



City of Portsmouth
Attn: Stefanie Casella, Planner, Zoning Board of Adjustment
1 Junkins Ave.
Portsmouth, NH 03801

December 18th, 2023

Dear Stefanie,

My name is Abbie Hackett, and I have been a resident of Portsmouth for the past 20 years, currently residing at 47 Elwyn Ave, just a few doors down from Mark and Julie Franklin's house at 168 Lincoln Ave. I have been a real estate agent in Portsmouth for almost 11 years, and I am currently licensed in New Hampshire and Maine. I work at Aland Realty, out of the downtown Portsmouth office located at 175 Market Street, and I have represented many Buyers and Sellers who have purchased and sold homes in the Little Harbor neighborhood in which 168 Lincoln Ave (and my home) is located.

I represented Mark and Julie Franklin when they purchased 168 Lincoln Avenue in April of 2022. I have seen their plans and renderings for their proposed renovation and addition, and they are beautiful! They thoughtfully contracted an expert local architect to create an interior living space that has both functionality and flow, and spaces that can accommodate two teen children and two adults who both work from home at times, as well as visiting family from across the country. Without adding on to the lot coverage at all (and in fact, decreasing the currently existing lot coverage slightly), the Franklins have maximized family gathering spaces within the home, and they attached the two-car garage, removing the existing detached one. An attached two-car garage is a very valuable feature in Portsmouth, in general, but particularly for doctors who require a very short commute to the hospital, and who regularly work on-call and overnight hours.

While crafting an interior living space that works best for a modern family, the architect and the Franklins were very careful to preserve the exterior charm and character of the existing New Englander-style structure that was built around 1900. There will still be a covered front porch, bay windows, dormers and all the details that make our neighborhood such a nostalgic place through which to stroll to the farmer's market, pickleball courts, dog park, Little Harbor School, South Mill Playground or library.

The Franklins have designed a stunning home; one I would be thrilled to live in, but am equally proud to live nearby! They are a lovely family and wonderful neighbors, and they want their home to enhance the neighborhood they love. I believe they will be doing exactly that! They will be adding tremendous value to their own home, but having a meticulously renovated home next door increases the home values throughout the entire neighborhood, including the directly abutting properties. We see this happen all the time in real estate. It is a very big reason why property values have increased in Portsmouth, particularly in neighborhoods like Little Harbor that have very small footprints where lot size and structures are non-conforming to begin with.

I am honored to present my professional opinion as both a seasoned real estate agent and expert in the Portsmouth real estate market, and as a neighbor of the subject property, that the Franklin's plans will increase the values of the homes in our neighborhood. I ask that you please grant them their variance requests this evening.

Sincerely,


Abbie Hackett