
REQUEST FOR VARIANCE (6' FENCE)

Arun and Sally Naredla

1 Harding Rd, Portsmouth NH 03801

APRIL 11, 2021

Request for Variance – 1 Harding Rd (Naredla)

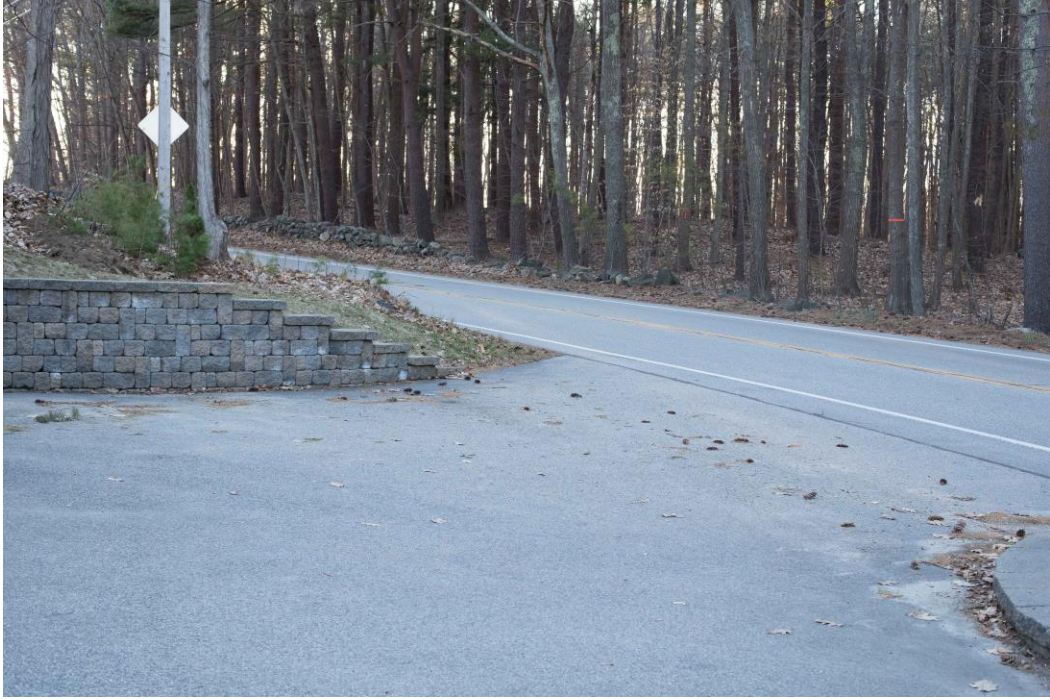
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1. Labeled Photos

1.1 Picture showing a view from our driveway to Elwyn Rd



1.2 Picture showing a view from our backyard



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1.3 Picture showing a view from Urban Forestry trail to our property



1.4 Picture showing another view from Urban Forestry trail into our property

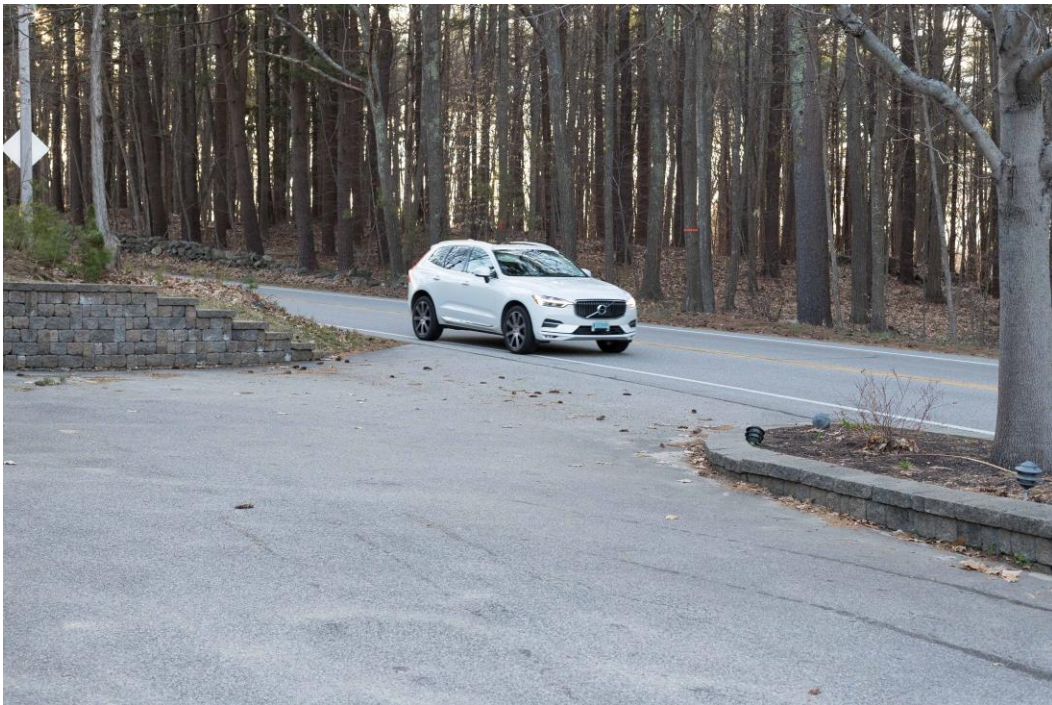


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1.5 Picture showing a view from gated entrance of Urban Forestry into our property; a lot of cars park near the gate

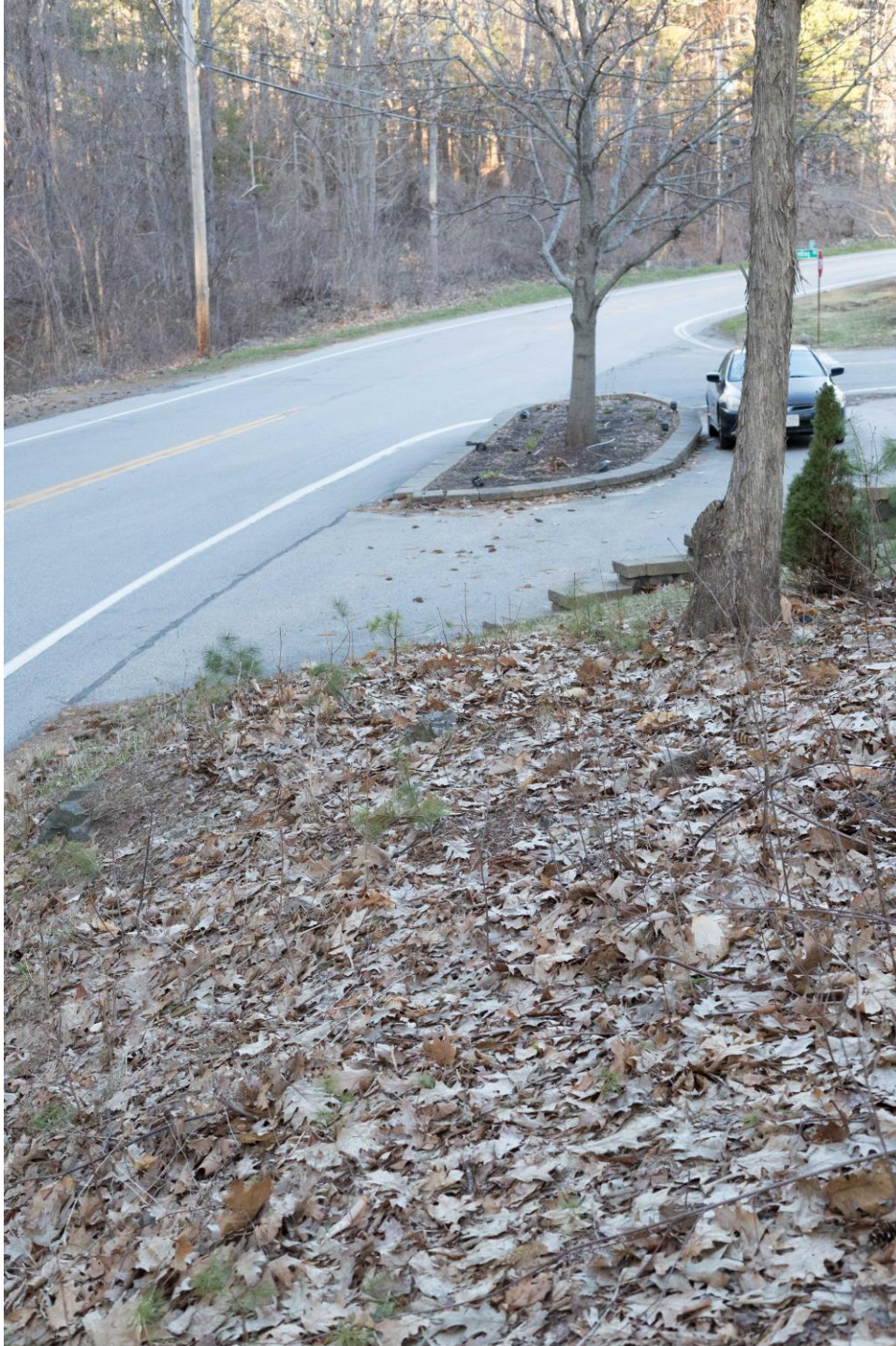


1.6 Picture showing another view from our driveway to Elwyn Rd



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1.7 Picture showing a view of East Bound (Elwyn Rd) from back of our property



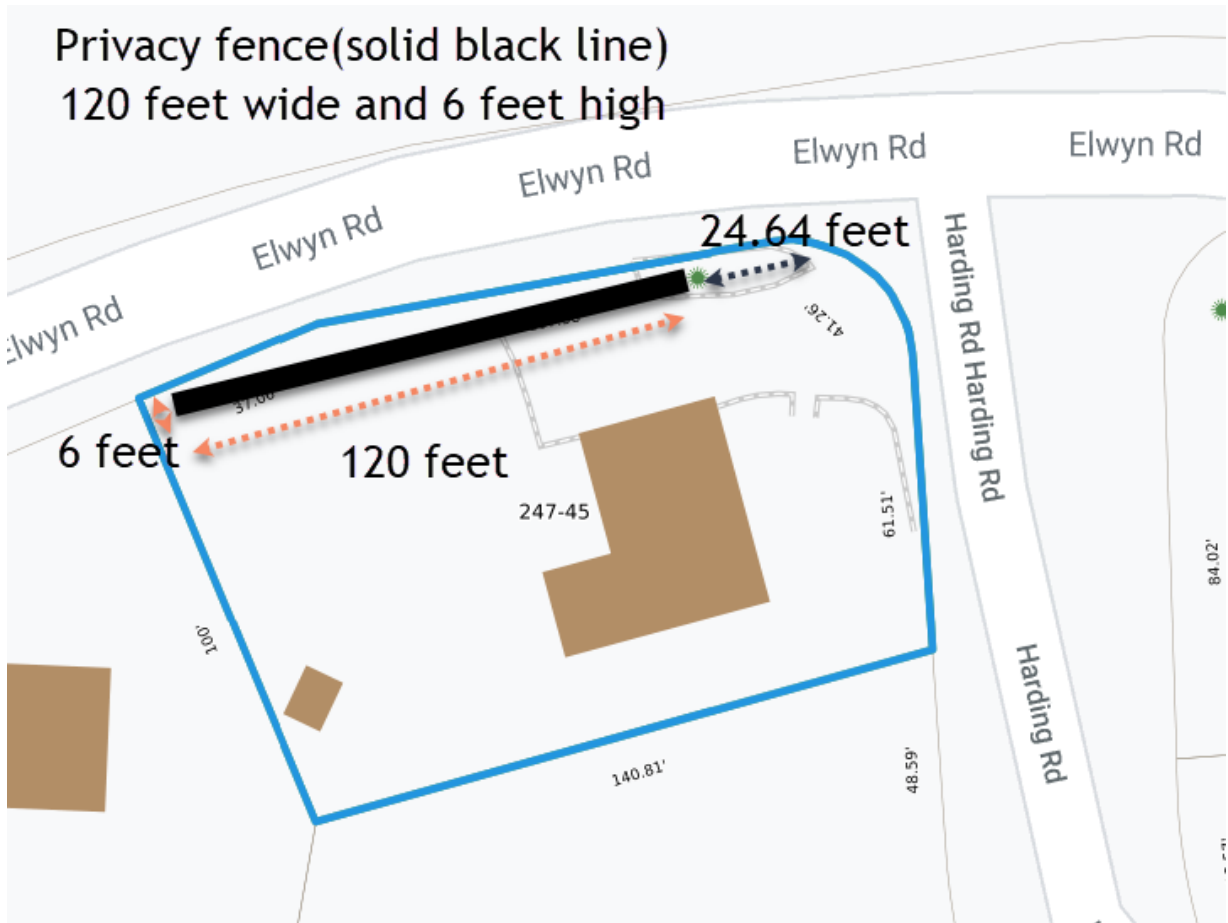
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1.8 Picture showing a view of West Bound (Elwyn Rd) from the intersection of Elwyn and Harding Rd



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2. Detailed schematic drawing of the plan



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3. Written statement

Written statement with this application explaining how the request complies with the requirements of the Zoning Ordinance as provided in Article 2 (Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions) [1]

Our request for a 6' high fence along Elwyn road will primarily serve to diminish the noise from vehicle (motorcycles and cars) traffic on Elwyn Rd, provide better safety for our backyard and driveway, and promote privacy. Currently, there are two openings to our driveway: one on Elwyn Rd and one on Harding Rd. Many cars use our driveway as a turnaround spot and we have also had cars run into the island located in the center of our driveway. The fence will serve to block off this second entrance to promote privacy and safety in our driveway as well as discourage drivers from using our driveway as a turnaround or cut-through.

3.1 10.233.21 The variance will not be contrary to the public interest

This request for a 6' high fence will not be contrary to the public interest. There are no houses located across Elwyn Rd from the proposed fence, only the trails of the Urban Forestry Center. Therefore, the fence will not be obstructing the view of any neighbors nor will it create an eye sore as there are no neighbors across the road from the proposed fence. We can provide a written statement of support from our neighbors located immediately West of our property, as they are aware of and in support of this proposed fence.

3.2 10.233.22 The spirit of the ordinance will be observed

Additionally, we are aware that the two corner lot properties on the corner of Elwyn and Taft Rds, one block west of our house, also have 6' high fences along the Elwyn Rd sides of both their properties. We are confident that such fences are acceptable by those living in our neighborhood as well as necessary for the promotion of privacy, safety, and diminishing noise from Elwyn Rd.

We are aware of the requirements set forth in article 10.516.30, which discusses corner lot vision obstructions. We plan to build the fence in such a way that it will not obstruct sight lines from the stop sign at the intersection of Elwyn and Harding Rds. We will take any suggestions from the planning board in order to ensure the continued safety of this intersection.

3.3 10.233.23 Substantial justice will be done

The fence will serve to diminish noise from motorcycles and cars, block off our second entrance to promote privacy and safety in our driveway as well as discourage drivers from using our driveway as a turnaround or cut-through.

3.4 10.233.24 The values of surrounding properties will not be diminished

We believe that a 6' high fence along the side of our property would not diminish property values of the surrounding houses. As mentioned above, there are no residential

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properties across the street from the proposed fence; therefore, our fence would not create a barrier between properties nor would it obstruct anyone's view or create a potential eye sore.

3.5 10.233.25 Literal enforcement of the provisions of the ordinance would result in unnecessary hardship

We are requesting a 6' high fence as opposed to the ordinance-mandated 4' high requirement for three primary reasons. First, the additional height of the fence will provide improved noise cancellation from the traffic on Elwyn Rd. Second, it would improve privacy for our driveway and backyard. Finally, the higher fence would promote better safety, particularly for children playing in the backyard or driveway.

4. Reference

[1] <http://files.cityofportsmouth.com/files/planning/zoning/ZoningOrd-191216.pdf>