

To the City of Portsmouth, Board of Adjustment

We the LoVecchio's are proposing to replace our home in the same footprint with an updated home built to modern standards inline with the routine development occurring in the neighborhood. We do not plan to expand the footprint of our home, as it is 8 feet from the side and backyard property lines. Below, we layout our argument:

1. The Variances are not contrary to the public interest in that many properties in this neighborhood are non-conforming to Building Area & Setbacks. - The home is a single residence home, surrounded by other single residence homes in the Elwin park neighborhood. It's in the public's interest to have a sightly and safe home resting in place of the current outdated structure, which is surrounded by updated structures that are either much newer, or have been substantially improved in a manner like we are proposing. The home will be owner occupied (by us) and we plan to live here in Portsmouth for many years to come. As such, it does not threaten public health, safety, or welfare, or otherwise injure public rights.

-The proposed project is a vertical expansion upon the current footprint of the house. As such, no modifications will be made to the footprint. The back and side yard setback and building coverage variance request will not increase the current non-compliance. The house renovations will remain consistent with the original footprint. As such, it does not threaten public health, safety, or welfare, or otherwise injure public rights.

2. The Variances are consistent with the spirit of the ordinance in that it will allow this variance with minimal impact without adversely affecting the abutters & neighborhood.

-The existing building coverage is far below that of any other property within the Elwin park neighborhood. In this regard, it observes the spirit of the ordinance and is not contrary to the public interest nor does it threaten public health, safety, or welfare, or otherwise injure public rights.

-The project does not alter the essential character of the neighborhood; rather it allows for the homes' compatibility to align with the neighborhoods' updating of housing trend. For example, both these homes are close by and have received extensive renovations such as we are proposing: 8 EDGEWOOD RD Map-Lot 0251-0105-0000 and 35 WILSON RD Map-Lot 0251-0092-0000. The proposed house design does not threaten public health, safety, or welfare, or otherwise injure public rights.

-Conditions that may appear incongruous with the neighborhood, such as the proximity of the house to the property lines have existed since the home was built in 1972. Furthermore, these conditions exist extensively throughout the neighborhood. As seen below in exhibits 1,2,and 3. Many homes surrounding our property exist in a similar state of variance.

Exhibit 1

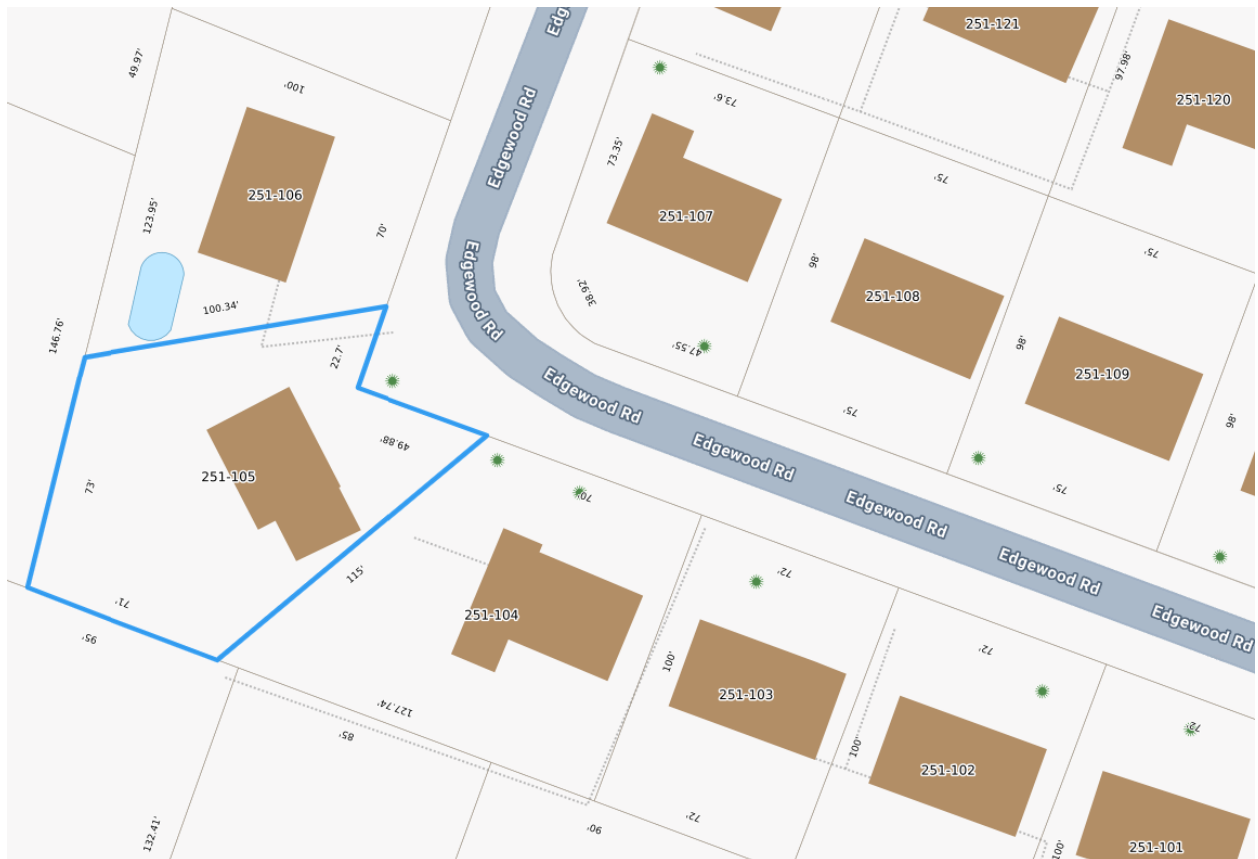


Exhibit 2



Exhibit 3



- The project does not conflict with the explicit or implicit purpose of the ordinance.
- The project observes the spirit of the ordinance by not increasing neighborhood crowding and by greatly improving the quality and appearance of the subject property.

3. Substantial justice will be done, as the Variances will allow the best location for this unit from both the neighborhood and owners perspective.

- The existing footprint of the building and intensity of property use will remain the same.
- We will be constructing a modernized, energy-efficient, fire-safe structure, meeting current building and fire codes.
- The property will be renovated and upgraded in a pleasing design, which benefits the neighborhood.
- The house renovation project does not harm the general public or other individuals.

4. These Variances will not diminish the value of surrounding properties.

- The proposed design will rebuild the 1971 home inline with the renovated housing existing in the neighborhood.
- The proposed house renovations will be aesthetically pleasing and greatly improve the look of the property, therefore increasing the property values of the surrounding homes.
 - In Portsmouth, in recent years, even modest renovation to a residence has consistently resulted in an increase of surrounding property values.

5. The special condition of this property is the non-conformity of the Existing Residence to Rear & Left Side Setbacks and the irregular shape of the rear property line.

- See attached site plan for non-compliant setback of current home to side and rear yard setbacks of 10 feet. We are planning to build within the current footprint of the existing home, with no further impact to the setbacks.

-Literal enforcement of the ordinance would result in unnecessary hardship:

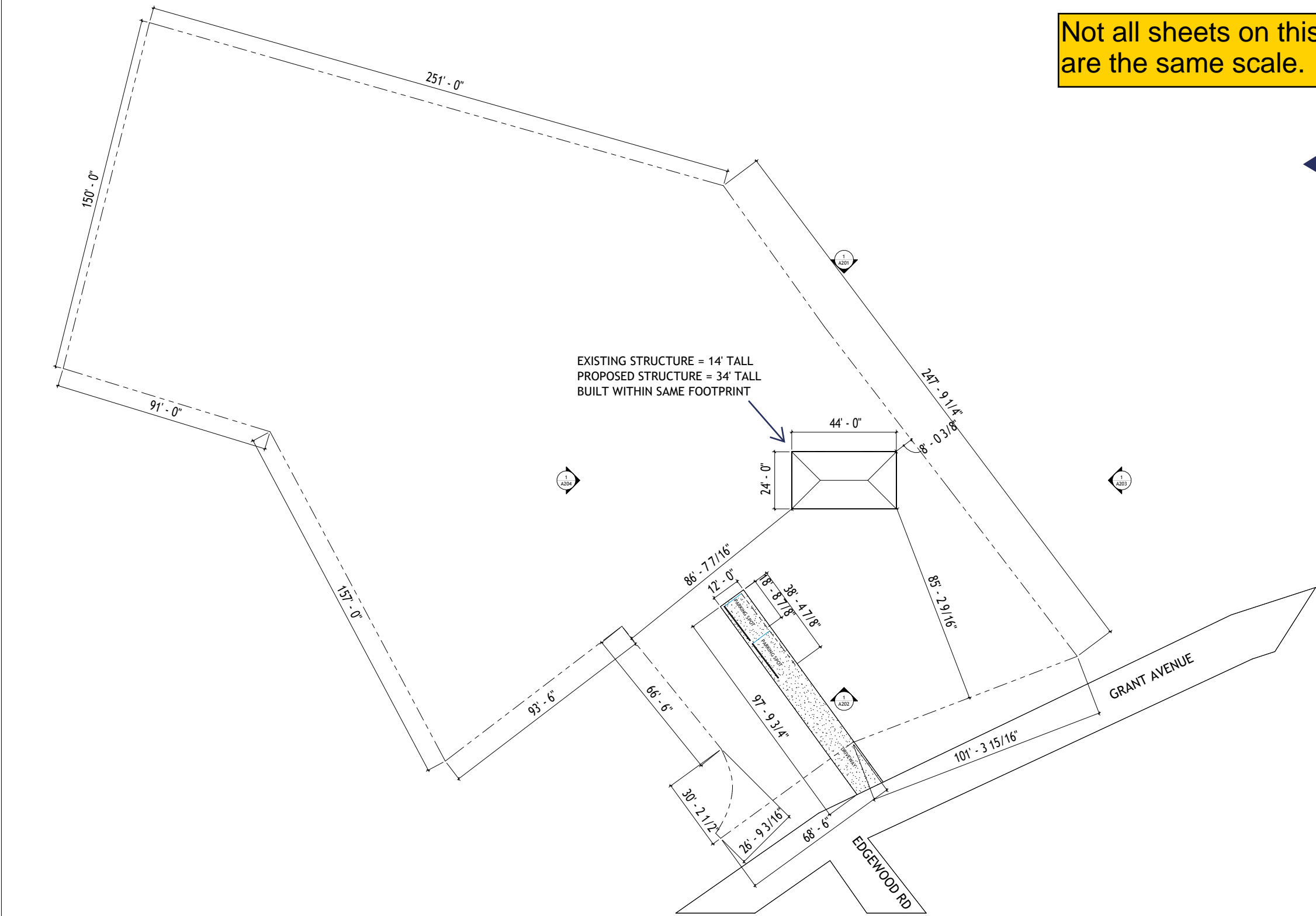
- Waste of perfectly suitable foundation, utility stubs, and natural appeal.
- We plan to live here for a long time, and provide room for our family to grow. The house as it stands would present significant hardship in terms of implementing the safest current housing standards.
- Moving the house in any direction from where it stands would result in less free space for our neighbors and more impact to the neighborhood from the substantial removal of forestry.
- The property has a minor non-conformance as it is, within the current footprint. Many surrounding homes have greater non-conformances and do not impact the neighborhood negatively.

CONCLUSIONS

- We are not increasing the house's footprint; we are not increasing non-conformity.
- We will maintain the existing forestry as deemed possible by certified arborists.
- The house design is aesthetically pleasing and fits the nature of the neighborhood.
- The renovations greatly improve the appearance of the house and property, and consequently, increase the value of surrounding properties.

We, the LoVecchio's, respectfully request the Board's approval on this matter.

Not all sheets on this plan
are the same scale.



① Site Plan
1/16" = 1'-0"

87 Grant Avenue	
Mr & Mrs LoVecchio	
Project Number	1
Date	8/15/2025
Drawn By	AL
C101	
Scale	1/16" = 1'-0"

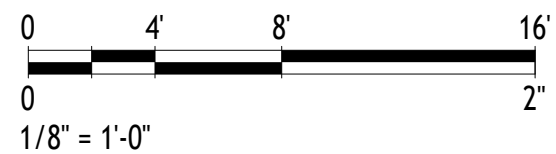
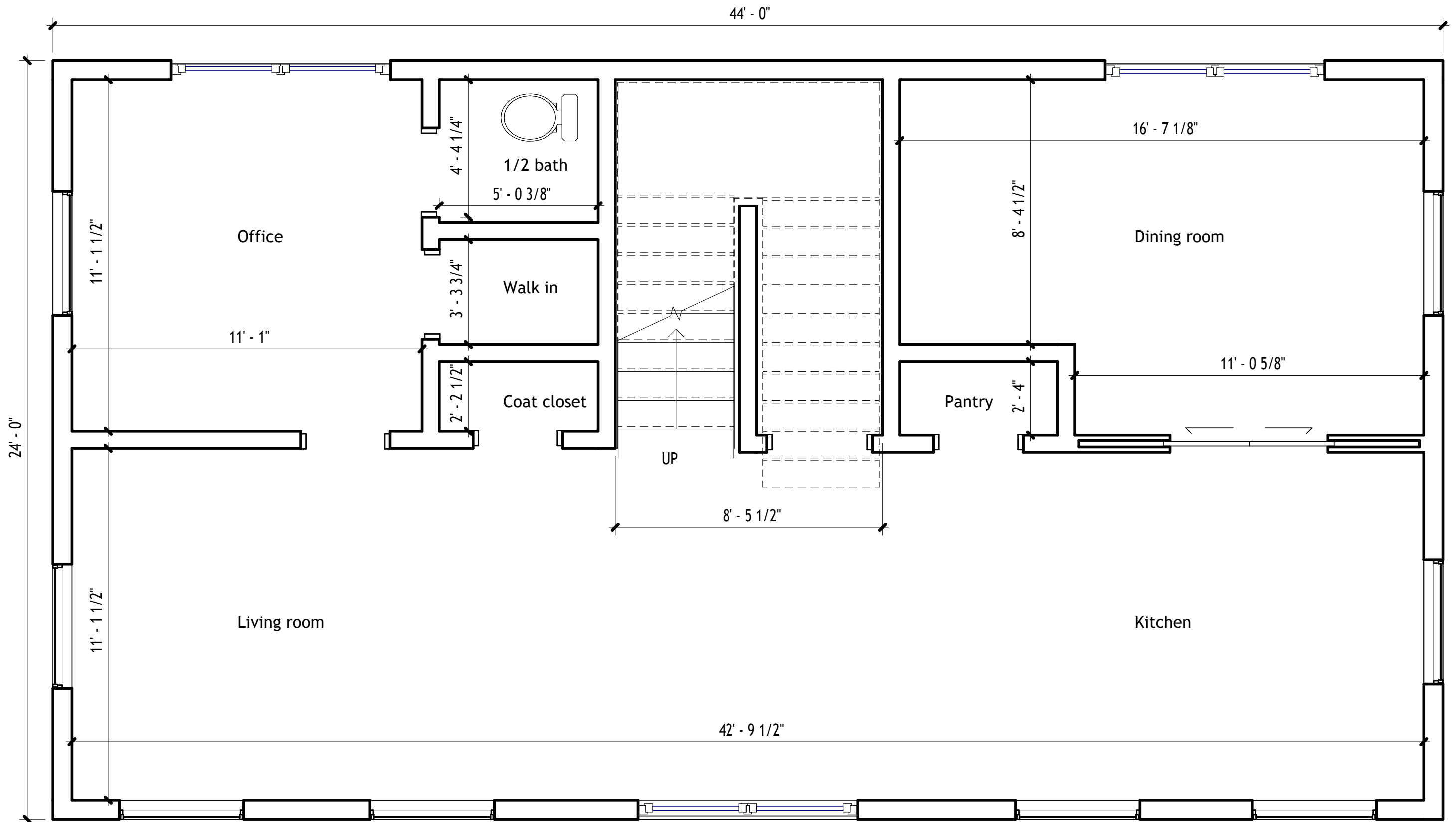


Existing house

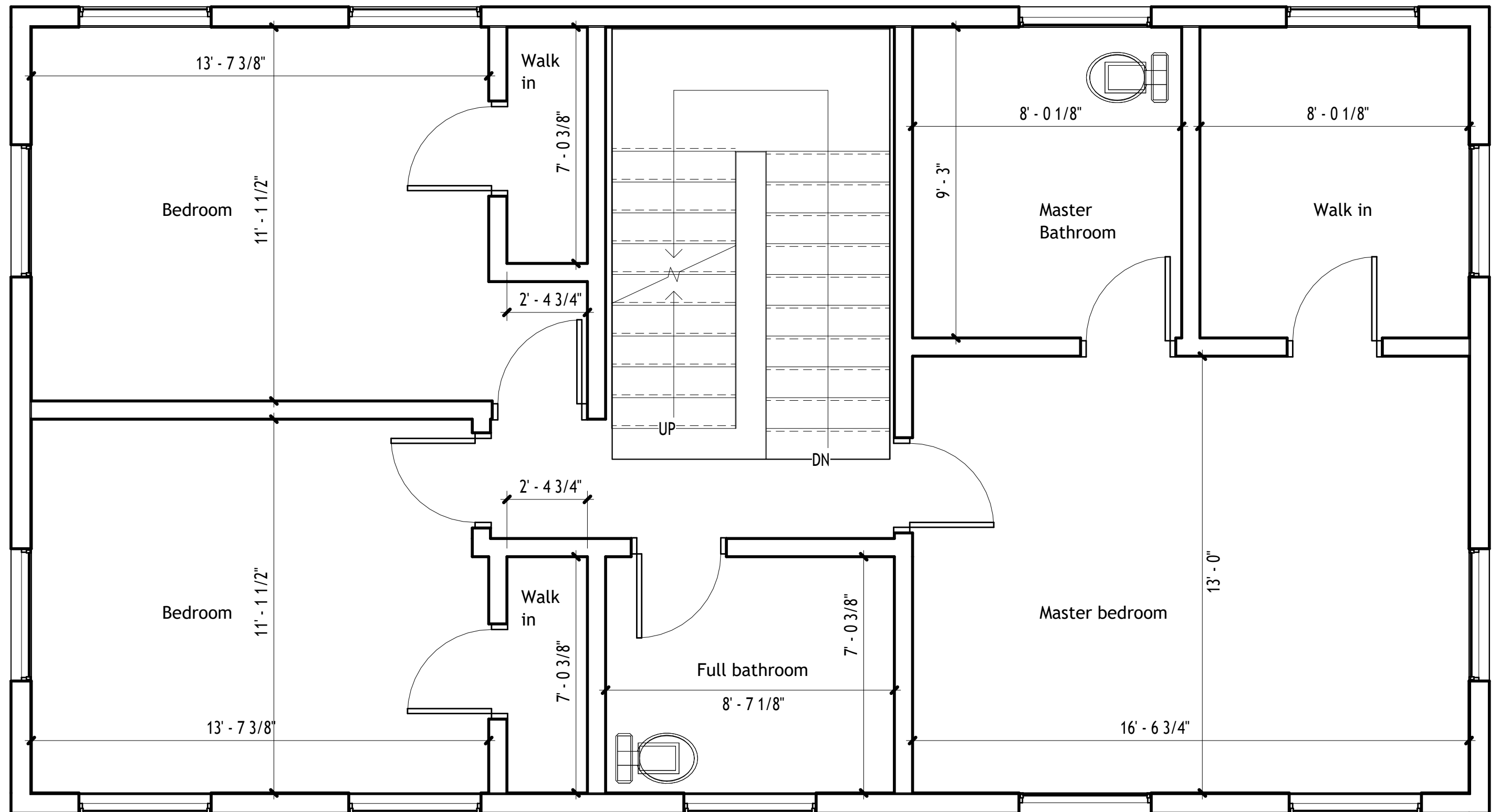
Approximate
property line

Existing condition,
notice property stake.

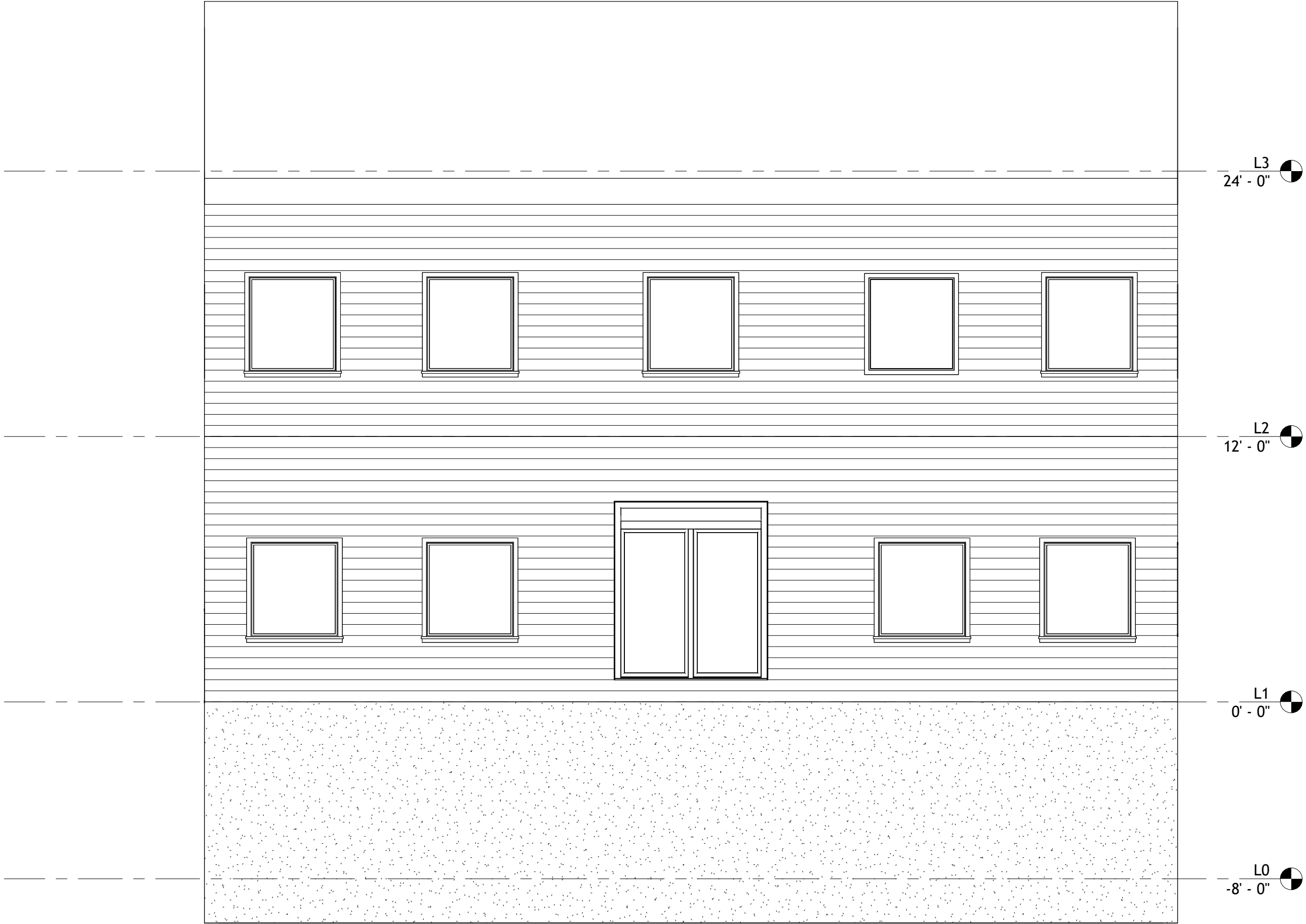
Demo plan: Demolish existing single floor house to make way for the new home seen below. The foundation, sewer stub, and water stub in will remain in place during works.



First floor - 87 Grant Ave



Second floor - 87 Grant Ave



Elevation - 87 Grant Ave

Previously submitted to city of
Portsmouth for the demolition permit

To the city of Portsmouth, New Hampshire,

We, the LoVecchio's, acknowledge that a demolition permit being issued by the city of Portsmouth for the existing structure at 87 Grant Avenue, does not grant us the right to rebuild a new home. We appreciate the city's consideration of this matter.

Thank you,

Ama and Alexander LoVecchio