

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

RE: 25-27 Morning Street Portsmouth
MLB 0163--0019--0000- Book
Page 5346/2990

Proposed Improvement:

We seek to build a 21 x 6 foot wooden deck on the Southeastern side of the condominium. This is a two family/two unit condominium. This deck will allow our family a private area on our side of the building. The common area of the two unit house is split in a way that the small yard has a walkway through our side for both units to the parking. The deck will be on the first floor and will not impede parking. The Association for the Condominiums agrees to all parts of the planned improvement and a letter certifying that is attached. The property is already nonconforming as to, building coverage and side yard setbacks. Many of the houses in this small neighborhood are as well. The deck is tastefully designed and will conform to the general characteristics of the neighborhood - all of the yards face each other and have the feel of a village. We have spoken to many neighbors who support for our desire to more enjoy the outside and have more light and sun in our house that this project will give. We have lived and worked in Portsmouth throughout decades since the 1970's and we hope to spend our retirement years in this beautiful home.

Variance Relief

1. **Setback:** .to allow a two foot setback for the side of the deck where a 10 foot setback is required. (Current setback of house is 1 foot)
2. **Building Coverage:** to allow a 31.6% where a 25% is required. (Current building coverage is 28.5%)

10.233.21 The variance will not be contrary to the public interest; and 10.233.22 The spirit of the Ordinance will be observed:

There are many houses in this neighborhood that do not comply with the setback or coverage requirement. The house was built more than a hundred years ago as were many around it. This whole neighborhood is quirky and smaller houses were squeezed into nonconforming lots. The proposed improvement will remain consistent with the character of the neighborhood and will not or threaten the health, safety and welfare of the public. This improvement will observe the spirit of the Ordinance and not be contrary to public interest. The essentially residential characteristics of the neighborhood would not be altered by this improvement.

10.233.23 Substantial justice will be done;

The requested setback and building coverage relief is reasonable. The house was built before many of the surrounding houses and lots were all nonconforming regarding setbacks and

building coverage. The proposed deck is within the existing non-conforming footprint and will not increase the non-conforming setbacks at all. A deck will allow privacy from the other condominium and it is reasonable for the Board to conclude that substantial justice will be done by granting this variance.

10.233.24 The values of surrounding properties will not be diminished;

Our home was refurbished recently and contributes to the property values in the area. The windows, siding and roof have all been updated. The proposed deck will increase the value of the house and may help maintain, or raise the values of the surrounding properties. It is reasonable for the Board to conclude that the values of the surrounding properties will not be diminished.

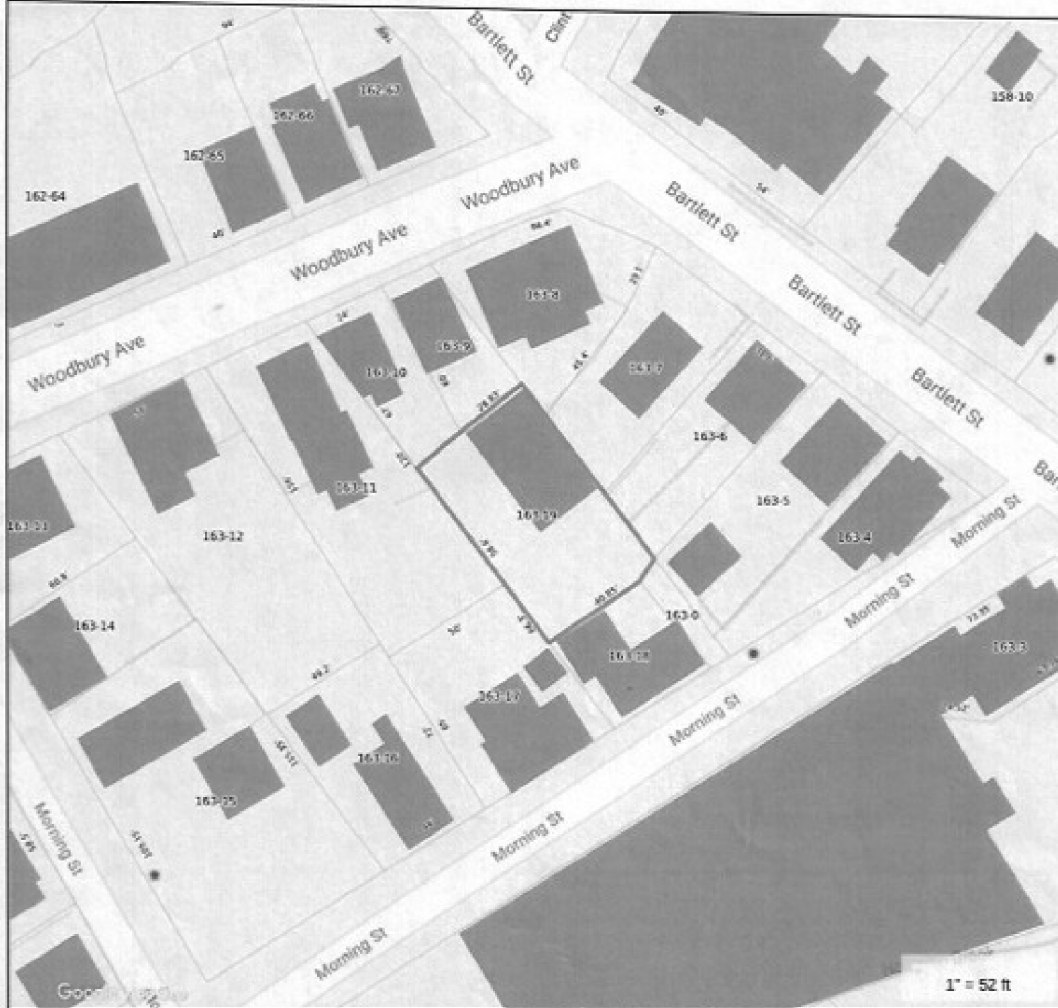
10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

This hundred year old house and lot are unique. The building is up against the property lines on two sides. The doors lead from southern side and the only way to reach the parking is through the small yard. We are lucky to have nice neighbors and we all make the quaint setup work. This unique situation does not allow our family a private outdoors space. There is no other way to achieve that because of the walkway and the parking. Literal enforcement of the provisions of the Ordinance will result in an unnecessary hardship.

In conclusion, please consider approving the variances we are seeking. We hope to enjoy this house in this quirky neighborhood in Portsmouth for many years to come. Thank you for your consideration.

Carla and Edward Rice.

25 Moring St B



Property Information
Property ID 0163-0019-0002
Location 25 MORNING ST #B
Owner RICE FAMILY REVOCABLE TRUST OF 1988



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.
Geometry updated 4/1/2019
Data updated 7/17/2019



NOTES:

- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO DISCOVER ANY APPARENT VISIBLE COSES OF THE LAND HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE LOCATION OF THE UNDERGROUND SERVICE LINES ON THIS PARCEL ARE APPROXIMATE ONLY. SEE LEGEND BELOW.

PLAN REFERENCES:

PLAN OF LOTS NO. 26 MORNING ST. PORTSMOUTH, NH. SCALE: 1"=40' DATED: DEC. 1942 BY: JOHN W. BURTON ASSOCIATES, INC. FILE NO. 242 PLAN NO. 4323 NOT RECORDED

PLAN OF LOT PORTSMOUTH, NH. FOR JAMES S. GREER & HIS SUCCESSORS. SCALE: 1"=10' DATED: JANUARY 7, 1960 BY: JOHN W. BURTON ASSOCIATES, INC. C-3228

RECORD OWNERS

TIMOTHY C. GAUDREAU & ATLANTA MOURRATH
209 JONES AVENUE
PORTSMOUTH, NH 03801
BK. 5317 PL. 3314

LOU A. CLARK
27 MORNING STREET
PORTSMOUTH, NH 03801
BK. 5317 PL. 3314
BK. 5346 PL. 2560

4.160 S.F.
0.10 ACRES

TOTAL LCA

UNIT A 906 S.F.

UNIT B 909 S.F.

COMMON AREA 1,353 S.F.

LEGEND

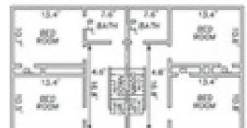
- UP FIND ASSESSORS MAP AND PARCEL
- SEWER MANHOLE
- SEWER SERVICE LOCATION IS UNKNOWN
- APPROXIMATE EXISTING WATER SERVICE
- APPROXIMATE GAS SERVICE (LOCATION AS PER INFORMATION PROVIDED BY UNITS)
- UTILITY POLE
- OVER HEAD WIRE

UTILITIES NOTE:

THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY OWNERS, AND WHERE POSSIBLE FROM MEASUREMENTS TAKEN IN THE FIELD, AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT "GOSWAMI" AT 1-888-284-7222 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. MILLENNIUM ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.



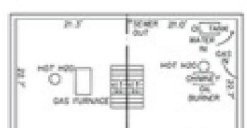
UNIT A 427 S.F. UNIT B 310 S.F.
3RD FLOOR 3RD FLOOR



UNIT A 477 S.F. UNIT B 477 S.F.
2ND FLOOR 2ND FLOOR



UNIT A 475 S.F. UNIT B 475 S.F.
1ST FLOOR 1ST FLOOR



UNIT A 482 S.F. UNIT B 478 S.F.
BASEMENT BASEMENT



PURSUANT TO RSA 478:16-I AND RSA 477:14 I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBMISSION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND BOTS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OF WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN OCTOBER OF 2013.

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

THAT THIS SURVEY AND PLANS CONFORM TO THE REQUIREMENTS FOR ACCURACY FOR THIS CLASS SURVEY AND IS IN COMPLIANCE WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 281:8(a)(2) & (c) AND THAT UNITS A & B ARE SUBSTANTIALLY COMPLETE.

"LICENSED LAND SURVEYOR" SEAL

CONDOMINIUM PLAN
IN
PORTSMOUTH, NH

SHOWING
UNITS A & B OF THE
25 & 27 MORNING STREET CONDOMINIUM
AT 25 & 27 MORNING STREET
(ASSESSORS MAP 163 LOT 16)

RECORD OWNERS
TIMOTHY C. GAUDREAU & ATLANTA MOURRATH
209 JONES AVENUE PORTSMOUTH, NH 03801
LOU CLARK
27 MORNING STREET PORTSMOUTH, NH 03801

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 740, 13 HAMPTON ROAD, EXETER, NH 03833
PHONE: (603) 778-0028 FAX: (603) 772-0059 WEB: MEC-INC.COM

SCALE: 1"=10' CALC. BY: K.H.B. PROJECT: E131532
DATE: OCT. 13, 2013 CHRG. BY: P.O.B. SHEET: 1 OF 1

NO.	DATE	DESCRIPTION	BY

Morning Street Condominium Association
25-27 Morning Street
Portsmouth, NH 03801

11/18/2021

Zoning Board
City of Portsmouth
1 Junkins Avenue
Portsmouth NH 037801

Our association agrees with the plan of 25 Morning Street to build a 21 x 6 deck on the condominium. The Rices have provided all building plans and these are in accordance with our Association rules and regulations.

Thank you.

OWNERS:

Lou Clark

Signature: lh

Date: 11/20/20

Carla and Edward Rice

Signature: Carla Rice

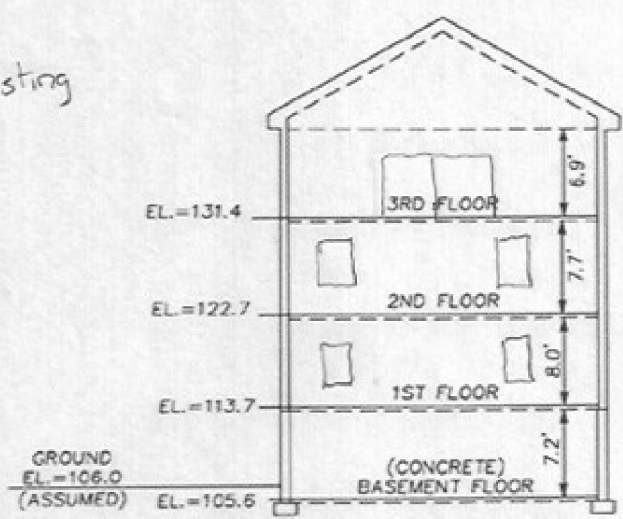
Date: 11/20/20

Signature: Edward Rice

Date: 11/20/20

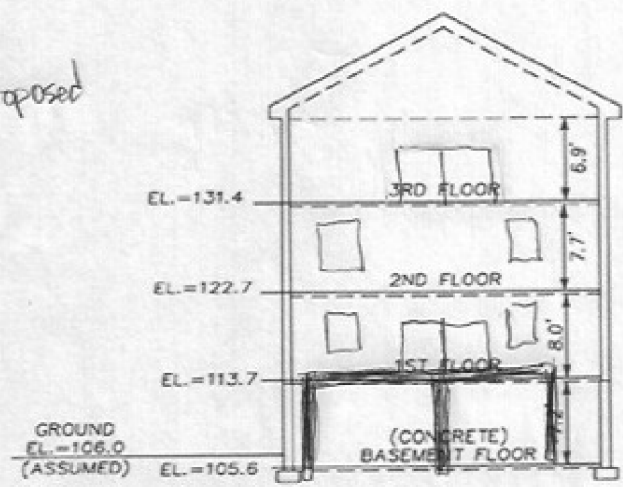
25 & 27 Morning St - 2 Fam Condo Elevation

Existing



END ELEVATION
(SOUTHERLY)
NOT TO SCALE

Proposed

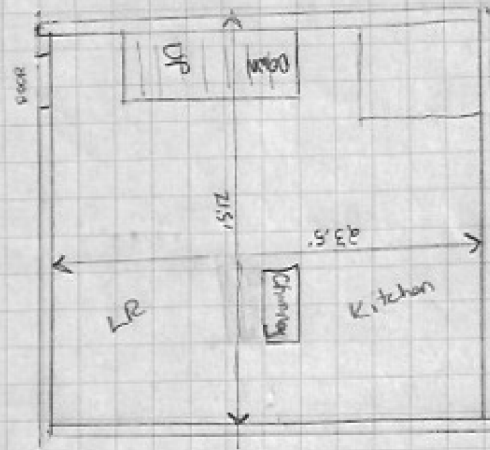


2x6
Deck
on 1st floor

END ELEVATION
(SOUTHERLY)
NOT TO SCALE

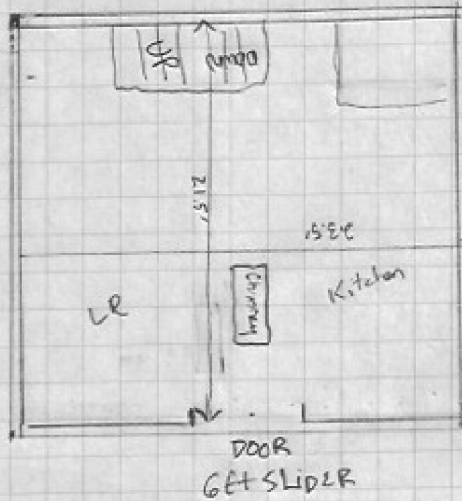
25 & 27 Morning St. 2FAM CONDO - Interior

Existing
475 S.F.

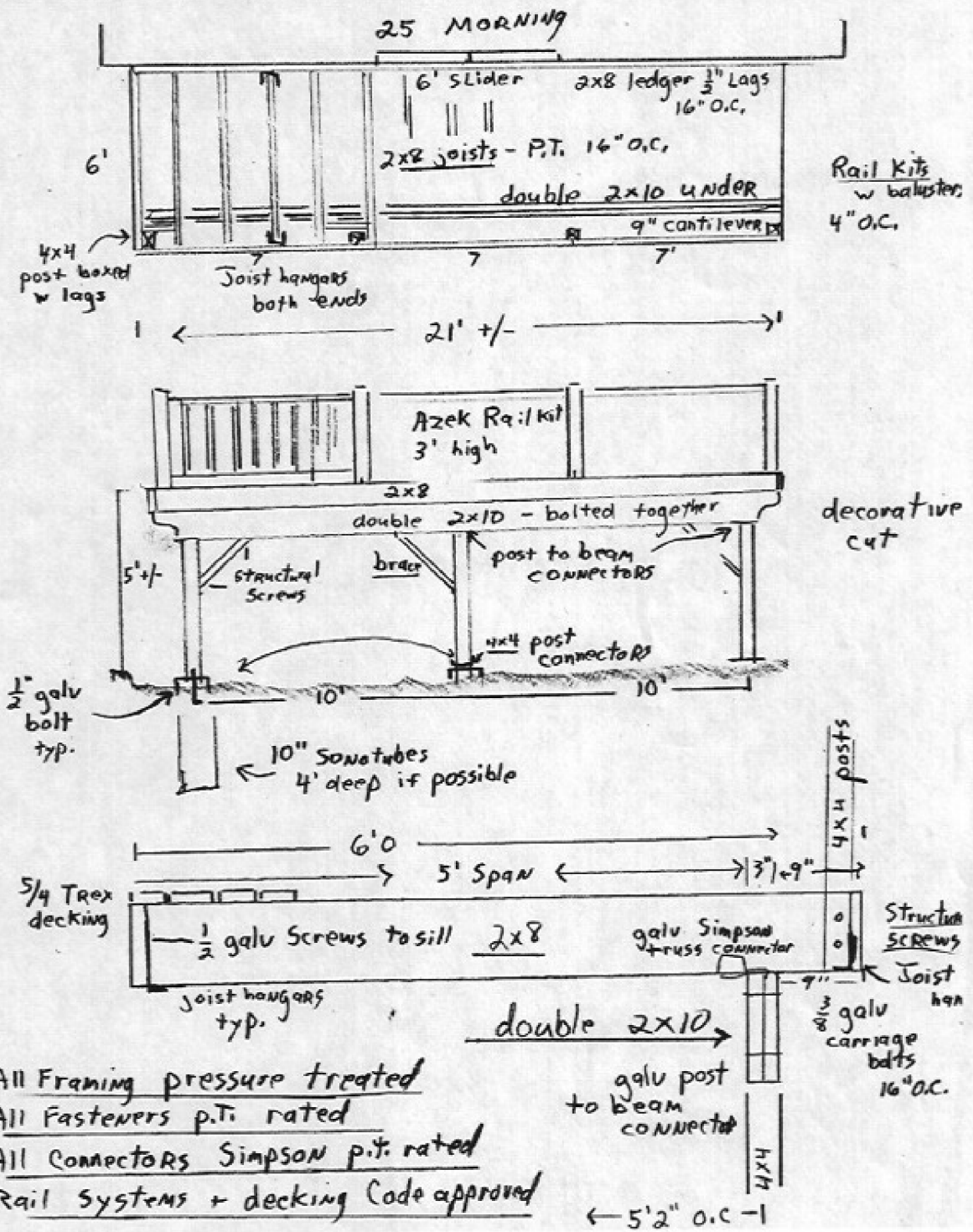


Proposed

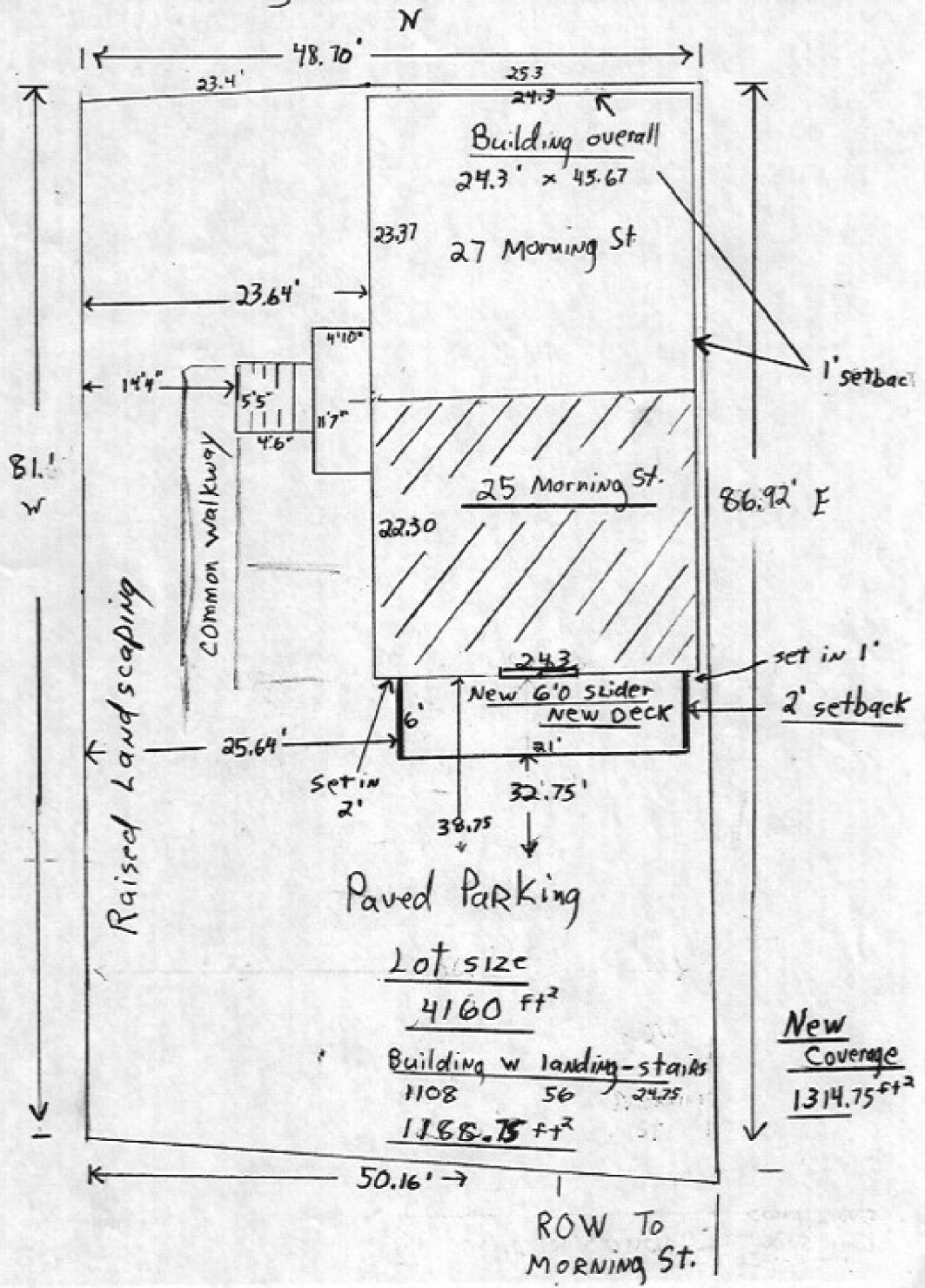
475 SF



25 + 27 Morning St. - 2 Fam Condo - Deck Framing pk



25 + 27 Morning St. - 2 Fam. Condo w. New 6x21 deck



25 + 27 Morning St. - 2 Fam Condo - Deck Framing pk

