

Request for a Variance

January 18, 2023

Dear Members of the Board

Sean and Stacie Morin are requesting a variance from the Zoning Ordinance for their property at 67 Madison Street, Tax Map 135, Lot #36, for a proposed a covered porch in the front of their property. They are requesting a variance from Section 10.521 to allow for a 3' front yard where a 5' setback is required, and building coverage of 35.87% instead of the allowed 35%.

The Morins enjoy spending time in and on their front yard, including putting up seasonal decorations. The proposed front porch is intended to allow them to significantly improve the use of their outdoor space, and to create positive memories with their granddaughters Molly & Briar. The proposed front porch would also fit in seamlessly with the character of the neighborhood, as many similar porches are present in the area.

Five Criteria Summary

- **The variance will not be contrary to the public interest.**

The proposed front porch will not alter the essential character of the neighborhood. The proposed exterior improvements will actually enhance the character of the neighborhood.

- **The spirit of the ordinance will be observed.**

The proposed front porch will improve the performance and look of the property.

- **Substantial Justice will be done.**

A front porch encourages casual and spontaneous interactions with neighbors and passers by alike, thereby contributing to the overall quality of life of the neighborhood. The proposed porch will allow the owners to fully enjoy and engage in neighborhood life.

- **The values of surrounding properties will not be diminished.**

The proposed front porch addition will add value to the property and thereby increase the value of the surrounding homes.

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

Literal enforcement would prevent the owners from fully engaging with their neighborhood from the comfort of a front porch.

Location Map

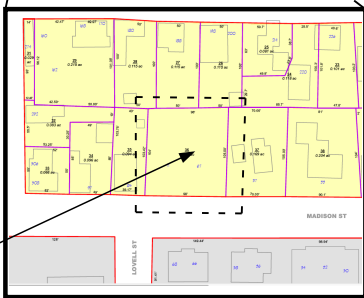
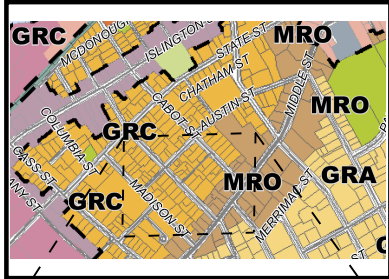
Application for a Variance to permit the following:

The construction of a 122 sq ft covered front porch.

Variations requested:

Section 10.521, to allow the following:

- a. A front setback of 3' where 5' is required.
- b. Building coverage of 35.87 % where 35 % is allowed.



Location of property
67 Madison Street,
Portsmouth NH 03801,
Tax Map 135, Lot 36.



List of Drawings

- AD-01 COVER SHEET & LOCATION MAP
- AD-02 EXISTING PLOT PLAN
- AD-03 PROPOSED PLOT PLAN
- AD-04 FIRST FLOOR PLAN - EXISTING
- AD-05 FIRST FLOOR PLAN - EPROPOSED
- AD-06 PROPOSED EXTERIOR FRONT ELEVATION
- AD-07 PROPOSED EXTERIOR SIDE ELEVATIONS
- AD-08 SUMMARY



The Morin Residence

67 Madison Street, Portsmouth NH 03801

Variance Submittal for a Front Porch

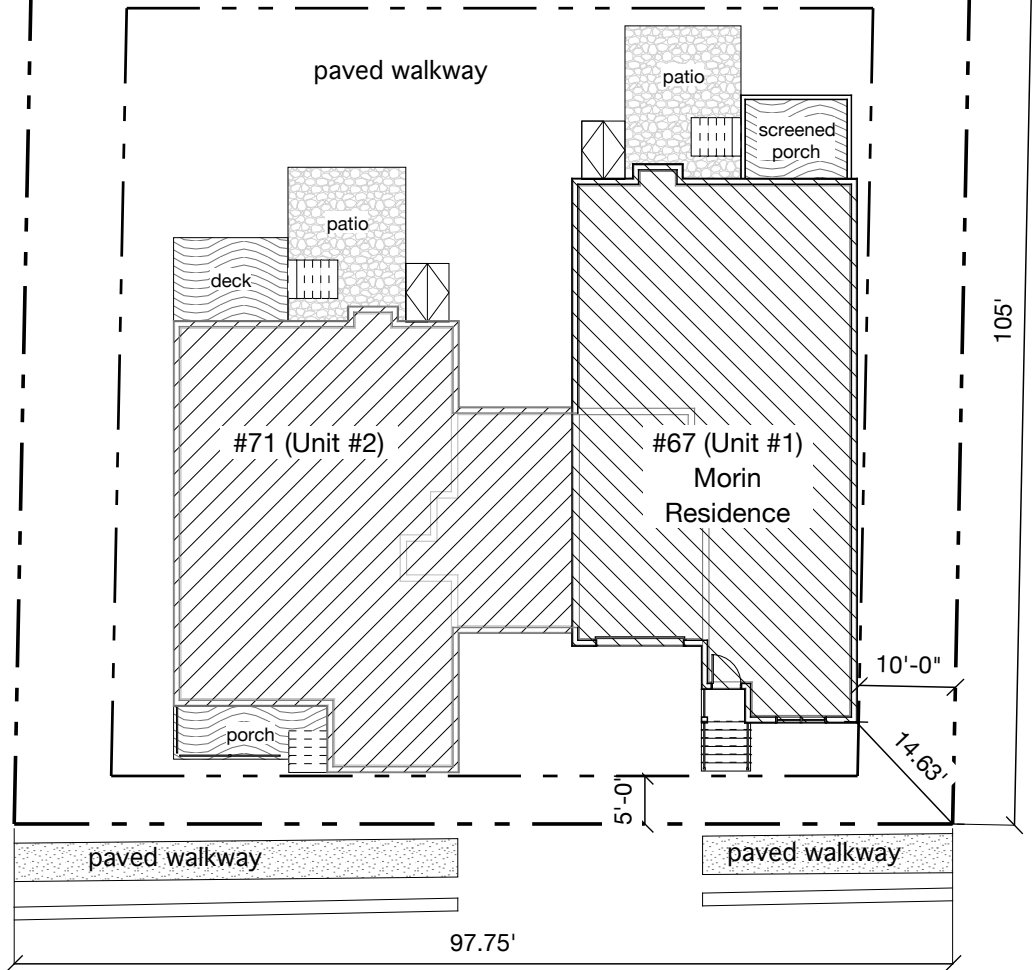
Cover Sheet

Issue date: January 16, 2023 Scale: n/a
Revision dates:

AD-01



LOT 135-36
10,048 SQ FT
0.23 ACRES



Madison Street

LOT 135-36

EXISTING LOT SIZE: 10,048 SQ FT
EXISTING FOOTPRINT: 3,508 SQ FT
EXISTING LOT COVERAGE: 34.91 %

GRC ZONING REQUIREMENTS

MIN LOT SIZE: 3,500 SQ FT
FRONT YARD : 5'
SIDE YARD : 10'
REAR YARD: 20'
BUILDING COVERAGE 35%
MINIMUM OPEN SPACE 20%



The Morin Residence

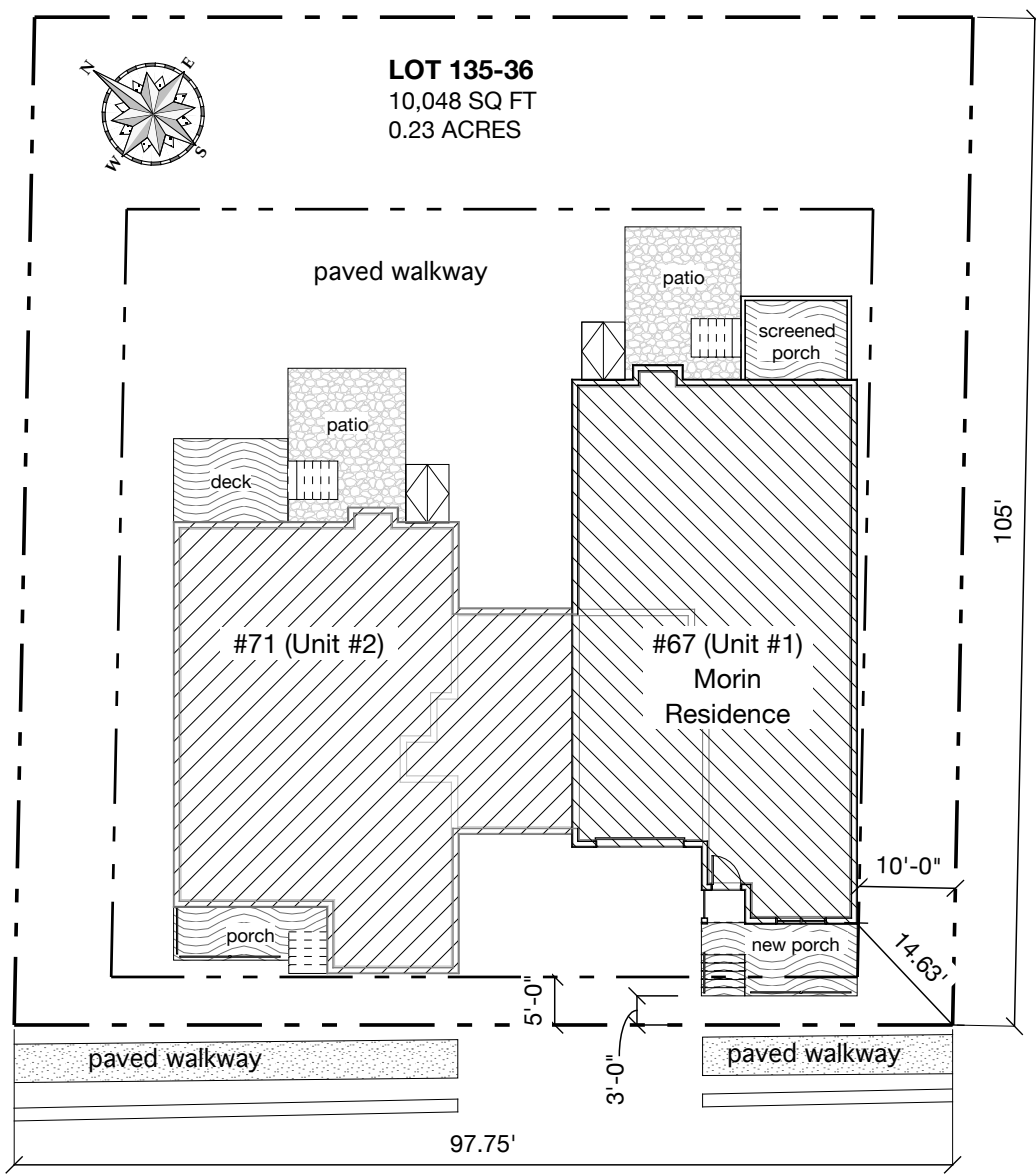
67 Madison Street, Portsmouth NH 03801

Variance Submittal for a Front Porch

Existing Plot Plan

Issue date: January 16, 2023 Scale: 1" = 20'-0"
Revision dates:

AD-02



Madison Street

LOT 135-36

EXISTING LOT SIZE: 10,048 SQ FT
 EXISTING FOOTPRINT: 3,508 SQ FT
PROPOSED FOOTPRINT: 3,604 SQ FT
 EXISTING LOT COVERAGE: 34.91 %
PROPOSED LOT COVERAGE: 35.87 %

GRC ZONING REQUIREMENTS

MIN LOT SIZE: 3,500 SQ FT
 FRONT YARD : 5'
 SIDE YARD : 10'
 REAR YARD: 20'
 BUILDING COVERAGE 35%
 MINIMUM OPEN SPACE 20%



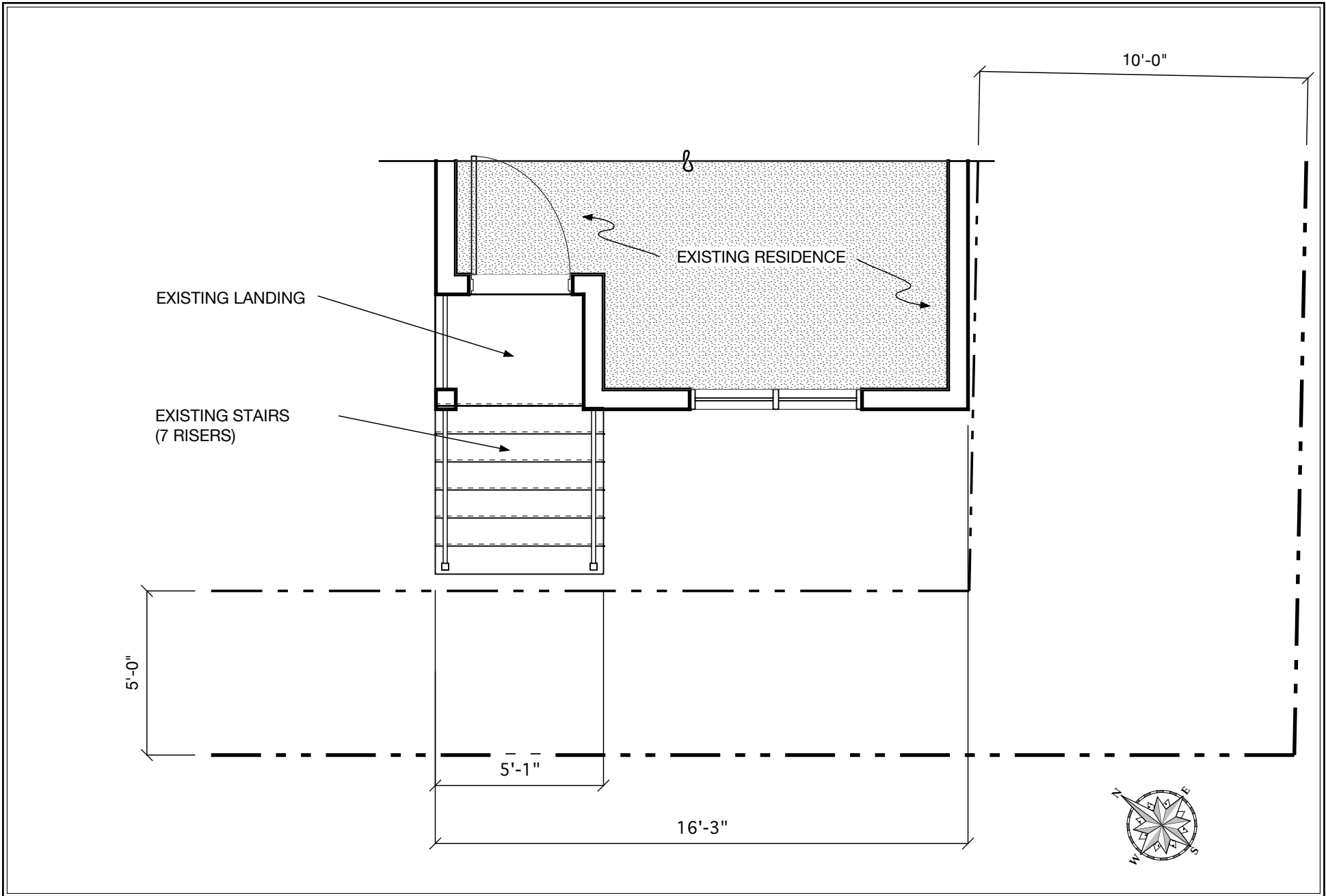
Proposed Front Porch Location



The Morin Residence
 67 Madison Street, Portsmouth NH 03801
 Variance Submittal for a Front Porch

Proposed Plot Plan		
Issue date:	January 16, 2023	Scale: 1" = 20'-0"
Revision dates:		

AD-03



The Morin Residence

67 Madison Street, Portsmouth NH 03801

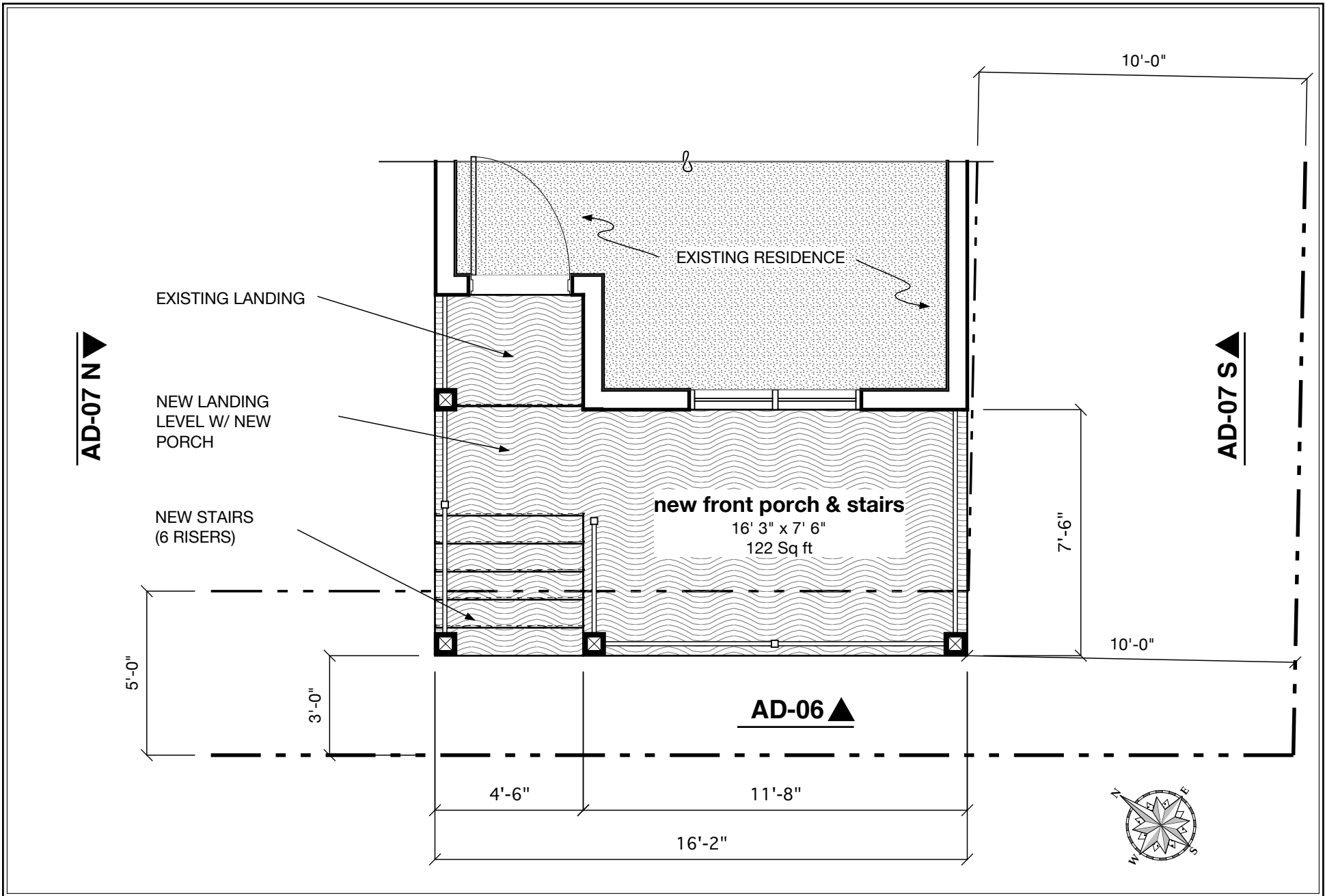
Variance Submittal for a Front Porch

Existing Floor Plan

Issue date: January 16, 2023 Scale: 1" = 20'-0"

Revision dates:

AD-04



The Morin Residence

67 Madison Street, Portsmouth NH 03801

Variance Submittal for a Front Porch

Proposed Floor Plan

Issue date: January 16, 2023 Scale: 1/4" = 1'-0"

Revision dates:

AD-05



EXISTING RESIDENCE
FRONT VIEW

PORTIONS OF EXISTING RESIDENCE
SHOWN SHADED



NEW FRONT PORCH,
ALL TRIM, DETAILING & MATERIALS TO
MATCH EXISTING

METAL RAILING
TO MATCH EXISTING

11'-8 1/2" +/-
11 1/4"
1ST FLOOR LEVEL
PORCH LEVEL
3'-10 1/2"
GRADE LEVEL @
STAIR LANDING

16'-2"



The Morin Residence

67 Madison Street, Portsmouth NH 03801

Variance Submittal for a Front Porch

Proposed Exterior Front Elevation

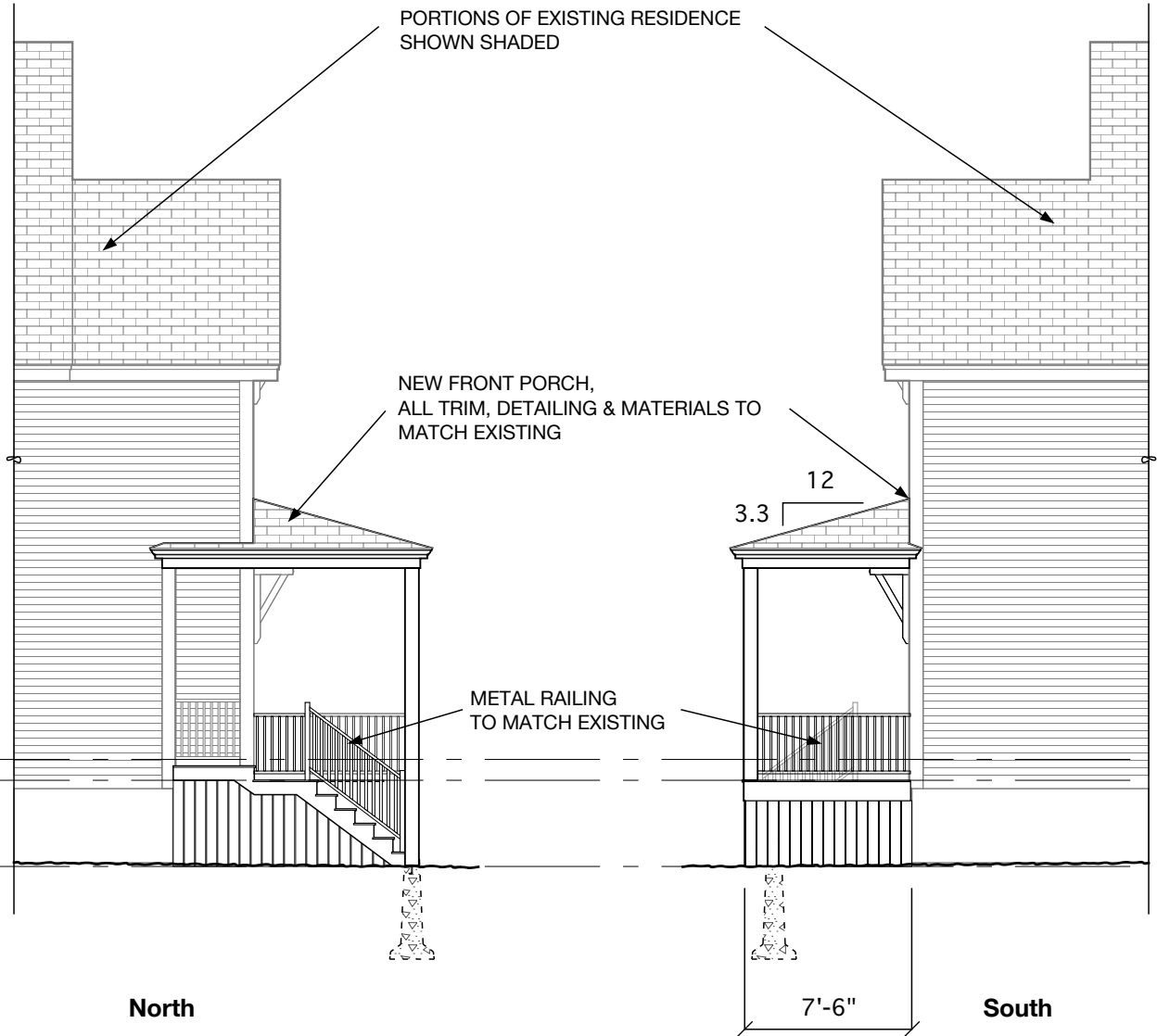
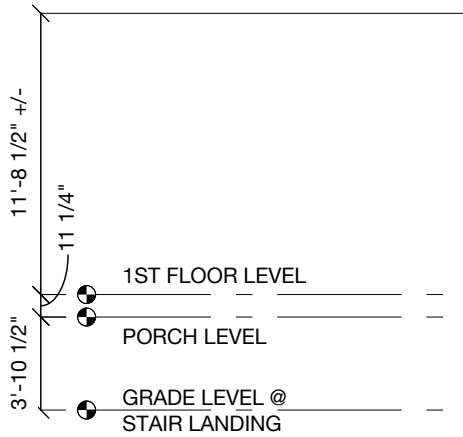
Issue date: January 16, 2023 Scale: 1/8" = 1'-0"

Revision dates:

AD-06



EXISTING RESIDENCE - NORTH



The Morin Residence
 67 Madison Street, Portsmouth NH 03801
 Variance Submittal for a Front Porch

Proposed Exterior Side Elevations

Issue date: January 16, 2023 Scale: 1/8" = 1'-0"
 Revision dates:

AD-07

Five Criteria Summary

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The Morin Residence

67 Madison Street, Portsmouth NH 03801

Variance Submittal for a Front Porch

Summary

Issue date: January 16, 2023 Scale: n/a

Revision dates:

AD-08