

Drew & Madeline Morgan
42 Sewall Road
Portsmouth NH 03801

We are requesting a variance to allow a nonconforming building to be reconstructed without conforming to the requirement of the ordinance. We would like to reconstruct our house to add a second story. The current footprint will remain unchanged, but since our current build is non-conforming, we need the variance to add the second story.

We are also requesting dimensional relief on the front setback of the property for outward expansion of a front porch as well as building coverage relief. We are looking to add a porch to the front (west facing) side of our house. This porch would extend 7.5ft from the current front of our house, encroaching the 30ft setback from the road. The new setback from the porch to the front edge of the property would be 20 ft. The proposed porch will also increase the building coverage of our lot from its current 18.1% to 21.3%.

Explanation

- 1. The variance is not contrary to the public interest:** The variance is not contrary to public interest- it will in no way threaten public health, safety, welfare or otherwise injure public rights. The surrounding neighborhood consists of single and two story homes; and on a quiet street used for neighborhood enjoyment. The outward expansion will improve the aesthetics of this property by not altering the essential character of the neighborhood. The reconstruction of our home fits within the aesthetics of our neighborhood.
- 2. The Spirit of the Ordinance is Observed:** This style of home with the addition of the front porch is common in not only this neighborhood, but throughout Portsmouth.
- 3. Substantial Justice is Done:** The proposed plan does not result in any hardship done to the general public and/or individuals. The purpose of this renovation is to allow for more liveable space both indoors and outdoors for the applicant and their family without hindering the public in any way.
- 4. The values of surrounding properties are not diminished:** The values of the surrounding properties are not diminished; the proposed work falls in line with the character of other properties in the neighborhood.
- 5. Literal enforcement of the ordinance would result in unnecessary hardship:** The purpose of this proposed renovation is to create more liveable space for a young family who loves to be outside and interacting with the neighborhood. A benefit of this lovely, quiet neighborhood is that our children can play outside, ride bikes in the street, and this proposed front porch allows us to enjoy the outdoors while also maintaining the essential character of the neighborhood. The proposed addition allows us to create a 'forever'home in this great neighborhood and continue building strong relationships with our neighbors. It gives a growing family more space while still maintaining the character Portsmouth is known for.

NOTES

- 1) OWNER OF RECORD:
 MADELINE JANE LOCKWOOD & DREW BOWDEN MORGAN
 TAX MAP 170, LOT 13
 42 SEWALL ROAD
 PORTSMOUTH, NH 03801
 RCRD: 6283-0448
 AREA: 9,053 SF, 0.21 ACRES
- 2) BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- 3) PARCEL IS IN SINGLE RESIDENCE - B ZONE (SRB):
 MINIMUM LOT AREA.....15,000 SF
 MIN. LOT AREA PER DWELLING UNIT.....15,000 SF
 MINIMUM FRONTAGE.....100 FT
 MINIMUM DEPTH.....100 FT
 SETBACKS:
 FRONT.....30 FT
 SIDE.....10 FT
 REAR.....30 FT
 MAXIMUM BUILDING HEIGHT:
 SLOPED ROOF.....35 FT
 FLAT ROOF.....30 FT
 MAXIMUM BUILDING COVERAGE.....20%
 MINIMUM OPEN SPACE.....40%
- 4) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0259F, PANEL 259 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.
- 5) COVERAGES
 EXISTING BUILDING COVERAGE
 HOUSE.....1619 SF
 DECK > 18".....24 SF
 TOTAL.....1643 SF
 COVERAGE 1643 / 9053 = 18.1%
 PROPOSED BUILDING COVERAGE
 HOUSE.....1619 SF
 COVERED PORCH.....310 SF
 TOTAL.....1929 SF
 COVERAGE 1929 / 9053 = 21.3%
 EXISTING OPEN SPACE
 BUILDING COVERAGE.....1643 SF
 DECKS & STAIRS < 18".....46 SF
 PAVER PATIO & WALL.....329 SF
 ASPHALT.....529 SF
 TOTAL.....2547 SF
 COVERAGE 2547 / 9053 = 28.1%
 OPEN SPACE = 100 - 28.1 = 71.9%
 PROPOSED OPEN SPACE
 BUILDING COVERAGE.....1929 SF
 DECKS.....33 SF
 PAVER PATIO & WALL.....329 SF
 ASPHALT.....414 SF
 TOTAL.....2705 SF
 COVERAGE 2705 / 9053 = 29.9%
 OPEN SPACE = 100 - 29.9 = 70.1%

LEGEND

- ⊕ MONUMENT TO BE SET
- ⊙ MONUMENT FOUND
- ⊕ UTILITY POLE
- OHU — OVERHEAD UTILITIES
- ⊕ STONEWALL

2	4/3/2024	FOR REVIEW	
1	3/6/2024	FOR REVIEW	
ISS	DATE	DESCRIPTION OF ISSUE	
SCALE	1" = 10'		
CHECKED	A.ROSS		
DRAWN	S.R.O		

ROSS ENGINEERING, LLC
 Civil/Structural Engineering
 & Surveying
 909 Islington St.
 Portsmouth, NH 03801
 (603) 433-7560

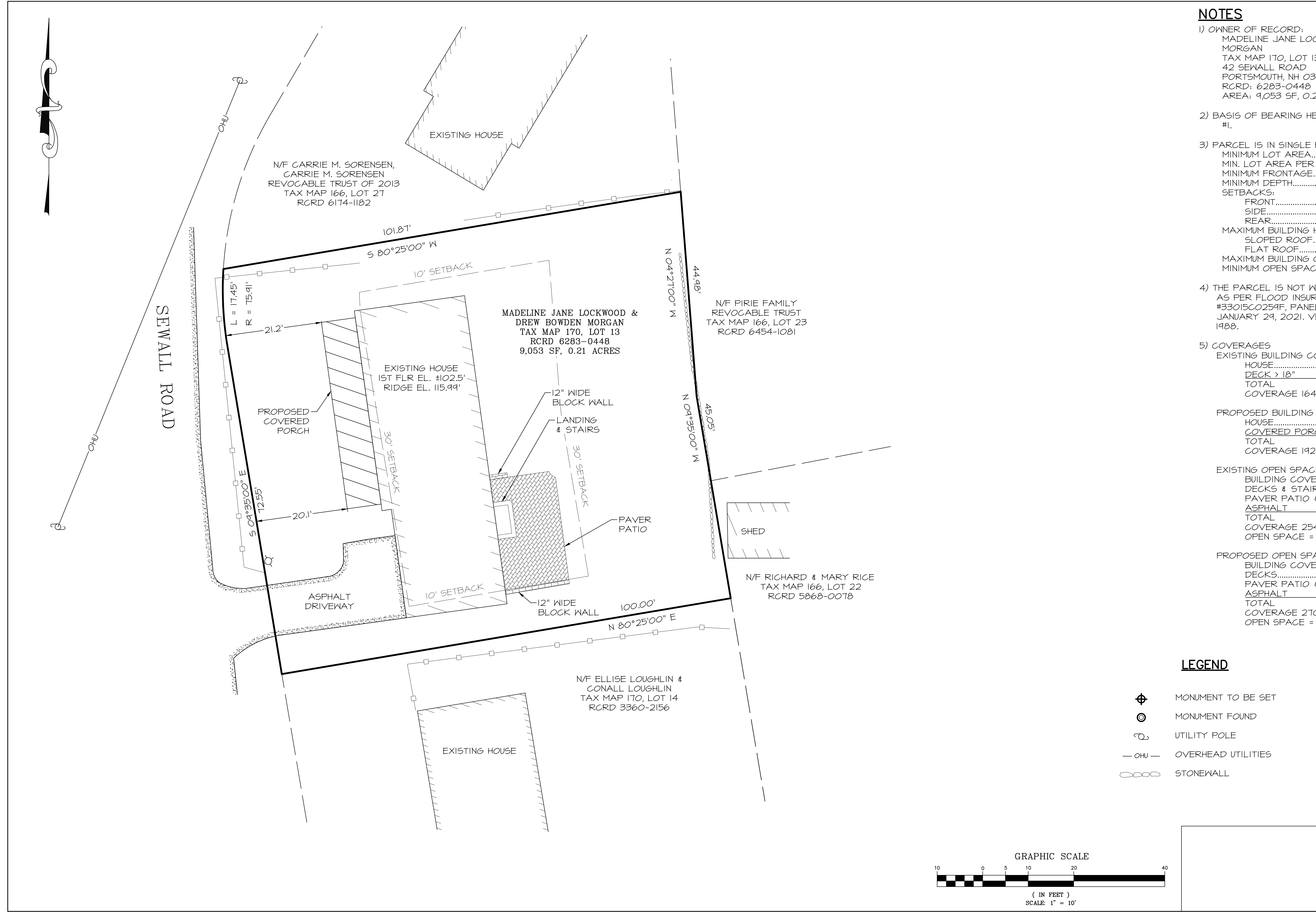
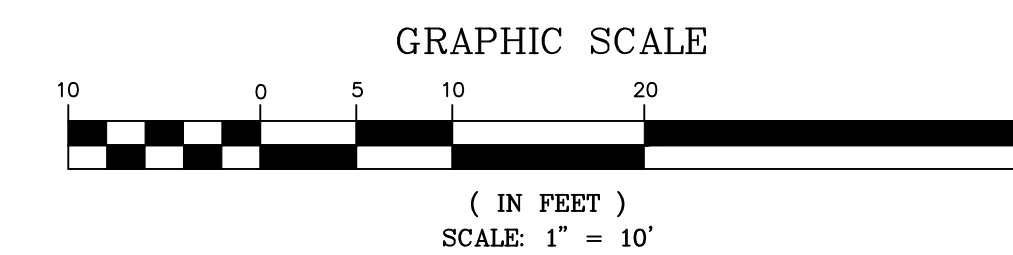
CLIENT
 DREW MORGAN
 42 SEWALL RD
 PORTSMOUTH, NH 03801

TITLE

SITE PLAN

42 SEWALL RD
 PORTSMOUTH, NH 03801
 TAX MAP 170, LOT 13

JOB NUMBER	DWG. NO.	ISSUE
23-127	2 OF 2	2





7.0 Side Elevation
Scale: 1/4" = 1'-0"



Existing ranch style home



8.0 Street Elevation
Scale: 1/4" = 1'-0"

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Project Name: Apr 30, 2024 LUG21-09

In partnership with
Hugo Design Group
10 Pepperell Rd
Kittery Point ME 03905
207.752.3046 HugoOffice@me.com

Project Title
Drew and Maddie Morgan
42 Sewall Rd
Portsmouth, NH 03801

Sheet Title
Elevation Street

Designed By: CCH
Drawn By: CCH
Sheet Scale: 1/4" = 1'-0"

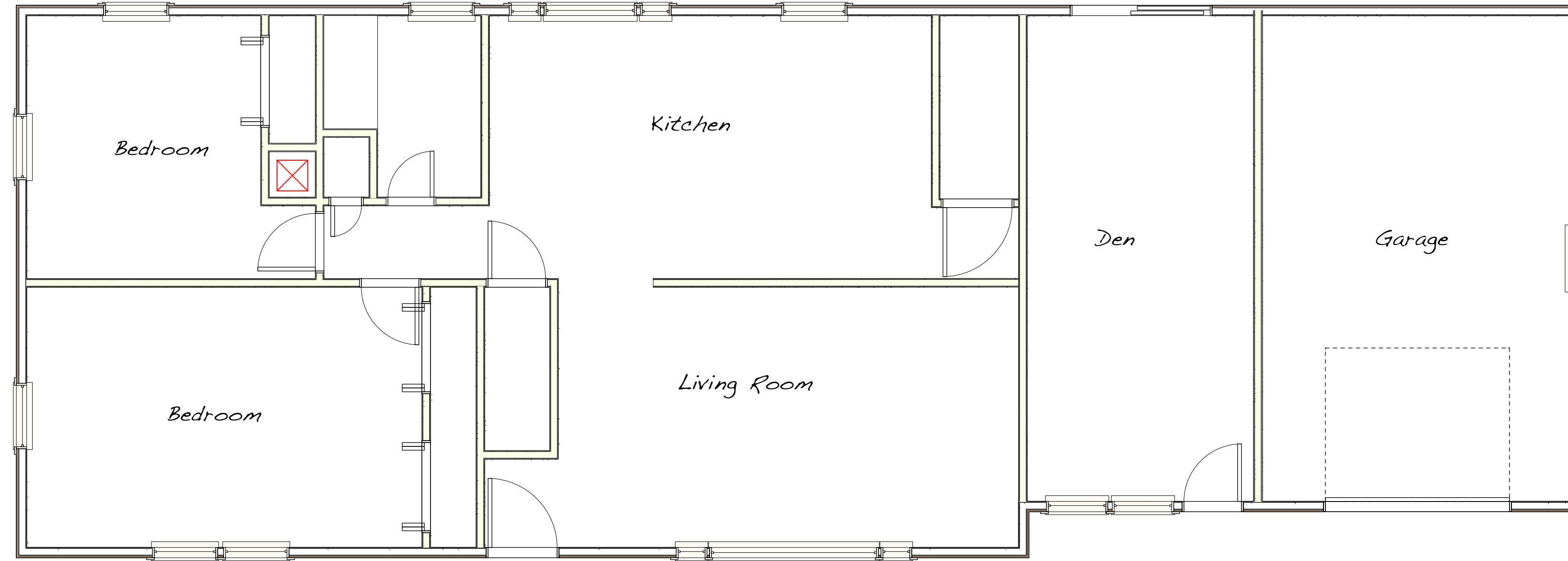


Sheet Date: 3/8/24

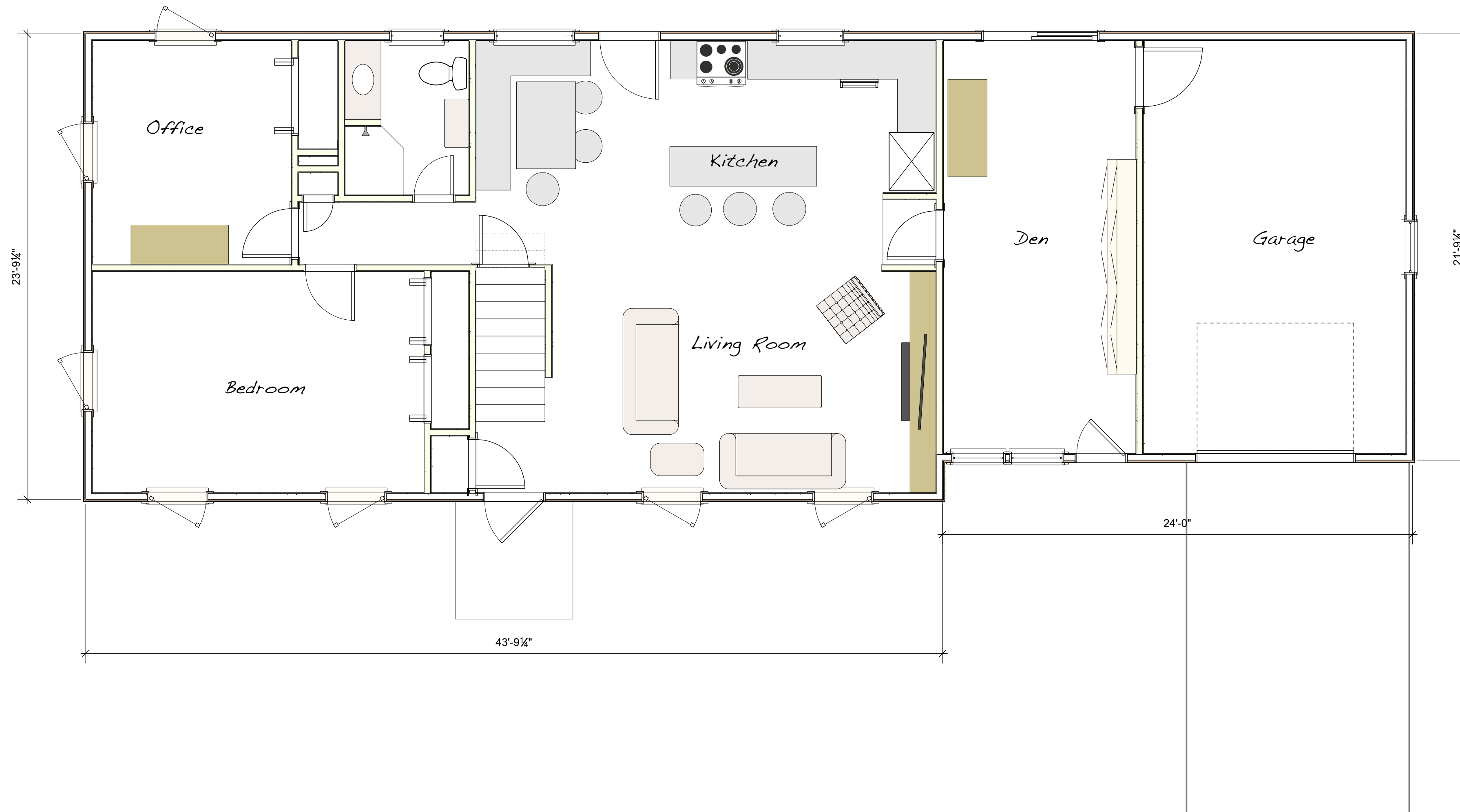
Sheet No.: 8.0 of 14

PO Box 685
Portsmouth NH 03802
(603) 512-1959

2.1 1st Floor Existing
Scale: 1/4" = 1'-0"



2.1 1st Floor Concept
Scale: 1/4" = 1'-0"



NOTE:

This plan is based on a visual inspection only. Designer does not certify that all existing or hidden conditions that may be present have been identified and addressed within these plans and that any such conditions uncovered during the construction process that may require modifications and/or resubmission's of plans, whether by jurisdictional directives or by inspection of structural engineer or other events, may incur additional fees to complete. Confirm all dimensions in field.



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Sheet Date: 12/20/23
Sheet No.:

1.2
of
4

Project Title: First Floor Concept

Designed By: CCH
Drawn By: CCH
Sheet Scale: 1" = 20'-0"

Project Site: Drew and Maddie Morgan
42 Sewall Rd
Portsmouth, NH 03801

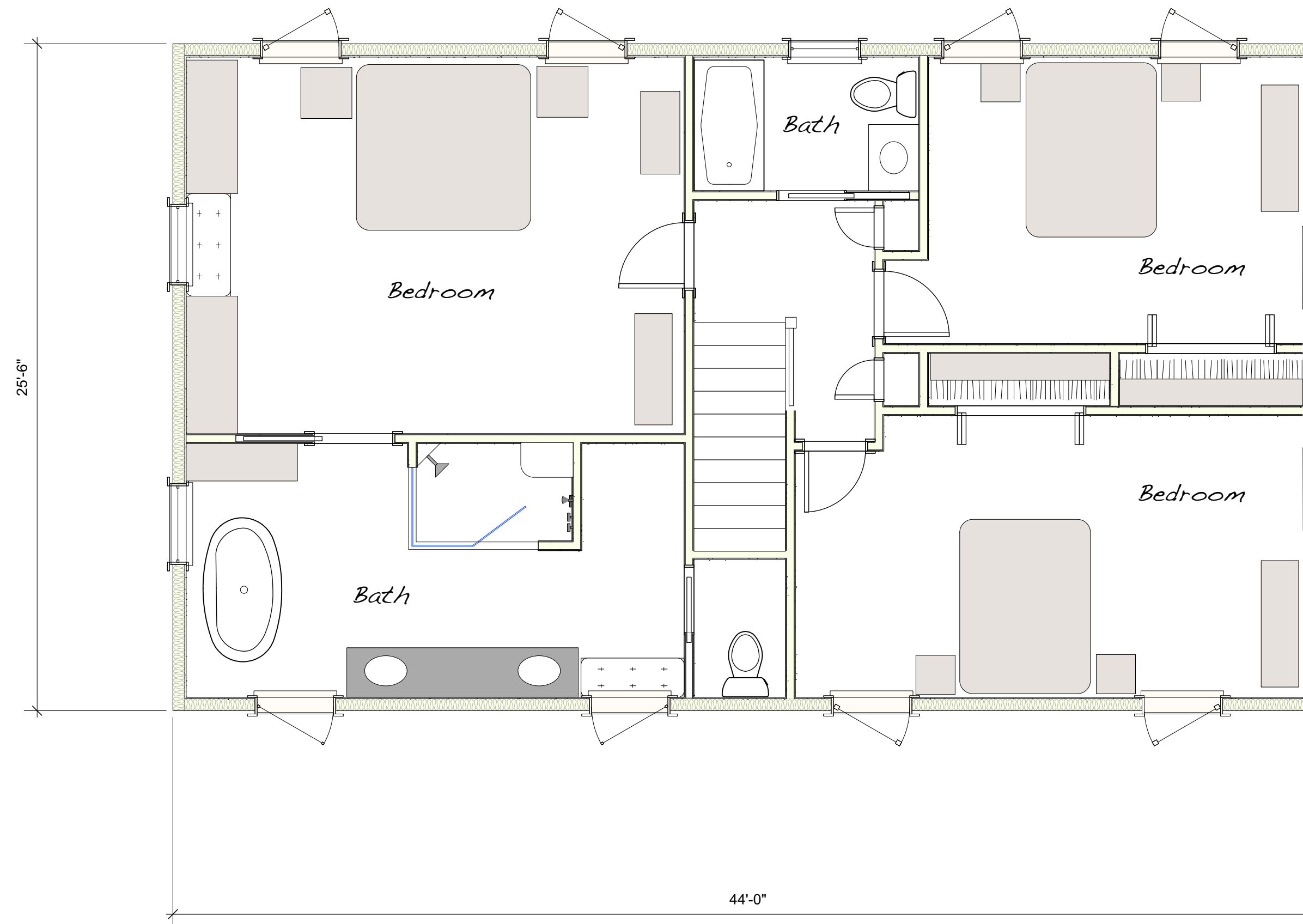
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DATE: Apr 30, 2024
LUD:21-09

2.1 2nd Floor Existing
Scale: 1/4" = 1'-0"



2.2 2nd Floor Concept
Scale: 1/4" = 1'-0"



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Sheet Date: 12/20/23

Sheet No. 2.2

of 7

Second Floor Concept

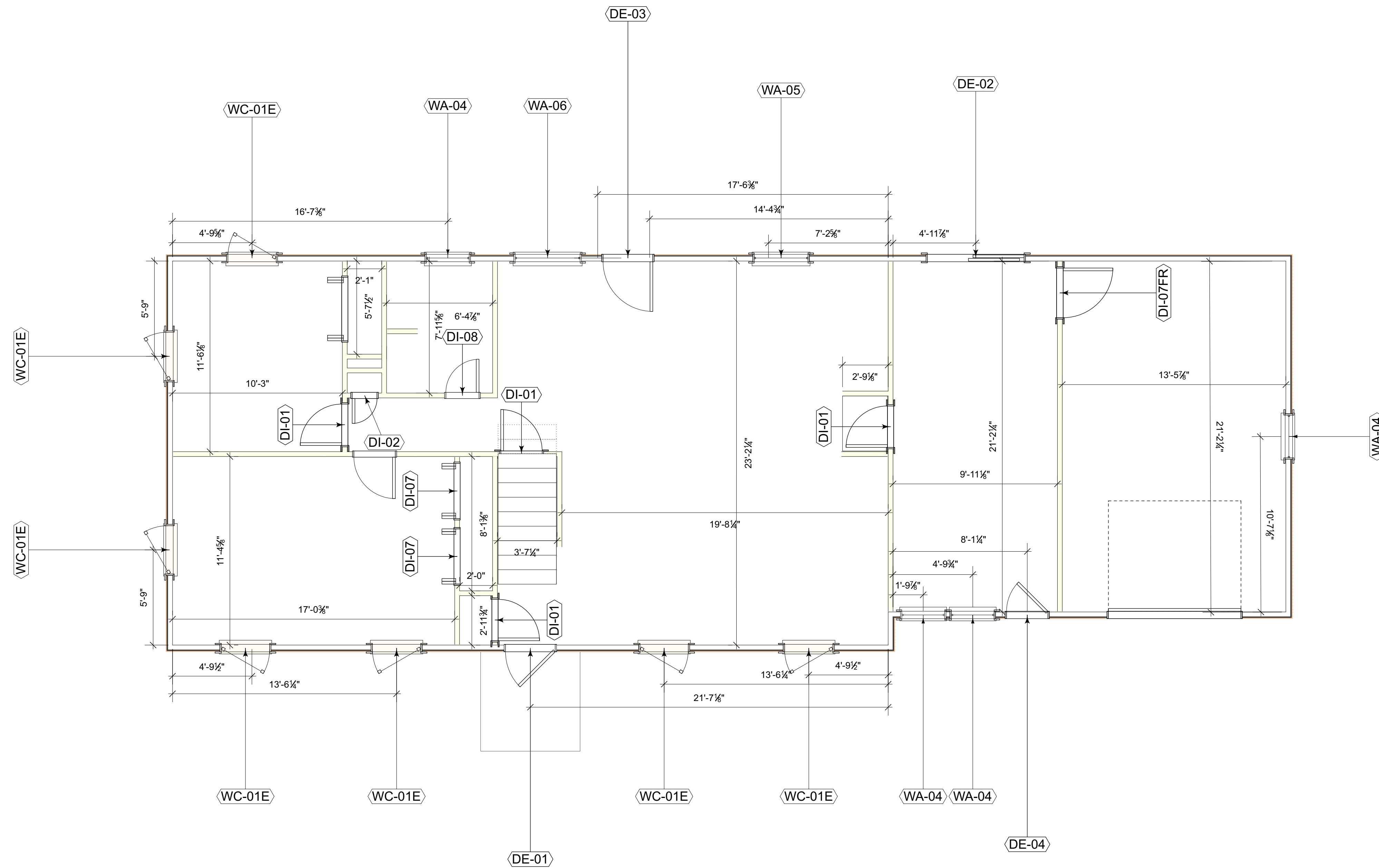
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PROJECT: Apr 30, 2024
CADD File Name: Liu921-09

2.1 1st Floor Door Window Plan
Scale: 1/4" = 1'-0"



Door Schedule

Mark	Nominal Size		Door Style	Door Data		
	Width	Height		Configuration	Mfr	Model No.
DI-01	26"	68"	Swing	N/A		
DI-01	26"	68"	Swing	N/A		
DI-01	26"	68"	Swing	N/A		
DI-01	26"	68"	Swing	N/A		
DI-01	30"	68"	Swing	Jeld Wen	Smooth-Pro™ Fiberglass Ext. 1/4 View 3-Light Top Down 1-Panel	
DI-01	26"	68"	Swing	N/A		
DI-02	60"	68"	Sliding	XO	Marvin	Elevate SPD6068
DI-02	18"	68"	Swing	N/A		
DI-02	18"	68"	Swing	N/A		
DI-02	18"	68"	Swing	N/A		
DI-02	18"	68"	Swing	N/A		
DI-03	30"	68"	Swing	N/A	Jeld Wen	Smooth-Pro™ Fiberglass Ext. All Glass
DI-03	26"	68"	Swing	N/A		
DI-04	50"	68"	Folding	N/A		
DI-04	26"	68"	Swing	N/A	Jeld Wen	Smooth-Pro™ Fiberglass Ext. 1/4 View 3-Light Top Down 1-Panel
DI-04	50"	68"	Folding	N/A		
DI-05	26"	68"	Pocket	N/A		
DI-05	26"	68"	Pocket	N/A		
DI-06	30"	68"	Pocket	N/A		
DI-07	36"	68"	Folding	N/A		
DI-07	36"	68"	Folding	N/A		
DI-07	FR	30"	68"	Swing	N/A	
DI-08		20"	68"	Swing	N/A	

Window Schedule

Mark	Window Style	Configuration	Openings			Window Data			Accessories	Comments
			Wgress W/in	RO Width	RO Height	Mfr	Model No.			
WC-01	E	Casement	True	31"	31 5/8"	Marvin	ELCA3747			
WC-01	E	Casement	True	31"	31 5/8"	Marvin	ELCA3747			
WC-01	E	Casement	True	31"	31 5/8"	Marvin	ELCA3747			
WC-01	E	Casement	True	31"	31 5/8"	Marvin	ELCA3747			
WC-01	E	Casement	True	31"	31 5/8"	Marvin	ELCA3747			
WC-01	E	Casement	True	31"	31 5/8"	Marvin	ELCA3747			
WC-01	E	Casement	True	31"	31 5/8"	Marvin	ELCA3747			
WC-01	E	Casement	True	31"	31 5/8"	Marvin	ELCA3747			
WC-01	E	Casement	True	31"	31 5/8"	Marvin	ELCA3747			
WC-01	E	Casement	True	31"	31 5/8"	Marvin	ELCA3747			
WC-01	E	Casement	True	31"	31 5/8"	Marvin	ELCA3747			
WC-01	E	Casement	True	31"	31 5/8"	Marvin	ELCA3747			
WA-02	Casement	True	31"	33 5/8"	Marvin	ELAWN3739				
WA-03	Awning	FALSE	31"	33 5/8"	Marvin	ELAWN3735				
WA-03	Awning	FALSE	31"	33 5/8"	Marvin	ELAWN3735				
WA-03	Awning	FALSE	31"	33 5/8"	Marvin	ELAWN3735				
WA-03	Awning	FALSE	31"	33 5/8"	Marvin	ELAWN3735				
WA-04	Awning	FALSE	29"	21 5/8"	Marvin	ELAWN3335				
WA-04	Awning	FALSE	29"	21 5/8"	Marvin	ELAWN3335				
WA-04	Awning	FALSE	29"	21 5/8"	Marvin	ELAWN3335				
WA-04	Awning	FALSE	29"	21 5/8"	Marvin	ELAWN3335				
WA-05	Awning	FALSE	35"	21 5/8"	Marvin	ELAN4135				
WA-06	Awning	FALSE	41"	11 5/8"	Marvin	ELAWN4923				

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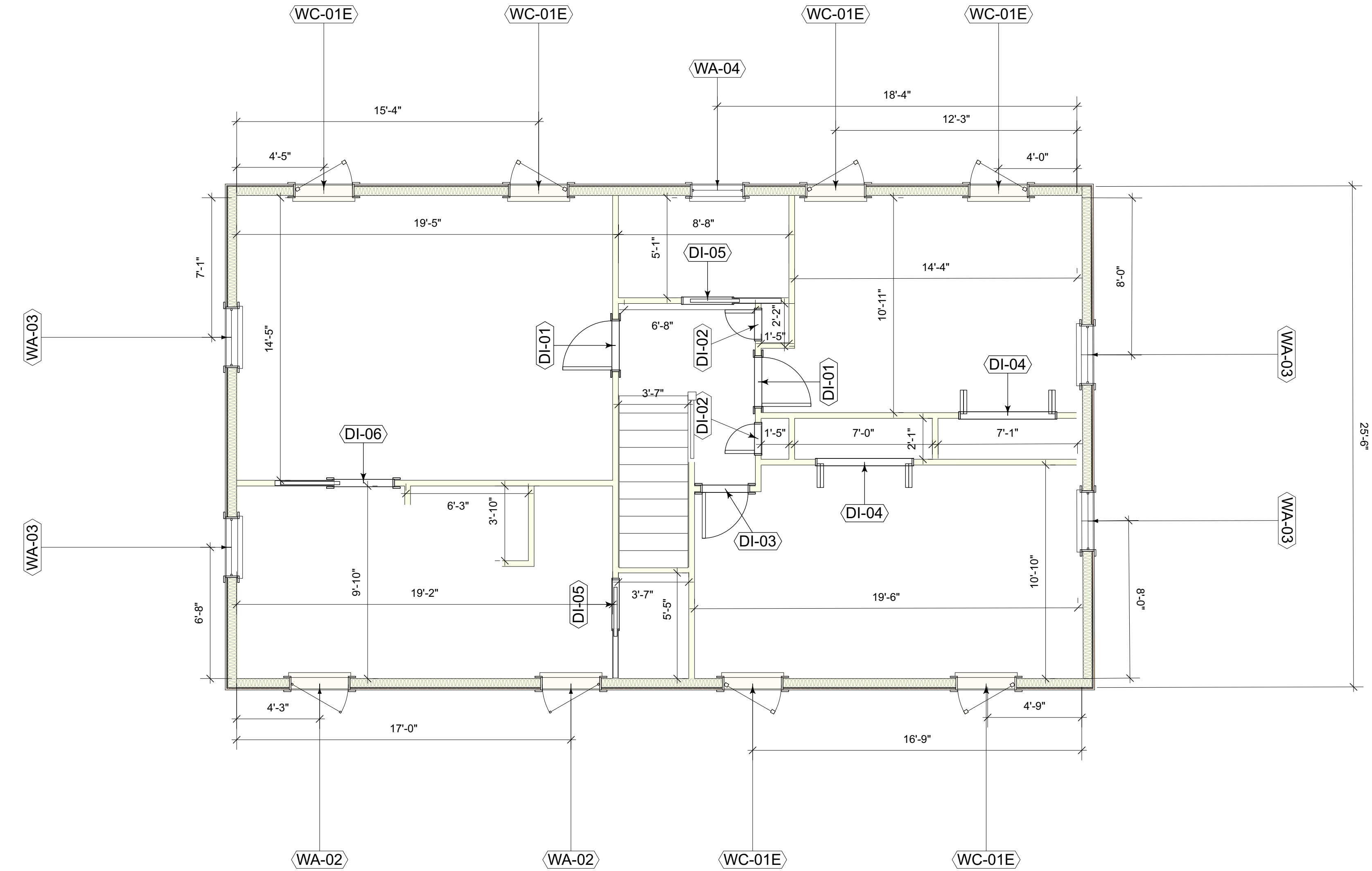
First Floor Window and Door
 Sheet Scale: 1" = 20'-0"
 Drawn By: CCH
 Checked By: CCH
 Date: 12/20/23

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Project No: Apr 30, 2024
 CAD File Name: LUG21-09

2.3 2nd Floor Window Door
Scale: 1/4" = 1'-0"



Door Schedule							
Mark	Nominal Size		Door Style	Door Data			
	Width	Height		Configuration	Mfr	Model No.	Comments
DI-01	26"	68"	Swing	N/A			
DI-01	26"	68"	Swing	N/A			
DI-01	26"	68"	Swing	N/A			
DI-01	26"	68"	Swing	N/A			
DI-01	26"	68"	Swing	N/A			
DE-01	30"	68"	Swing	N/A	Jeld Wen	Smooth-Pro™ Fiberglass Ext. 1/4 View 3-Light Top Down 1-Panel	
DI-01	26"	68"	Swing	N/A			
DE-02	60"	68"	Sliding	XO	Marvin	Elevate SPD6068	
DI-02	18"	68"	Swing	N/A			
DI-02	18"	68"	Swing	N/A			
DI-02	18"	68"	Swing	N/A			
DE-03	30"	68"	Swing	N/A	Jeld Wen	Smooth-Pro™ Fiberglass Ext. All Glass	
DI-03	26"	68"	Swing	N/A			
DI-04	50"	68"	Folding	N/A			
DE-04	26"	68"	Swing	N/A	Jeld Wen	Smooth-Pro™ Fiberglass Ext. 1/4 View 3-Light Top Down 1-Panel	
DI-04	50"	68"	Folding	N/A			
DI-05	26"	68"	Pocket	N/A			
DI-06	30"	68"	Pocket	N/A			
DI-07	36"	68"	Folding	N/A			
DI-07	36"	68"	Folding	N/A			
DI-07	FR	30"	68"	Swing	N/A		
DI-08		20"	68"	Swing	N/A		

Window Schedule									
Mark	Configuration	Window Style	Openings			Window Data			
			Egress Win	RO Width	RO Height	Mfr	Model No.	Accessories	Comments
WC-01	E	Casement	True	3'1"	3'11 5/8"	Marvin	ELCA3747		
WC-01	E	Casement	True	3'1"	3'11 5/8"	Marvin	ELCA3747		
WC-01	E	Casement	True	3'1"	3'11 5/8"	Marvin	ELCA3747		
WC-01	E	Casement	True	3'1"	3'11 5/8"	Marvin	ELCA3747		
WC-01	E	Casement	True	3'1"	3'11 5/8"	Marvin	ELCA3747		
WC-01	E	Casement	True	3'1"	3'11 5/8"	Marvin	ELCA3747		
WC-01	E	Casement	True	3'1"	3'11 5/8"	Marvin	ELCA3747		
WC-01	E	Casement	True	3'1"	3'11 5/8"	Marvin	ELCA3747		
WC-01	E	Casement	True	3'1"	3'11 5/8"	Marvin	ELCA3747		
WC-01	E	Casement	True	3'1"	3'11 5/8"	Marvin	ELCA3747		
WC-01	E	Casement	True	3'1"	3'11 5/8"	Marvin	ELCA3747		
WC-01	E	Casement	True	3'1"	3'11 5/8"	Marvin	ELCA3747		
WC-01	E	Casement	True	3'1"	3'11 5/8"	Marvin	ELCA3747		
WC-01	E	Casement	True	3'1"	3'11 5/8"	Marvin	ELCA3747		
WC-01	E	Casement	True	3'1"	3'11 5/8"	Marvin	ELCA3747		
WA-02		Casement	True	3'1"	3'3 5/8"	Marvin	ELAWN3739		
WA-03		Casement	True	3'1"	3'3 5/8"	Marvin	ELAWN3739		
WA-03		Awning	FALSE	3'1"	3'3 5/8"	Marvin	ELAWN3735		
WA-03		Awning	FALSE	3'1"	3'3 5/8"	Marvin	ELAWN3735		
WA-03		Awning	FALSE	3'1"	3'3 5/8"	Marvin	ELAWN3735		
WA-04		Awning	FALSE	2'9"	2'11 5/8"	Marvin	ELAWN3335		
WA-04		Awning	FALSE	2'9"	2'11 5/8"	Marvin	ELAWN3335		
WA-04		Awning	FALSE	2'9"	2'11 5/8"	Marvin	ELAWN3335		
WA-04		Awning	FALSE	2'9"	2'11 5/8"	Marvin	ELAWN3335		
WA-05		Awning	FALSE	3'5"	2'11 5/8"	Marvin	ELAN4135		
WA-06		Awning	FALSE	4'1"	1'11 5/8"	Marvin	ELAWN4923		

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Project Title: **Second Floor Window and Door**
 Sheet Scale: **1" = 20'-0"**
 Date: **12/20/23**
 Sheet No.: **2.3**
 of **8**

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 PO Box 685
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Date: **Apr 30, 2024**
 User: **Liu921-09**

Examples of homes in the neighborhood
with front porches





