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MAY - 1 2019

April 30, 2019

Zoning Board of Adjustment  
City of Portsmouth, NH

BY: \_\_\_\_\_

For: 30 Walden Street, Portsmouth, NH  
Project: Repair, Removal and Replacement of existing deck  
Owner: Sanders Gail H Revocable Trust of 1998

Variance Requirement Explanation:

1. The deck is to be repaired and replaced where necessary, utilizing existing footings and framing where possible. The existing staircase will be removed and replaced within the current footprint per plans which call for a more narrow staircase and with deck space replacing the removed staircase area which includes railings and handrails per code for a much safer design.
2. The Ordinance Section 10.321 calls for a setback from the side line of 30 feet. The current house (built in 1880) and deck are within that 30' setback (as there was no such requirement at the time of original construction). It is not possible to have a deck that meets this setback. The owners are not requesting additional impingement of the setback or change of the current footprint.
3. There is no impact to the general public since the new deck shall remain in the original footprint.
4. The new deck design (see plans), is both an aesthetic and functional improvement while increasing safety; all of which increase property value.
5. If not granted permission to rebuild this deck within the current footprint, it would create a hardship in the following ways;
  - a. The owners would not have the enjoyment of the deck, reducing the value of the property
  - b. To have a useable deck that would meet the 30' sideline setback would then have the deck impinge on the shoreland setback, if even possible
  - c. The safety of the new stairs with handrails and deck railing would not be realized

Thank you for your consideration.



1" = 35 ft

**Property Information**

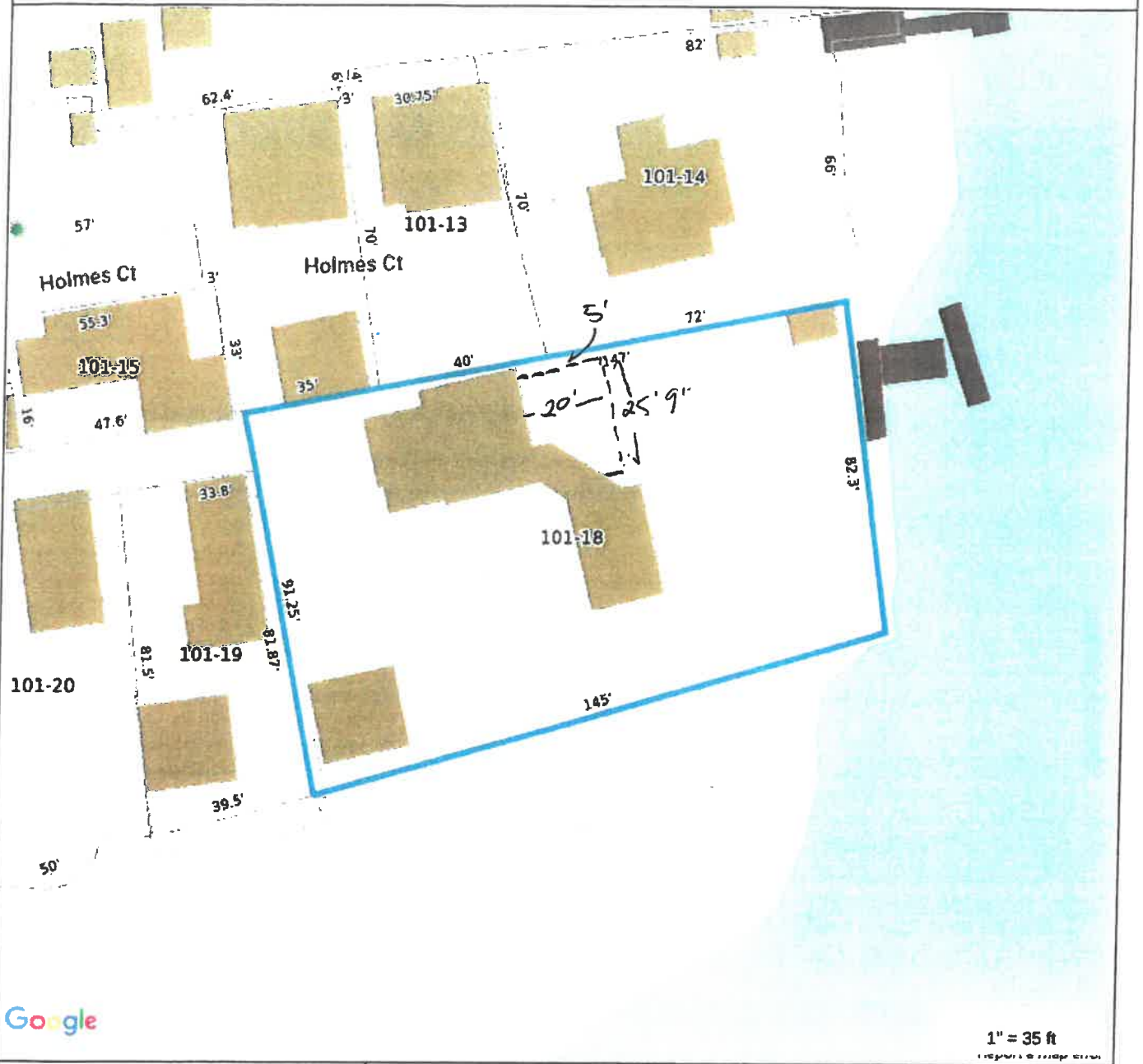
**Property ID** 0101-0018-0000  
**Location** 30 WALDEN ST  
**Owner** SANDERS GAIL H REVOC TRUST OF 1998



**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.

Parcels updated 01/04/2018  
 Properties updated 10/02/2018



1" = 35 ft

Property Information	
Property ID	0101-0018-0000
Location	30 WALDEN ST
Owner	SANDERS GAIL H REVOC TRUST OF 1998

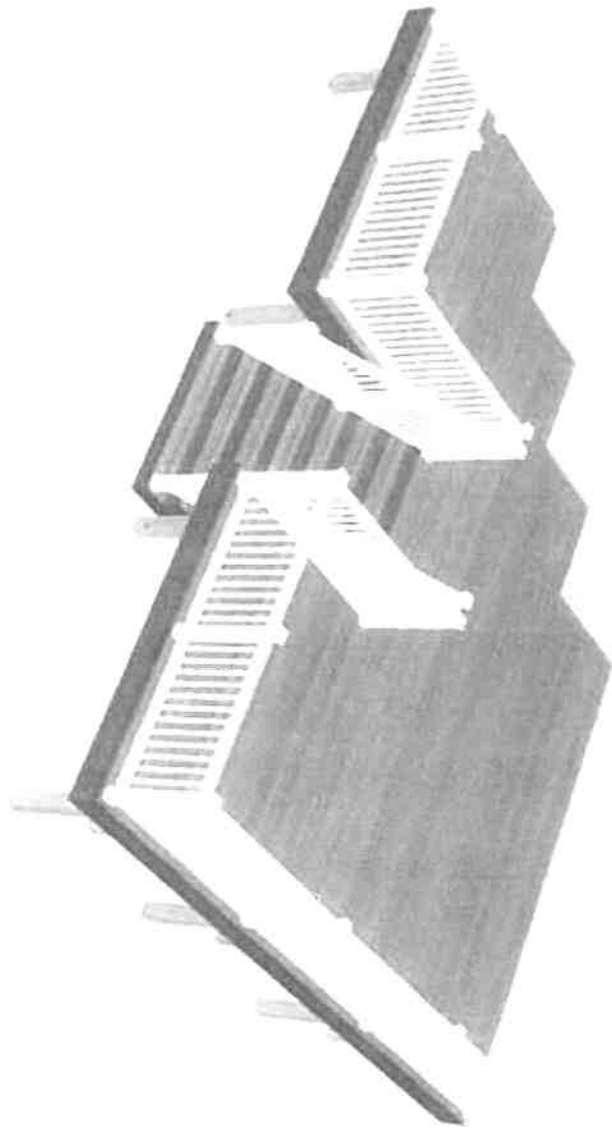


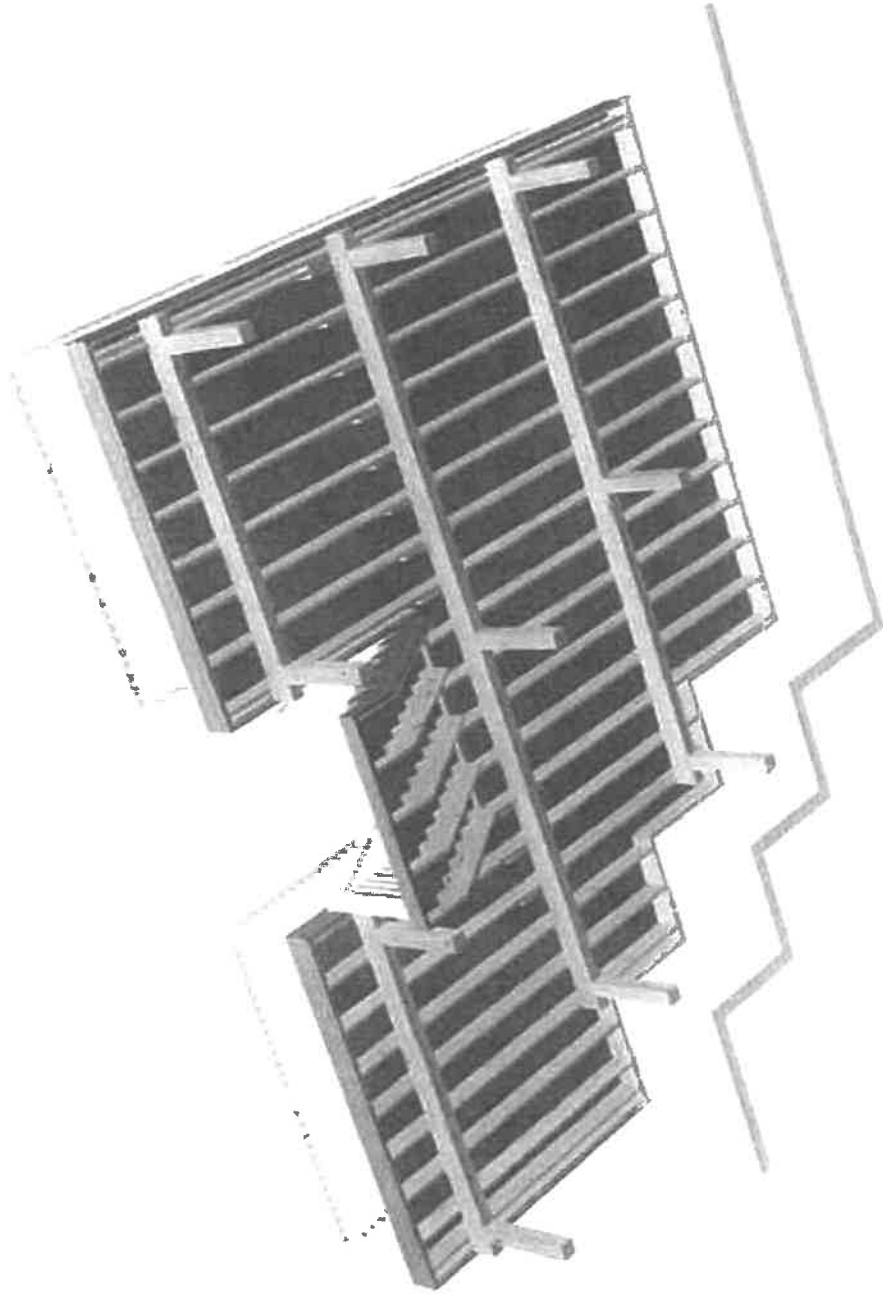
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**30 Walden street deck project**

**Remove old deck , install new footings , frame new deck with specified pressure treated lumber.**

**Trim deck with pvc trim. Match decking to front decks ( fiberon castle grey)**

**Install new railing system (fiberon mission rail white) to match front decks**

**Trim out under deck with white pvc trim boards and lattice to meet grade**

Permit # 33234



**PLANNING DEPARTMENT**  
**HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROVAL**

**Date:** October 9, 2018  
**To:** Gail H. Sanders Revocable Trust of 1998  
30 Walden Street  
Portsmouth, NH 03801  
**Re:** **30 Walden Street**

The Historic District Commission considered your proposal at its meeting on October 3, 2018 wherein permission was requested to allow the replacement of an existing rear deck to match existing front decks with new footings, trim, and railing system as per plans on file in the Planning Department. Department.

After due deliberation, the Commission voted that the request be **approved** with the following stipulation:

1. That the approved deck shall sit in the footprint of the existing deck and stairs.

**Findings of Fact:** The proposed application meets the following purposes of the Historic District Ordinance (as applicable):

**A. Purpose and Intent:**

- Yes  No - Preserve the integrity of the District
- Yes  No - Maintain the special character of the District
- Yes  No - Assessment of the Historical Significance
- Yes  No - Complement and enhance the architectural and historic character
- Yes  No - Conservation and enhancement of property values
- Yes  No - Promote the education, pleasure & welfare of the District to the city residents and visitors.

The proposed application also meets the following review criteria of the Historic District Ordinance (as applicable):

**B. Review Criteria:**

- Yes  No - Consistent with special and defining character of surrounding properties
- Yes  No - Relation to historic and architectural value of existing structures
- Yes  No - Compatibility of design with surrounding properties
- Yes  No - Compatibility of innovative technologies with surrounding properties

Page 2

Re: **30 Walden Street**

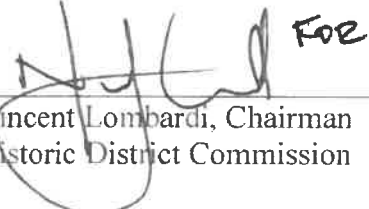
October 9, 2018

**PLEASE NOTE THE FOLLOWING:**

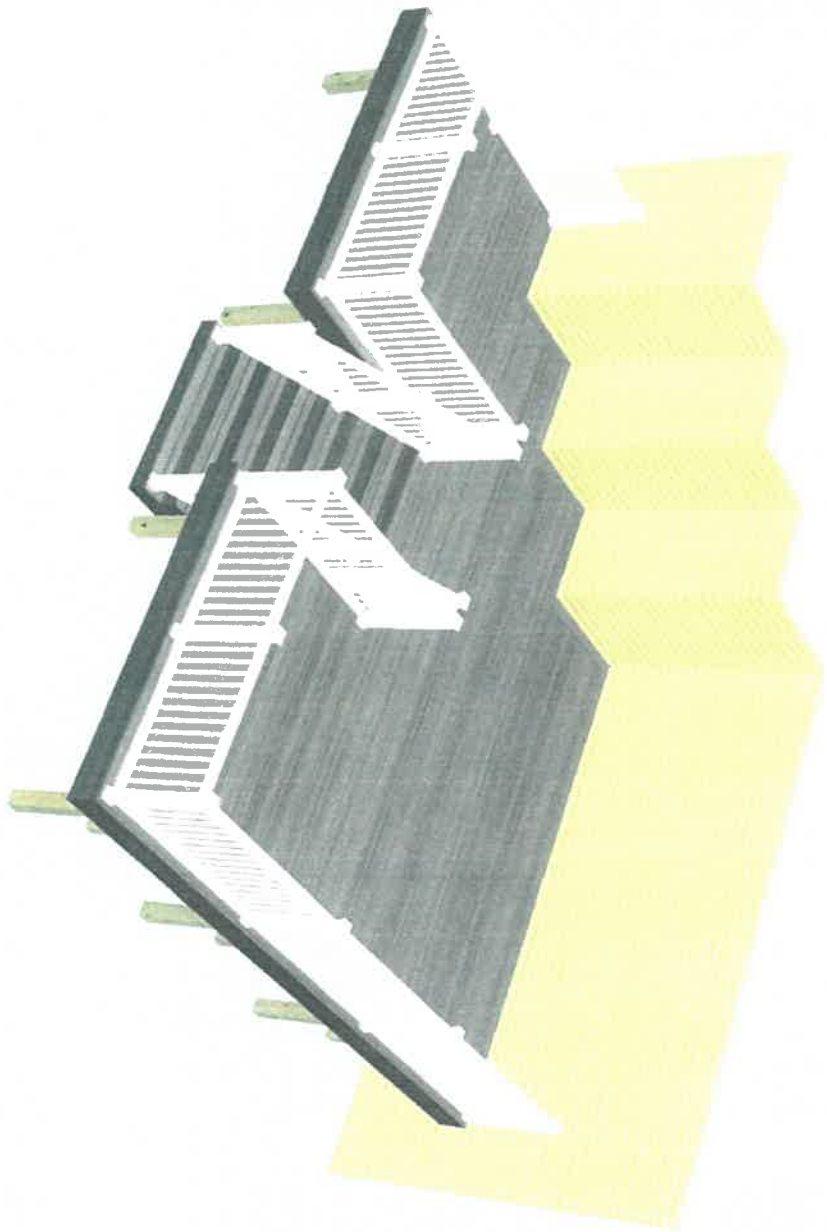
- **Other Approvals** - Approvals may also be required from other Committees and/or Boards prior to the issuance of a Building Permit.
- **Construction Drawings** - Prior to the issuance of a Building Permit the Building Inspector will review and approve construction drawings/sketches so work shall not commence until the review process is complete and a Building Permit issued.
- **Design Modifications and Fees** - Please note that any changes or modifications to this approval require review and approval from the HDC prior to implementation. Starting July 1<sup>st</sup>, 2016, a \$100 fee will be required for any subsequent Administrative Approvals for work not yet completed and a \$500 fee will be assigned for any work completed prior to approval.
- **Site Inspections and Compliance Review** - The City's Land Use Compliance Agent, Vincent Hayes, will be inspecting the work during construction and will be available to assist you in making any other requests or inquires on this matter. If you have any questions please feel free to contact the Principal Planner, Nick Cracknell at [njcracknell@cityofportsmouth.com](mailto:njcracknell@cityofportsmouth.com) or Mr. Hayes at [vjhayes@cityofportsmouth.com](mailto:vjhayes@cityofportsmouth.com).

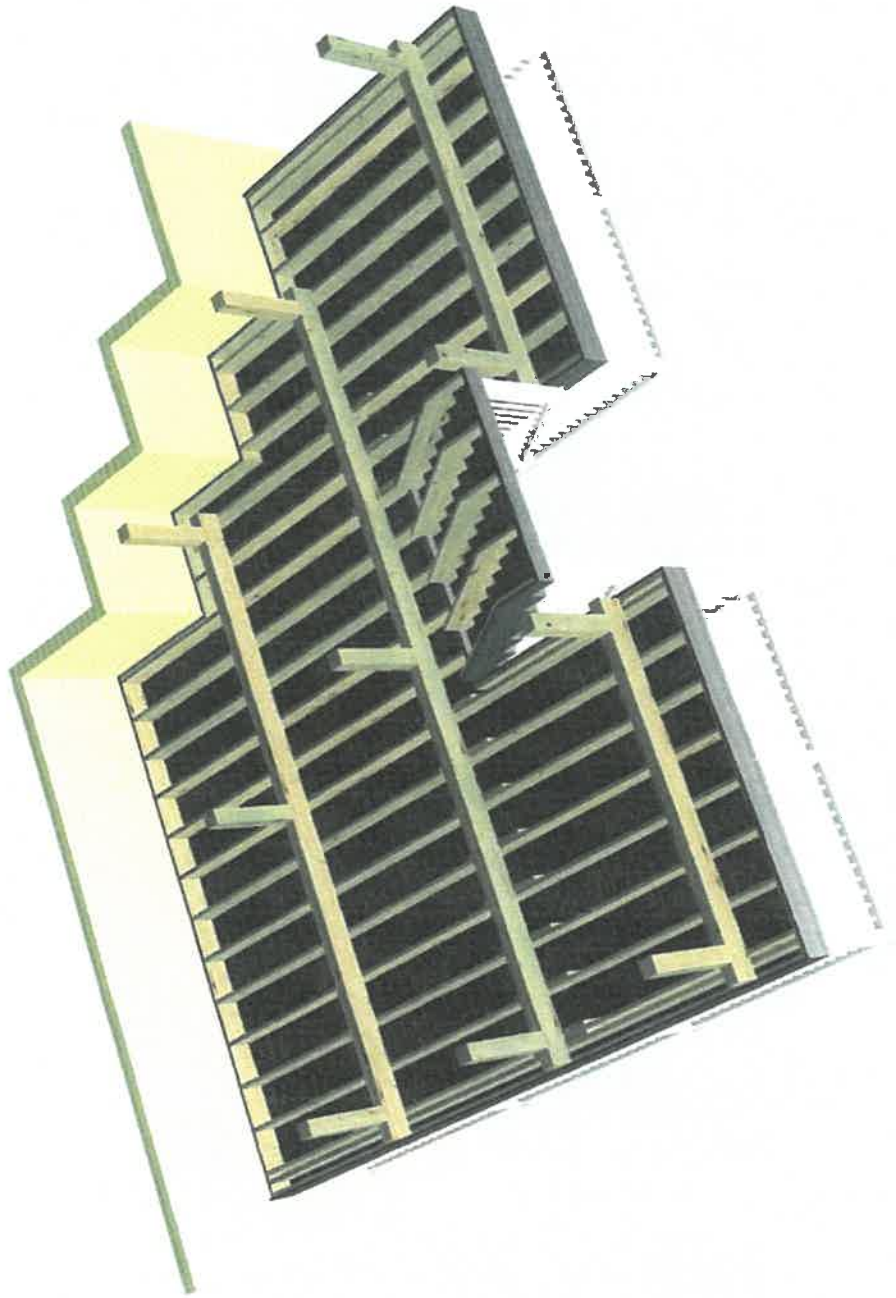
The minutes and tape recording of the meeting may be reviewed in the Planning Department.

Respectfully submitted,

 For  
\_\_\_\_\_  
Vincent Lombardi, Chairman  
Historic District Commission

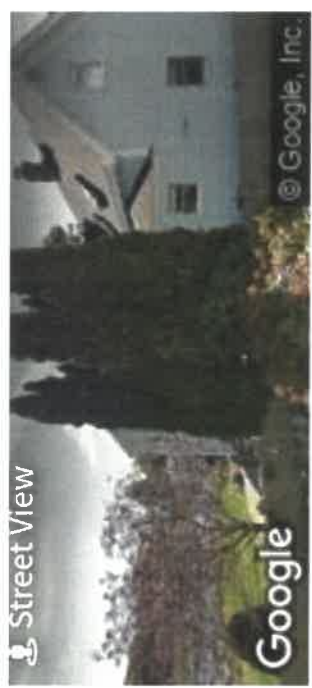
cc: Robert Marsilia, Chief Building Inspector  
Rosann Maurice-Lentz, Assessor  
Gail H. Sanders Revocable Trust of 1998, Owner  
Vincent Bauer, Applicant







◀ 30 WALDEN ST



🚗 Google Directions 📍 Zoom

[Google Maps Link](#)

[City of Portsmouth](#)

[Property Data](#)

[Market Delineation](#)

