

Emily Doe
127 Willard Ave
Portsmouth NH

Porch/Stairs Variance request

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

- There is nothing that would be contrary to public interest, only improvement to the neighborhood.

10.233.22 The spirit of the Ordinance will be observed;

- Yes, it will be observed, because the new steps/porch will not be encroaching beyond the existing house towards the secondary front yard.

10.233.23 Substantial justice will be done;

- There is no benefit to the public to deny this permit, since it will only increase the look and safety of entering the house.

10.233.24 The values of surrounding properties will not be diminished;

- There will be no diminishing values for surround properties. Improving the look and safety of the house.

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

- I have a unique property which is a corner lot, of Willard and Ash, which means I have one front yard and a secondary front yead. The current home already is encroaching on the setbacks, and I am not asking to go beyond that, just add to the width of the current stairs and porch. I am also hoping to add a cover over the porch to prevent the weather from coming into the house. The current stairs are not to code, so with this project, the stairs will be safer and brought to code. I am requesting a setback of 6 feet on my secondary yard where 15 feet is currently required.



City of Portsmouth, NH

Property



127 WILLARD AVE



Google Directions (<https://maps.google.com/?q=127+Willard+Ave+Portsmouth,NH>)

[View Details \(/datasets/properties/0149-0037-0000\)](/datasets/properties/0149-0037-0000)

Google Maps Link (<https://www.google.com/maps/@43.064648,-70.765557,20t/data=!1m1!1e1!1m1!1s0x8903b11111111111:0x8903b11111111111>)

City of Portsmouth (<http://www.cityofportsmouth.com>)

Property Data (<http://gis.vgsi.com/PortsmouthNH/>)

Market Delineation
(<https://files.cityofportsmouth.com/maps/neighborhoods>)

Property

Location 127 WILLARD AVE
Map-Lot 0149-0037-0000
Vision Account Number 34639

Ownership

Owner EMILY MORGAN REV TRUST
OF 2021 DOE EMILY M TRUSTEE
Address 127 WILLARD AVE,
PORTSMOUTH, NH 03801

Valuation

Total \$764,500
Last Sale \$0 on 2021-03-26
Deed Date 2021-03-26
Book/Page 6255/2272

Land

Land Use 1010
Land Use SINGLE FAM MDL-01
Description
Market 103B
Delineation
Local District R
Parcel Area (AC) 0.21

Zoning

Zoning

GRA

Show On Map

(<http://help.mapgeo.io/>)



Zoom To

Share

Print

127 Willard Ave



Markup



Mode

Draw

Measure

Tools

Pan

Line

Circle

Rectangle

Polygon

Results

Clear All

Hide All

Line : Distance: 27 Feet

Edit

Remove

Line : Distance: 7.7 Feet

Edit

Remove

Line : Distance: 62 Feet

Edit

Remove







Asphalt Shingles

5/8 Zip Roof

2x8 Rafters with
2x6 overlays

6x6 HEADERS

6x6 Posts
with Applicable Fasteners

New windows tempered glass

2x8 joists 16 oc
with Hangers

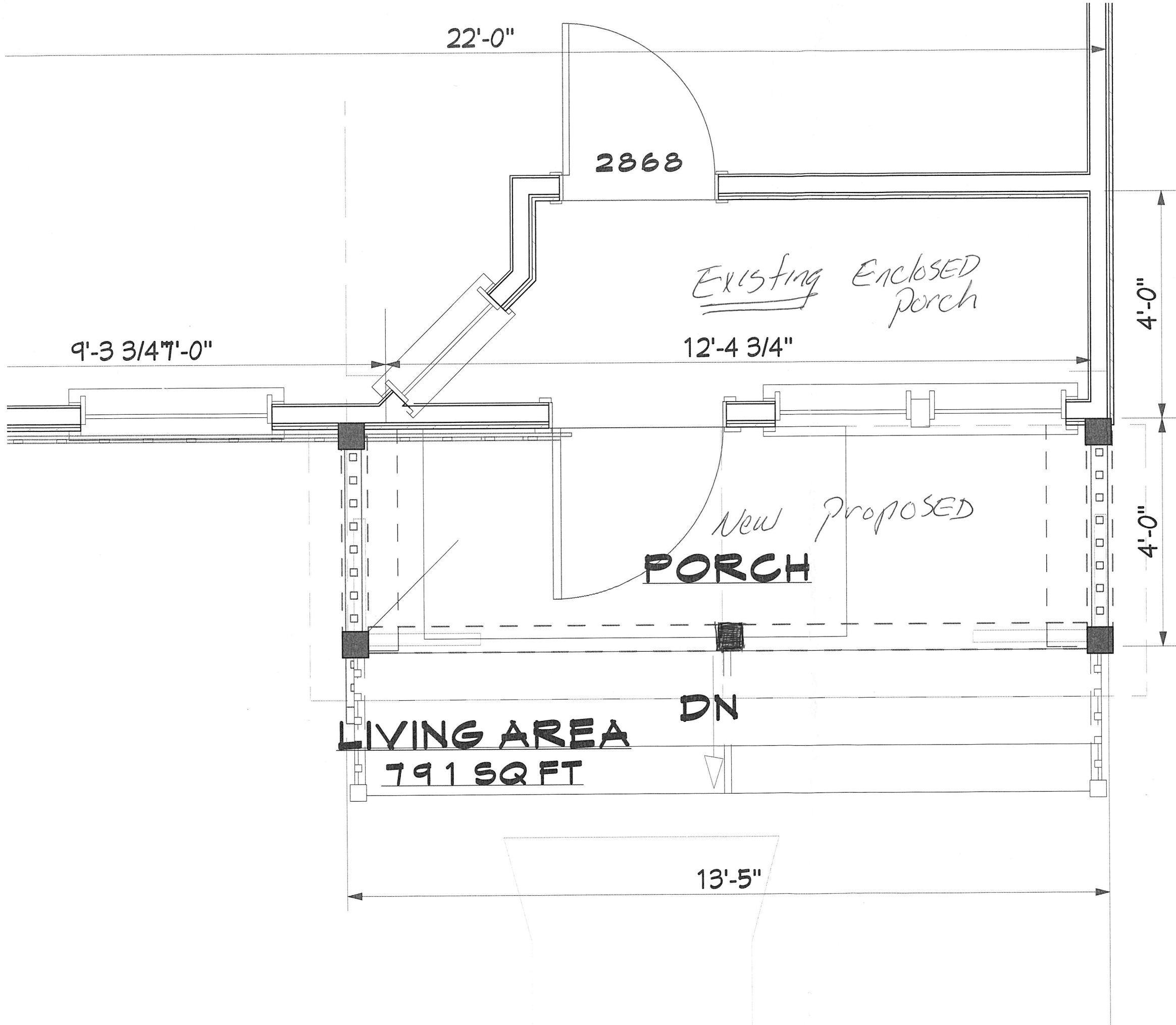
All posts supported by
10" SONNEN TUBES with
Big Foot

Curved Curved Corbel 4

Curved Corbel 4

Curved Corbel 4

2817



22'-0"

2868

Existing Enclosed Porch

12'-4 3/4"

9'-3 3/4"-0"

4'-0"

New Proposed

PORCH

4'-0"

DN

LIVING AREA

791 SQ FT

13'-5"

