



Request for variance to the dimensional requirements at 586 Broad St.

We are requesting relief from the requirement of a 10-foot set-back on the side yard at our house in order to replace an existing front porch.

Our existing front porch is 5'6" wide. We would like to expand the width by about 8.5 feet so that the new porch stays within the footprint of the house (and the existing set back), but is comfortably wider than the doorway. Like many older properties in the Little Harbor neighborhood, the existing side yard setback is already non-conforming with regard to requirements. The proposed porch will not go beyond the existing set back.

The dimension of the proposed front porch is 14'2" x 6'2", with a ^{6.5 feet} ~~9~~-foot side yard setback as indicated on the city lot diagrams. The proposed structure is squarely in line with the spirit and essential character of the neighborhood, which includes many New Englander style homes like ours, with porches substantially larger than the proposed one. Its dimensions will stay within the plane of the footprint of the house, and will not cross the plane of the corner of the house.

The proposed structure will not in any way present a threat or harm to the general public or individuals' health, safety or well-being. In fact, a larger landing space may potentially make the porch even safer for individuals who approach the doorway.

The proposed porch will have a high-end aesthetic, with premium building materials (copper roofing, mahogany flooring) and an overall improved finish look. It will not diminish the value of the surrounding properties, and in fact may improve the general aesthetic of the neighborhood.

Because of the non-conforming location of our house on the property lot (the corner of the house is already within the 10-foot required setback), any improvement or enlargement of the porch is burdened by an unfair relationship between the general public purposes of the ordinance provision and its specific application to our property in an unfair and substantial way. I believe one part of the general public purpose is to prevent over-building, and over-crowding, as well as to ensure that the building that does take place doesn't diverge from the essential character of the neighborhood and thereby threaten it. Most houses in our direct vicinity have porches that extend the full width of their house, so for us to build one that is only half the width of the house, and whose design is based on many others' in the neighborhood, seems reasonable. Moreover, the proposed porch will not encroach on any land beyond the corner of the house. In fact, it will end just shy of the corner of the front of the house.

Thank you for your consideration.
Hope and Chip Martin

HM

Dear Hope and Chip,

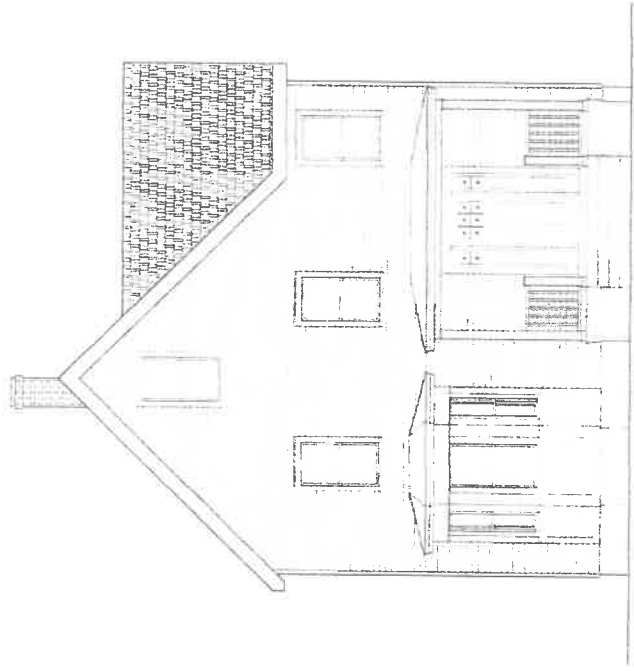
Per our recent conversation about the porch you are proposing to build as a replacement and enhancement of your existing front porch, we don't have any objections to the plans you showed us. We understand that the dimensions of the proposed porch will necessitate a variance due to the fact that the existing side yard setback from our yard is already non-conforming to requirements, but based on the plans and designs you shared with us, and will submit with your variance application, we support your proposal. Thank you.

Henry Quillen & Tory Stella
574 Broad St.
Portsmouth, NH

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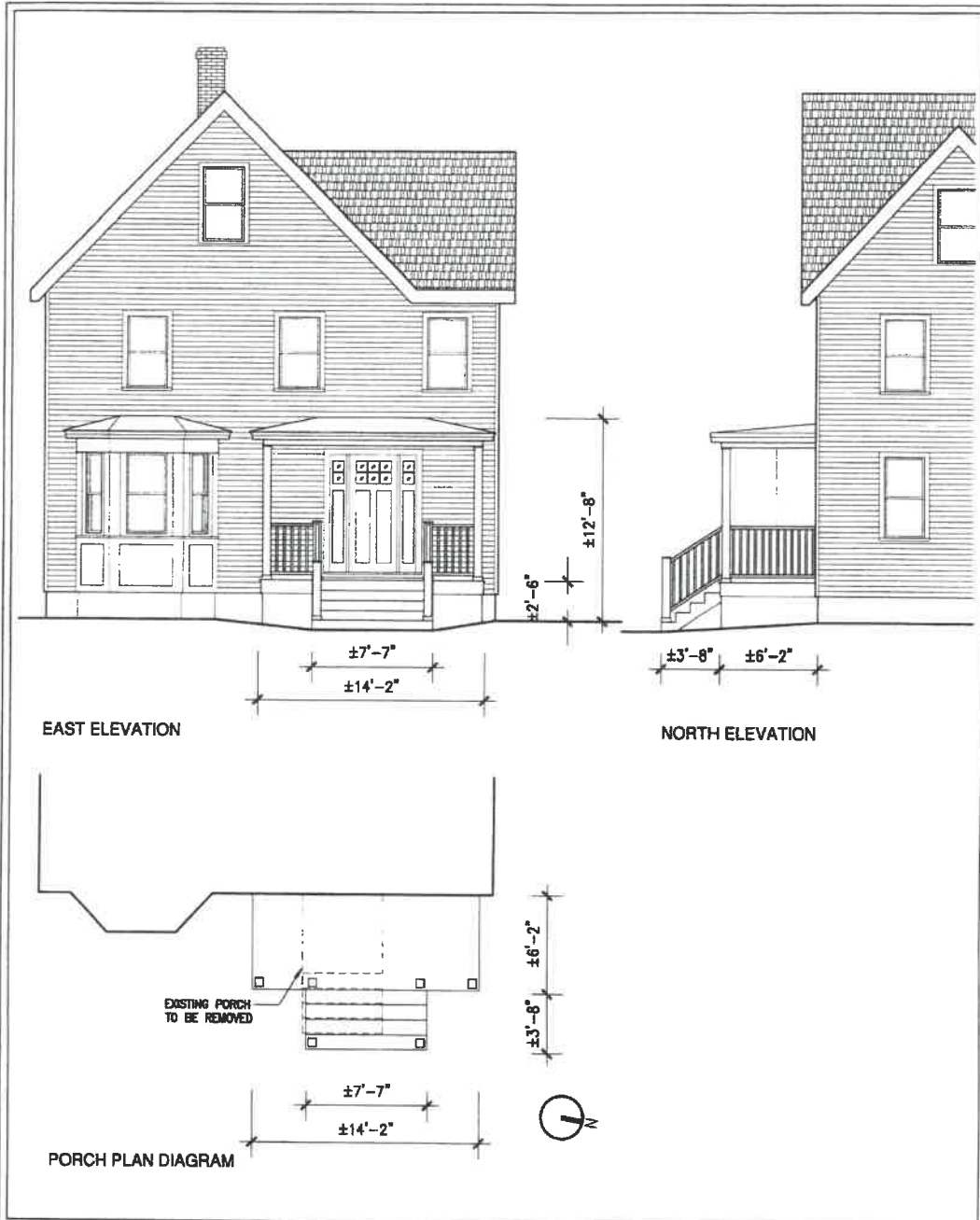


<p>MANYPENNY J MURPHY ARCHITECTURE 80 PENNALLON STREET, PORTSMOUTH, NH 02871 TEL: 603-314-1109</p>	<p>586 BROAD STREET PORTSMOUTH, NH</p>	<p>EAST ELEVATION</p> <p>DATE: 4-1-19 DRAWN BY: J. MURPHY</p>
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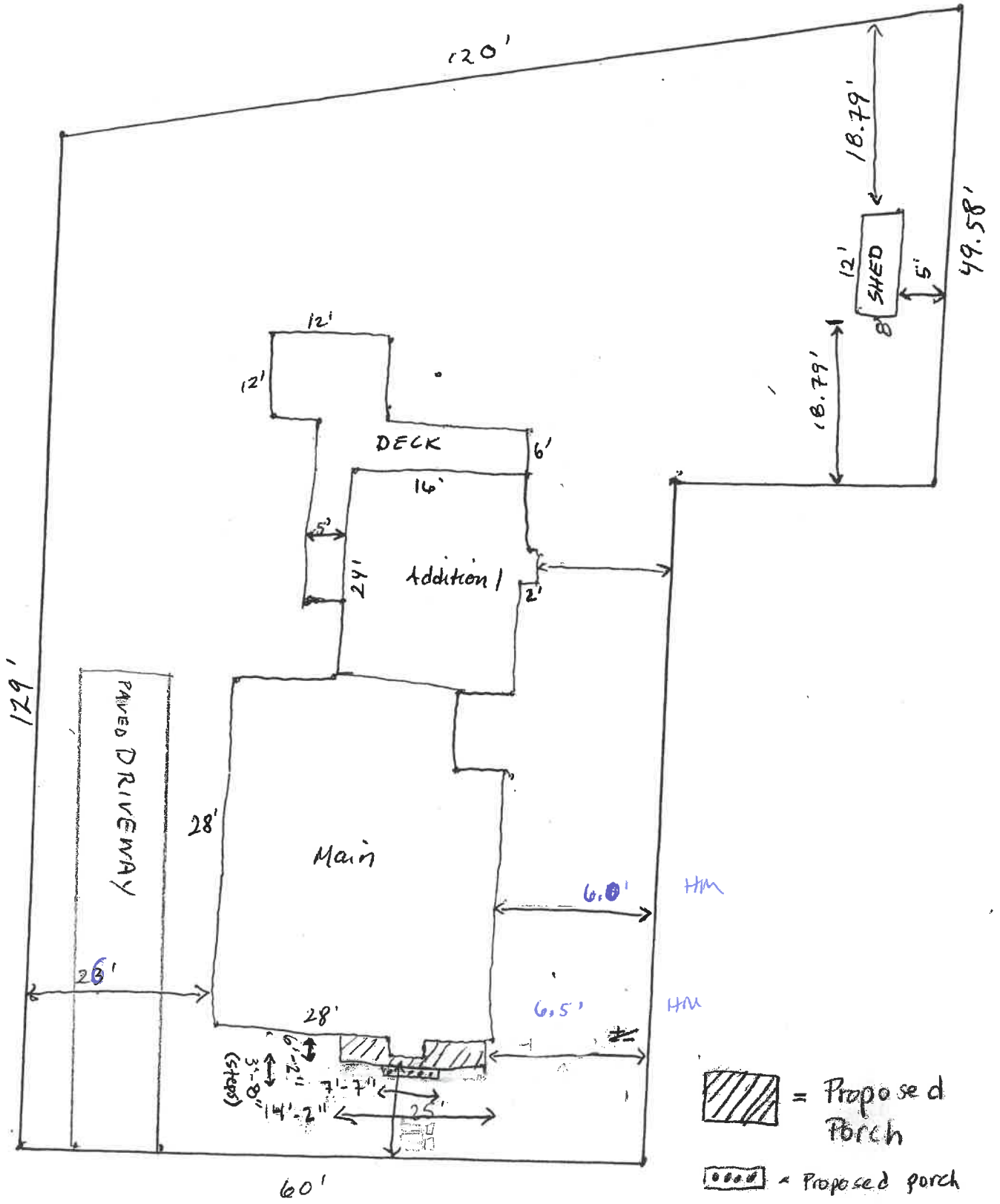


586 BROAD STREET
PROPOSED FRONT PORCH
 MARCH 4, 2019 SCALE: 1/8" = 1'-0"



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60'
586 BROAD ST.

-  = Proposed Porch
-  = Proposed porch steps



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/30/2018
Data updated 11/19/2016

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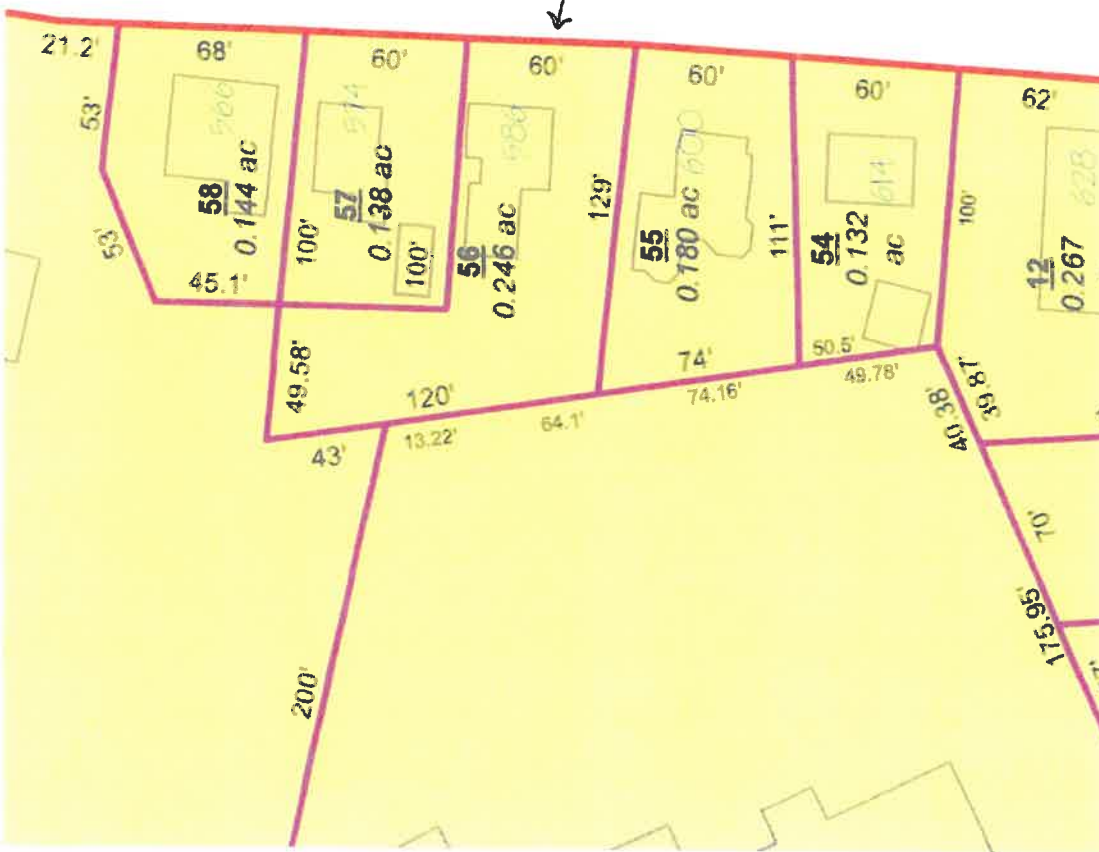
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586 Broad St



Existing Neighbor's fence

Existing Non-conforming setback on side yard

Proposed porch ends here at corner of house

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Element	Cl. Ch.	Description	Element	Cl. Ch.	Description
Style	06	Conventional	Basmt Garage		
Model	01	Residential			
Grade	04	B+			
Stories	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	14	Hardwood			
Interior Flr 2					
Heat Fuel	03	Carpet			
Heat Type	03	Gas			
AC Type	01	None			
Total Bedrooms	04	3 Bedrooms			
Total Bltnms	2				
Total Half Baths	1				
Total Xtra Fixtr	0				
Total Rooms	9				
Bath Style	1				
Kitchen Style	1				
Kitchen Cr					
WB Fireplaces	0				
Extra Openings	0				
Metal Fireplaces	0				
Extra Openings	0				

Code	Description	Sub. Descrpt	L/R	Units	Unit Price	Yr. Gtd	Dr. Rl	Cl. Ch.	%Cnd	Ann Value
SHD1	SHELF FRAME			13.00	2007	A	50		100	600

BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Gross Area	Est. Area	Unit Cost	Underec. Value				
BAS	First Floor	745	745	745	164.33	122,424				
CAN	Canopy	0	16	3	30.81	493				
FUS	Upper Story - Finished	718	718	718	164.33	117,987				
UAT	Attic	0	718	72	16.48	11,832				
UBM	Basement, Unfinished	0	733	147	32.96	24,156				
Ttl. Gross Livable Area:		1,463	2,930	1,685		276,892				



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