

To Whom It May Concern:

I hereby authorize Alpha Contracting Services to submit the attached variance or special exception application on my behalf, and on behalf of all the owners of 1344-1346 Islington St, Portsmouth, NH 03801.

Sincerely,

Kathleen Oprea

Applicant's Statement of Hardship

Please see attachment: Letter of Practical Difficulty

In summary: to accommodate a proposed 8 ft by 32 ft rear deck, a variance is needed to reduce the setback from neighbor's lot by 2 ft. This is the smallest possible footprint for a deck which will accommodate a dining table large enough for a multi-generational household. Our requested variance of 2 feet will have minimal impact and is offset by having stairs on the side.

Letter of Practical Difficulty

To Whom it May Concern:

I am writing to seek a deck variance for my two-family home at 1344-46 Islington in Portsmouth, NH. Current zoning rules say that decks must be no more than 20 feet from the setback line; I respectfully request to install a deck that is 18 feet from the setback line. We are requesting a variance for the above address to seek relief of the required rear yard setback, for the reasons detailed below, the proposed reduction of the rear yard setback would allow the property owner to replace the current pair of back stairs with a single deck that would be in character with the surrounding homes along Islington Road and neighboring streets. The landings which were previously attached to the house were in poor repair and unsafe, so they needed to be replaced immediately and have already been removed from the house.

The side-by-side duplex at 1344-1346 Islington Street is jointly owned by parents, John and Jan Oprea, and my husband, John Schroeder, and me. My parents live in 1344 while my husband and I, along with our small children live in 1346. This arrangement will allow my parents to assist with the care of my children. In addition, my husband and I will be able to assist my parents and allow them to remain at home as they age. My parents, ages 68 and 67, will occupy 1344 Islington Street, and I occupy 1346 Islington Street along with my husband, our three-year-old son, and expected newborn daughter.

Our multi-generational family shares many meals together and we would like to have a deck that is large enough to hold a single table for both households and still have clearance to safely walk around the table. The need for outdoor social space has become increasingly apparent during the COVID-19 pandemic, where one family member may become ill and would otherwise be socially isolated in the absence of a safe outdoor dining space. This deck also provides easier access between the first floor dwellings of both sides of the duplex so that the two families can easily transfer large or heavy items between their homes.

Our requested variance of 2 feet will have minimal impact and is offset by having stairs on the side. Due to the shape and narrowness of this lot combined with the required rear setback of 20 ft. the strict application of the requirements of this applicable zoning chapter would deprive the existing property owner of rights and privileges currently enjoyed on this site and by other property owners in the same zoning district. We are

requesting a reduction in the required rear setback to 18 Ft. for the deck and steps from the zoning code requirement of 20 Ft.

Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located. The granting of the variance would have no effect on any adjoining properties. The property in question behind our house contains a shed directly adjacent to the lot line which provides ample privacy from the house where those neighbors reside. From our proposed deck we will not have a direct line of sight into the neighbor's residence.

This zoning relief requested will not cause any detriment to the common good, as the literal interpretation and strict application of the applicable zoning requirements of this chapter would cause substantial undue and unnecessary hardship to the current property owner, not just a casual/discretionary inconvenience to the property owner.

Sincerely,

Kathleen Oprea

Applicant's Statement of Hardship

Please see attachment: Letter of Practical Difficulty

In summary: to accommodate a proposed 20 foot by 22 foot garage, a variance is needed to reduce the setback from neighbor's lot. This is the smallest possible footprint for a two-car garage. As this is a multi-family dwelling, to be occupied by a multi-generational family consisting of two senior citizens and a family with two small children, both families require covered parking spaces in the garage.

Letter of Practical Difficulty

To Whom It May Concern,

The side-by-side duplex at 1344-1346 Islington Street is jointly owned by my parents, John and Jan Oprea, and my husband, John Schroeder, and me. This arrangement will allow my parents to assist with the care of my children. In addition, my husband and I will be able to assist my parents and allow them to remain at home as they age. My parents, ages 68 and 67, will occupy 1344 Islington Street, and I occupy 1346 Islington Street along with my husband, our three-year-old son, and expected newborn daughter. We share much of the outdoor space on the property and would like a place to keep our family cars covered during the hot summer months and the snowy winter months.

We have explored all the options for placement of a minimum size two-car garage on the property and the area directly adjacent to the house (with a minimum distance of 3 ft between the house and garage to allow for access to the walls and water flow between the buildings). It was not possible to place the garage further away from the house, as the lot slopes downward and would be difficult for a car to pull in or out of. The proposed area is also well-suited to siting a garage as it is made up of ledge rock, which provides good footing for a foundation.

My parents are senior citizens and will soon not have the physical capacity to clean snow from their car during the winter or be subjected to extreme heat in the car during the summer if it is left outside. As well, for a family with young children, it is safer for us to not encounter a snowy or hot car while we are helping our children into the car.

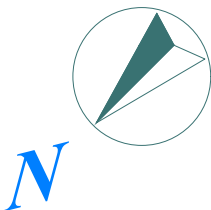
We do not expect that this garage will inconvenience our direct neighbors, Brad and Carol Meade, as currently we have a direct line of sight into his yard from our dining room window. This garage would provide a partial sight barrier, providing additional privacy from our house. The garage will be in alignment with the current lane of the driveway on the 1344 side of the house and set back from the road so it will have minimum impact on the character or look of the neighborhood.

Sincerely,

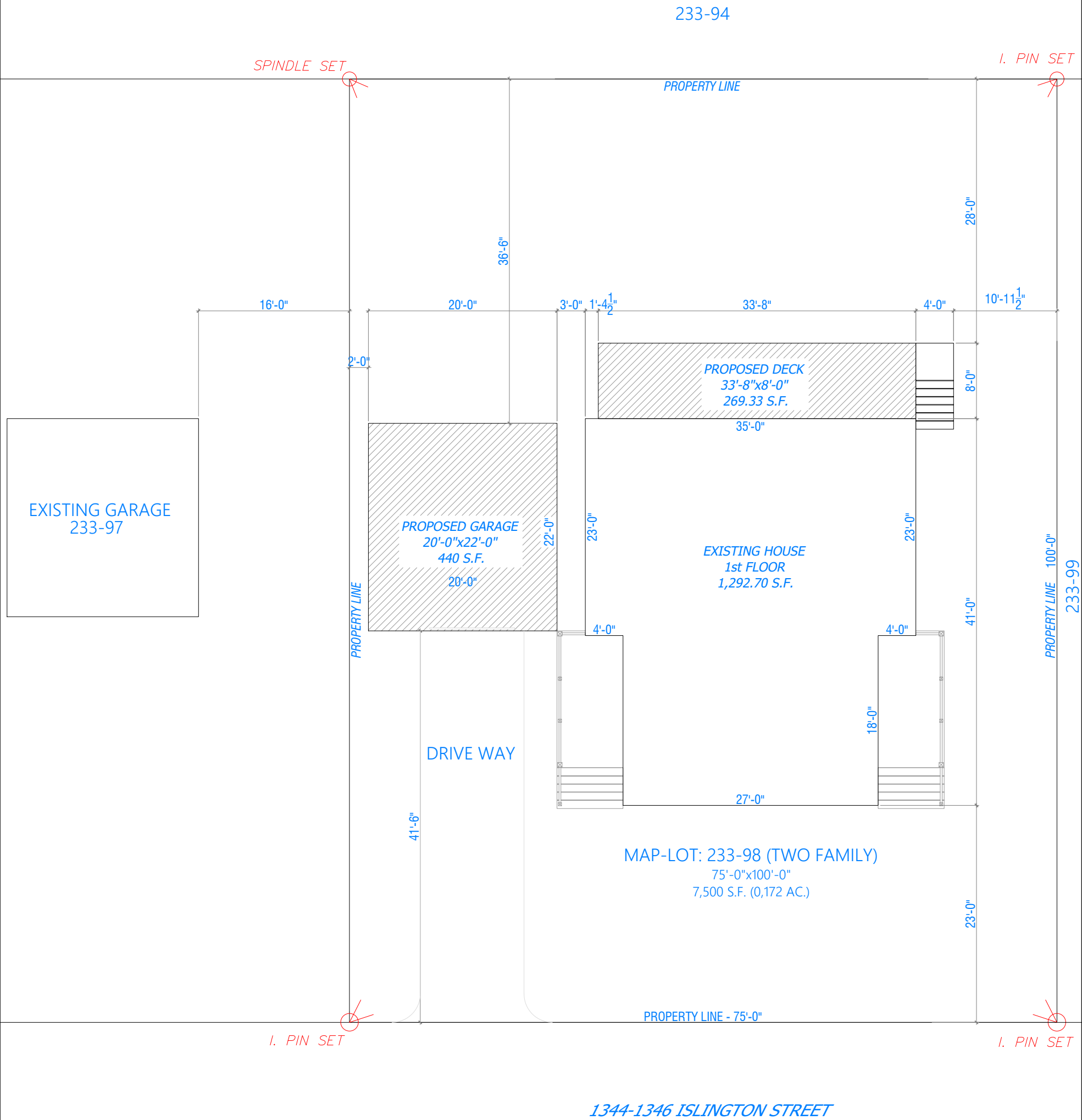
Kathleen Oprea

PLOT PLAN
MAP-LOT
615-63

NASDAHL JESSICA T/A
1344 -1346 ISLINGTON ST
PORTSMOUTH, NH 03801
DATE: 07/26/2022
DRAWING BY: ALPHA CONTRAC.
SCALE: 3/32=1'-0" (SHEET/1X17")

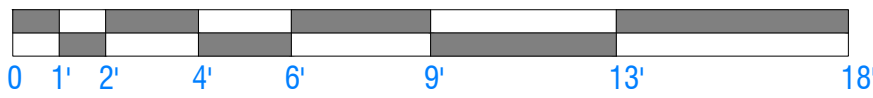


ALPHA CONTRACTING SERVICES
301 Daniel Webster Hwy
Merrimack - NH - 03054
(833) 928-0821 / (978) 580-7732
alpha@alphacontractingsvc.com
www.alphacontractingsvc.com

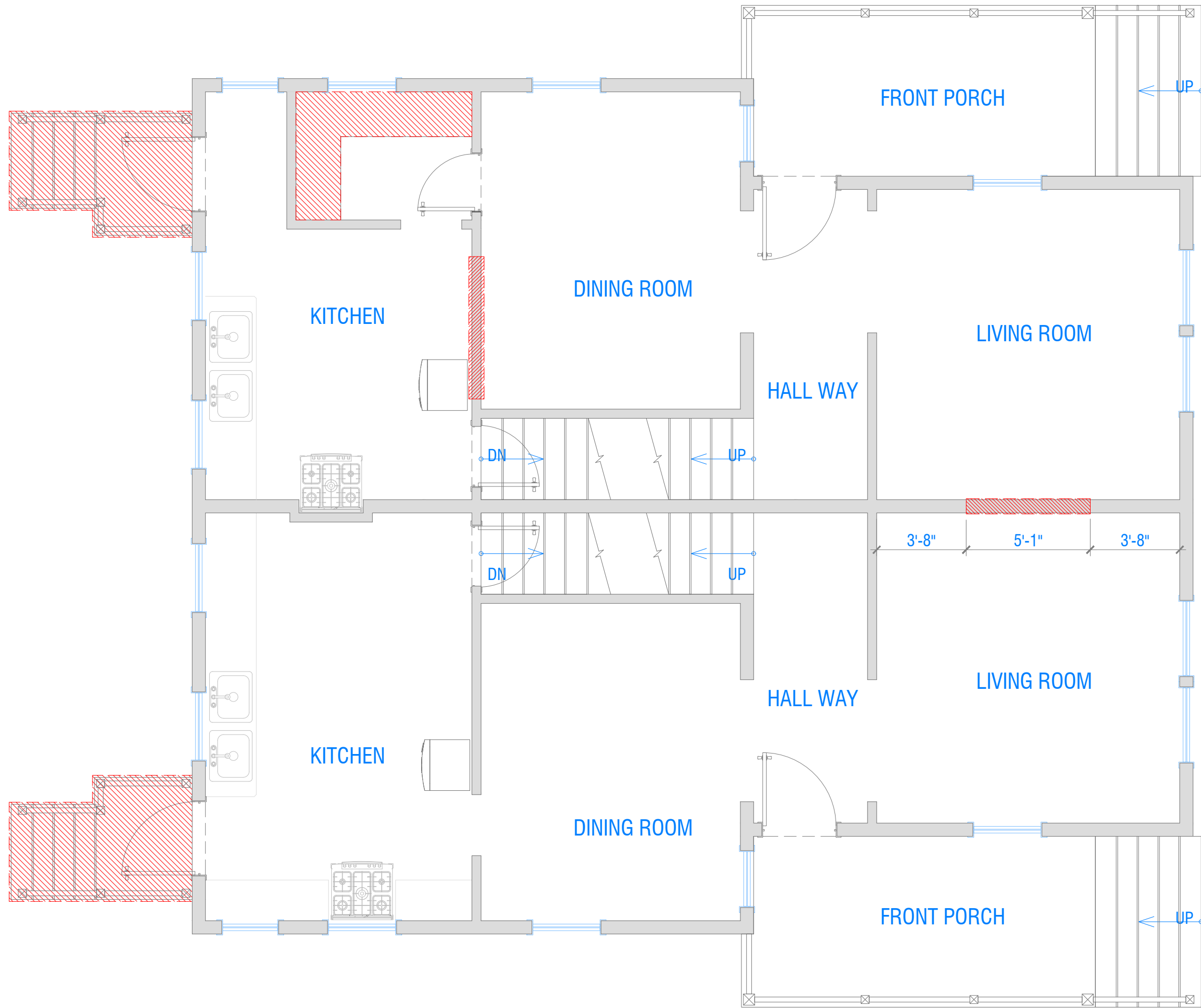


DEMOLITION NOTES

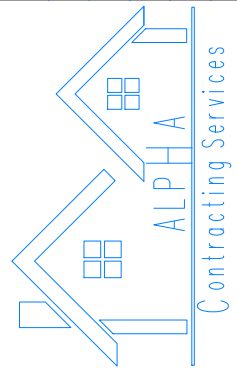
1. CONTRACTOR TO SEQUENCE DEMOLITION FROM TOP DOWN, AS REQUIRED, & PROVIDE ALL SHORING & BRACING AS REQUIRED TO SUPPORT REMAINING STRUCTURE.
2. UNLESS NOTED OTHERWISE, SALVAGE ALL OF THE FOLLOWING FOR POSSIBLE REUSE DURING RENOVATION: PLUMBING FIXTURES, APPLIANCES, DOORS/DOOR HARDWARE, CLOSET BRACKETS/RODS, WINDOWS, FLOORING, & ANY SALVAGEABLE MATERIAL TO BE USED IN RENOVATION.
3. CONTRACTOR SHALL PROMPTLY REPORT DIRECTLY TO THE DESIGNER ANY DISCOVERIES THAT MAY BE RELATED TO FIRE & LIFE SAFETY, INCLUDING BUT NOT LIMITED TO, ELECTRICAL & STRUCTURAL ISSUES



DEMOLITION PLAN KEY:	
	EXISTING WALL TO REMAIN
	EXISTING WALL/CABINETS/DECK TO BE DEMOLISHED
	NEW WALL
	LAND LIMIT



1 1st FLOOR PLAN - EXISTING
1/4" = 1'-0"



REVISION TABLE	
NUMBER	DESCRIPTION

Interior Renovation & Deck
1344 Islington
Portsmouth, NH

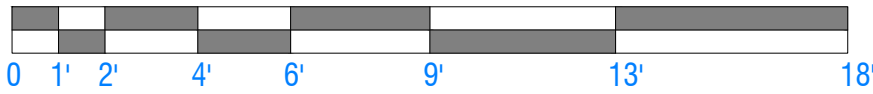
1st FLOOR PLAN - EXISTING

DRAWINGS PROVIDED BY:
ALPHA CONTRAC SERVICES
301 Daniel Webster Hwy
Merrimack - NH - 03054
(833) 928-0821 / (978) 580-7732

DATE:
07/12/2022
SCALE:
AS NOTED
SHEET:
A1.00

DEMOLITION NOTES

1. CONTRACTOR TO SEQUENCE DEMOLITION FROM TOP DOWN, AS REQUIRED, & PROVIDE ALL SHORING & BRACING AS REQUIRED TO SUPPORT REMAINING STRUCTURE.
2. UNLESS NOTED OTHERWISE, SALVAGE ALL OF THE FOLLOWING FOR POSSIBLE REUSE DURING RENOVATION: PLUMBING FIXTURES, APPLIANCES, DOORS/DOOR HARDWARE, CLOSET BRACKETS/RODS, WINDOWS, FLOORING, & ANY SALVAGEABLE MATERIAL TO BE USED IN RENOVATION.
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DEMOLITION PLAN KEY:

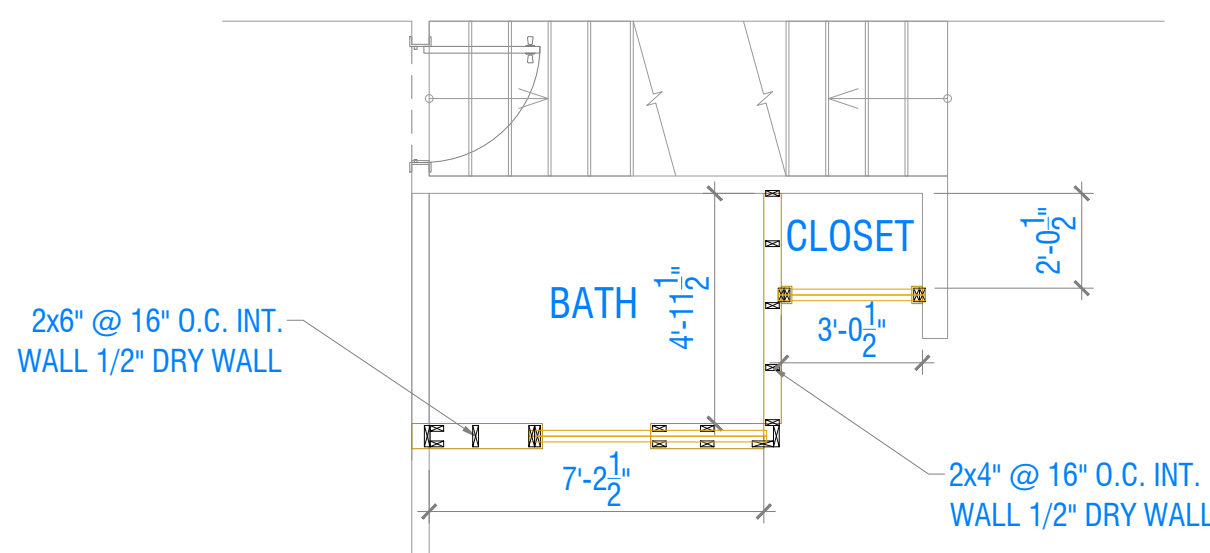
- EXISTING WALL TO REMAIN
- EXISTING WALL/CABINETS/DECK TO BE DEMOLISHED
- NEW WALL
- LAND LIMIT

DOOR SCHEDULE

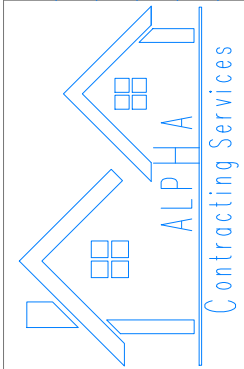
NUMBER	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	MANUFACTURER
D01	1	1st	60" x 80"	62" x 83"	DOUBLE POCKET DOOR	(3) 2" x 6" x 67"	TBD
EXIST	1	1st	28" x 80"	30" x 83"	TBD PANEL - HINGE	(2) 2" x 6" x 35"	REMAIN
D02	1	1st	28" x 80"	30" x 83"	POCKET DOOR	(2) 2" x 6" x 60"	TBD
D03	1	1st	30" x 80"	32" x 83"	BI-FOLD DOUBLE DOOR	(2) 2" x 6" x 38"	TBD
D04	1	Deck	36" x 36"	38"	DECK GATE	-	TBD

WINDOW SCHEDULE

NUMBER	QTY	FLOOR	SIZE	R/O	DESCRIPTION	MANUFACTURER
EXIST	-	-	-	-	EXISTING WINDOWS TO REMAIN	-



2 1st FLOOR PLAN - PROPOSED
1/4" = 1'-0"



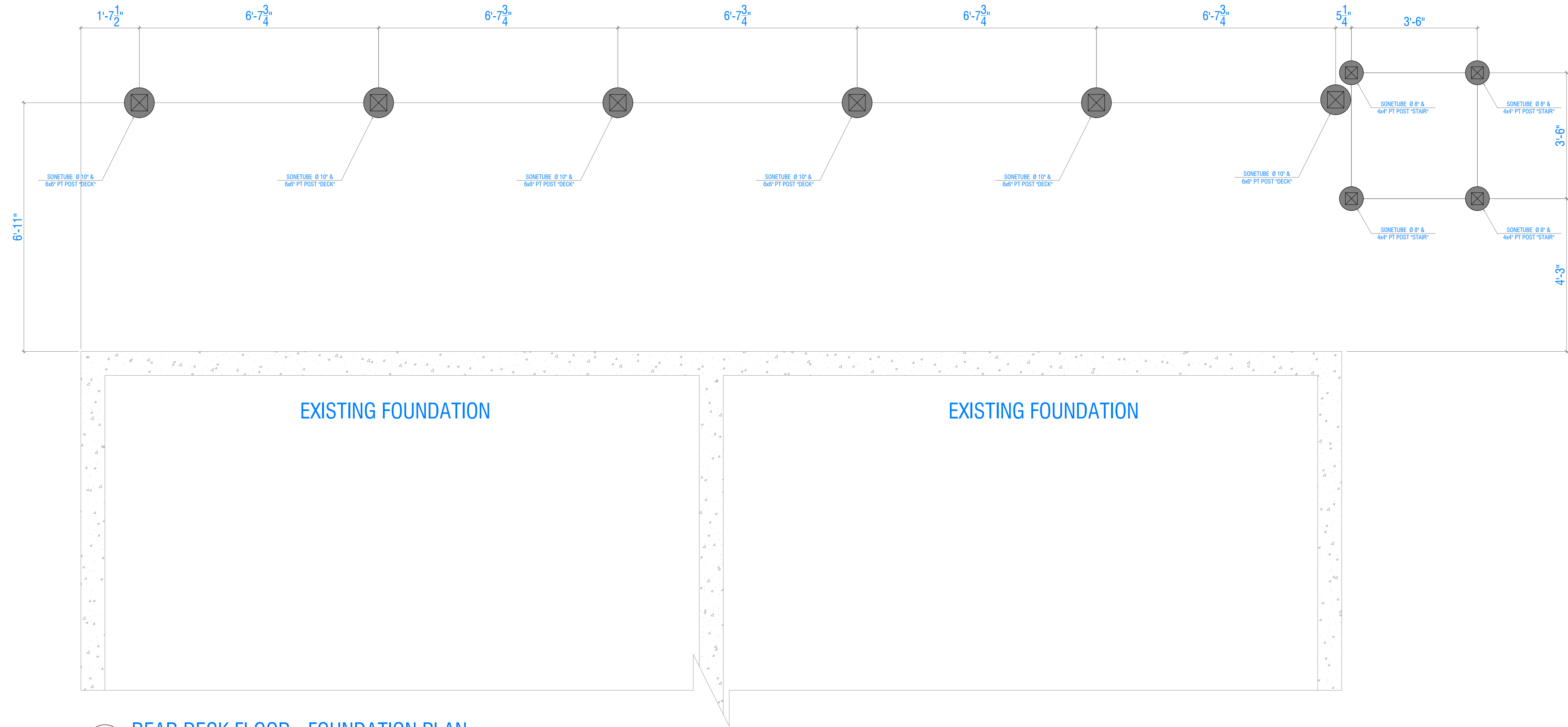
REVISION TABLE	DESCRIPTION
NUMBER	DATE

Interior Renovation & Deck
1344 Islington
Portsmouth, NH

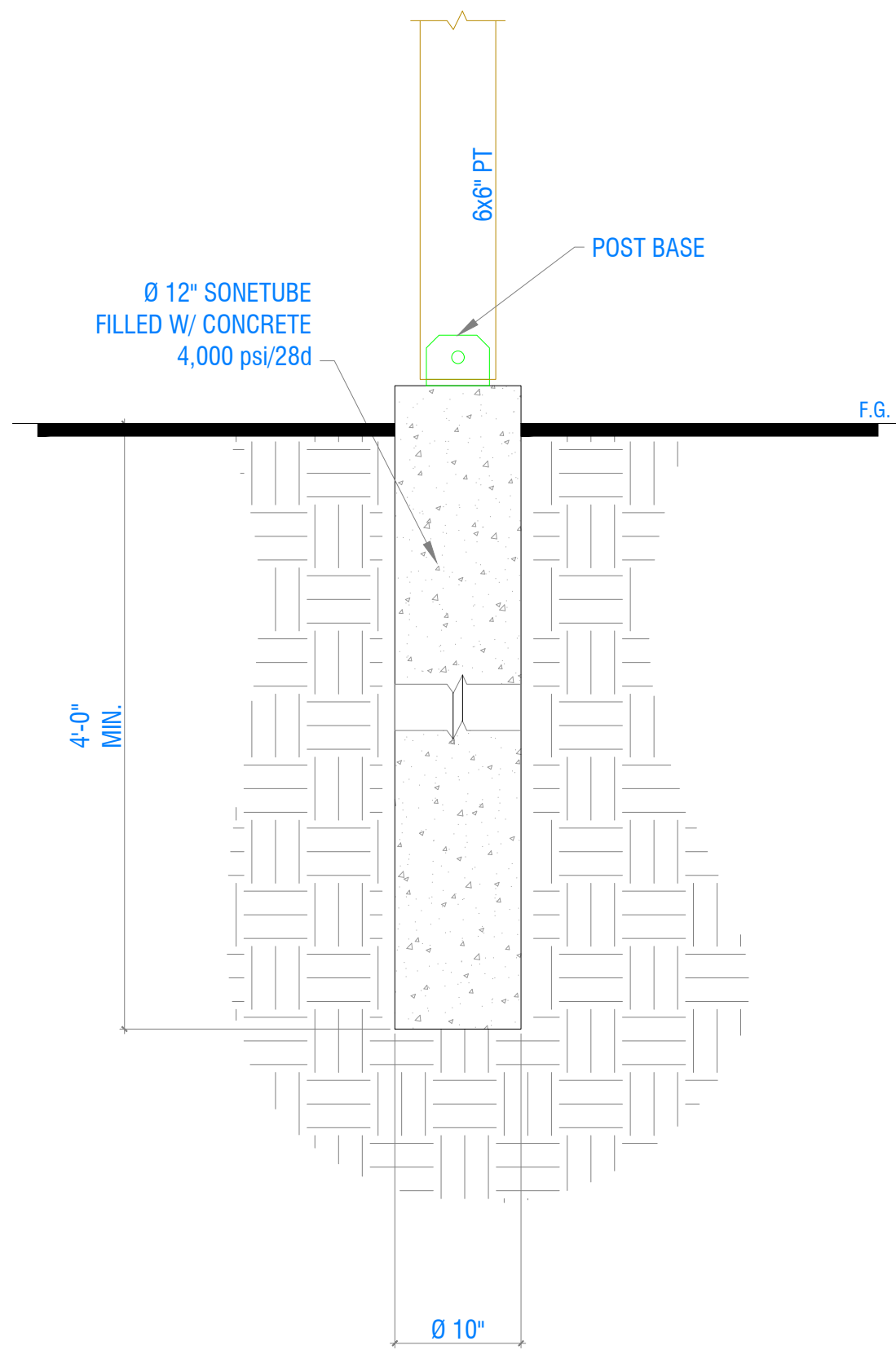
1st FLOOR PLAN - PROPOSED

DRAWINGS PROVIDED BY:
ALPHA CONTRAC. SERVICES
301 Daniel Webster Hwy
Merrimack - NH - 03054
(833) 928-0821 / (978) 580-7732

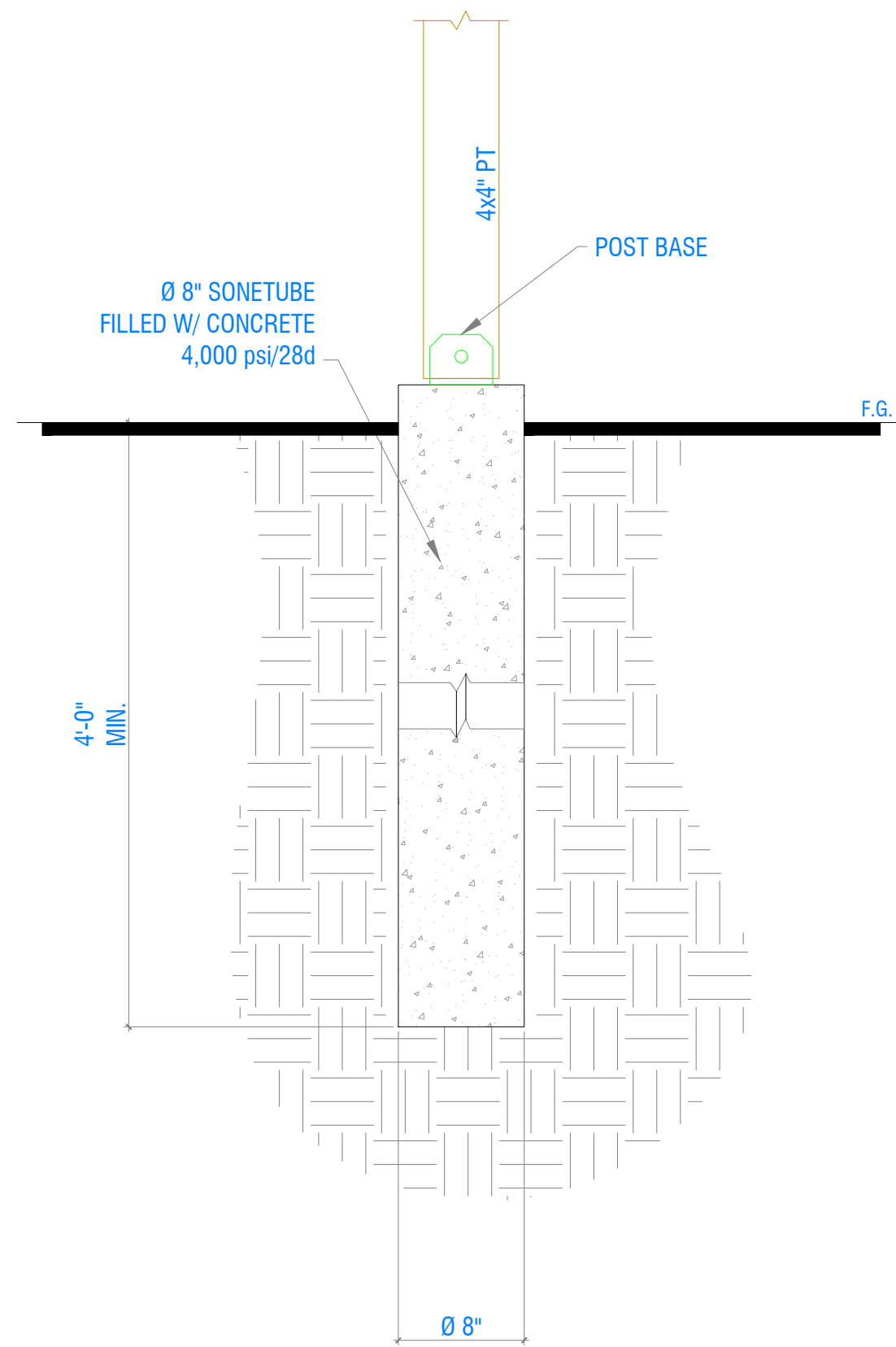
DATE:
07/12/2022
SCALE:
AS NOTED
SHEET:
A2.00



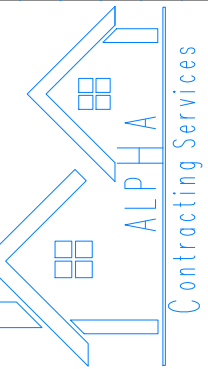
1 REAR DECK FLOOR - FOUNDATION PLAN
1/2" = 1'-0"



TYPICAL DECK SONETUBE



TYPICAL STAIR SONETUBE



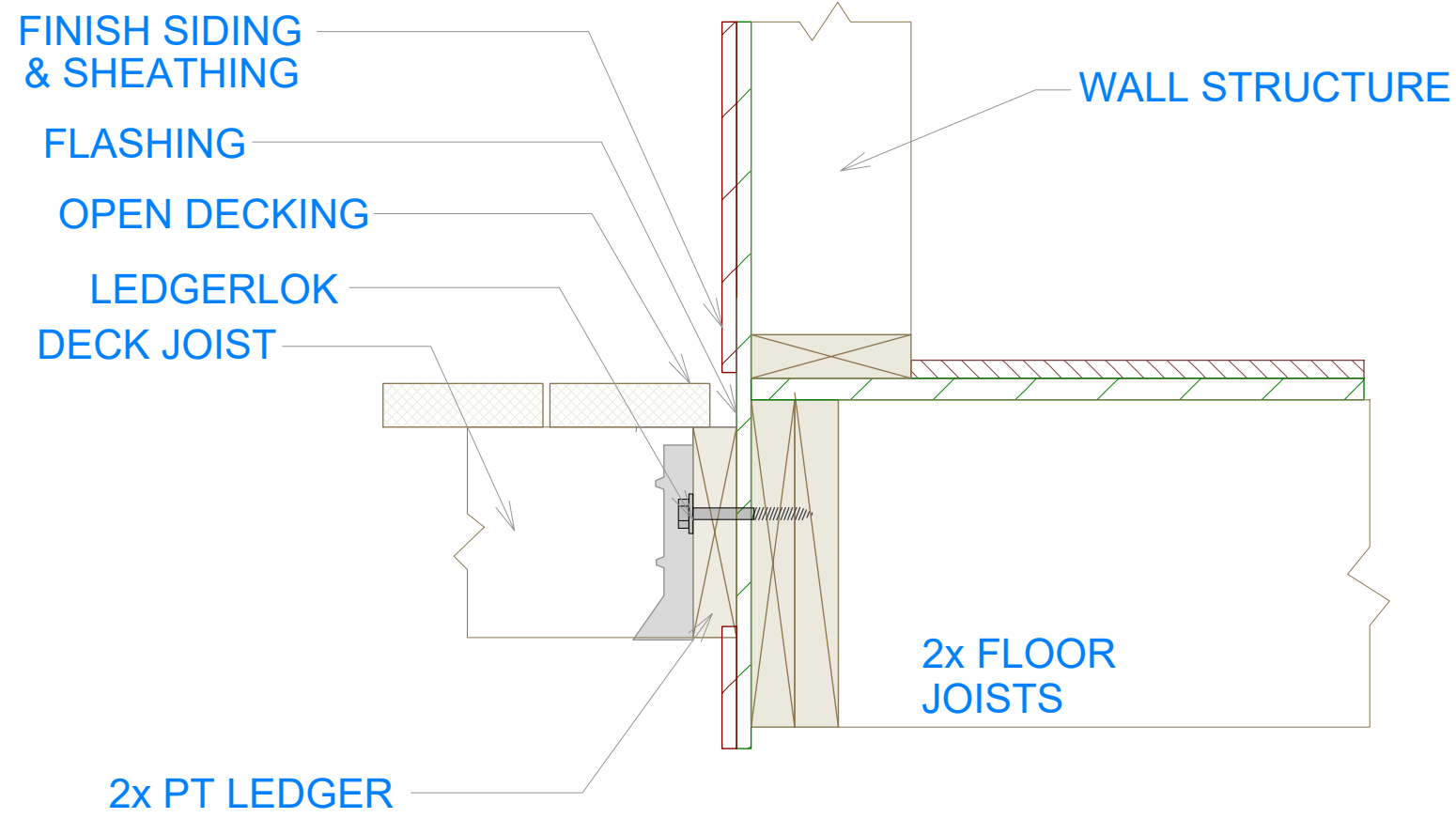
REVISION TABLE		
NUMBER	DATE	REVISED BY
		DESCRIPTION

Interior Renovation & Deck
1344 Islington
Portsmouth, NH

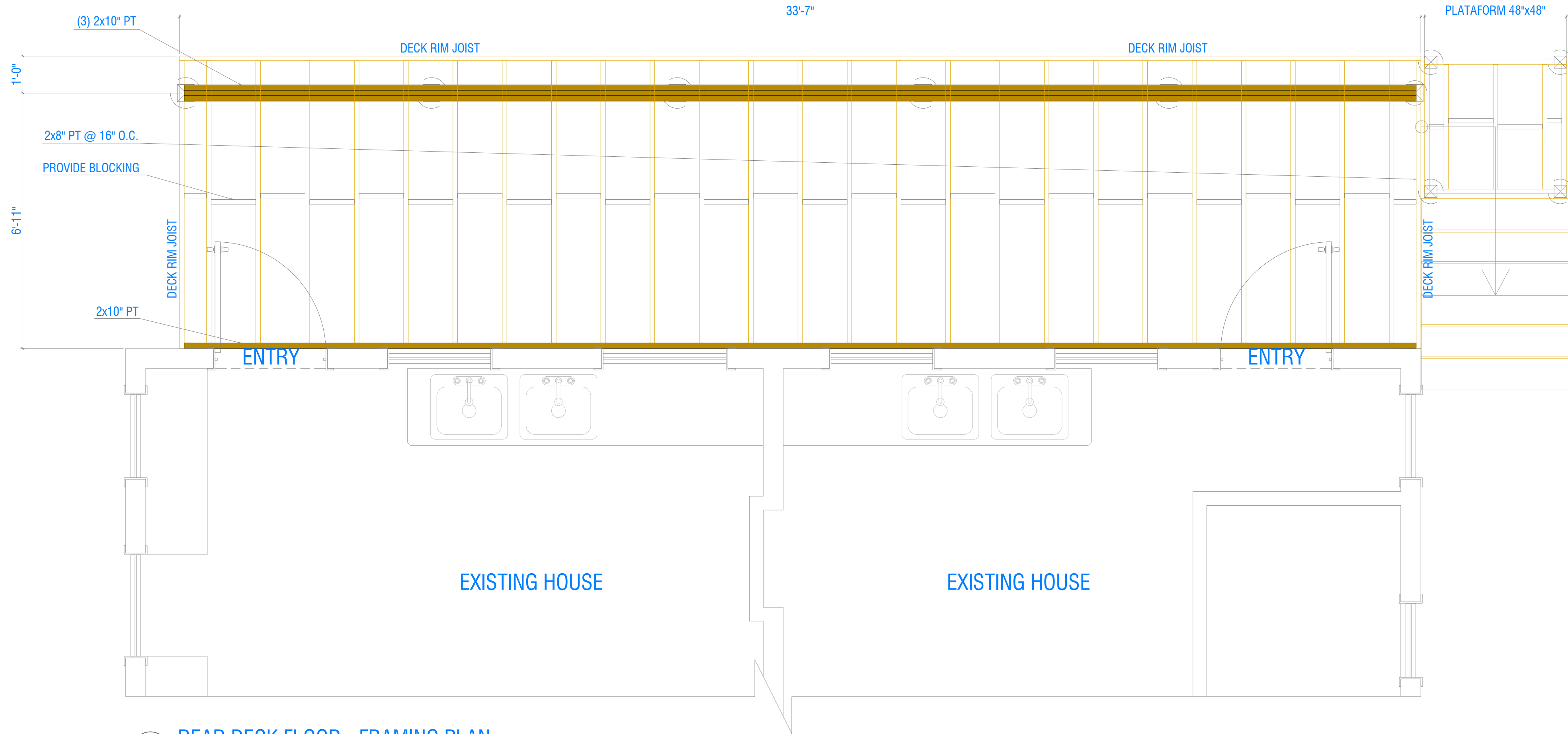
DECK FOUNDATION

DRAWINGS PROVIDED BY:
ALPHA CONTRAC SERVICES
301 Daniel Webster Hwy
Merrimack - NH - 03054
(833) 928-0821 / (978) 580-7732

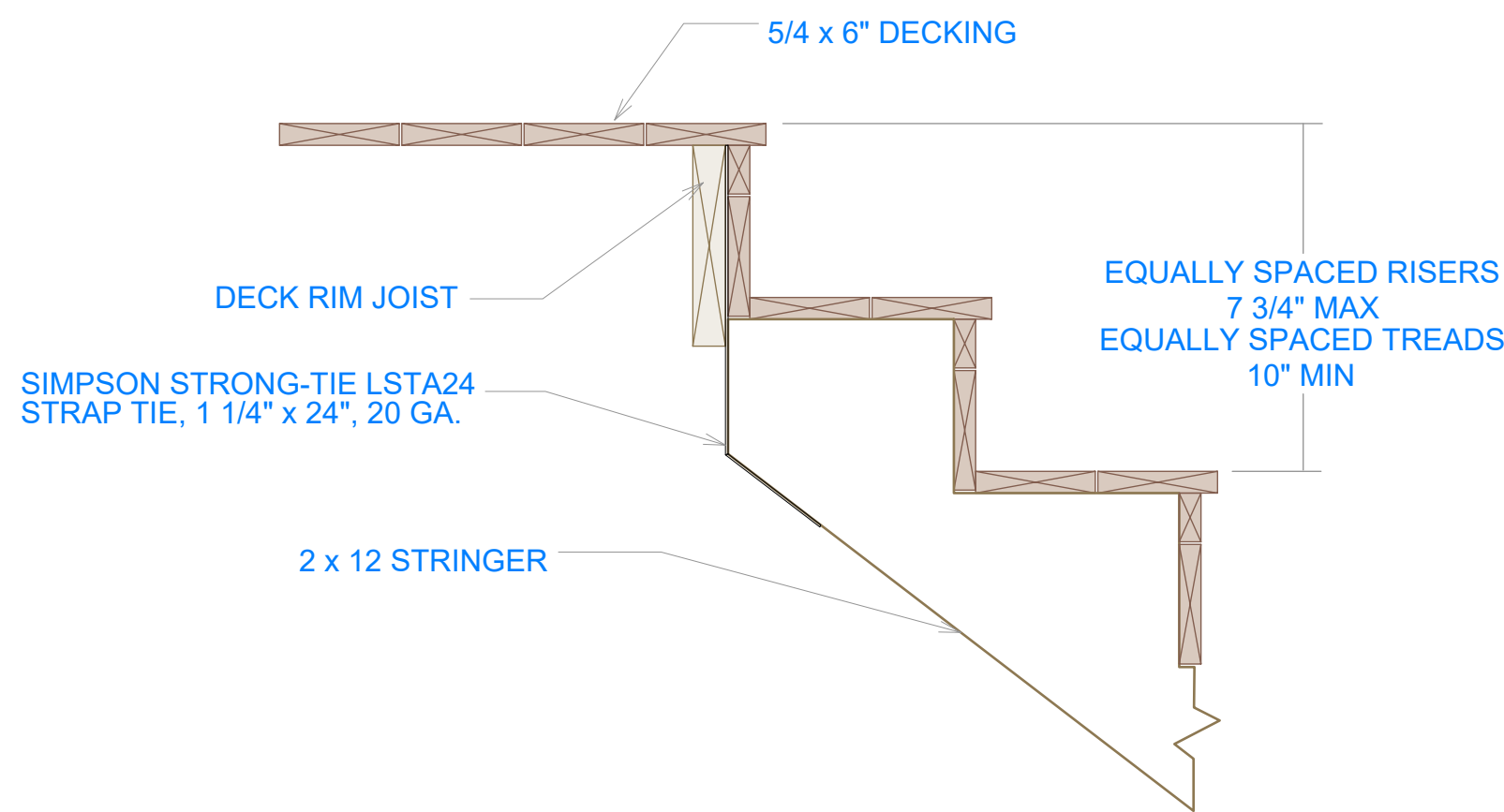
DATE:
07/12/2022
SCALE:
AS NOTED
SHEET:
\$1.00



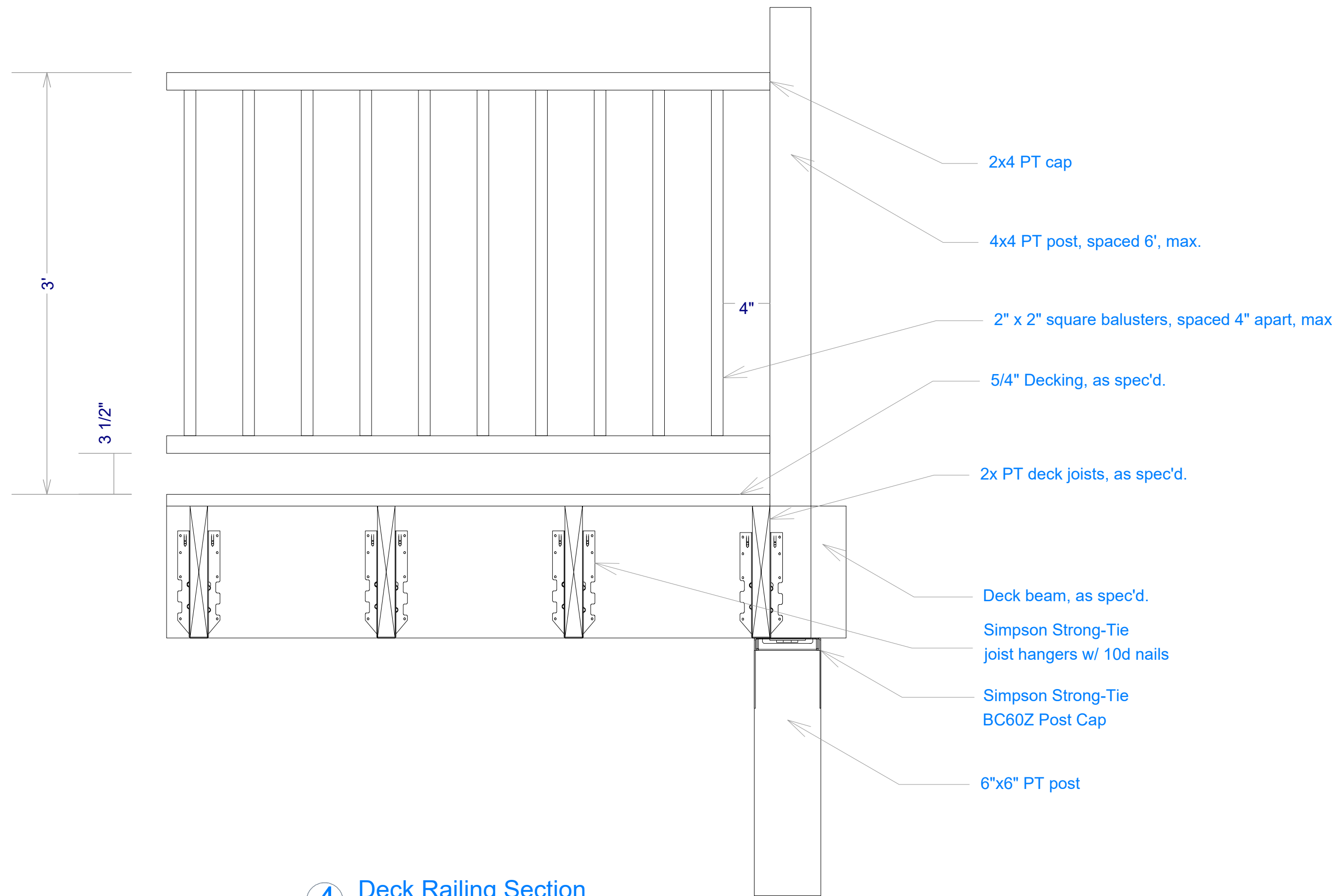
2 Typical Ledger Attachment



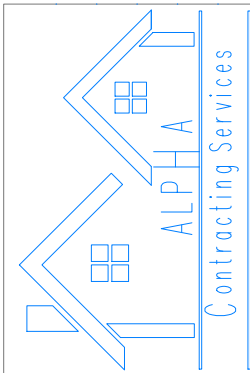
1 REAR DECK FLOOR - FRAMING PLAN
1/2" = 1'-0"



3 Typical Stair Attachment



4 Deck Railing Section



REVISION TABLE	DESCRIPTION
NUMBER	DATE

Interior Renovation & Deck
1344 Islington
Portsmouth, NH

DECK FRAMING

DRAWINGS PROVIDED BY:
ALPHA CONTRAC. SERVICES
301 Daniel Webster Hwy
Merrimack - NH - 03054
(833) 928-0821 / (978) 580-7732

DATE:

07/12/2022

SCALE:

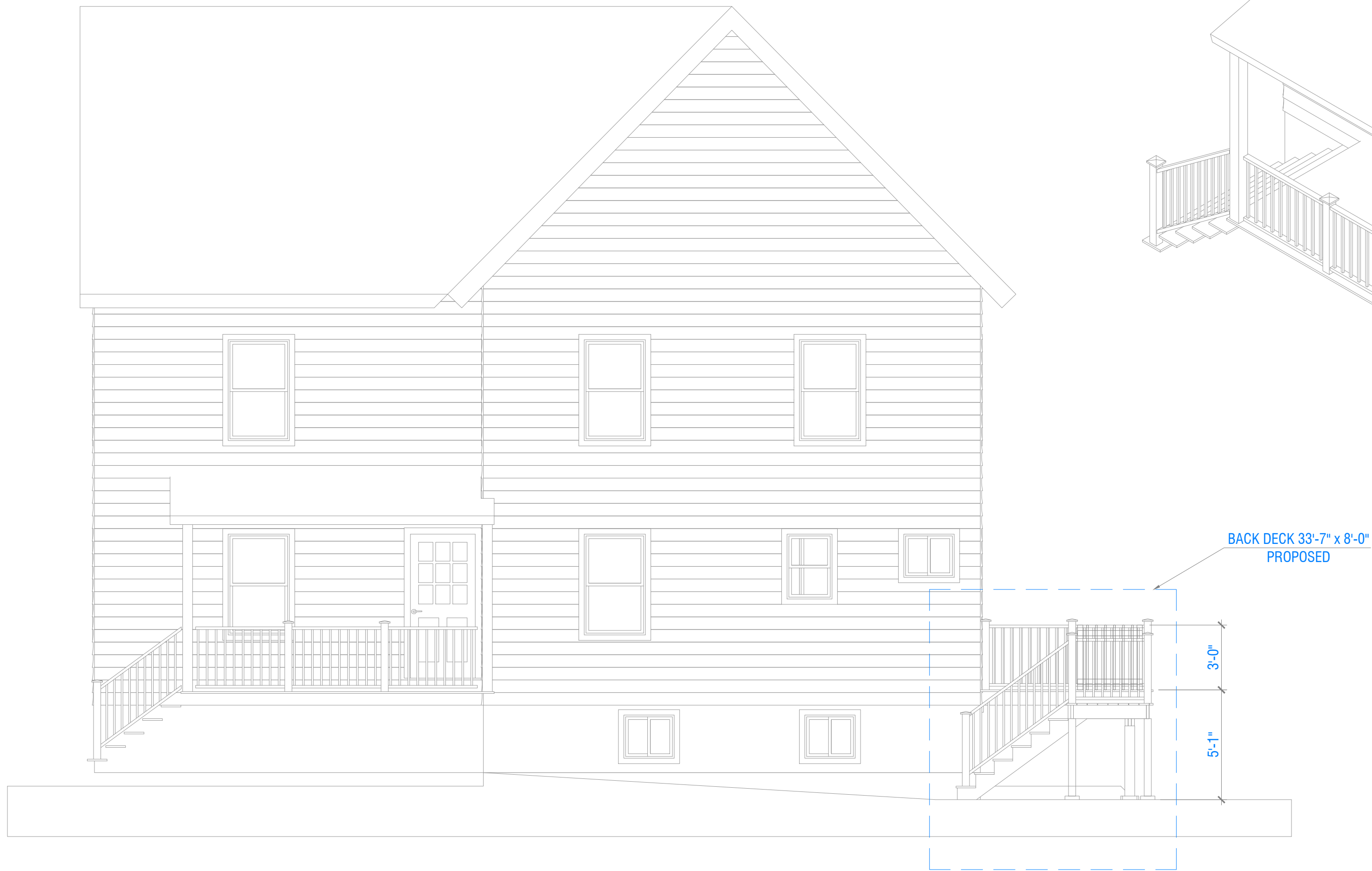
AS NOTED

SHEET:

\$2.00



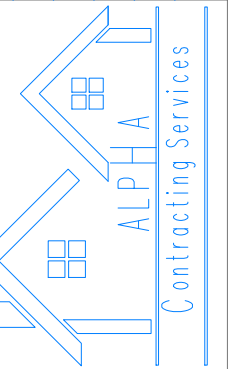
2 REAR ELEVATION - PROPOSED
1/4" = 1'-0"



1 RIGHT ELEVATION - PROPOSED
1/4" = 1'-0"



3 3D VIEW
NOT TO SCALE



DESCRIPTION

REVISION TABLE
REVISED BY

NUMBER DATE

Interior Renovation & Deck
1344 Islington
Portsmouth, NH

ELEVATIONS & 3D

DRAWINGS PROVIDED BY:
ALPHA CONTRAC. SERVICES
301 Daniel Webster Hwy
Merrimack - NH - 03054
(833) 928-0821 / (978) 580-7732

DATE:

07/12/2022

SCALE:

AS NOTED

SHEET:

33.00









