

To: City of Portsmouth Planning Department
From: Anne Landau Bellaud @ 55 Aldrich Road – Portsmouth, NH
Date: August 29, 2022
Re: Land Use Permit for 55 Aldrich Road/Front Steps

This letter is asking to request a variance to replace and improve the front steps of my house at 55 Aldrich Road in Portsmouth.

I bought the house in November 2019, and we have been under a renovation since the Summer of 2020. We are at a point where we need to replace the dilapidated and unsafe front steps and deck which leads to the front door. The current steps and deck are already non-conforming and close to the front sidewalk at only 17.5" away.

I am proposing to replace the steps and deck with a safe and more narrow structure to fit in with the look and improvements of the home as well as provide a small seating area.

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

The current structure is poorly constructed, pitching downward and very tall making it an eyesore in the neighborhood. The new structure will be more in line with the improved look of the home as well as safe to use and further away from the sidewalk.

10.233.22 The spirit of the Ordinance will be observed;

The front steps are already non-conforming. Improving the front steps will not oppose the ordinance for my neighbors but instead improve as well as bring the front yard setback further away from the sidewalk. Most surrounding homes have front steps which are very close to the sidewalk and/or exit the home and enter into the sidewalk as there is no other way to egress.

10.233.23 Substantial justice will be done;

There will be no harm to me with the improvement of the front steps. It would be harmful to me without approval to improve as the current steps are of poor quality and craftsmanship and beginning to fall apart.

10.233.24 The values of surrounding properties will not be diminished;

Replacing these front steps and making them in line with the improvement of the home will only improve the property values of my neighbors.

10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship;

The front steps are already non-conforming. Denying this reasonable request to replace and improve the steps would result in a continued use of a poorly constructed structure and set of stairs. This request will ensure the steps are safe to use, further away from the sidewalk and less of an eyesore to my neighbors.

Thank you,
Anne Landau Bellaud



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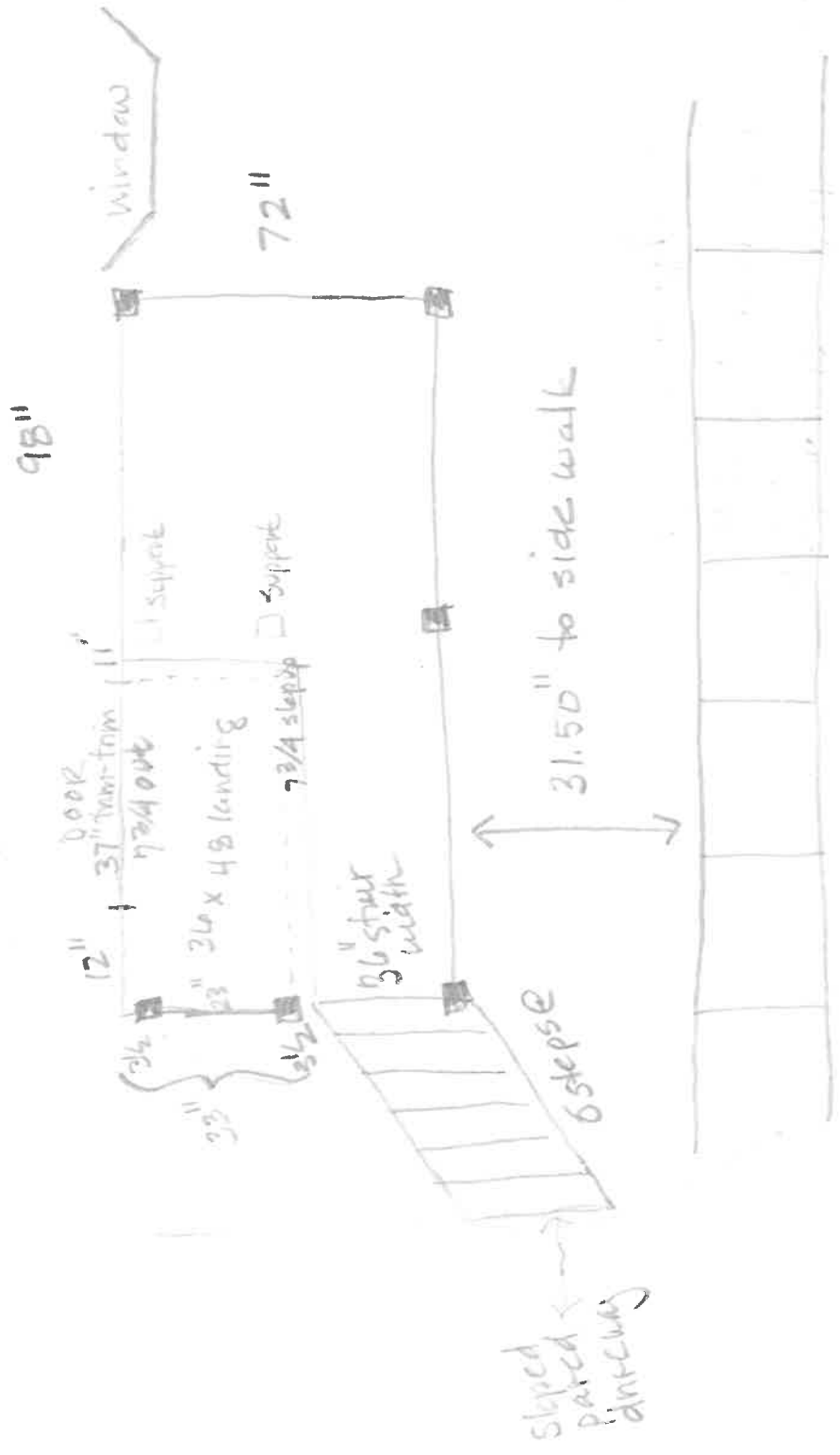
55 Aldrich Rd.

Proposing: FRONT VIEW



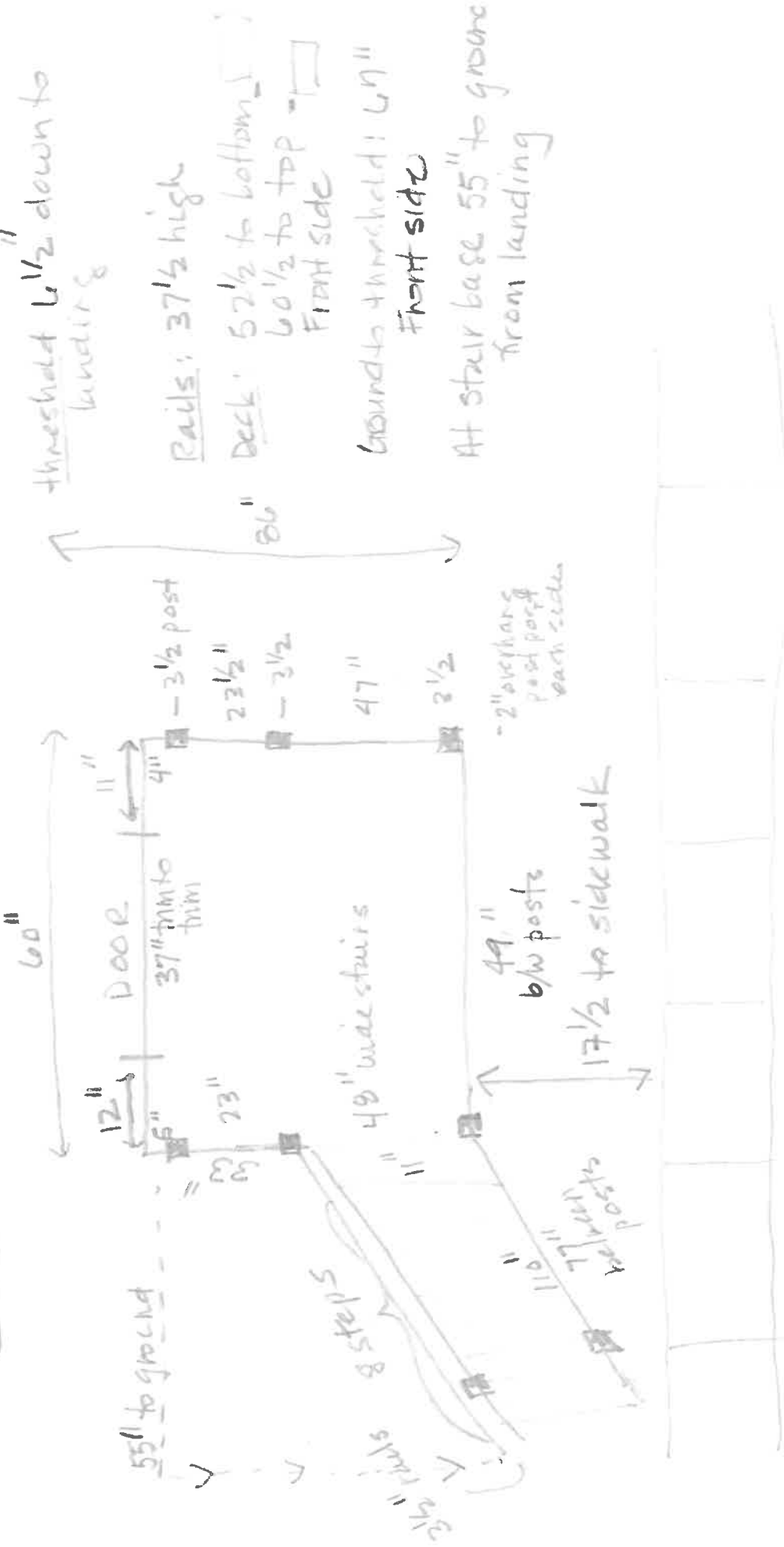
55 Aldrich Rd

Proposing: TOP VIEW



55 Aldrich Rd

Current: TOP VIEW



55 ALDRICH ROAD – PORTSMOUTH, NH

current set back

