

137 Walker Bungalow Rd

We are proposing an enhancement to our residence by extending the current porch along the entire frontage of the house. This project is an expansion of the existing structure (7'x 16') to span a total of 44 feet across the front of the house, extending 6.5 feet from the house.

Additionally, the project includes the extension of a dormer above the porch to create a covered area. This feature is designed to complement the extended porch, offering shelter and enhancing the facade of the house. The integration of the dormer with the porch extension ensures a cohesive appearance and functionality- tying in the dormer ridge with the existing ridge from the past addition in the rear of the house to make the house look more complete and a continuation of the existing framing. The space left underneath the dormer on the interior of the house can be used as a small storage area but not a living space, the area is too small.

Our aim with this project is to enrich the usability and appearance of the home while respecting its original architecture and the surrounding neighborhood. The extension is carefully designed to match the existing structure and add a more welcoming feel to the home, without completely changing the original framing and layout of the current house.

Addressing the analysis criteria the variance meets;

Public interest: The variance is not contrary to the public interest, it not only adds a dimension of impressiveness to the house but it doesn't encroach any neighboring property lines- nor does it add any height to the total building structure/ obstruct neighboring views. While the variance is for road setback relief, there is still the same amount of distance between the road and the current porch attached to the home.

The Spirit of the Ordinance: respecting the need to not have homeowners encroach the road with building is important. The variance were seeking does not encroach the road anymore than the current porch does- we are only looking to extend the foundation of the porch across the rest of the house.

Substantial Justice will be done: In order to make sure we comply with all of the bounds we're seeking we will have a site manager at all times who's proficient in the setback code making sure we follow the exact draft of how we've drawn up the addition.

The value of the surrounding properties will not be diminished: The goal of the addition as part of a series of other renovations is to make the home look more up to date in a subtle, respectful way. We do not encroach the neighbors property with this addition (Porch), nor will it be disrupting their land, view, or ecosystems. I believe the final product of the home will be a positive addition to the surrounding properties

Enforcement of the ordinance would result in unnecessary hardship: The addition to the home that was added ~ 10 years ago looks incomplete viewed from the front of the house. The current porch wasn't built properly and I'm looking to rebuild using the original idea of a porch but in a way to make the house look complete and in a way that complements the overall home.



FRONT ELEVATION

SCALE: 3/8" = 1'-0"



EXISTING

ELEVATION GRADES AND FOUNDATION DROPS SHOWN ARE CONCEPTUAL. FOUNDATION DROPS AND GRADE WILL BE DETERMINED ON SITE BY CONTRACTOR

DESCRIPTION

CONCEPTUAL PLANS
 NOT FOR CONSTRUCTION

DATE

01/17/24

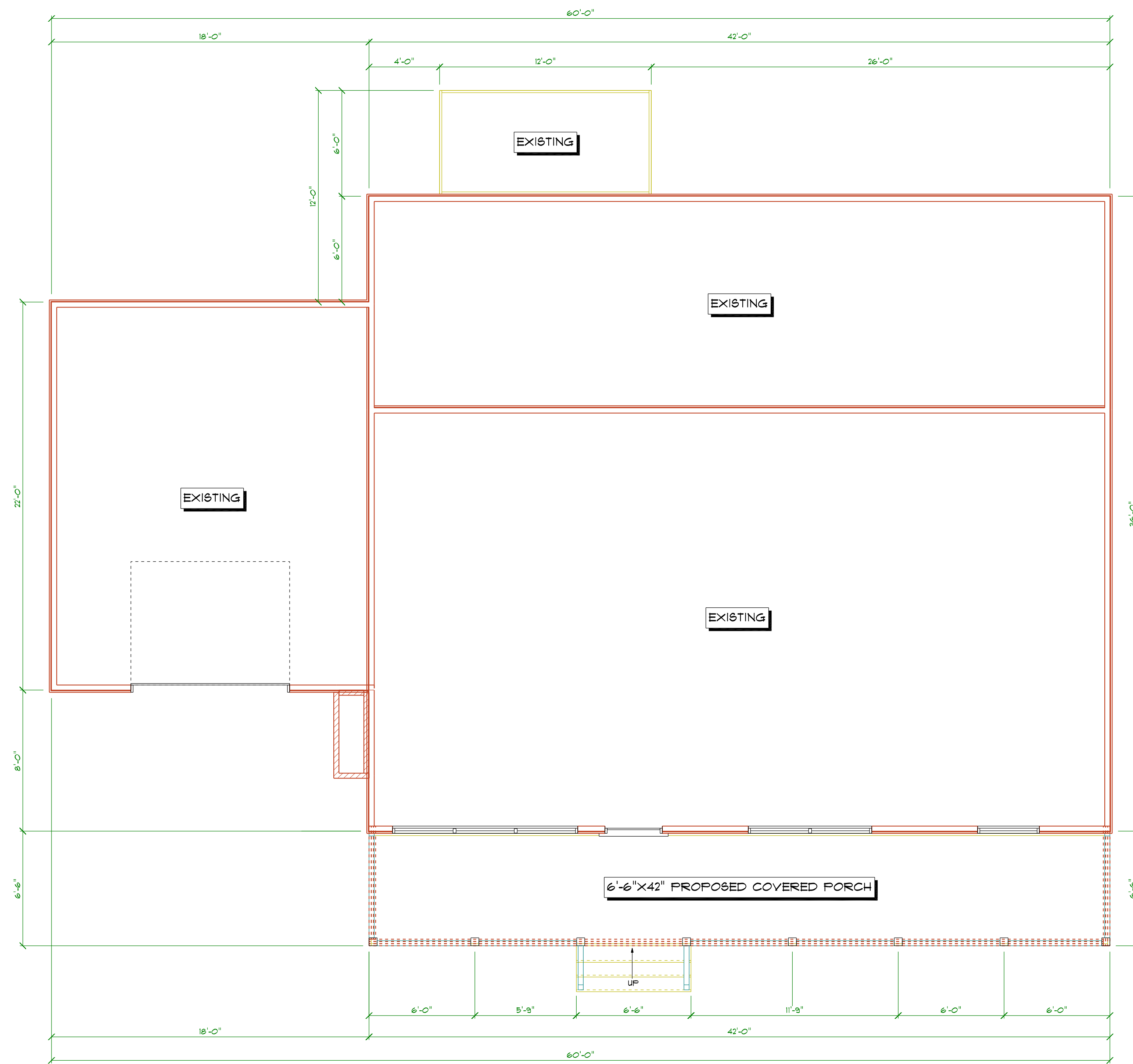
RYAN LEIBUNDGUT
 131 WALKER BUNGALOW RD
 PORTSMOUTH, NH 03801

SHEET NUMBER

A1

PLAN NUMBER

1381



COVERED PORCH FOOTPRINT

SCALE: 1/4" = 1'-0"

DATE	DESCRIPTION
01/17/24	CONCEPTUAL PLANS NOT FOR CONSTRUCTION

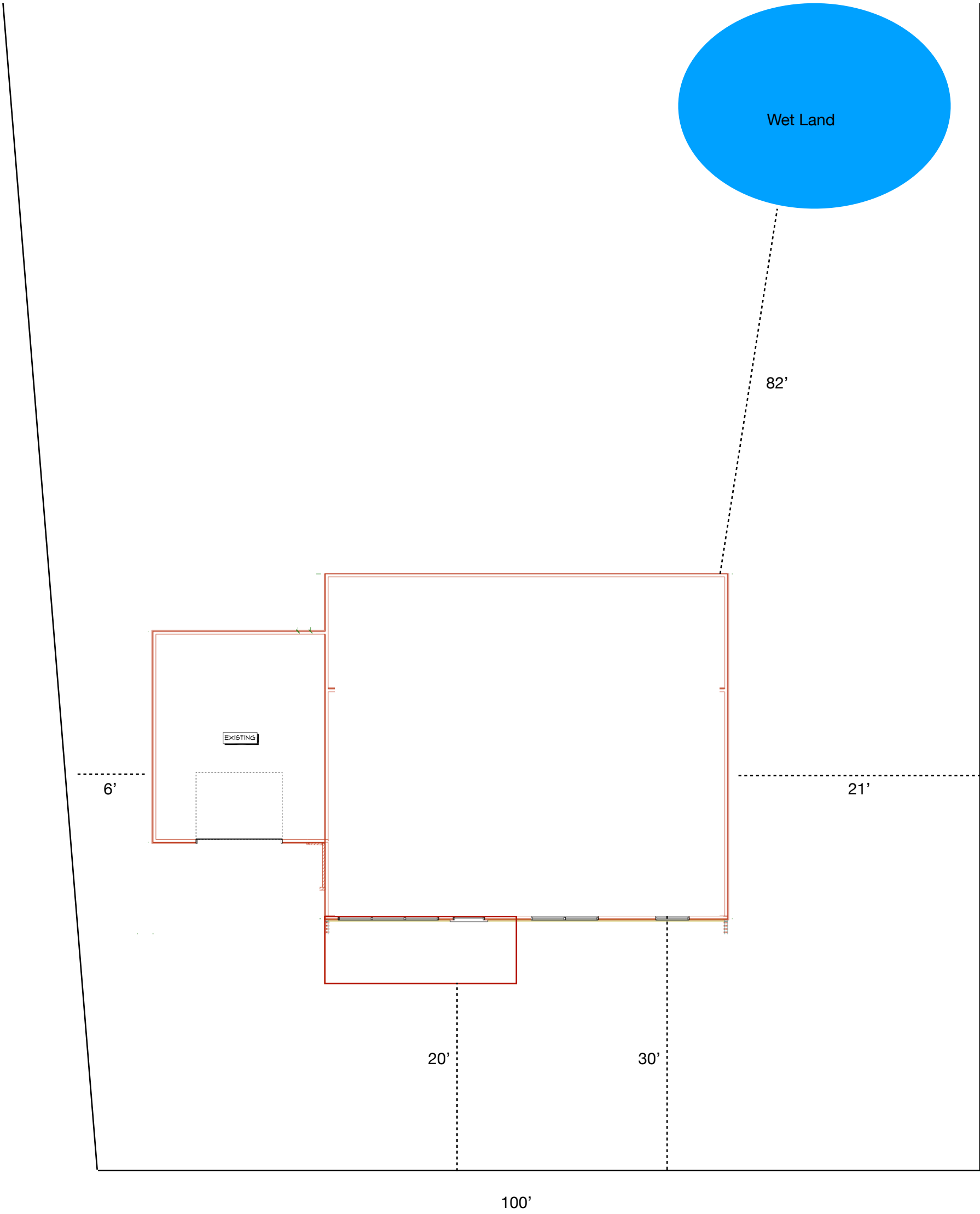
RYAN LEIBUNDGUT
 131 WALKER BUNGALOW RD
 PORTSMOUTH, NH 03801

SHEET NUMBER

A2

PLAN NUMBER

1381









PORCH
EXTENSION



ROOF ADDITION



Walker Bungalow Rd

Walker Bungalow