

Variance Criteria

The variance will not be contrary to the public interest;

A variance for this deck to be built would have no impact on the public, on my neighbors, or the adjacent park area. The deck would only be for my use and any guests. Its' design and construction, and all materials used, would have no adverse impact on the community.

The spirit of the Ordinance will be observed;

The single issue of percentage of lot coverage is the only conflict with the ordinance. This is a small footprint for the proposed deck, and both its design and future use will have minimum impact on the association property and the property of any neighbors. The minimal intrusion is certainly within the spirit of the intention of the ordinance, the resistance to overbuilding density in a residential zone.

Substantial justice will be done;

The unit I own is in a building built around 1900. At the time of its construction, there were no decks attached to any of the four apartments other than for means of egress. When renovated and turned into condominiums in 1983 the two upper level units had private leisure enjoyment decks built on the rear of the building and rooftop. My unit did not have a deck built at that time of conversion. Because recreational use of decks or porches has become a common part of home design and modern living, this would allow me a convenience that most homes in my area currently enjoy. There are numerous homes in my surrounding neighborhood that have deck/porch additions since the original construction, and have built footprints that exceed the lot coverage of the current zoning regulations.

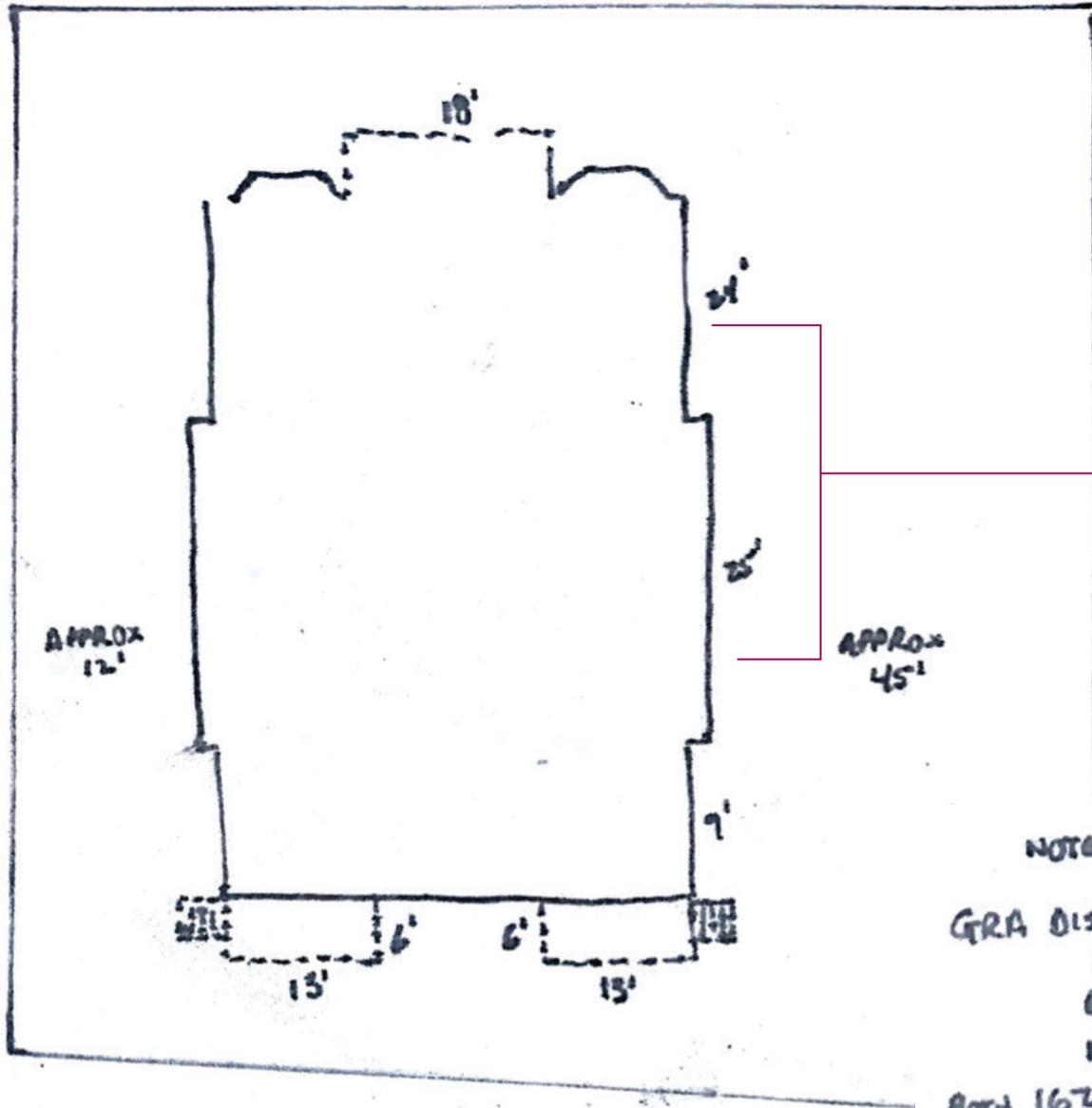
The values of surrounding properties will not be diminished;

This project will have no negative effect on the values of property of any of my neighbors. If anything, it should add to the value of my property, and of all my neighbors.

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

Literal enforcement of the ordinance would mean no building, addition, deck or existing deck enlargement could be allowed of our property. Our condo association has made a substantial investment to improve landscapes, walkways, and existing decks and fencing in the last two years. We plan to make more investments to our property in the 2021 as well. These improvements are all meant to improve our individual and joint property values, and enhance our quality of ownership. This deck would add to the living value of my property, our association, and the general neighborhood.

Site Plan 160 & 162 Rockland Street



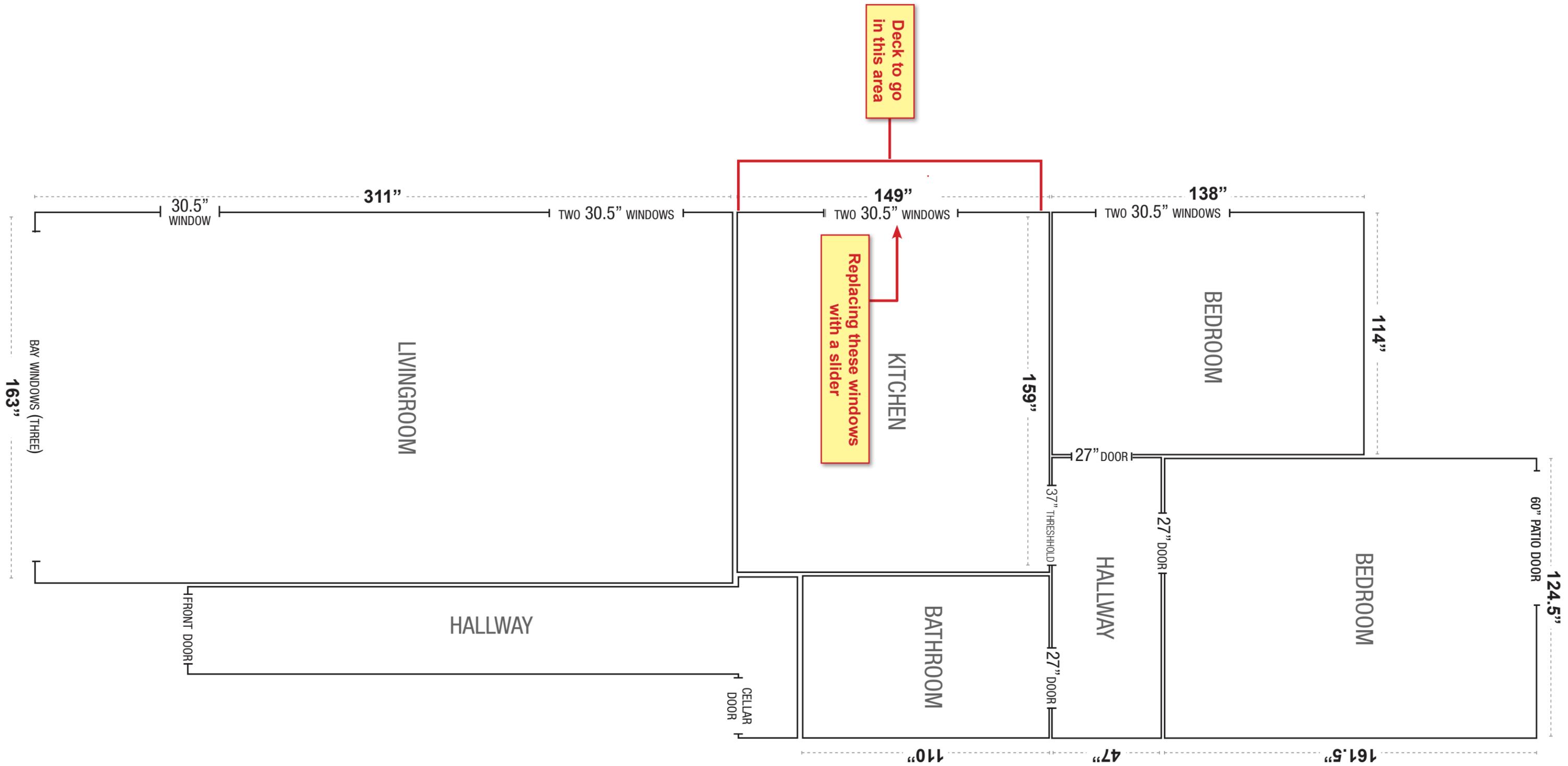
SITE PLAN - APPROX - NOT TO SCALE, BUT SIDE SETBACKS ACCURATE WITHIN INCHES.

Area of Proposed Deck

NOTES

GRA DISTRICT - 20' REAR AND 10' SIDE SETBACKS
NON-CONFORMING, ARTICLE 3 ALLOWS 5'
ENCROACHMENT IN SETBACK FOR SECONDARY
MEANS OF EGRESS
BOTH 162 UNITS HAVE EXISTING EGRESS AT REAR
ONTO DECK

CONDOMINIUM CREATED IN 1983.



160 #1 FLOOR PLAN

NOT TO SCALE



Replace windows with a sliding patio door (60" x 80")

Kitchen

Placement of steps will allow for easy access to meters

2/12 Steps to grade

NEW DECK
12' X 14'

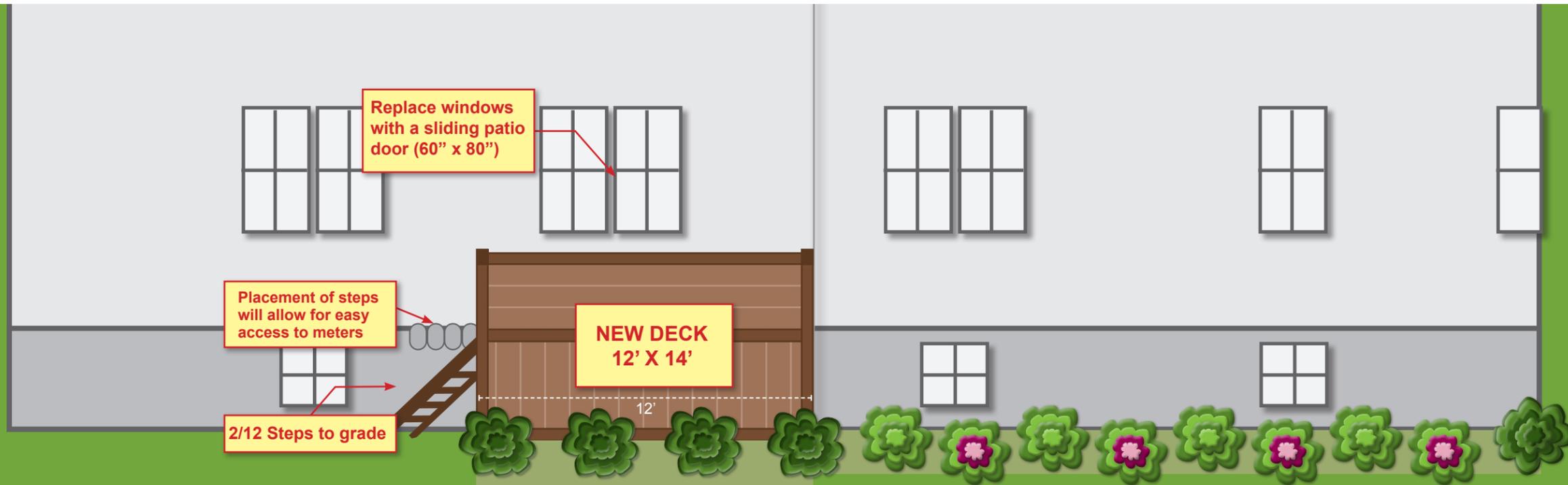
43' from the deck to the property line

44' 9" from the deck to the property line

22' from the deck to the property line

- NEW DECK**
- 12' x 14'
 - All materials pressure treated
 - 4' sono tubes in ground
 - 2x8 frame, 5/4 decking
 - Wall of 5/4 decking, horizontally run.
 - Vertical 1/5 slats under deck.
 - Rails of 2x4 w/5/4 balusters.
 - 2/12 steps to grade

AERIAL VIEW
NOT TO SCALE



NEW DECK

- 12' x 14'
- All materials pressure treated
- 4' sono tubes in ground
- 2x8 frame, 5/4 decking
- Wall of 5/4 decking, horizontally run.
- Vertical 1/5 slats under deck.
- Rails of 2x4 w/5/4 balusters.
- 2/12 steps to grade

SIDE VIEW
NOT TO SCALE

Rockland Street Condominium Association
160-162 Rockland Street
Portsmouth, NH 03801

September 17, 2020

To Whom It May Concern:

This letter is to confirm that on September 2, 2020, Kelly Dobben-Annis of 160 Rockland Street, shared all documentation submitted to the city regarding adding a new deck off her kitchen with all the Owners of the Rockland Street Condominium (RSC) Association for their review.

Pending the city's approval, the Association's Board of Directors is in favor of allowing Kelly to move forward with adding a new deck off her kitchen.

Please feel free to reach out to me with any questions.

Sincerely,



Christine A. Avallone
RSC Association Secretary/Treasurer
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