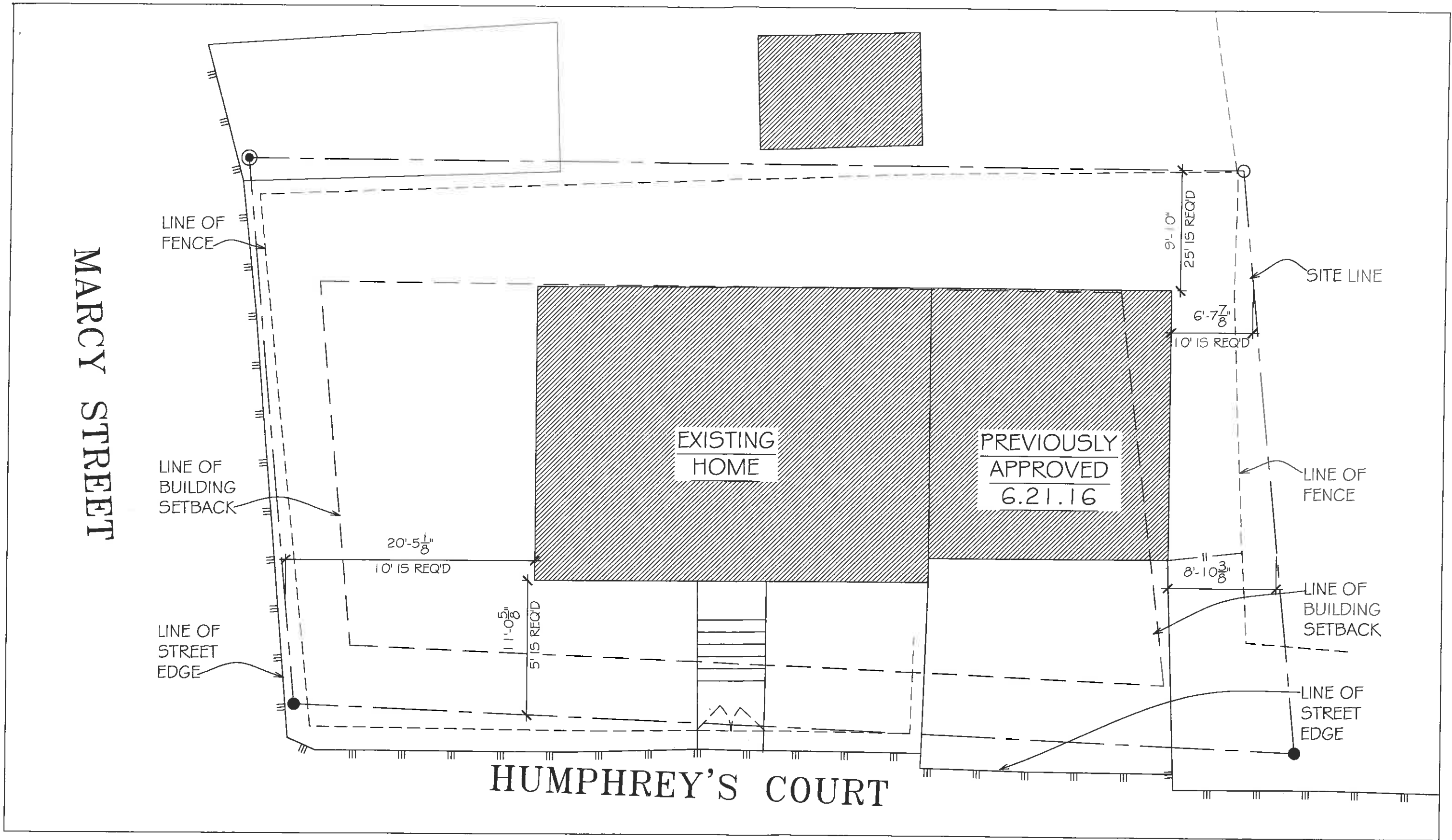
SOMMA Studios 603/766.3760

SCALE: AS NOTED

BOA 5.16.17

SH. 1





PREVIOUSLY APPROVED IN JUNE 2016

SCALE: $\frac{1}{8}$ "=1'-0"

10 HUMPHREY'S COURT Portsmouth, New Hampshire

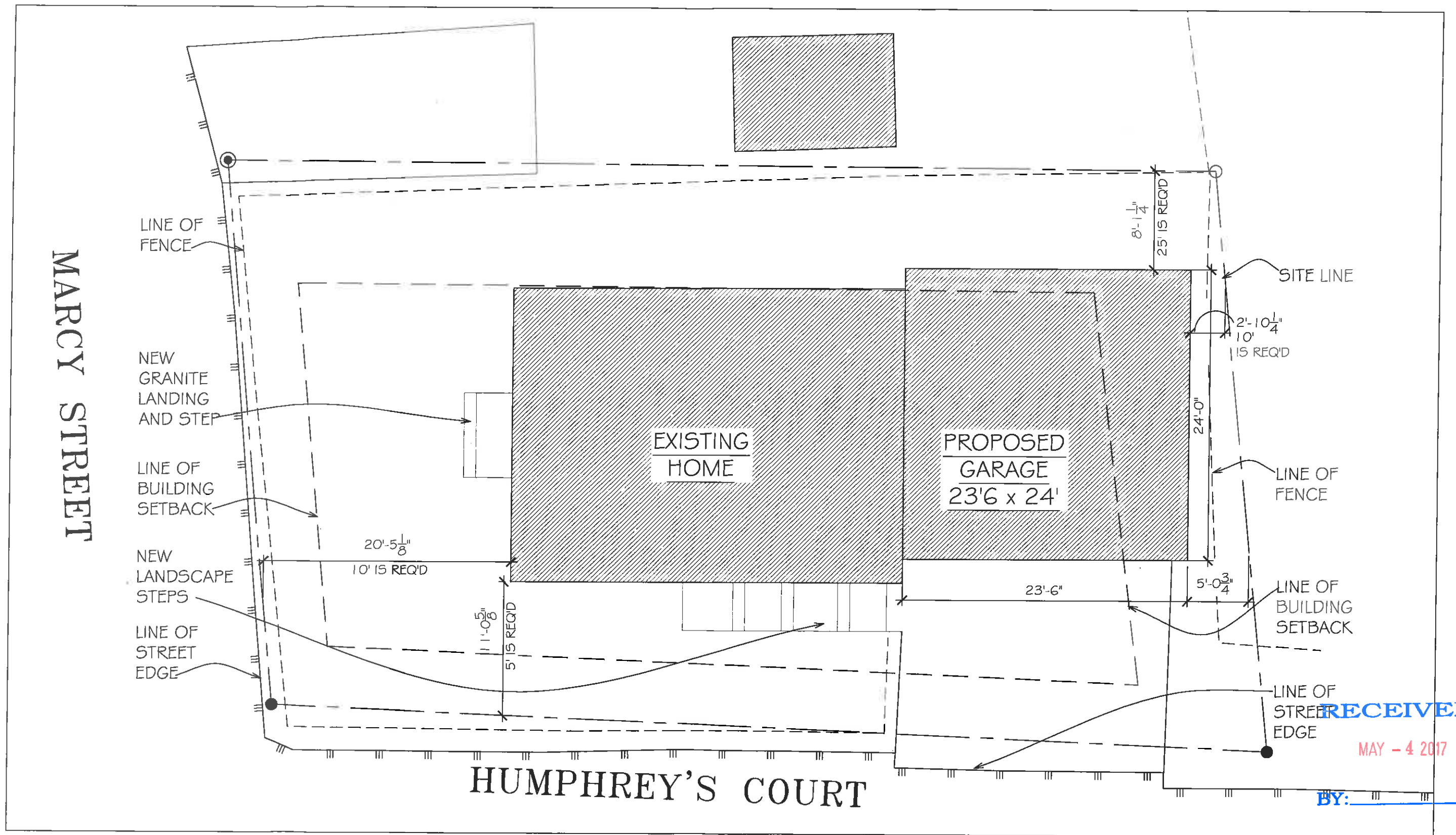
SOMMA Studios 603/766.3760

SCALE: AS NOTED

BOA 5.16.17

SH. 2





RECEIVED

MAY - 4 2017

BY: _____

PROPOSED SITE

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

10 HUMPHREY'S COURT Portsmouth, New Hampshire

SOMMA Studios 603/766.3760

SCALE: AS NOTED

BOA 5.16.17

SH. 3



SETBACKS SUMMARY

MAIN HOUSE AND GARAGE

PROPERTY LINE	EXISTING SETBACK	APPROVED 6.21.16	PROPOSED SETBACK	ALLOWABLE	CONDITIONS THAT VARY FROM ZONING
FRONT	11'-0"	11'-0"	11'-0"	5'-0" IS REQUIRED	
RIGHT	6'-7"	6'-7"	2'-10"	10'-0" IS REQUIRED	7'-2"
LEFT	20'-5"	20'-5"	20'-5"	10'-0" IS REQUIRED	
REAR	9'-10"	9'-10"	8'-1"	20'-0" IS REQUIRED	11'-11"

GARAGE HEIGHT SUMMARY (35' ALLOWED)

EXISTING GARAGE HEIGHT:	12'-10"
APPROVED GARAGE HEIGHT 6.21.16:	15'-10"
PROPOSED GARAGE HEIGHT:	16'-6"

LOT COVERAGE SUMMARY (30% ALLOWED)

EXISTING STRUCTURES:	31%
APPROVED 6.21.16:	32%
PROPOSED STRUCTURES:	33%

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MAY - 4 2017

VARIANCE
REQUEST

BY: _____

EXISTING AND PROPOSED DIMENSIONAL CONDITIONS

SCALE: NTS.

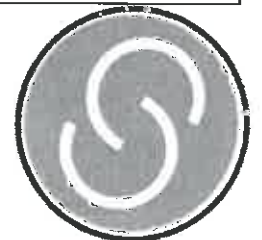
10 HUMPHREY'S COURT Portsmouth, New Hampshire

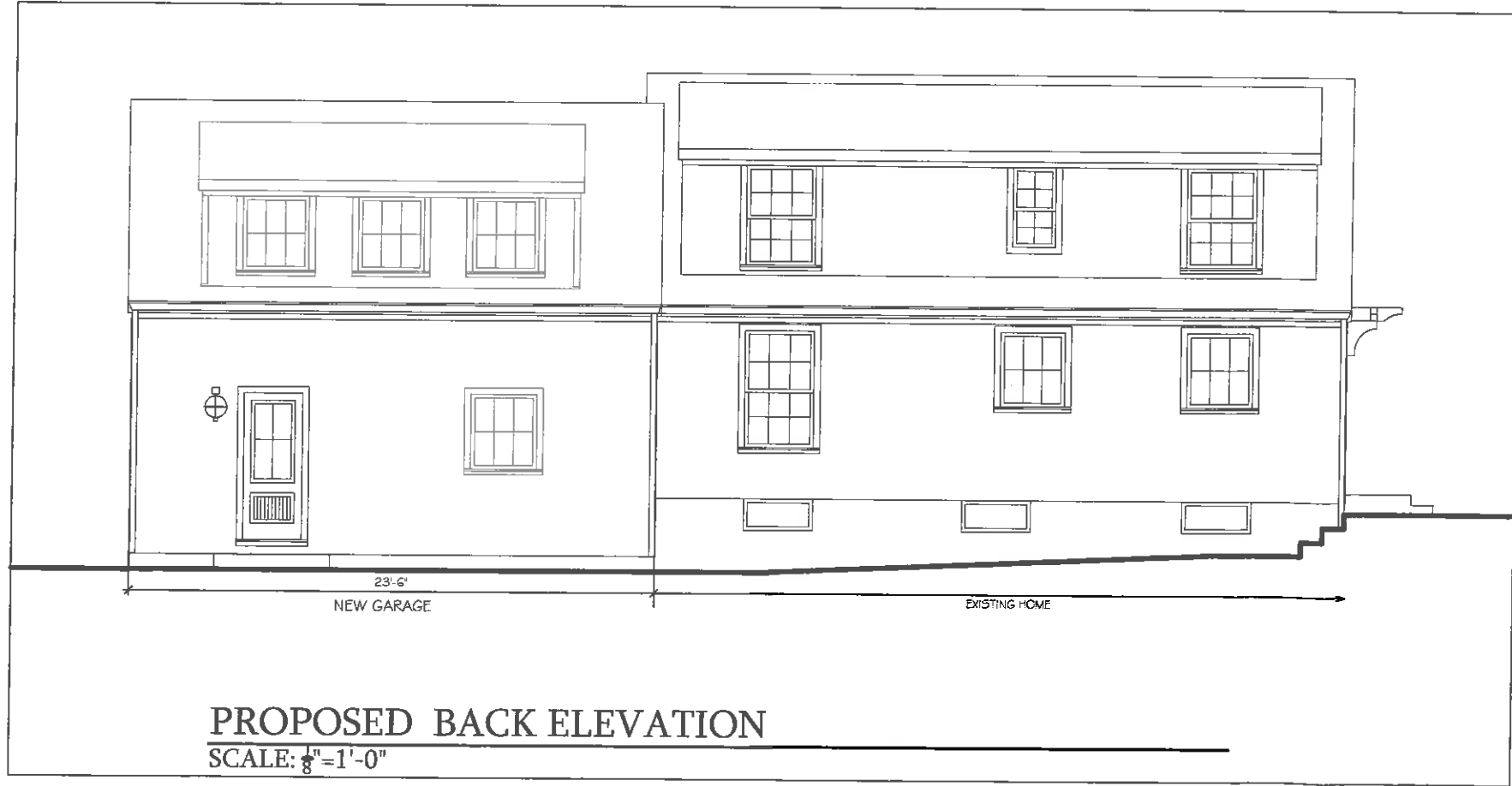
SOMMA Studios 603/766.3760

SCALE: AS NOTED

BOA 5.16.15

SH. 4





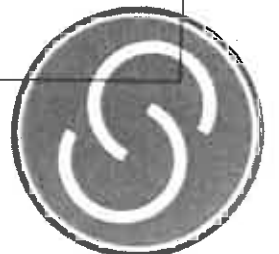
10 HUMPHREY'S COURT Portsmouth, New Hampshire

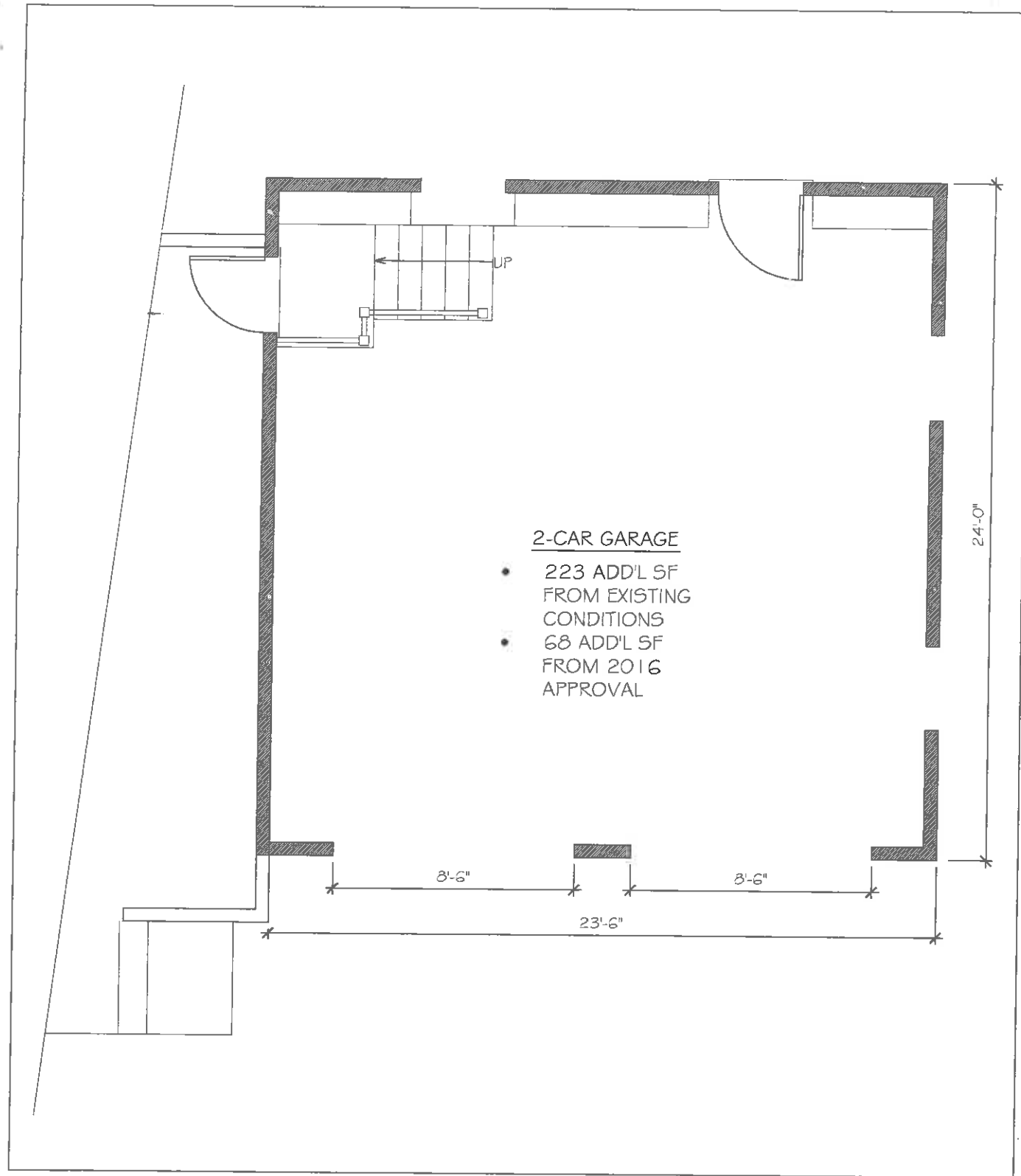
SOMMA Studios 603/766.3760

SCALE: AS NOTED

BOA 5.16.17

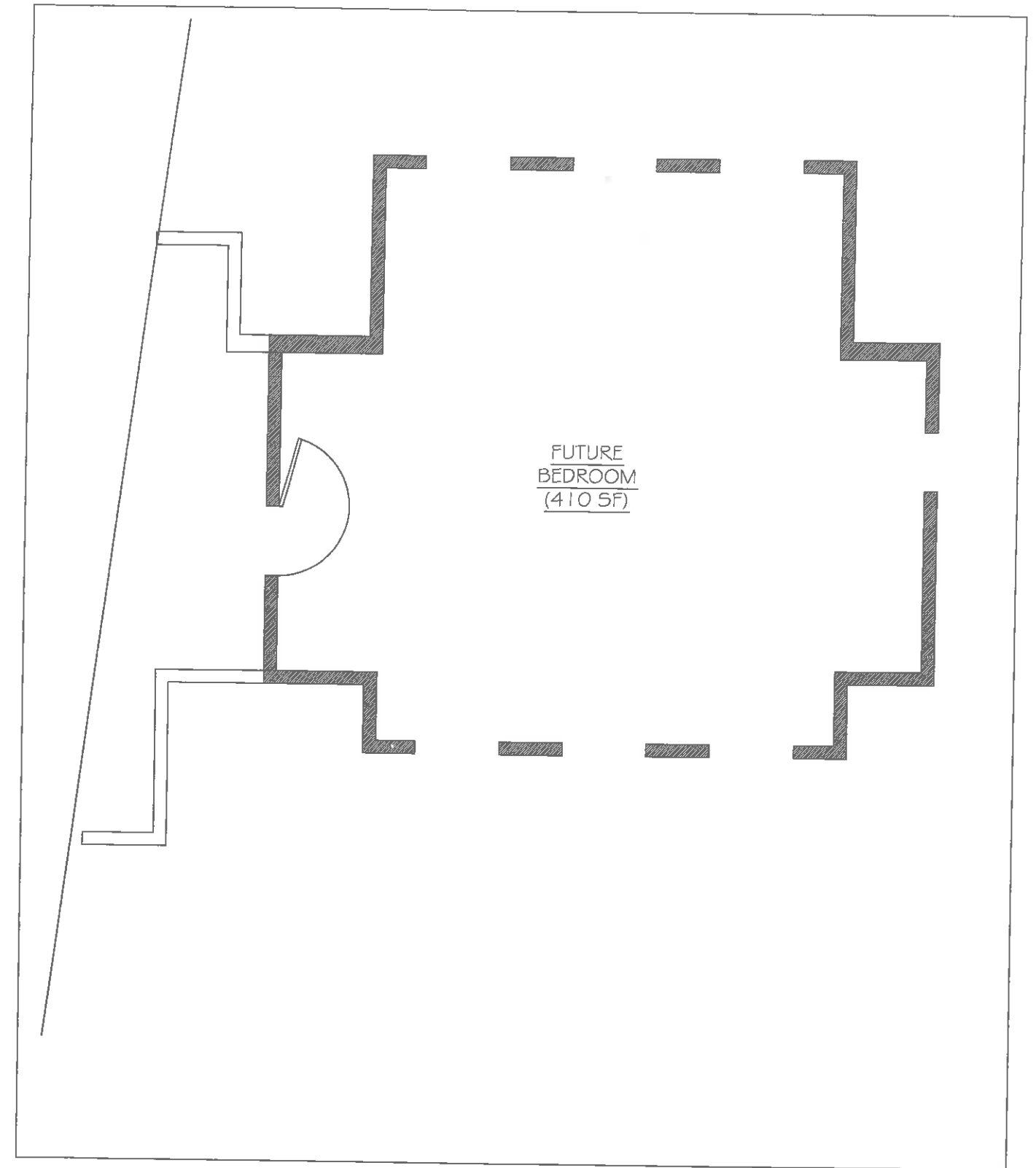
SH. 5





PROPOSED FIRST FLOOR PLAN

SCALE: $\frac{3}{16}$ "=1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE: $\frac{3}{16}$ "=1'-0"

