

City of Portsmouth
Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH 03801

Re: Variance Application
46 Aldrich Rd
Portsmouth, NH 03801

To Whom It May Concern:

We are pleased to submit this memo and in support of the proposed design documents requesting Zoning Relief for the construction of a new attached garage at 46 Aldrich Rd within the rear setback ordinance, to be considered by the ZBA at the June 2026 meeting.

Property/Project:

46 Aldrich Rd is a single-family home constructed around the year 1905. We are proposing to demolish an existing detached garage well within the rear setback and close to the rear property line. In removing the existing non-conforming garage, we are proposing to construct a new attached garage to the existing main house. The rear corner of the existing main house is non-conforming as well as it does protrude over the rear setback slightly. The project is seeking a variance due to the new garage addition being proposed just over the rear setback but is being proposed in less of a non-conforming way than what currently exists and would remain on the main house. The fact that the existing main house footprint and the proposed garage addition are **within the 20' rear setback required by the town** we are seeking zoning relief for the new proposed garage addition.

Variance Criteria

The variances will not be contrary to the public interest

The existing property, originally built around 1905, is currently non-conforming with respect to the rear setback of the main house as well as the existing detached garage. The construction proposed will remove the existing detached garage well within the rear setback to construct a new attached garage that is in similar compliance to the existing main house and better suits the current zoning ordinance.

The spirit of the ordinance is observed

The spirit of the zoning ordinance is observed based on the proposed project remaining consistent with the character and intent of the district while minimizing impacts to neighboring properties. The design maintains appropriate scale and residential character to the greatest extent practicable. The proposal does not create adverse impacts related to traffic, drainage, light, noise, or safety, and it preserves the overall goals of orderly development and neighborhood compatibility intended by the ordinance.

Substantial justice will be done

Granting this request would do substantial justice because it allows a reasonable use of the property while creating little to no negative impact on neighboring properties or the public. The proposal is consistent with the character of the area and respects the intent of the ordinance. Approving the variance represents a fair and balanced outcome for both the applicant and the community.

The values of surrounding properties will not be diminished

The values of the surrounding properties will not be diminished by granting the variance. The project is in keeping with the character of the neighborhood and of the existing house.

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

Literal enforcement of the Ordinance would result in unnecessary hardship because the existing detached garage is not of practical size or function for today's standard vehicles and provides limited usability during winter months and inclement weather. Due to the existing lot layout and structure configuration, construction of a fully conforming attached garage is less practical without further reducing off-street parking, significantly impacting the existing residence, or requiring substantial hardscape and landscape reconfiguration.

The proposed project replaces an existing non-conforming detached garage with an attached garage that improves the overall site layout and functionality while reducing the degree of non-conformance. Although limited rear setback relief is still required, the proposal represents a substantial improvement over the existing condition and is consistent with the intent of the Ordinance.

For the reasons described above, we respectfully request the Board grant this variance.

Respectfully,

Susan Ingersoll

OWNER AUTHORIZATION FORM

Project Address: 46 Aldrich Road

City/Town: Portsmouth **State:** NH **Zip:** 03801

Tax Map/Lot Number (if applicable): 148 / 26

Property Owner Information

Owner Name(s): Susan E. Inersoll

Mailing Address: 75 Vine Street, Unit 808, Seattle, WA 98121

Phone Number: 617.680.8845

Email Address: su.ingersoll@gmail.com

Authorized Representative Information

I/We, the undersigned property owner(s), hereby authorize:

Individual / Company Name: Justin Knowlton/Design Worth Calling Home

Contact Person (if company):

Mailing Address: 196 Dearborn Rd, Greenland, NH 03840

Phone Number: (603) 767-3232

Email Address: designworthcallinghome@gmail.com

To act as my/our authorized representative in connection with the following:

- Building Permit Application
- Planning/Zoning Application
- Wetlands Application
- Variance/Special Exception
- Site Plan Review
- Other: HDC

Scope of Authorization

The authorized representative may:

- Submit applications and supporting documents
- Communicate with municipal staff, boards, and consultants
- Receive notices and correspondence related to the application
- Attend meetings and hearings on my/our behalf
- Make revisions to submitted plans and materials as required

This authorization shall remain in effect until:

- Completion of the project/application
 Revoked in writing by the property owner
 Other expiration date: _____

Owner Certification

I/We certify that I/we are the legal owner(s) of the property identified above and that the information provided in this authorization is true and correct.

Property Owner Signature

Printed Name: Susan E. Inersoll

Signature:  

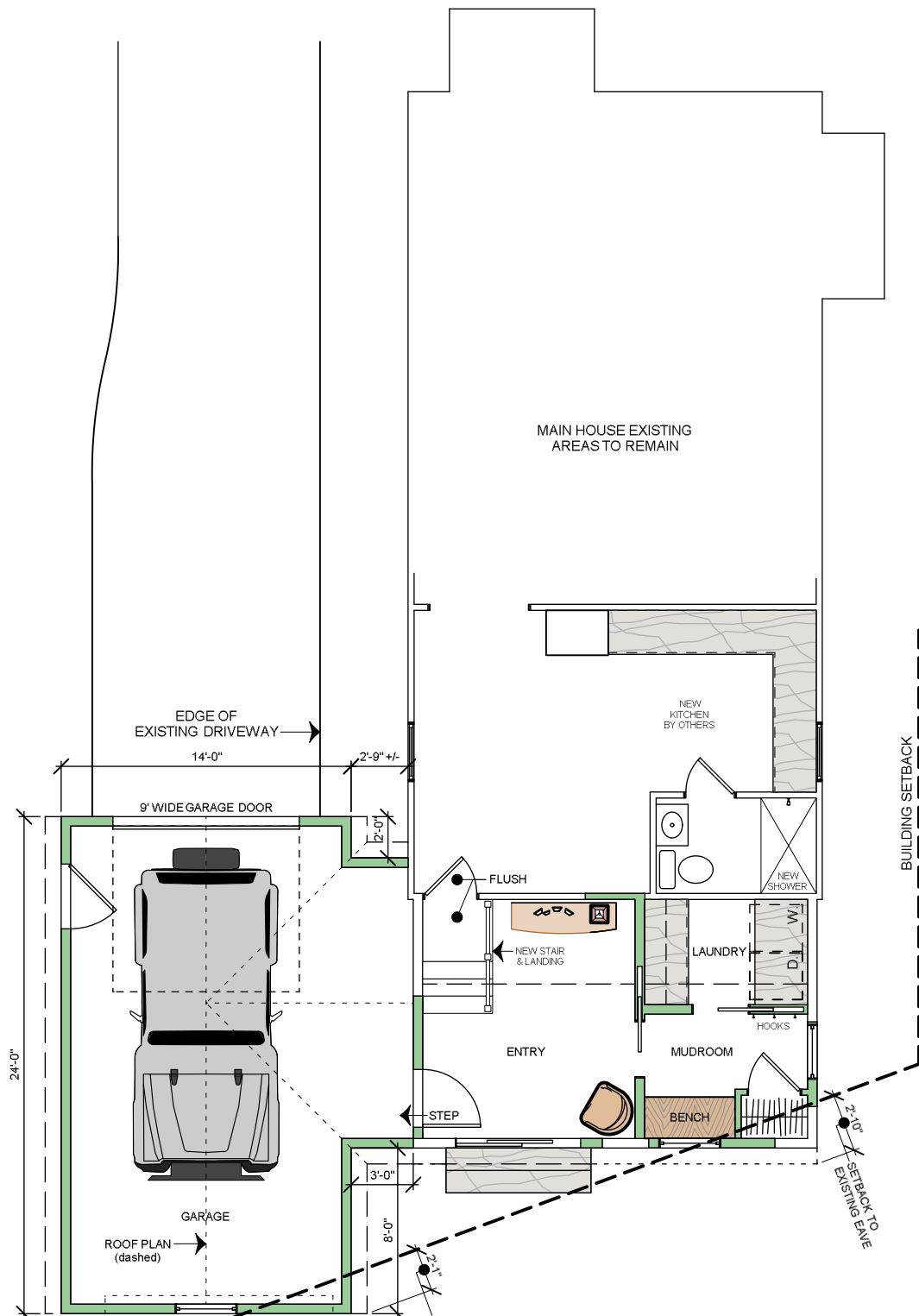
Date: 05/13/2026

Co-Owner Signature (if applicable)

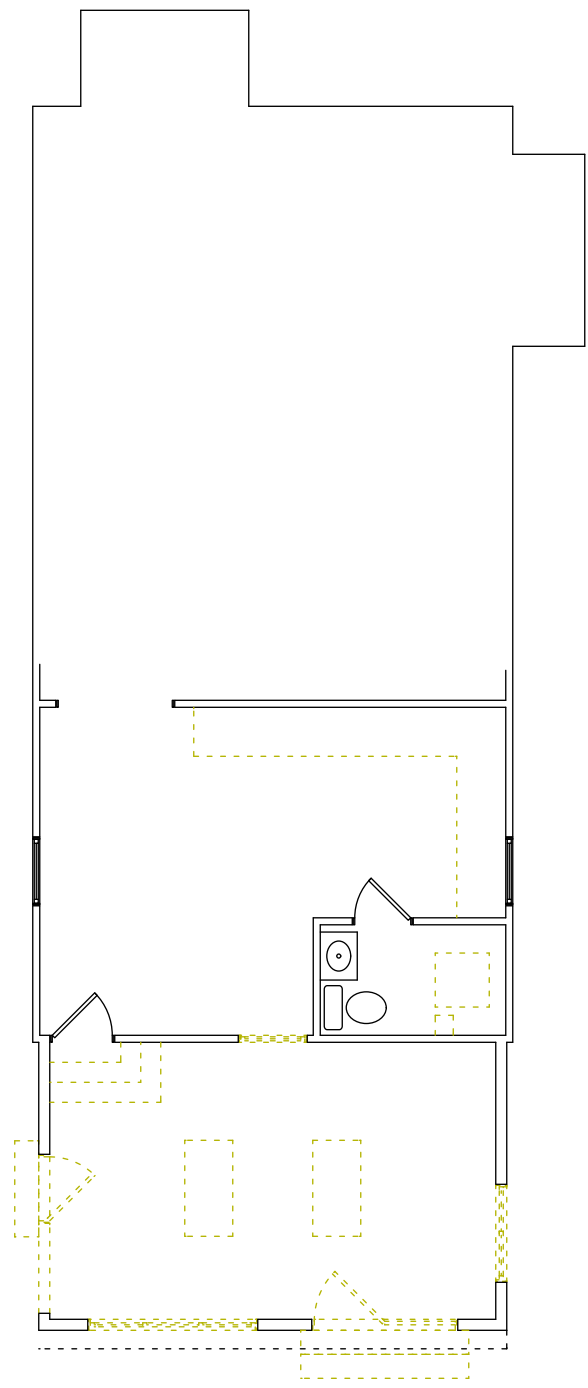
Printed Name: _____

Signature: _____

Date: _____



PROPOSED FIRST FLOOR PLAN
 Scale: 1/8" = 1'-0"
 — EXISTING TO REMAIN
 — PROPOSED STUD WALL



EXISTING FRONT OF MAIN HOUSE



EXISTING REAR OF MAIN HOUSE

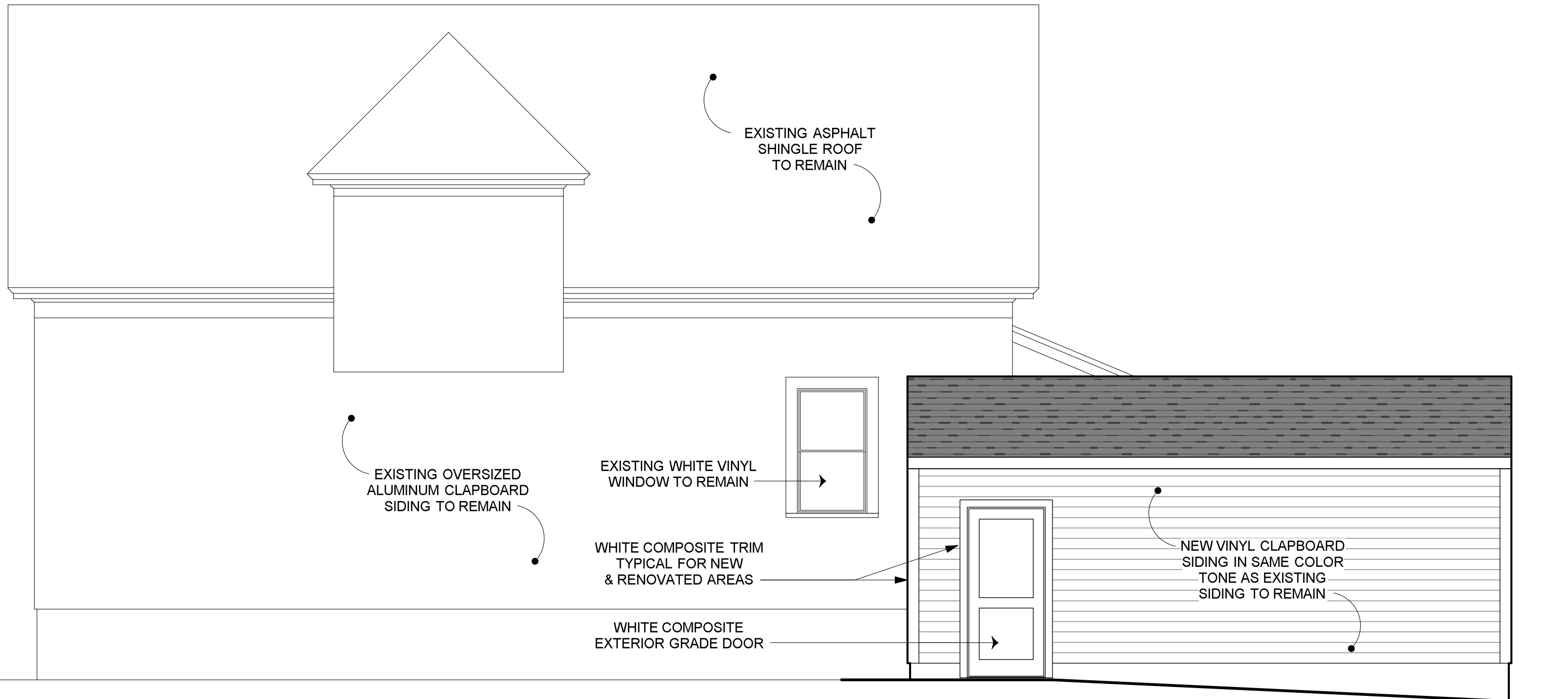


EXISTING GARAGE TO BE REMOVED

Ingersoll Residence

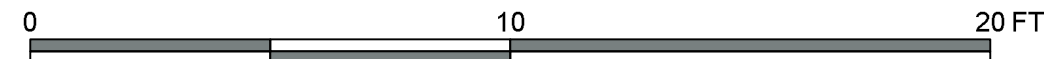
46 Aldrich Rd, PORTSMOUTH, NH

Design
 WORTH CALLING
HOME CO.



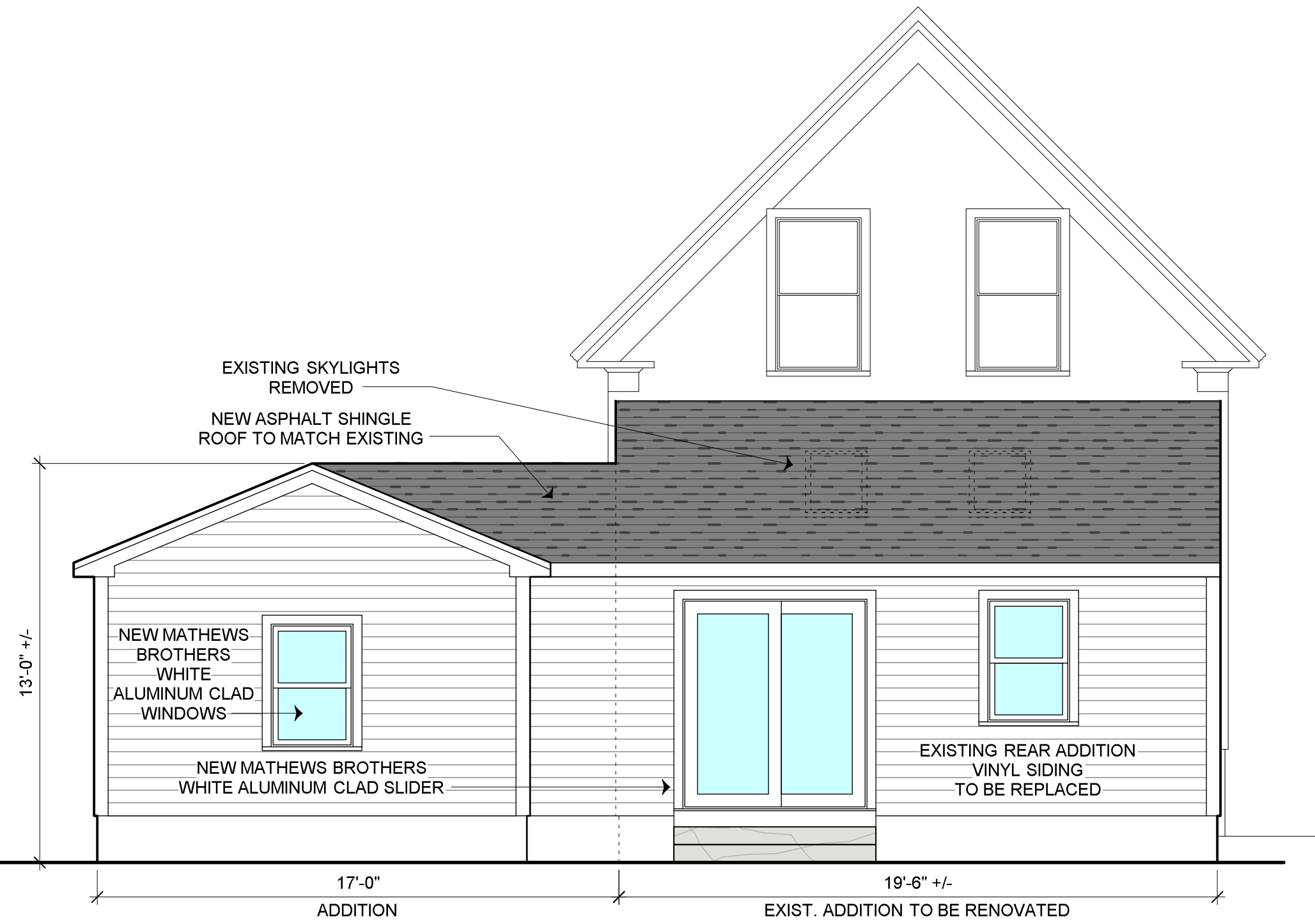
PROPOSED SIDE ELEVATION

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



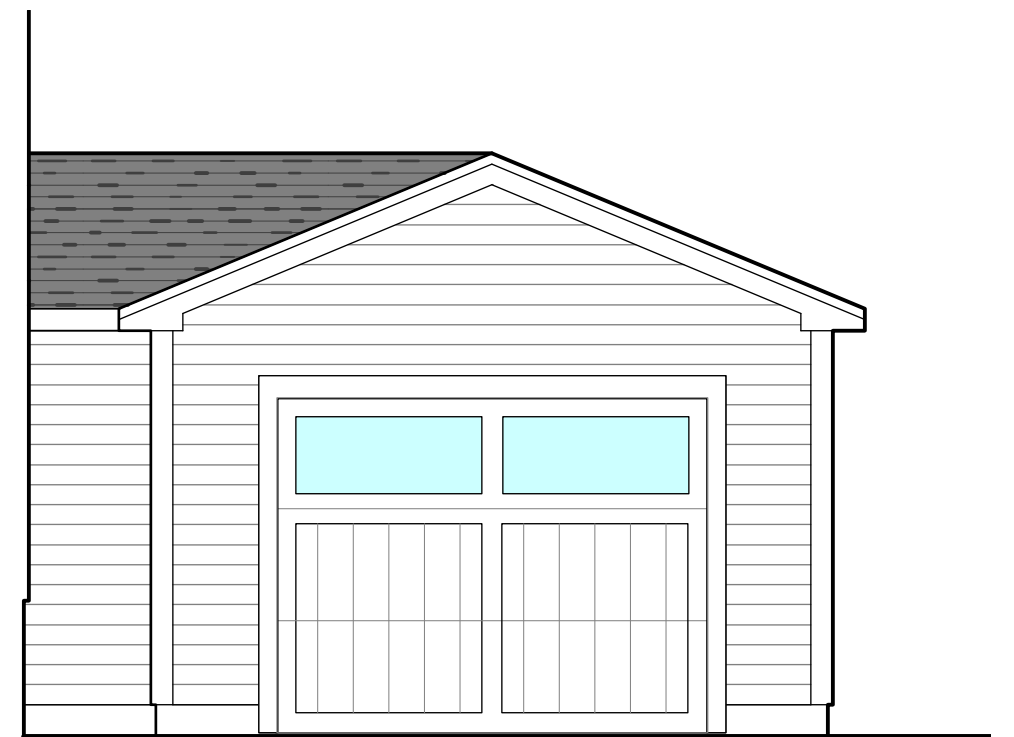
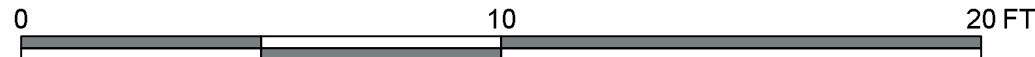
Ingersoll Residence
 46 Aldrich Rd, PORTSMOUTH, NH

Design
 WORTH CALLING
HOME LLC



PROPOSED REAR ELEVATION

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



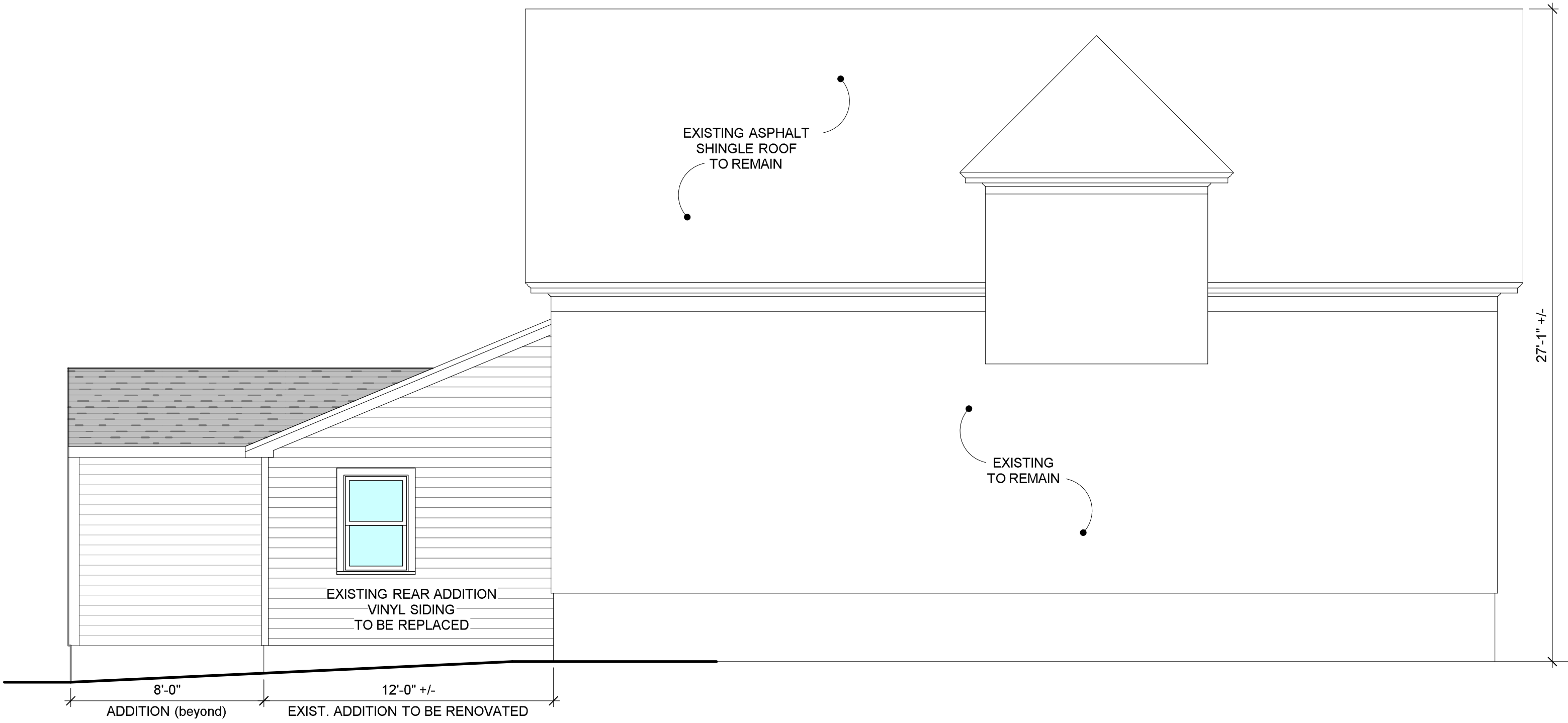
GARAGE FRONT ELEVATION

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

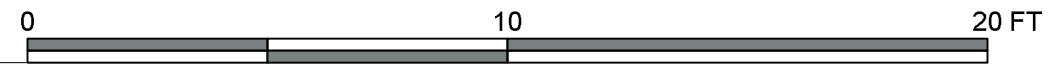
Ingersoll Residence

46 Aldrich Rd, PORTSMOUTH, NH

Design
 WORTH CALLING
HOME LLC



PROPOSED SIDE ELEVATION
 Scale: 1/4" = 1'-0"



Ingersoll Residence
 46 Aldrich Rd, PORTSMOUTH, NH

Design
 WORTH CALLING
HOME LLC

TAX MAP 153 LOT 44
SUSAN B. MCLANE
55 ALDRICH ROAD,
PORTSMOUTH, N.H. 03801
BK: 2991 PG: 2208

ALDRICH ROAD
(A.K.A. WEST STREET)

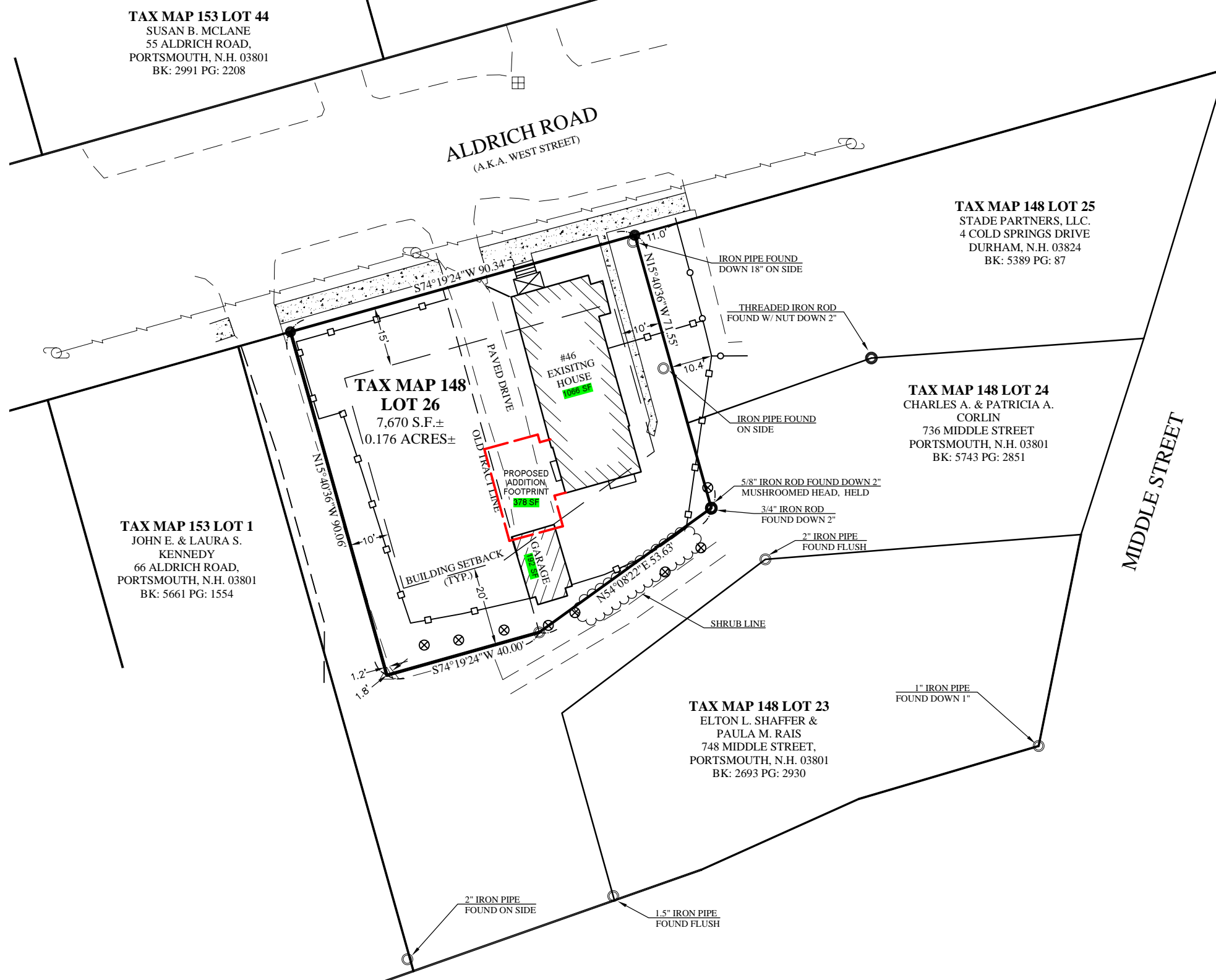
TAX MAP 148 LOT 25
STADE PARTNERS, LLC.
4 COLD SPRINGS DRIVE
DURHAM, N.H. 03824
BK: 5389 PG: 87

TAX MAP 148
LOT 26
7,670 S.F.±
0.176 ACRES±

TAX MAP 148 LOT 24
CHARLES A. & PATRICIA A.
CORLIN
736 MIDDLE STREET
PORTSMOUTH, N.H. 03801
BK: 5743 PG: 2851

TAX MAP 153 LOT 1
JOHN E. & LAURA S.
KENNEDY
66 ALDRICH ROAD,
PORTSMOUTH, N.H. 03801
BK: 5661 PG: 1554

TAX MAP 148 LOT 23
ELTON L. SHAFFER &
PAULA M. RAIS
748 MIDDLE STREET,
PORTSMOUTH, N.H. 03801
BK: 2693 PG: 2930



PROPOSED SITE PLAN

Scale: 1" = 30'-0"



Ingersoll Residence

46 Aldrich Rd, PORTSMOUTH, NH

Design
WORTH CALLING
HOME COLL

PROPERTY LOCATION
46 ALDRICH RD



PARTIAL HDC MAP - NOT TO SCALE