

Peter Gorman & Samantha Finigan
29 Sparhawk St, Portsmouth, NH

REQUIREMENTS FOR GRANTING A VARIANCE

Request: Adding a new 162 square foot deck, changing our lot coverage from 25% to 28%.

We believe that the addition of the proposed deck is not contrary to the public interest. The deck falls within the allowed 10' setbacks. The design is more traditional and safer than the demo'd deck, which had rot, rusted nails and missing rails. The new deck would be built with pressure treated wood, Azek and PVC. We believe the spirit of the ordinance is observed.

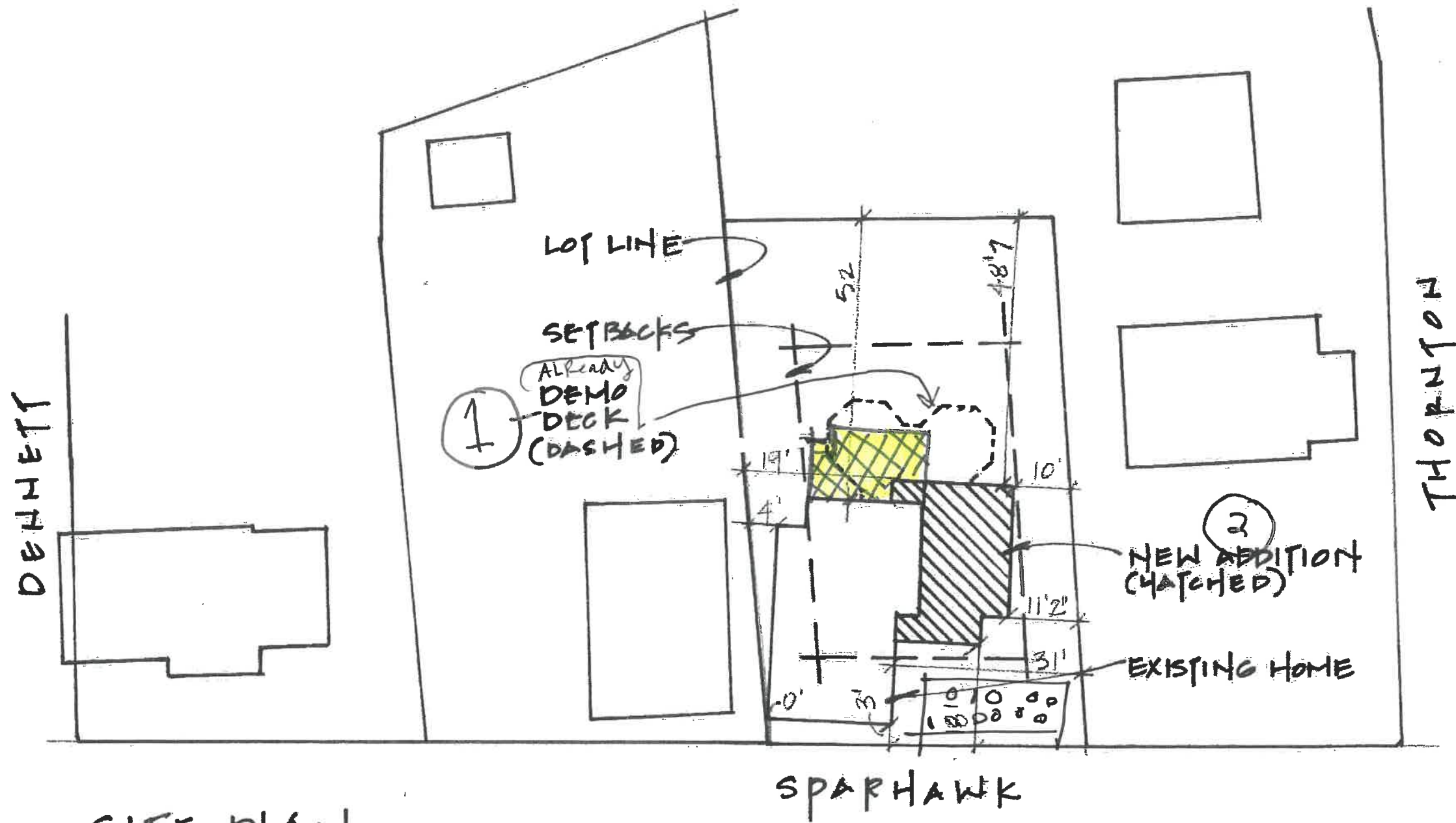
The proposed deck is significantly smaller than the previous deck and does not harm the general public, nor diminish the values of the surrounding properties.

In regards to hardships, the demo'd deck was dangerous and needed to be replaced. With a two year old daughter and another baby on the way, we felt compelled to replace the deck with one that was more functional, smaller, with a design that was more complimentary to that of the homes in the neighborhood.

29 Sparhawk is a small lot, surrounded by significantly larger lots on all sides of the property. Asking for this increased square footage would help alleviate the lot restraints. We believe that increasing the lot coverage from 25% to approximately 28% is not an excessive request and maintains the spirit of the variance parameters.

Finally, due to the descending elevation from the front of our property to the back, the means of egress to the backyard (from the first floor) is approximately 7' high off the ground. Having a deck at approximately the same height as the means of egress to the backyard will provide us with more functional living space.

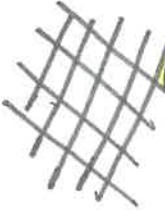


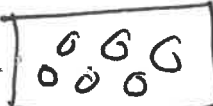


SITE PLAN
29 SPARHAWK, PORTSMOUTH

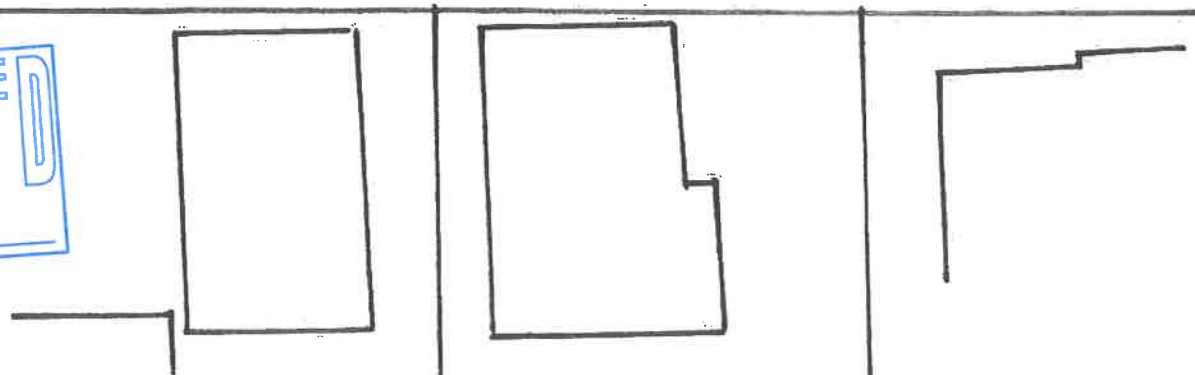
① = already demo'd double octagon deck

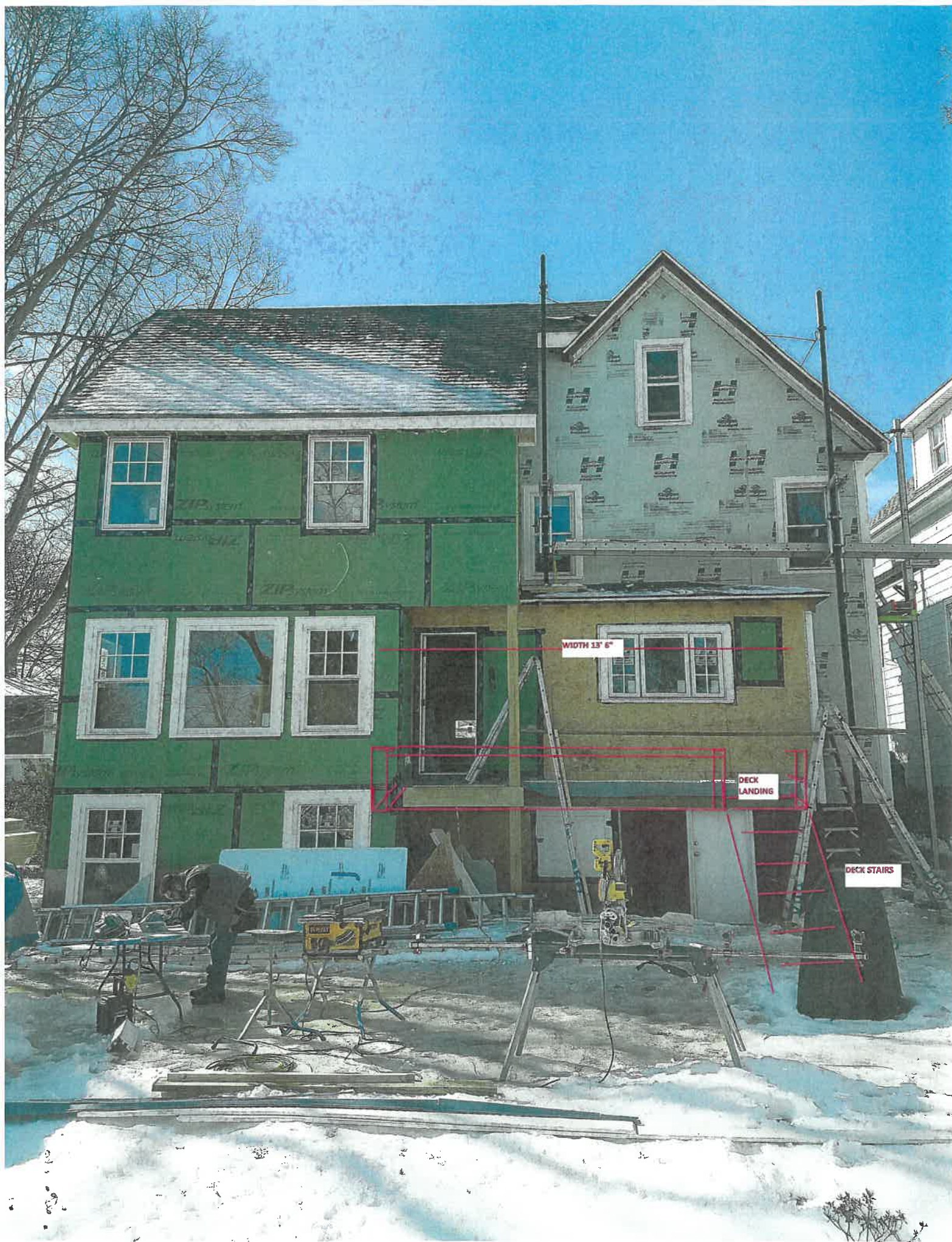
② = New addition already built.

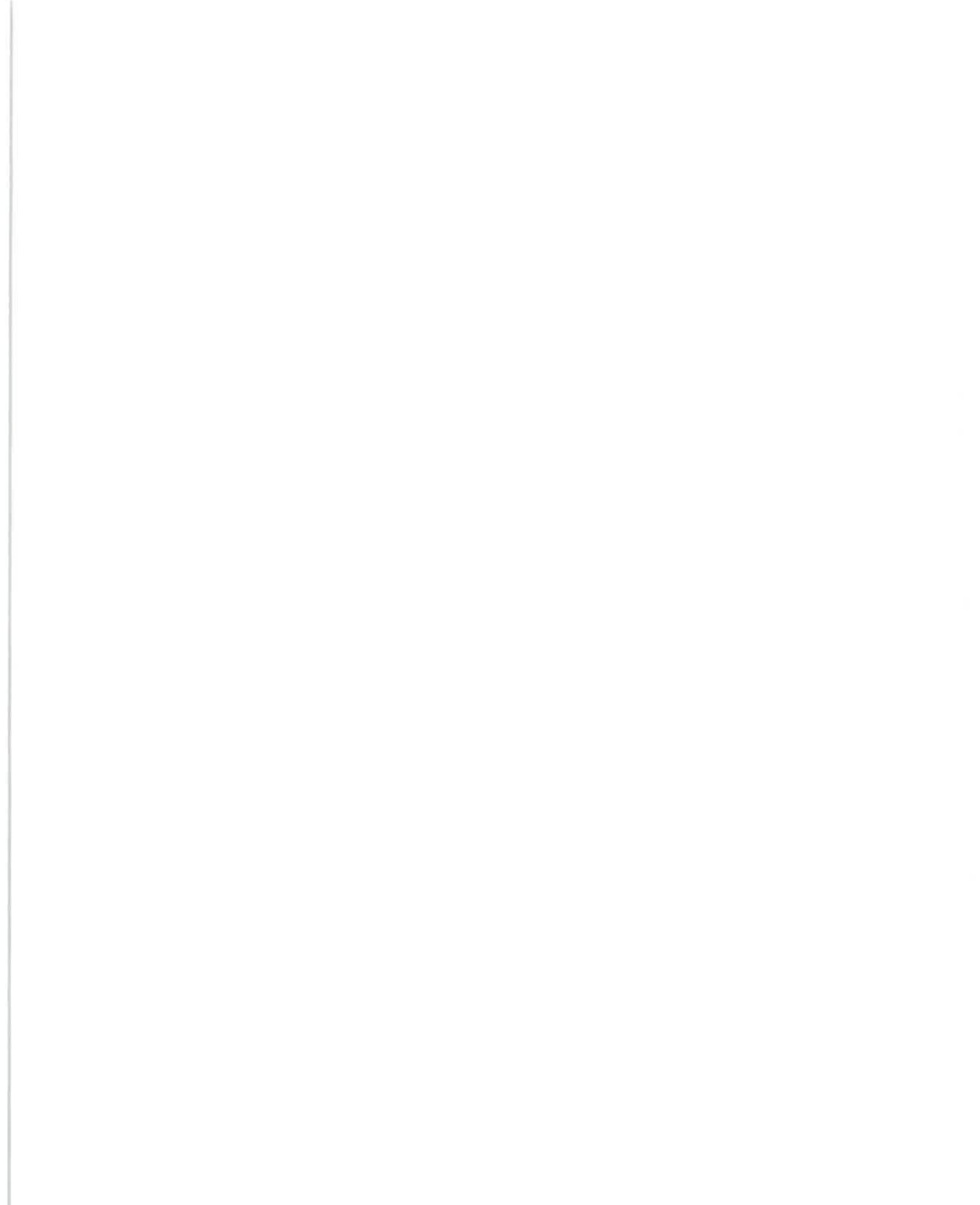
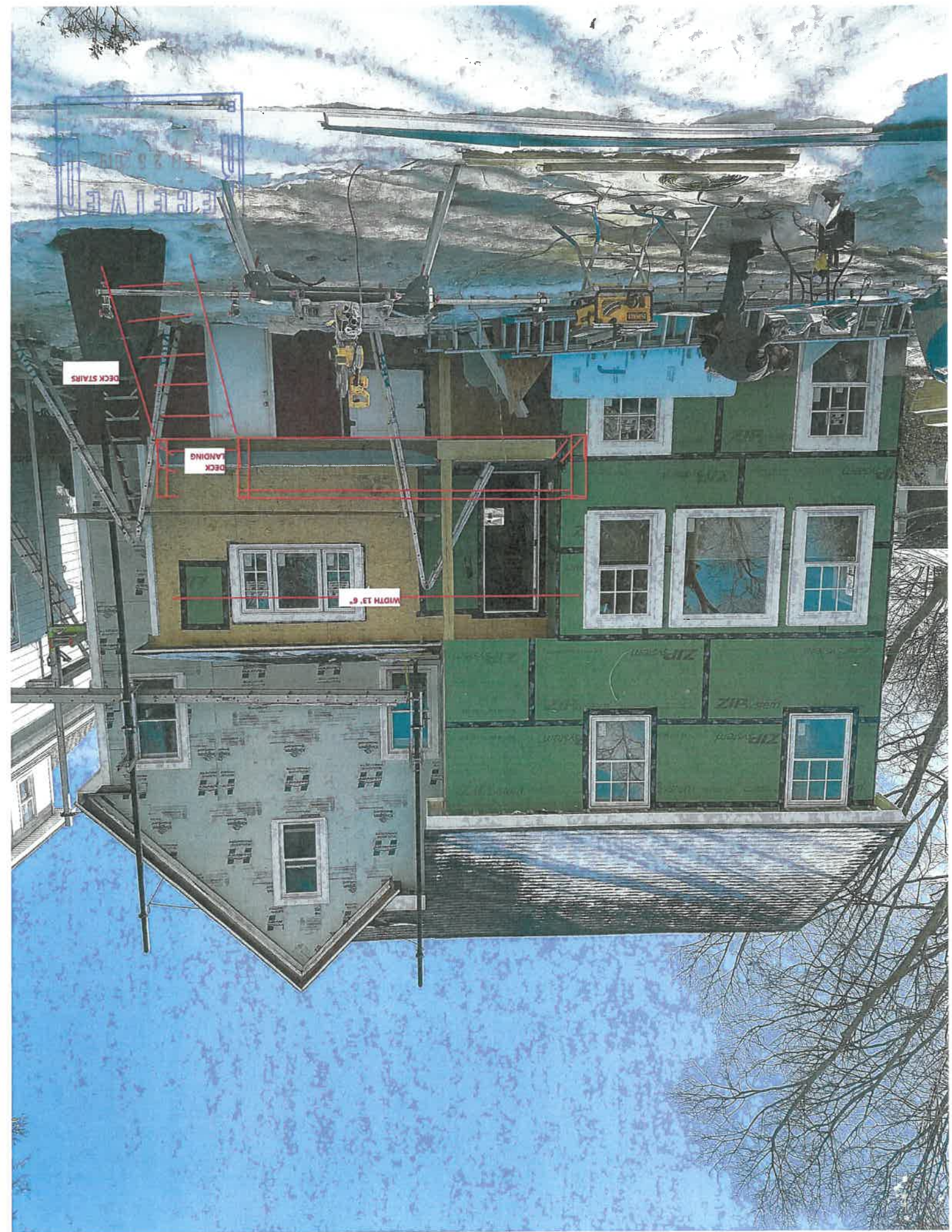
 ③ = proposed new deck 13'6" x 12', includes 4' stairs to ground and landing area.

 = 25' x 15' PARKING

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