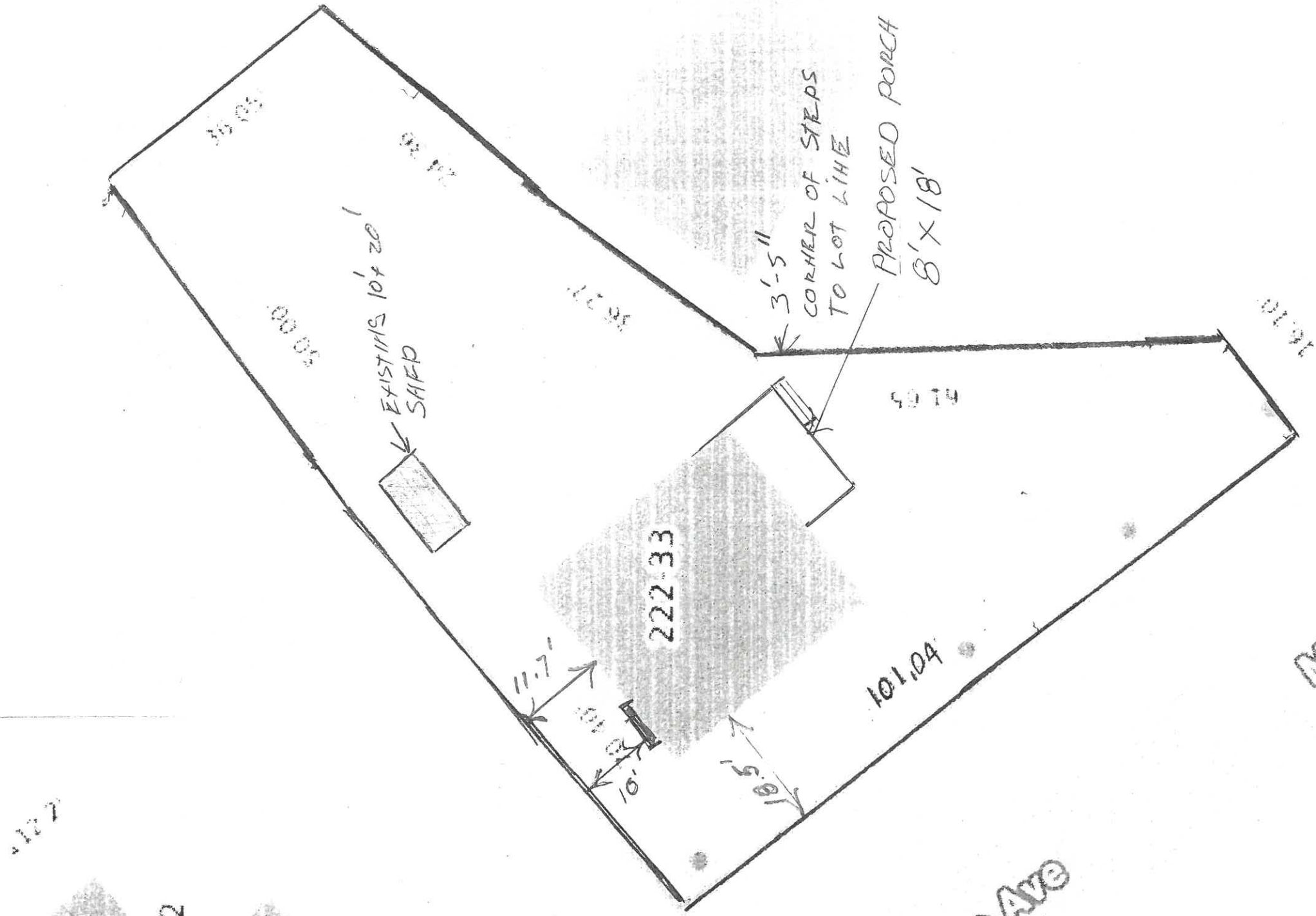
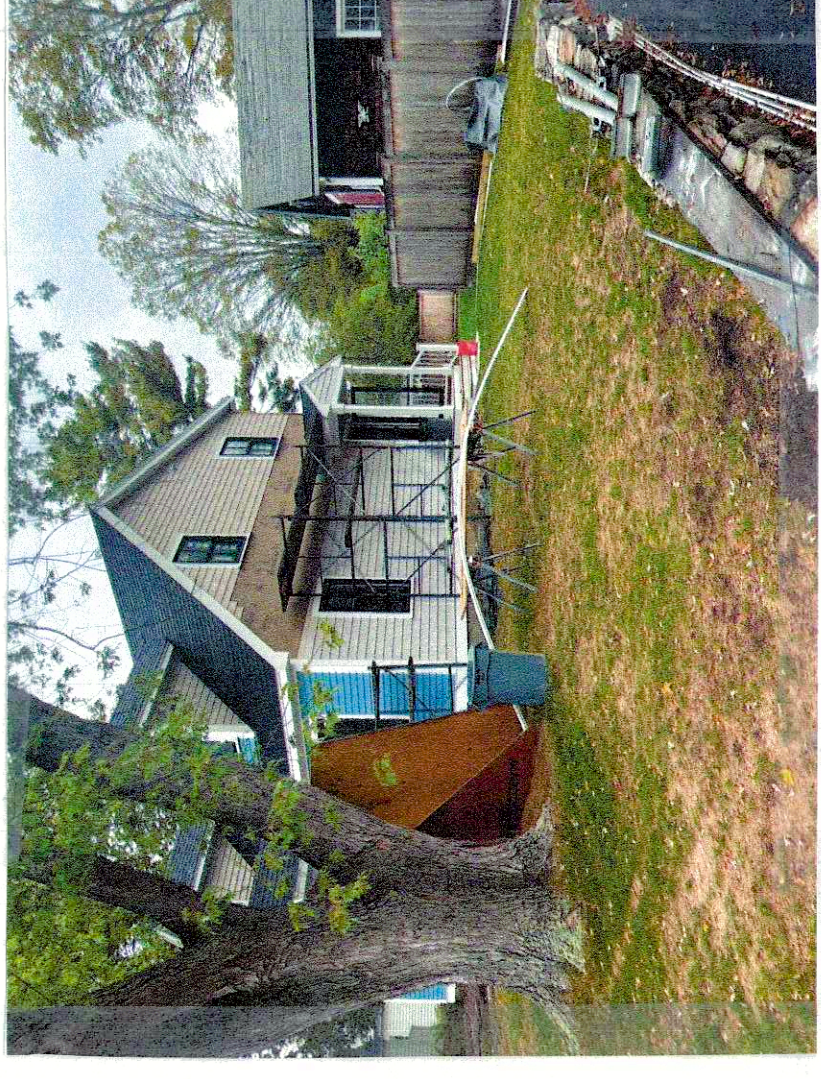
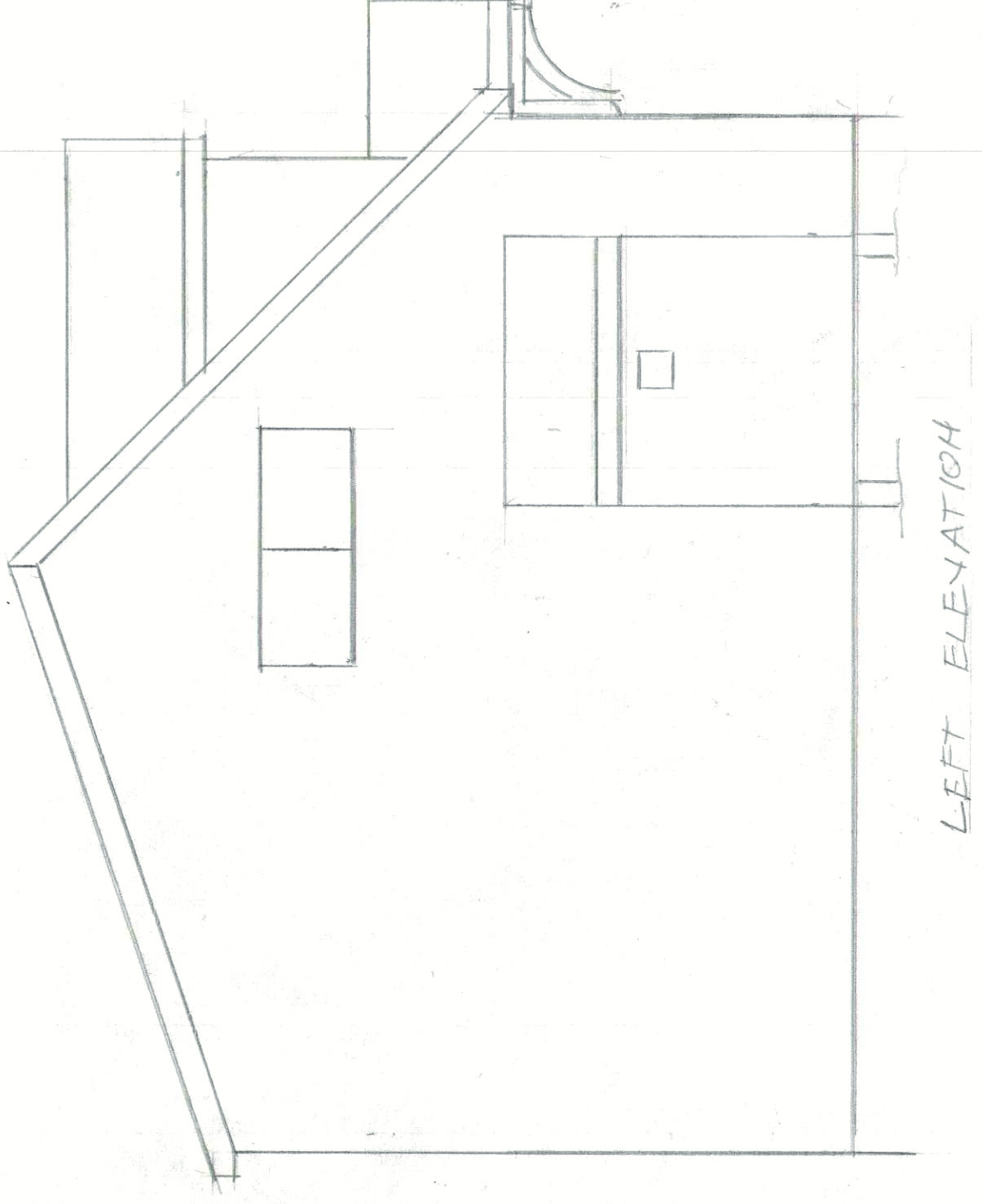


LOT AREA 7461 sq. Ft.
EXISTING LOT COVERAGE 13.8%
PROPOSED LOT COVERAGE 13.92%

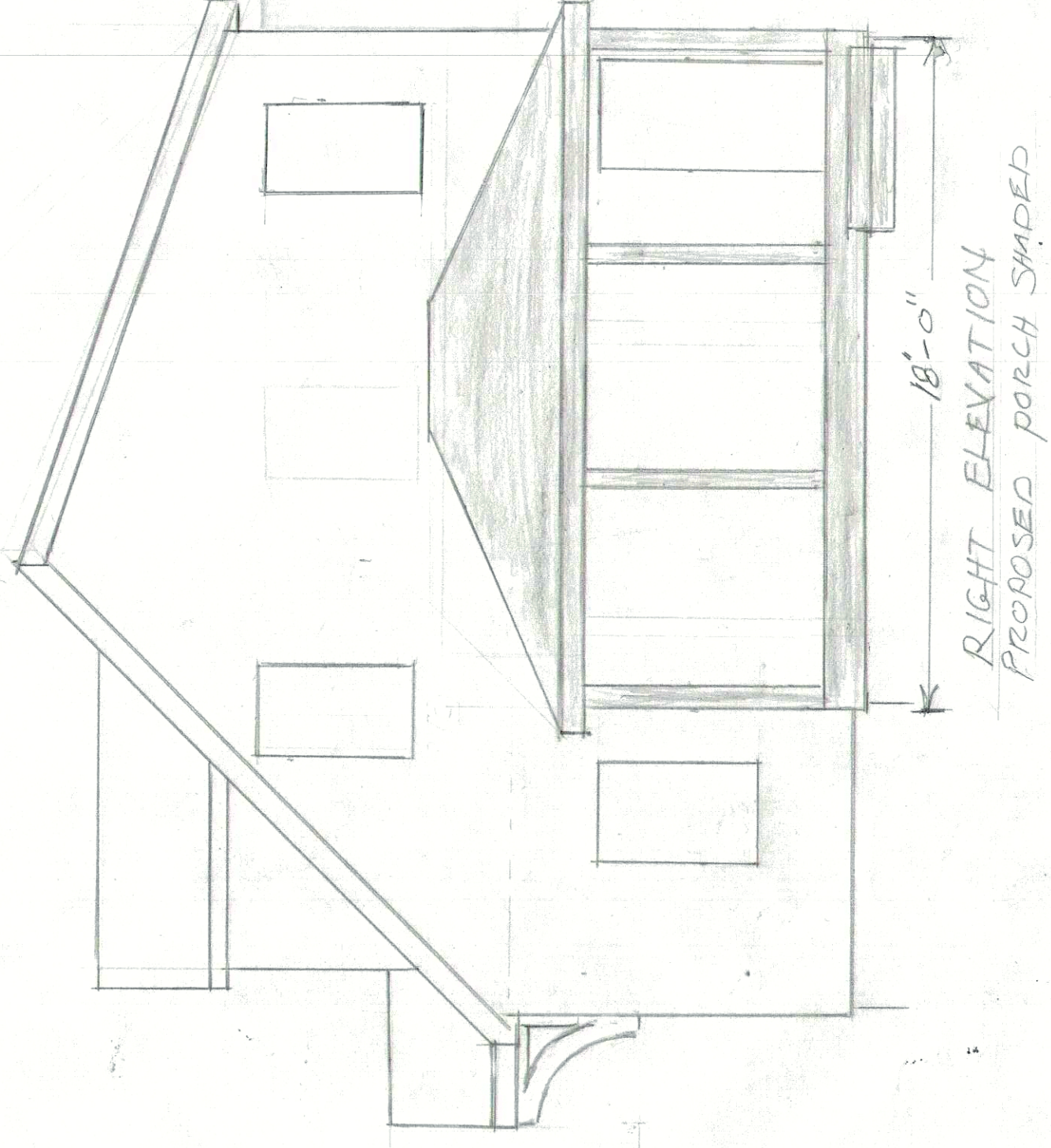




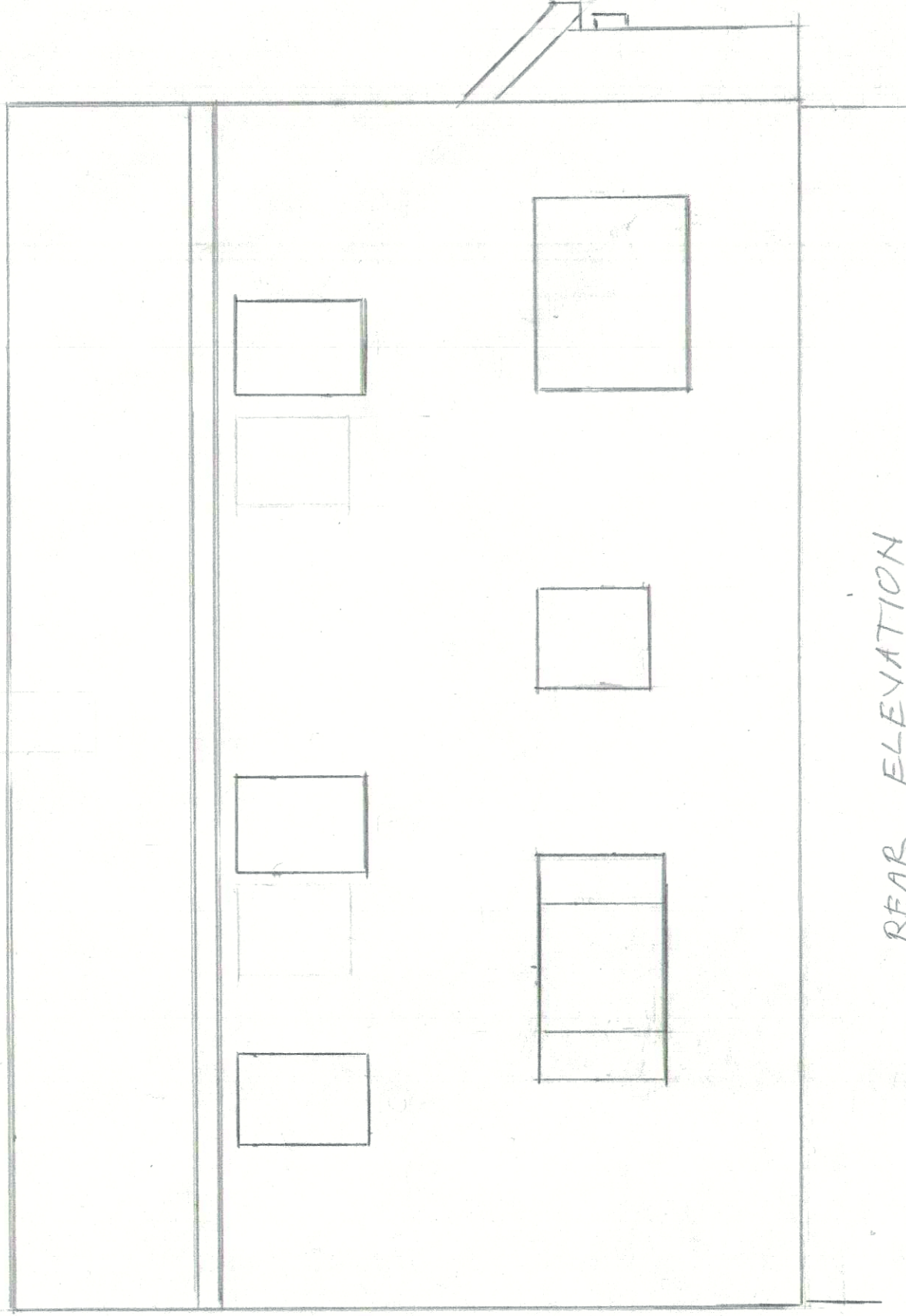
RACICOT RESIDENCE
34 MARLBOROUGH AVE
PORTSMOUTH NH



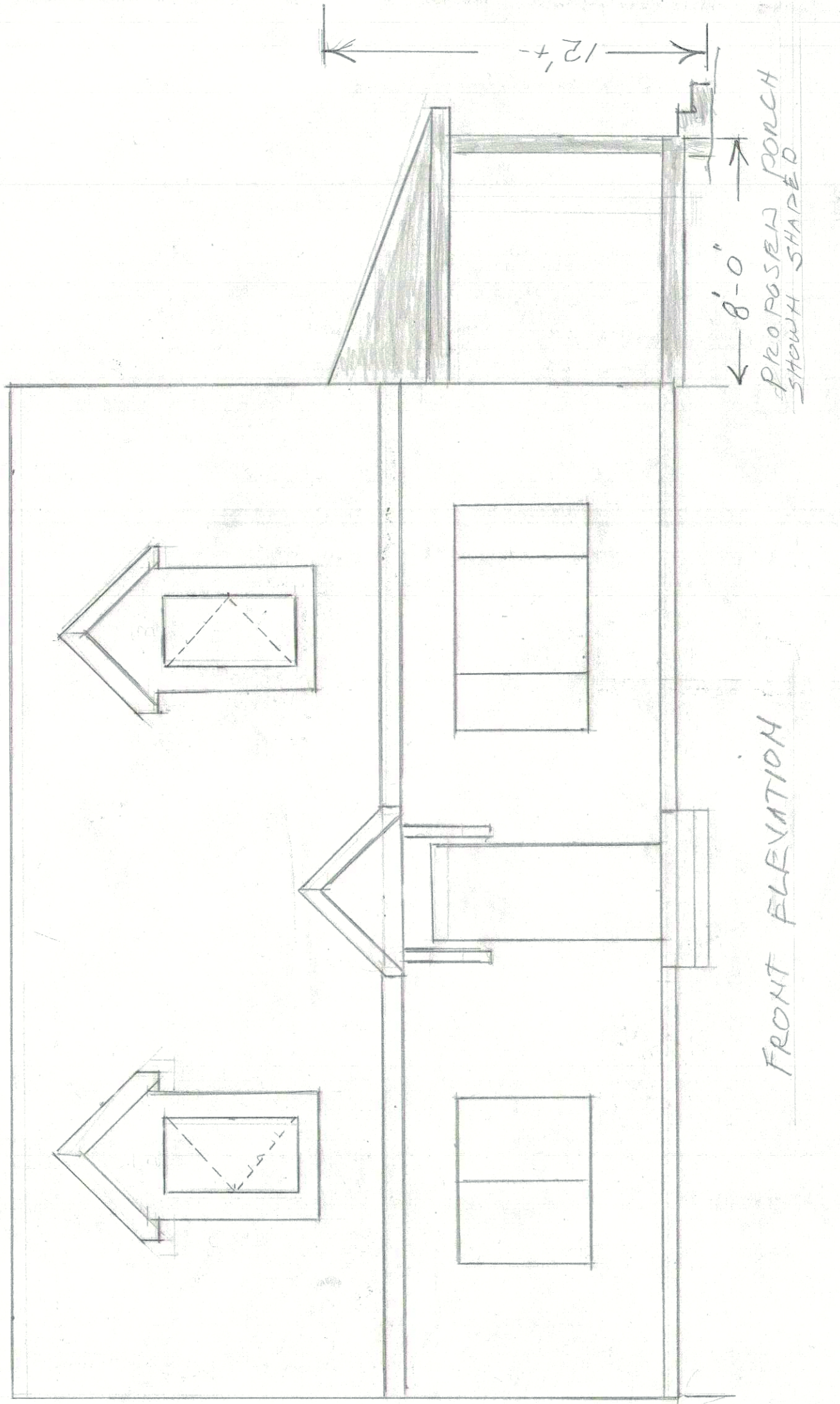
LEFT ELEVATION



RIGHT ELEVATION
PROPOSED PORCH SLOPED
18'-0"



REAR ELEVATION



FRONT ELEVATION

PROPOSED PORCH
SLOPED
8'-0"

12'-0"

Statement in Support of Variance Request

Applicant: Jon Bailey

Property Address: 34 Marne Avenue, Portsmouth, NH

Zoning District: General Residence A (GRA)

Lot Size: 7,461 sq. ft.

Relief Requested: Variance for side yard setback to allow construction of an 8' x 18' side porch with a proposed setback of 3 feet 5 inches from the side property line where 10 feet is required by the Zoning Ordinance.

Project Description

The applicant proposes to construct an 8-foot by 18-foot open side porch on the existing single-family dwelling at 34 Marne Avenue. The porch is designed to enhance access, safety, and livability while maintaining architectural consistency with the existing home and surrounding neighborhood.

The property lies within the General Residence A (GRA) zoning district, where the required minimum side yard setback is 10 feet. The requested variance seeks to permit a side setback of 3 feet 5 inches for the proposed porch addition.

Justification for Variance (per Article 2, Section 10.233.20 – Variances)

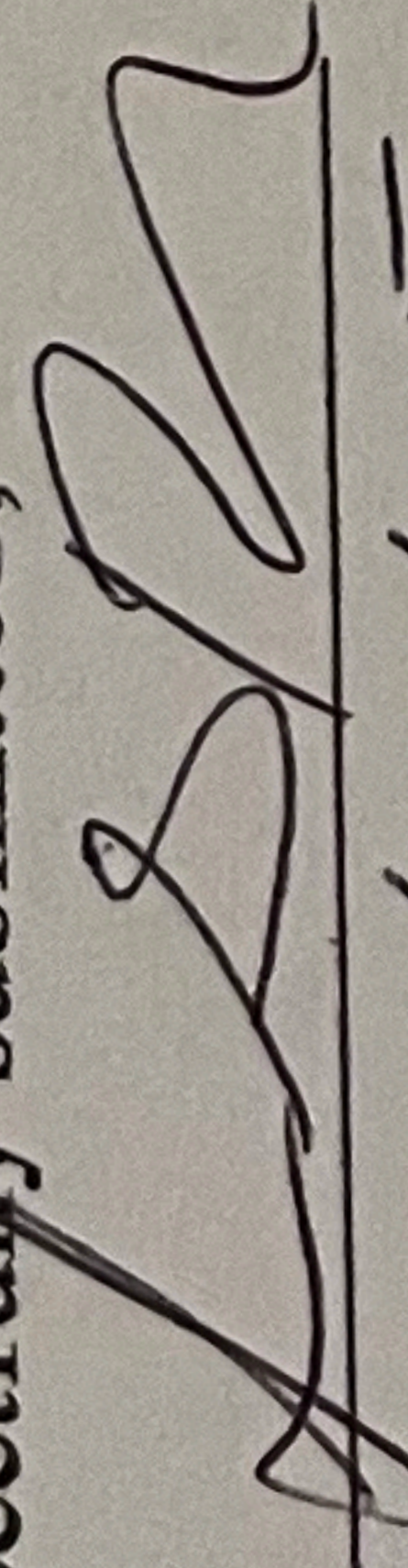
- 1. The variance will not be contrary to the public interest.** The proposed porch is a modest, residential-scale improvement that will not alter the essential character of the neighborhood or threaten public health, safety, or welfare. The porch maintains consistent design, materials, and scale with nearby homes. It improves property aesthetics and usability without adversely affecting neighboring properties.
- 2. The spirit of the ordinance is observed.** The spirit and intent of the setback requirement are to preserve light, air, privacy, and separation between structures. The proposed porch is open in design and does not significantly increase building mass or enclosure. Adequate spacing from the adjacent property remains, ensuring compliance with the ordinance's underlying purpose.
- 3. Substantial justice will be done.** Strict enforcement of the 10-foot side setback would prevent the homeowner from constructing a small porch that enhances safe and practical access to the home. Granting the variance allows for a reasonable improvement while imposing no discernible harm to the public or abutters. Denial would create an unnecessary hardship without a corresponding public benefit.
- 4. The value of surrounding properties will not be diminished.** The porch is designed to complement the existing home and neighborhood character. Its professional construction and proportionate design will enhance curb appeal and overall property value, contributing positively to the area. There is no evidence that similar improvements have negatively affected nearby property values.
- 5. Literal enforcement of the provisions of the ordinance would result in unnecessary hardship.**

- a) **Special Conditions:** The structure's existing placement and the lot's configuration limit options for expansion.
- b) **Reasonable Use:** The proposed porch represents a reasonable residential use consistent with other properties in the neighborhood.
- c) **Relationship to the Ordinance's Purpose:** The ordinance intends to prevent overcrowding and maintain neighborhood character — both of which are preserved here.
- The hardship arises from the property's configuration, not from the applicant's actions, and the requested relief is the minimum necessary to afford reasonable use of the property.

Conclusion

For these reasons, the applicant respectfully requests that the Portsmouth Zoning Board of Adjustment grant a Variance from the side yard setback requirement in the General Residence A (GRA) district to allow construction of an 8' x 18' side porch with a proposed setback of 3 feet 5 inches from the side property line where 10 feet is required.

Respectfully submitted,


Date: 10/19/25







