

Zoning Board of Adjustments
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

Proposed Improvement:

I am seeking to build a 22' x25' deck in the back yard replacing where an in ground pool used to reside. The deck would provide not only a private space to enjoy but would also alleviate the safety concerns resulting from the inability to completely remove the pool surround. The rest of my house is currently conformed within zoning board guidelines and this is the only relief I plan to require for additional structures. The deck will be tastefully designed and several neighbors within the cul-de-sac have existing deck structures on their property as well which maintains the feel of the neighborhood. I have lived in Portsmouth my entire life, bought my current house from my grandparents, and hope to maintain this property to keep in the family for generations to come.

Variance Relief:

Building Coverage: to allow a 21.8% where a 20% is required. (Current building coverage is 19.6%)

My current total land coverage is 2625sqft which is roughly 19.6% of the 20% allotted coverage as determined by land use codes. I'm requesting to add an additional 297' square feet to my property coverage in the form of this deck which would put my total land coverage to 2992sqft and exceed the allotted coverage by 1.8% (total of 21.8% once the deck is added).

Justification in response to the Zoning Board Criteria is as follows:

10.233.21 The variance will not be contrary to the public interest; and 10.233.22 The spirit of the Ordinance will be observed: There are many houses in this neighborhood that do not comply with the setback or coverage requirement. This neighborhood has recently undergone massive renovation and several houses have grown additions and been granted into nonconforming lots. The proposed improvement will remain consistent with the character of the neighborhood and will not or threaten the health, safety and welfare of the public. This improvement will observe the spirit of the Ordinance and not be contrary to public interest. The residential characteristics of the neighborhood would not be altered by this improvement.

10.233.23 Substantial justice will be done; The requested building coverage relief is reasonable. The proposed deck is within the existing conforming footprint and will not increase the conforming setbacks at all. A deck will allow for safely covering the area of the former in ground pool which is unable to be filled in via standard measures as well as increasing aesthetic appeal to the overall property appearance and it is reasonable for the Board to conclude that substantial justice will be done by granting this variance.

10.233.24 The values of surrounding properties will not be diminished; My home was refurbished recently and contributes to the property values in the area.. The proposed deck will increase the value of the house and may help maintain, or raise the values of the surrounding properties. It is reasonable for the Board to conclude that the values of the surrounding properties will not be diminished.

10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship. Due to the cement footings of the overhanging second floor the former pool was unable to be fully filled in and the existing cement surround exceeds the 18" allowance for non-conforming

structures, therefore to ensure safety some sort of covering must be added which would exceed the 20% building coverage allowance. Literal enforcement of the provisions of the Ordinance will result in an unnecessary hardship as well as decrease aesthetic appeal to the property and increase risk of harm.

My family has been gathering at this house for decades while it was previously owned by my grandparents and with this deck I hope to be able to continue these gatherings for decades more to come. Your consideration for approval of this project is appreciated.

Thank you,
Amanda Blanchette
240 Hillside Drive





