

City of Portsmouth

Zoning Board of Adjustment

1 Junkins Avenue

Portsmouth, NH 03801

Re: Variance Application

387 Richards Ave

Portsmouth, NH 03801

To Whom it May Concern:

Please find the attached documents in support of zoning relief for the construction of an addition in place of an existing deck structure including a kitchen and living space addition on the first floor and a primary bedroom suite on the second floor of the property at 387 Richards Ave. Portions of the existing home and the existing rear deck encroach upon the 10 foot left-side setback.

We hope to be considered by the ZBA at the March 17, 2026 meeting.

**Property/Project**

387 Richards Ave is currently a four bedroom single-family home with street frontage on Richards Ave. We are proposing to maintain its use as a single-family home.

We are proposing to replace the existing rear deck structure with a two-story addition and entry stairs, which will add 96 square feet to the building footprint. The first floor addition will allow for a kitchen expansion and small living space, while the second floor addition will allow for a primary ensuite off the rear of the building.

The existing height of the home (~31 feet where 35 feet is the maximum) will remain unchanged since the roof of the new addition will be lower than the main ridge of the home. The property does not exceed its building coverage (existing: 17.8%; proposed 18.9%) where 25% is the maximum. Lastly, the property does not exceed its minimum open space requirement (existing: 71.8%; proposed 70.7%) where 30% open space is required.

The project is seeking a variance, to the extent required, due to the fact that:

- **A portion of the existing footprint to be replaced is within the 10 foot left-side yard setback (4' existing; 4' proposed).**
  - *We are not proposing to expand the non-conforming footprint; only to replace it.*
  - *The proposed new footprint does not encroach into the 10 foot side yard setback.*

### **Variance Criteria**

The variance will not be contrary to the public interest, and the spirit of the ordinance will be observed

Granting this variance will not be contrary to the public interest and the spirit of ordinance is observed for the improvements to the existing property, which was originally built in 1905. The proposed improvements do not conflict with the basic zoning objectives of the ordinance, nor do they create a threat to public health, safety, and welfare. The project will maintain the essential character of the neighborhood since the expansion is modest in nature and consistent with existing architectural details. Additionally, the proposed use does not expand the existing footprint of the home in a non-conforming way. Therefore, it's reasonable to conclude that granting this variance is not contrary to the public interest and that the spirit of the ordinance is observed.

Substantial justice will be done

The benefit to the Owner does not outweigh any harm to the general public. The proposed project complies with all other zoning requirements and will increase the value and curb appeal of the home, which in turn will help to preserve the value of surrounding properties.

The values of surrounding properties will not be diminished

The proposed project will increase the value of the home, which will help preserve surrounding property values. The project will have no negative impact on the essential character of the home and therefore the neighborhood and there is no evidence that the proposed project will diminish the value of surrounding properties.

Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship

This existing structure is built within the side yard setback, which means that the replacement of any part of the structure in the setback would require a variance under the current zoning ordinance. The dimensional requirements and expansion restrictions are to prevent overcrowding of land, promote adequate light and air, protect natural resources and promote health and general welfare, among other reasons. Since the proposed project will maintain the existing footprint of the home within the side yard setback, there is no fair and substantial relationship between the general purpose of the ordinance and this specific application.

The proposed use as a single-family home is consistent with the neighborhood and is a permitted use in the zoning district; since the proposed use is permitted, it is considered reasonable. By not granting this variance, the Owner would not be able to reasonably improve their property to increase its functionality and meet the needs of their family.

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

Respectfully,

A handwritten signature in cursive script that reads "Chris Atwood".

Chris Atwood

Otter Creek Homes

# SITE PLAN

PREPARED BY:  
Chris Atwood  
Other Creek Homes

387 Richards Ave.

1" = 20' SCALE

MAP - 112

LOT - 17

ZONE - GRA

FRONTAGE - 100' (53.5' Existing & Proposed)

DEPTH - 70' (170' Existing & Proposed)

## SETBACKS

FRONT - 15' (17' Existing & Proposed)

SIDE - 10' (4' Existing & Proposed)

REAR - 20' (20' Existing & Proposed)

MAX BUILDING HEIGHT - 35' (31' Existing & Proposed)

BUILDING COVERAGE MAX - 25% (17.8% Existing, 18.9% Proposed)

MINIMUM OPEN SPACE - 30% (71.8% Existing, 70.7% Proposed)

Building Setback

Existing Garage

170' DEPTH

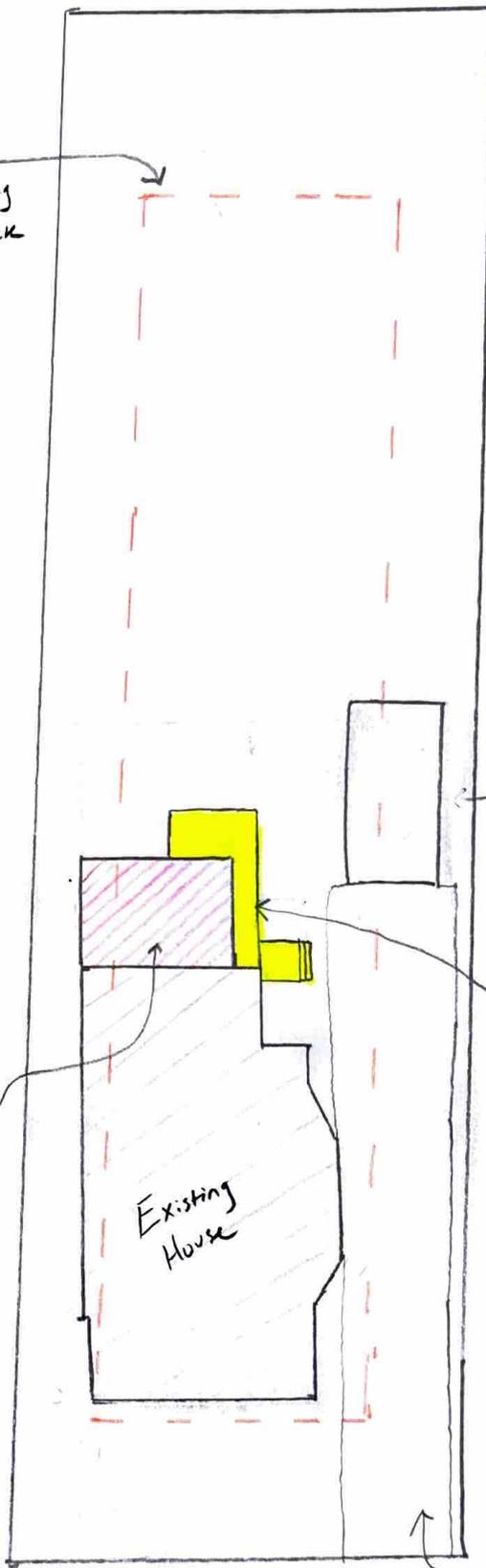
■ - New addition

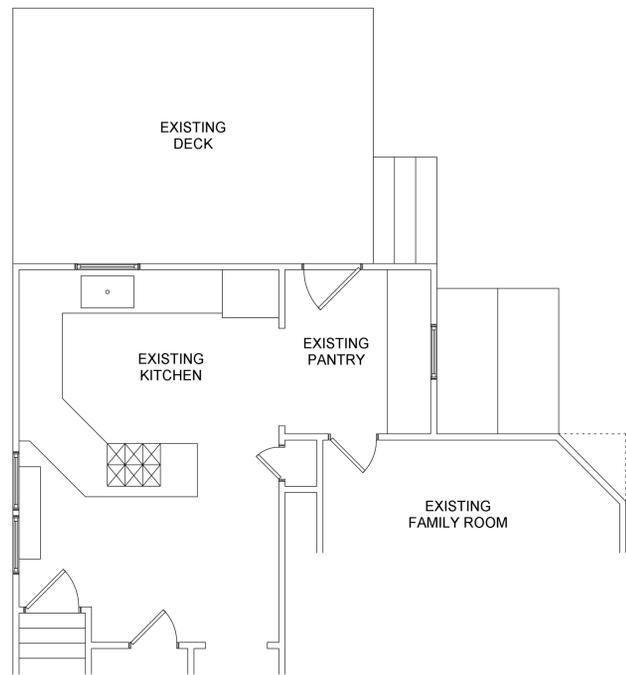
Existing House

/// - Existing deck, Convert to living space

53.5' FRONTAGE

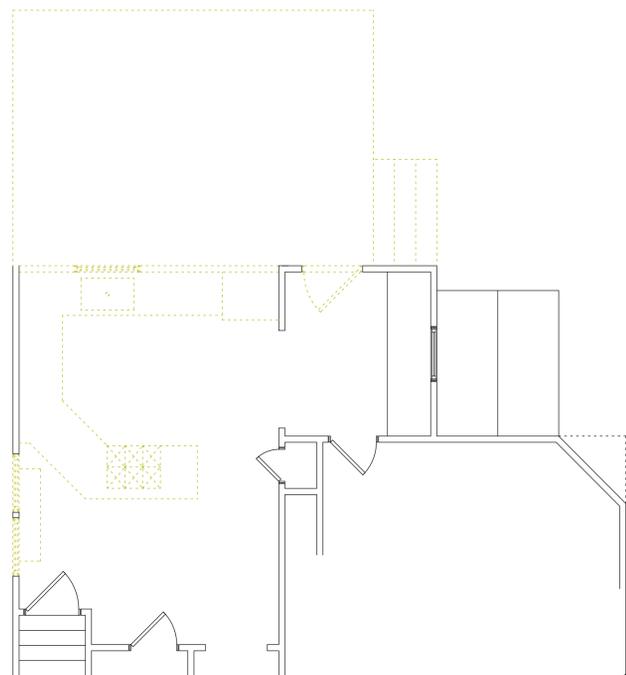
Existing Driveway 75' x 10'





**EXISTING FIRST FLOOR PLAN**

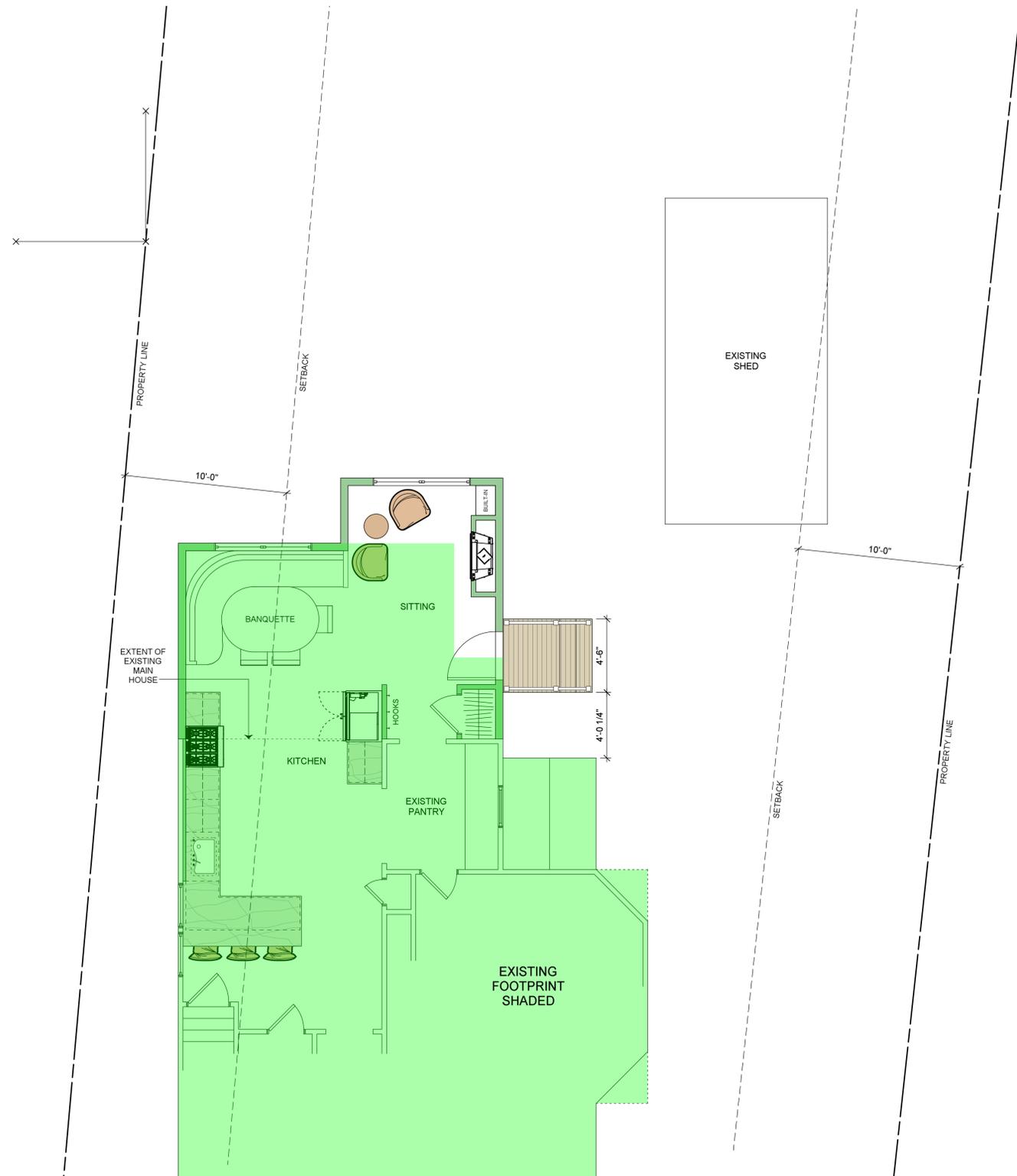
Scale: 1/4" = 1'-0"



**FIRST FLOOR DEMO PLAN**

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

- EXISTING TO REMAIN
- TO BE REMOVED



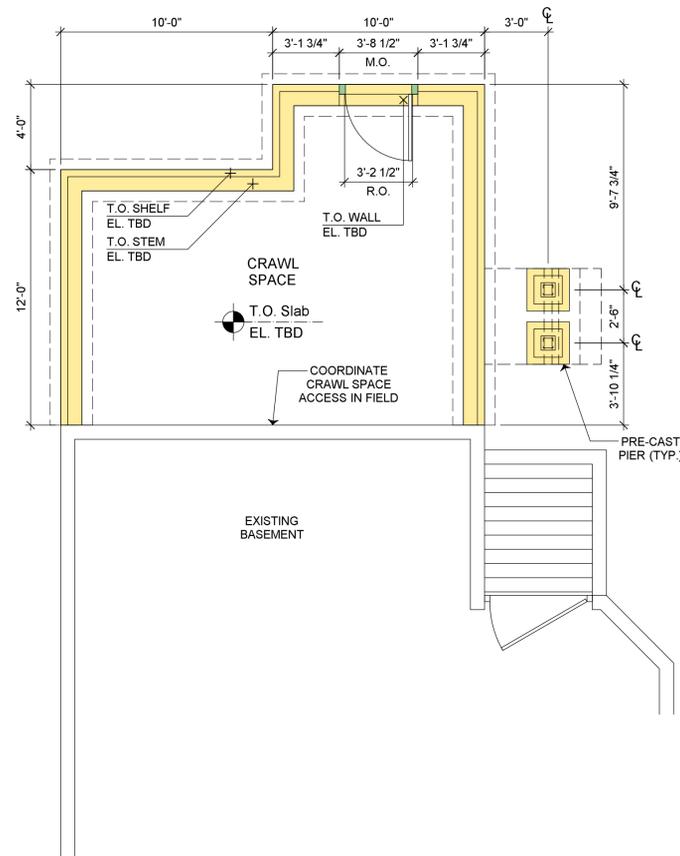
**PROPOSED FIRST FLOOR PLAN**

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

- EXISTING TO REMAIN
- NEW STUD WALL

*Glynn Residence*  
 387 Richards Ave, PORTSMOUTH, NH

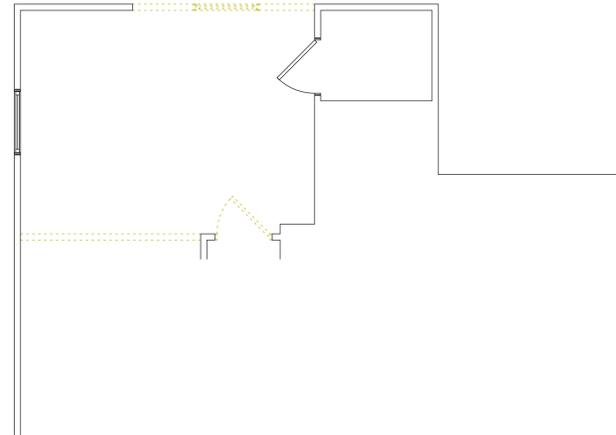
*Design*  
 WORTH CALLING  
**HOME** LLC



**PROPOSED BASEMENT PLAN**

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

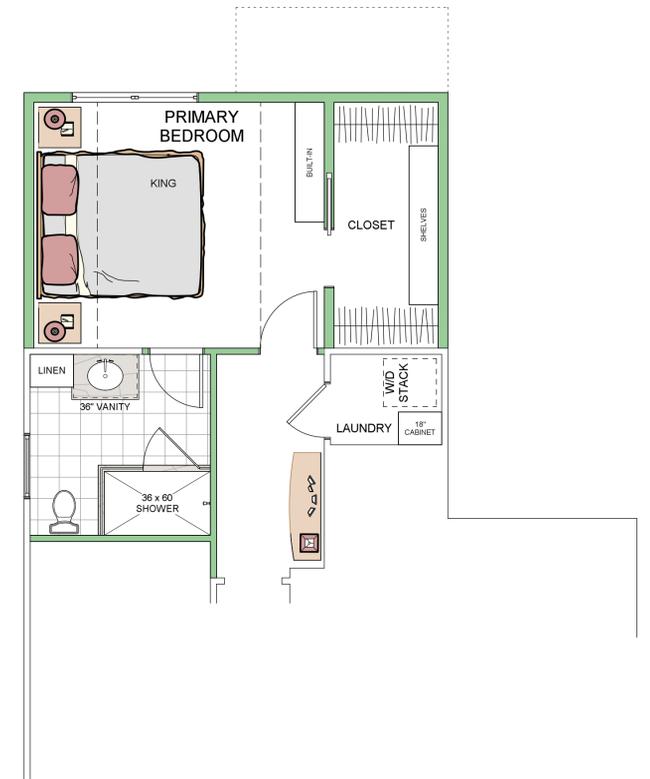
- EXISTING TO REMAIN
- NEW STUD WALL
- NEW FOUNDATION WALL



**SECOND FLOOR DEMO PLAN**

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

- EXISTING TO REMAIN
- TO BE REMOVED



**PROPOSED SECOND FLOOR PLAN**

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

- EXISTING TO REMAIN
- NEW STUD WALL

*Glynn Residence*  
387 Richards Ave, PORTSMOUTH, NH

*Design*  
WORTH CALLING  
**HOME** LLC



EXISTING FRONT CONDITIONS



EXISTING SIDE CONDITIONS

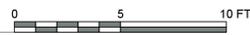


EXISTING REAR CONDITIONS



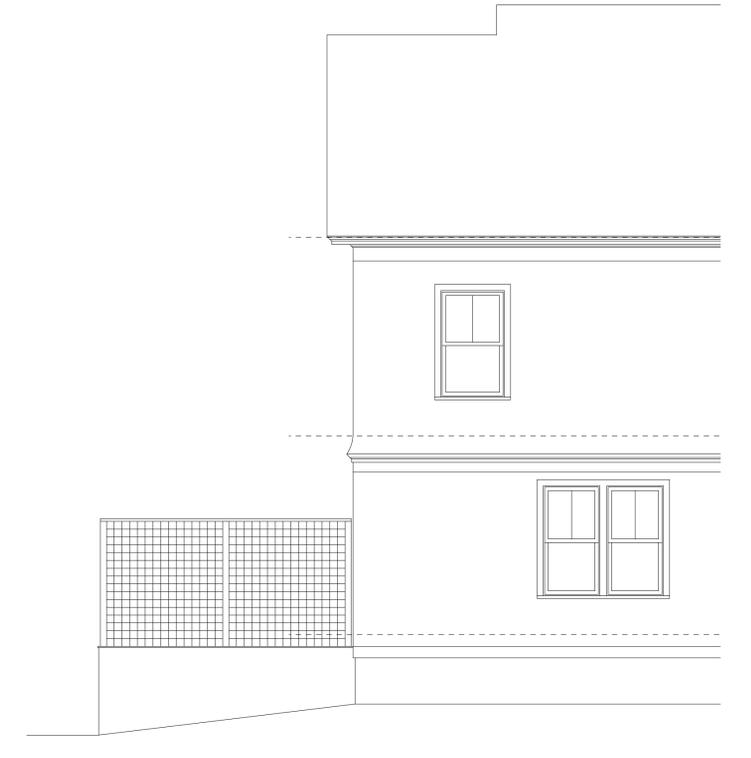
EXISTING SIDE ELEVATION

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



EXISTING REAR ELEVATION

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



EXISTING SIDE ELEVATION

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

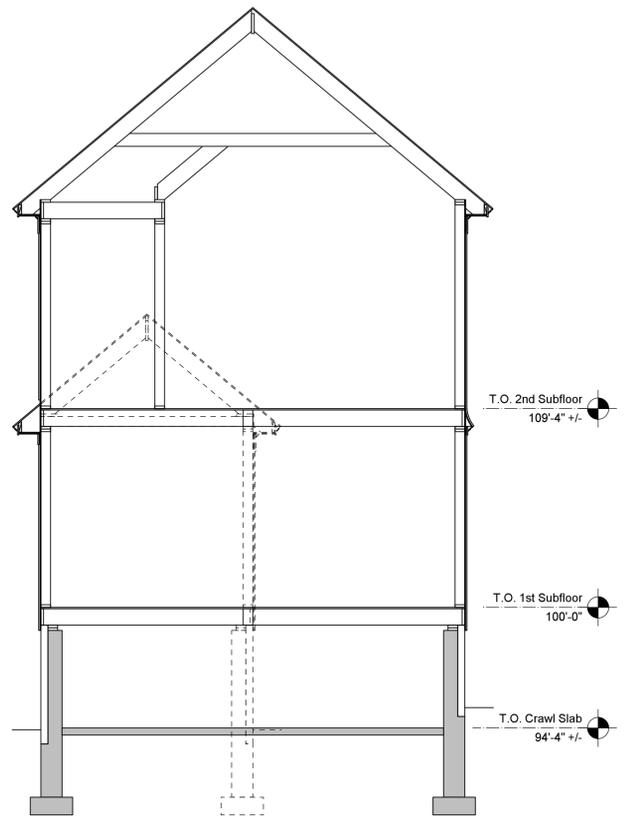


# Glynn Residence

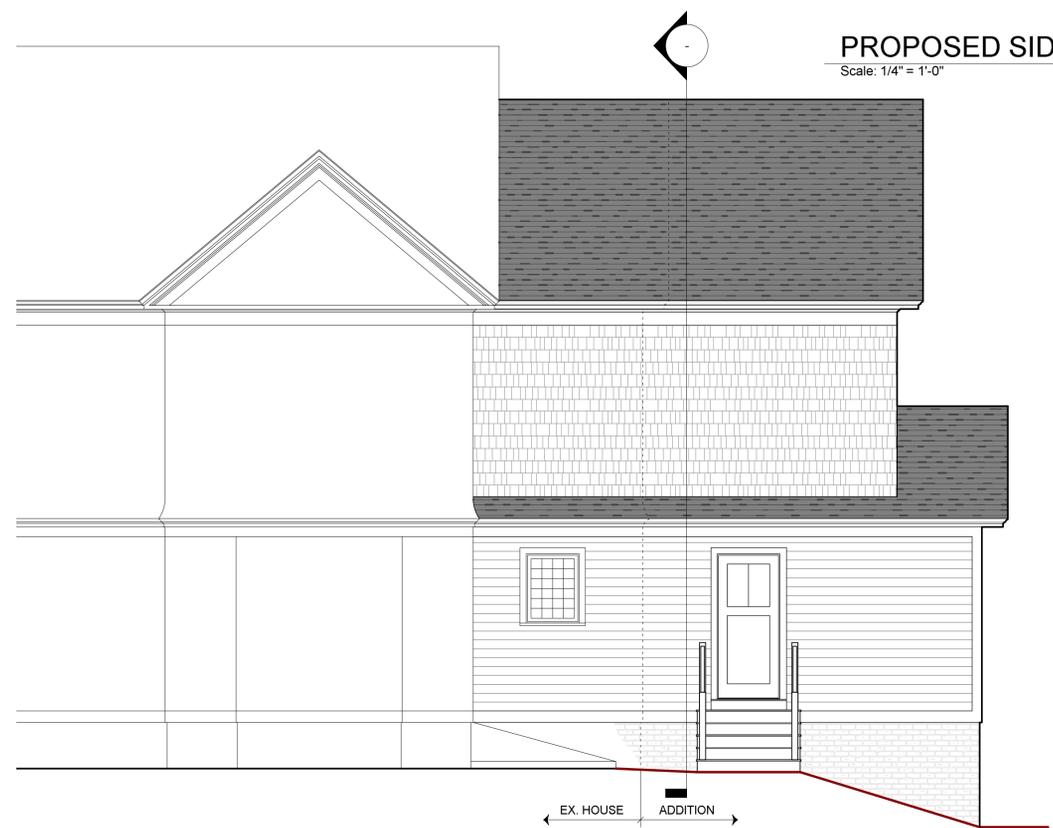
387 Richards Ave, PORTSMOUTH, NH



**PROPOSED SIDE ELEVATION**  
 Scale: 1/4" = 1'-0"  
 0 5 10 FT



**BUILDING SECTION**  
 Scale: 1/4" = 1'-0"  
 0 5 10 FT



**PROPOSED SIDE ELEVATION**  
 Scale: 1/4" = 1'-0"  
 0 5 10 FT



**PROPOSED REAR ELEVATION**  
 Scale: 1/4" = 1'-0"  
 0 5 10 FT

*Glynn Residence*  
 387 Richards Ave, PORTSMOUTH, NH

*Design*  
 WORTH CALLING  
**HOME** LLC



**Property Information**

**Property ID** 0112-0017-0000  
**Location** 387 RICHARDS AVE  
**Owner** GLYNN EMILY JEANNE & MICHAEL KEVIN



**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 10/23/2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

# 387 RICHARDS AVE

**Location** 387 RICHARDS AVE

**Mblu** 0112/ 0017/ 0000/ /

**Acct#** 33293

**Owner** GLYNN EMILY JEANNE &  
MICHAEL KEVIN

**PBN**

**Assessment** \$1,757,100

**Appraisal** \$1,757,100

**PID** 33293

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$911,000	\$846,100	\$1,757,100

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$911,000	\$846,100	\$1,757,100

## Owner of Record

**Owner** GLYNN EMILY JEANNE & MICHAEL KEVIN  
**Co-Owner**  
**Address** 387 RICHARDS AVE  
PORTSMOUTH, NH 03801

**Sale Price** \$1,766,933  
**Certificate**  
**Book & Page** 6613/1912  
**Sale Date** 04/15/2025  
**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GLYNN EMILY JEANNE & MICHAEL KEVIN	\$1,766,933		6613/1912	00	04/15/2025
BOUCHER FAMILY REVOCABLE TRUST	\$0		5911/2261		05/09/2018
BOUCHER FAMILY REVOCABLE TRUST	\$0		5911/0617		05/07/2018
BOUCHER JUDITH A	\$700,000		5419/1629	00	03/18/2013
ANDERSON KRISTEN ELAINE TRUST 2010	\$0		5120/1852	47	06/23/2010

## Building Information

## Building 1 : Section 1

**Year Built:** 1905  
**Living Area:** 2,212  
**Replacement Cost:** \$1,149,588  
**Building Percent Good:** 79  
**Replacement Cost Less Depreciation:** \$908,200

### Building Attributes

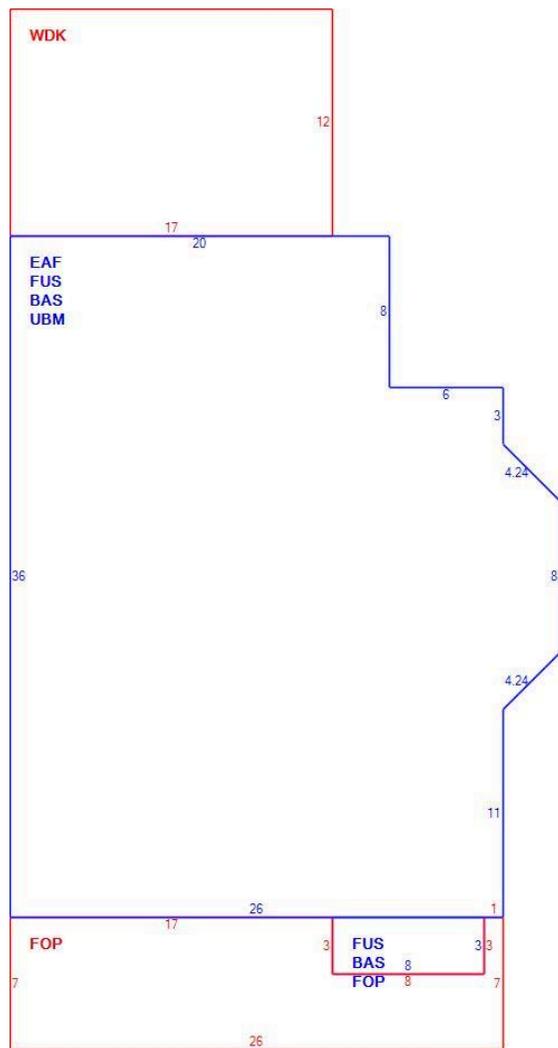
Field	Description
Style:	Conventional
Model	Residential
Grade:	A
Stories:	2
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	Wood Shingle
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Ceram Clay Til
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	1
Total Rooms:	8
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	
WB Fireplaces	0
Extra Openings	0
Metal Fireplaces	0
Extra Openings 2	0
Bsmt Garage	

## Building Photo



([https://images.vgsi.com/photos2/PortsmouthNHPhotos/\0038\33293\\_33](https://images.vgsi.com/photos2/PortsmouthNHPhotos/\0038\33293_33))

## Building Layout



(ParcelSketch.ashx?pid=33293&bid=33293)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area

BAS	First Floor	945	945
FUS	Upper Story, Finished	945	945
EAF	Attic Expansion	921	322
FOP	Porch, Open	182	0
UBM	Basement, Unfinished	921	0
WDK	Deck, Wood	204	0
		4,118	2,212

### Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

### Land

#### Land Use

**Use Code** 1010  
**Description** SINGLE FAM MDL-01  
**Zone** GRA  
**Neighborhood** 103A  
**Alt Land Appr** No  
**Category**

#### Land Line Valuation

**Size (Acres)** 0.20  
**Frontage**  
**Depth**  
**Assessed Value** \$846,100  
**Appraised Value** \$846,100

### Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			240.00 S.F.	\$2,200	1
PAT1	PATIO-AVG			160.00 S.F.	\$600	1

### Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$911,000	\$846,100	\$1,757,100
2024	\$910,400	\$846,100	\$1,756,500
2023	\$466,300	\$430,500	\$896,800

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$911,000	\$846,100	\$1,757,100
2024	\$910,400	\$846,100	\$1,756,500
2023	\$466,300	\$430,500	\$896,800

387 Richards Ave

Building Coverage - 25% Maximum

Lot Total = 8,712 ft<sup>2</sup> (.2 Acres)

Existing = 17.8%

(1547 / 8712)

204 (Deck)

945 (1st Floor)

158 (Porch)

240 (shed)

1547

Proposed = 18.9%

(1643 / 8712)

204 (Deck converted to living space)

945 (1st Floor)

158 (Porch)

240 (shed)

96 (Additional living space & landing/stairs to addition)

1643

Open Space - 30% Minimum

Lot Total = 8,712 ft<sup>2</sup> (.2 Acres)

Existing = 71.8% Open

Proposed = 70.7% Open

(Coverage → 2457 / 8712)

(Coverage → 2553 / 8712)

Calculation:

1547 (Building)

160 (Patio)

750 (Driveway)

2457

1643 (Building + Additional living space)

160 (Patio)

750 (Driveway)

2553