

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

Re: 70 Sheffield Road, Portsmouth
MLB 0233-0046-0000
PID 30413

Proposed improvement:

Our plan is to build a 22 x 8 foot covered farmer's porch on the front northeastern side of our home located at 70 Sheffield Road in Portsmouth. The proposed covered porch, with white vinyl railings, gray composite decking and a roof with black architectural shingles to match those used on the house, will blend beautifully with the cape cod style of our home and will add considerable charm and curb-appeal. The porch will provide us with a shaded and inviting outdoor space, a place where we can comfortably relax and enjoy time with our family and grandchildren.

The property is in the SRB zone and was built in 1956. It is already nonconforming as to building coverage and setbacks. Most of the houses in this neighborhood are nonconforming as well, given that this neighborhood was built in the 1950s and early 1960s. We believe this application meets the criteria necessary for the Board to grant the requested variances. Our plan to build a farmer's porch is enthusiastically supported by our abutting neighbors on each side and across the street.

Variance relief requested:

1. Front Setback: to allow a 19 foot setback in front of the porch addition where a 30 foot setback is required. Current front setback of the house is 27 feet.
2. Building Coverage: to allow a 24.7% coverage where a 20% coverage limit is required. Current coverage is 22.6%.

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

Our property, like many of the properties in the neighborhood, does not comply with setback or coverage requirements as the homes were built primarily in the 1950s and early 1960s. Our adding an attractive front farmer's porch would not be contrary to the public interest and would improve the look and curb appeal of the house, and the value of the property. It would not encroach on light or air, and would still be set well back from the street. Although with the front porch addition the front setback will be 19 feet from the front property line, because there is an 8-10 foot wide strip of grass covered city-owned land that spans the length of our property between our lot and the street, our front yard appears to be larger than it is. Several homes in this neighborhood have farmer's porches, and our adding one will be in character with other nearby houses. Were the variances to be granted, this porch addition would not alter the residential characteristics of the neighborhood and would not have an adverse effect on the health, safety or welfare of the public.

10.233.23 Substantial justice will be done by granting the variance

There is no benefit to the public in denying the variances that is not outweighed by the hardship upon the owner. We believe the requested front setback and building coverage relief is reasonable. The house immediately to the side of the farmer's porch addition is 33 feet from the side of the proposed porch, and there is a 6 foot tall holly hedge that runs along the property line between the two lots. None of our neighbors will suffer the loss of any privacy, light or air. Our direct abutting neighbors, on each side and across the street, enthusiastically support our adding a farmer's porch, as evidenced by their letters/emails of support. As homeowners, we would greatly benefit from having a front farmer's porch to personally enjoy and to improve the look and value of our property.

10.233.24 The values of surrounding properties will not be diminished

The proposed farmer's porch and new landscaping will improve the look of the property and will increase its value. As individual properties are improved in an area, the overall appearance of the neighborhood is improved, as well. The values of surrounding properties will not be diminished in any way.

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

The property is already non-conforming as to frontage, lot area, building coverage and front setback requirements. The purpose of the setback requirements is to provide sufficient access, light, air and privacy, and physical separation between properties. None of these purposes are negatively impacted by the proposed addition of a farmer's porch. The porch will increase the front yard setback nonconformity, but will not encroach into the side yard setback. The amount of additional building coverage proposed is 2.1% (176 square feet) which is minimal and not out of character for the neighborhood. Granting the variances is within the spirit of the ordinance and is a reasonable request. Not granting the request for variances would result in an unnecessary hardship for the homeowner.

In conclusion, based on the information provided above, we respectfully request that the Board grant the variances we are seeking. As retirees we hope to spend many years enjoying the outdoors on our new farmer's porch. We thank you for your consideration.

James and Jeanne Prendergast
70 Sheffield Road

70 Sheffield Rd

Sheffield Rd

Existing House and Shed

Lot size = 8712 sq ft





1" = 42 ft

Property Information

Property ID 0233-0046-0000
Location 70 SHEFFIELD RD
Owner PRENDERGAST FAMILY REVOC TRUST OF 2012

Lot size = .20 acre
 8712 sq ft
 Zoned = SRB



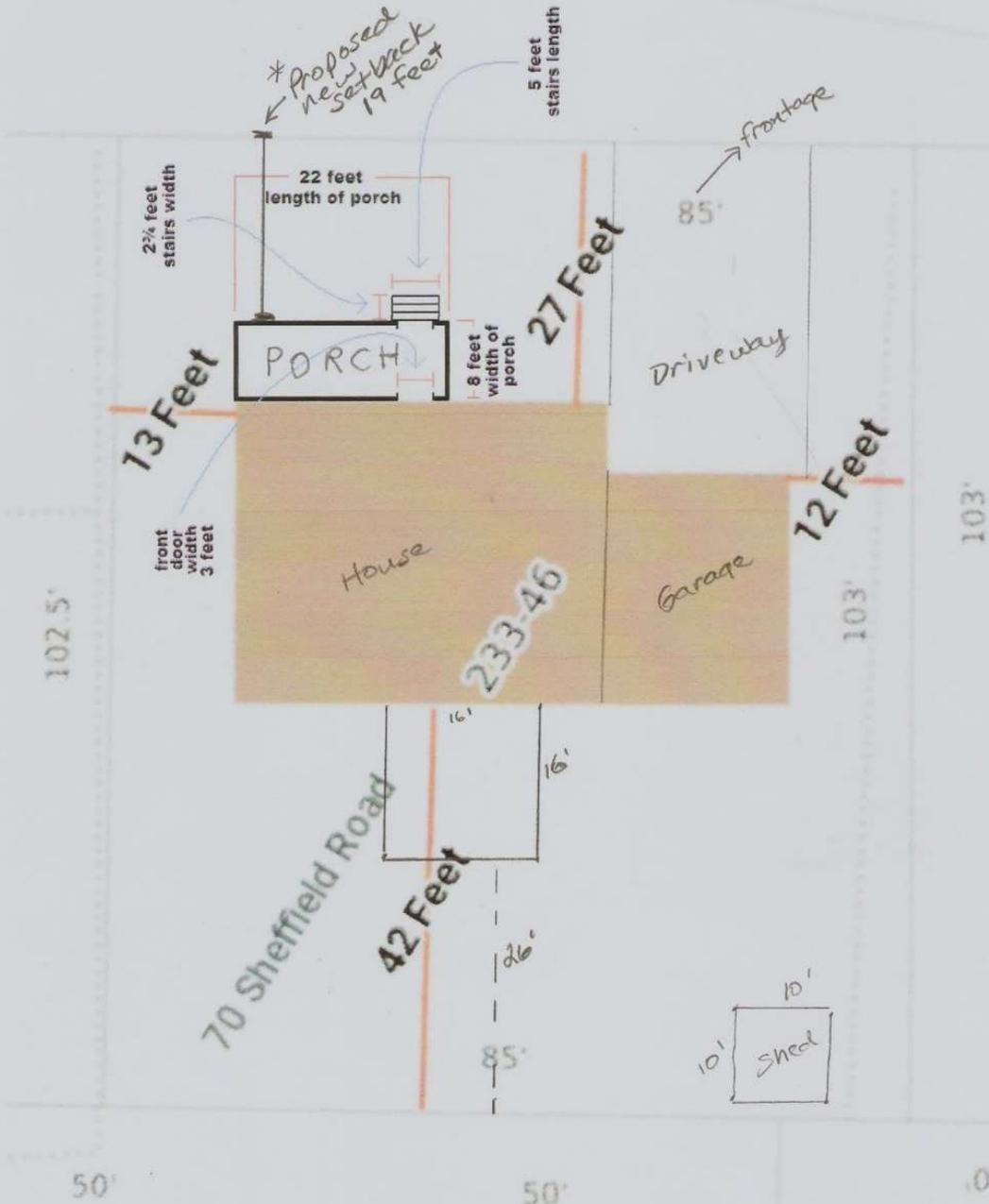
MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

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

Proposed Porch
70 Sheffield Road

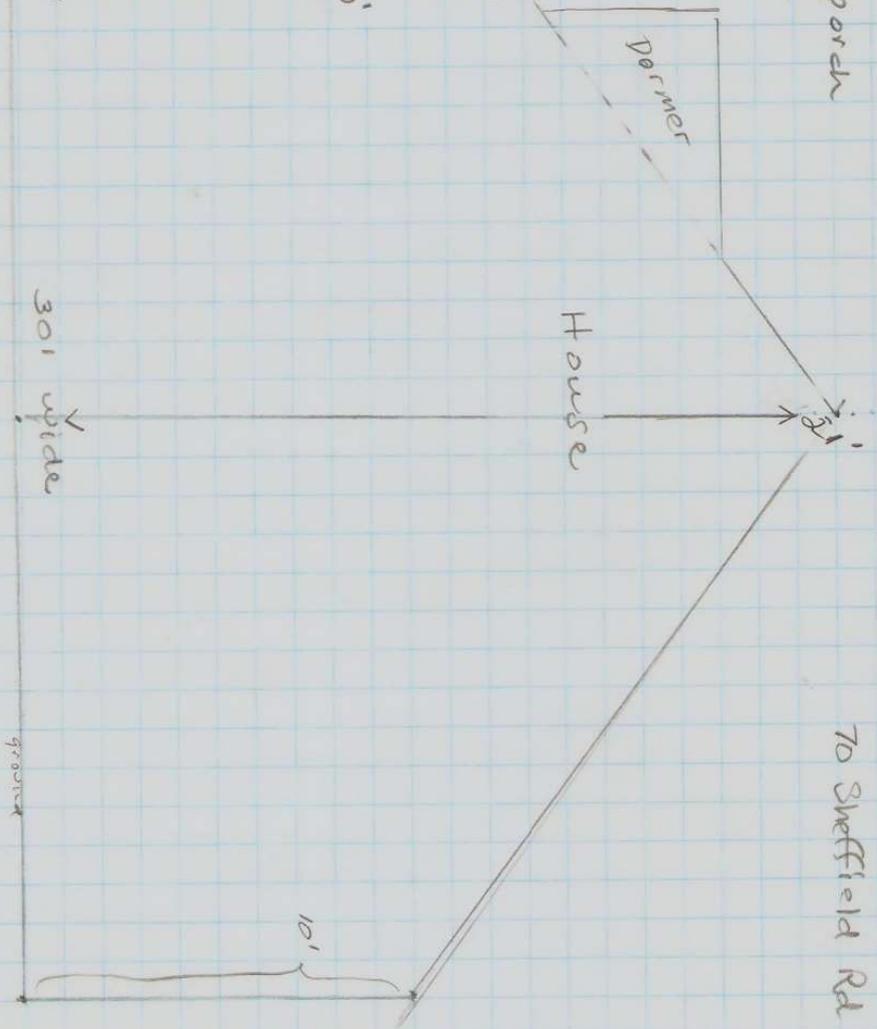
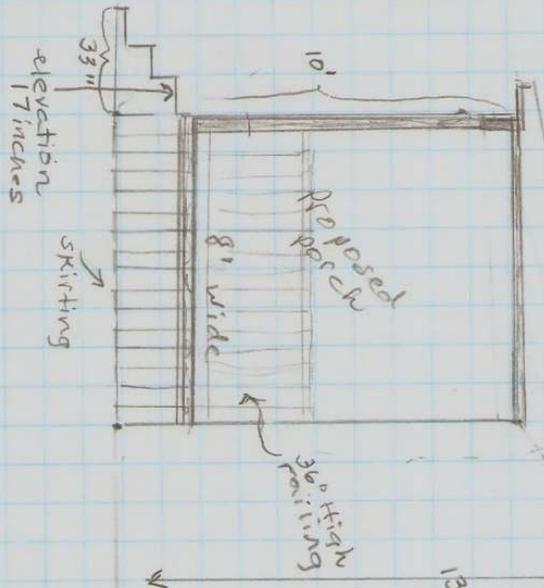
Sheffield Rd



1sq = 1'

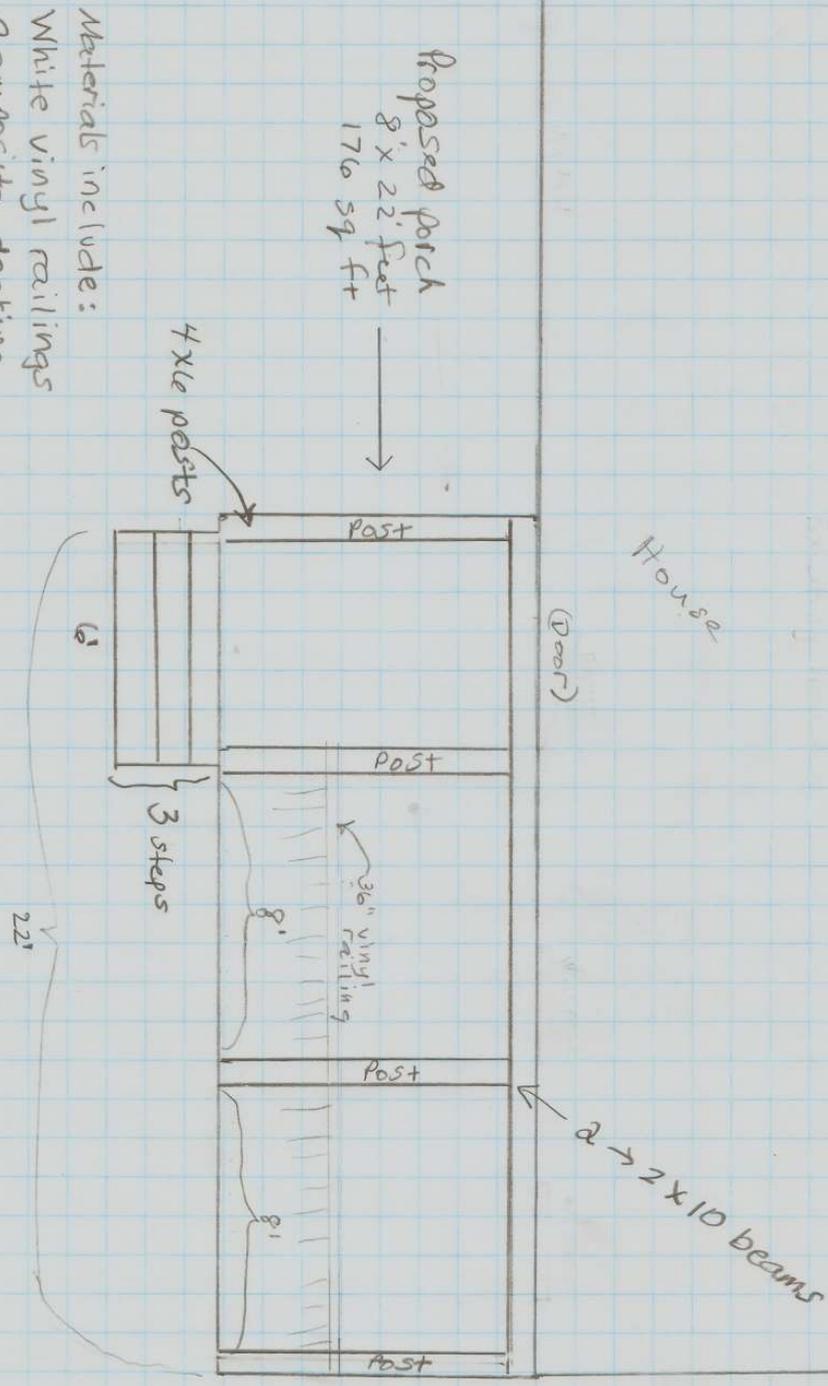
Side view of house and proposed porch
Shows elevations

Proposed
8 x 22 porch
with railings



Scale 1/4" = 1'

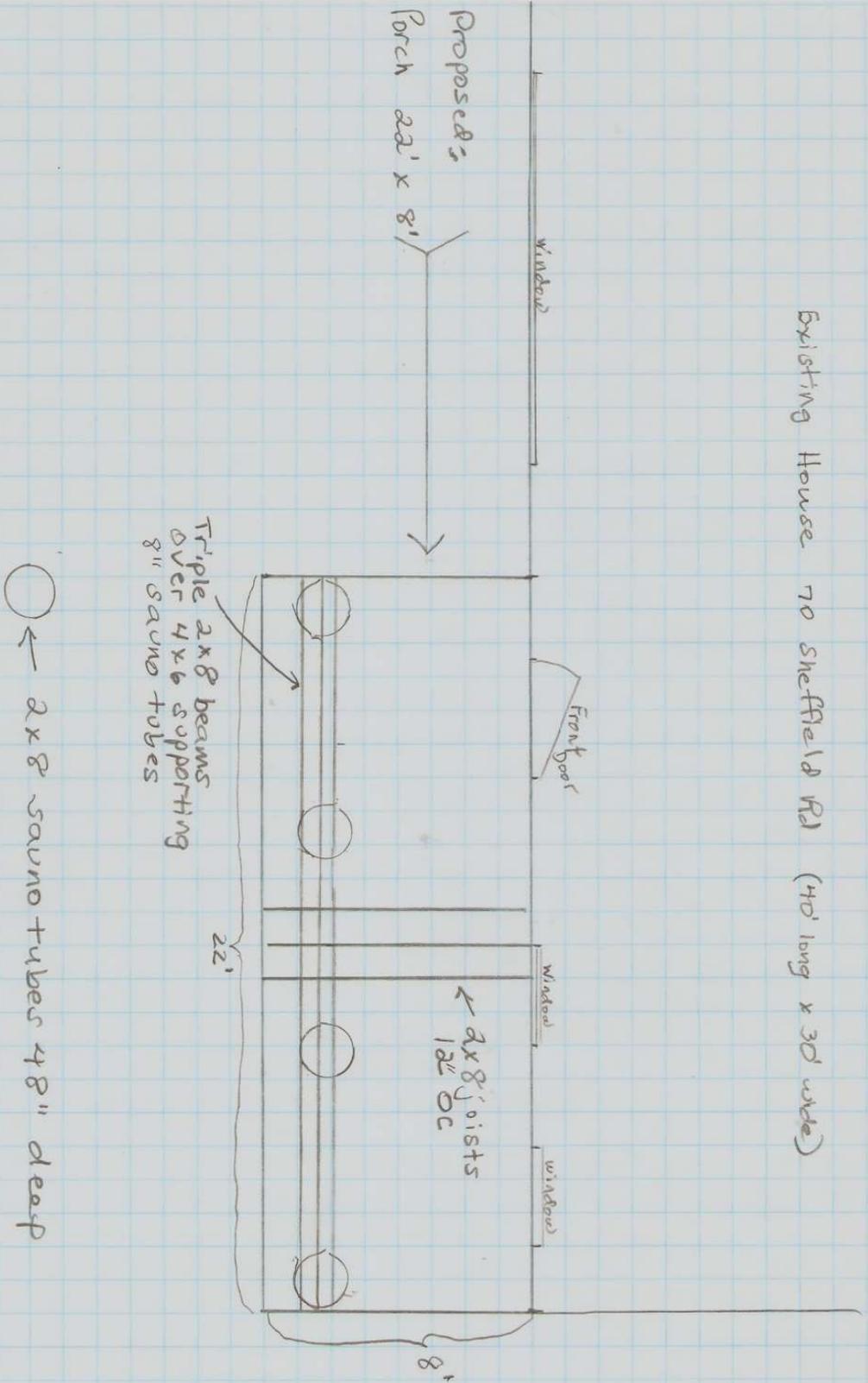
70 Sheffield Rd
FRONT VIEW of Proposed Porch



- Materials include:
- White vinyl railings
 - Composite decking
 - Black architectural roof shingles
 - White vertical PVC skirting

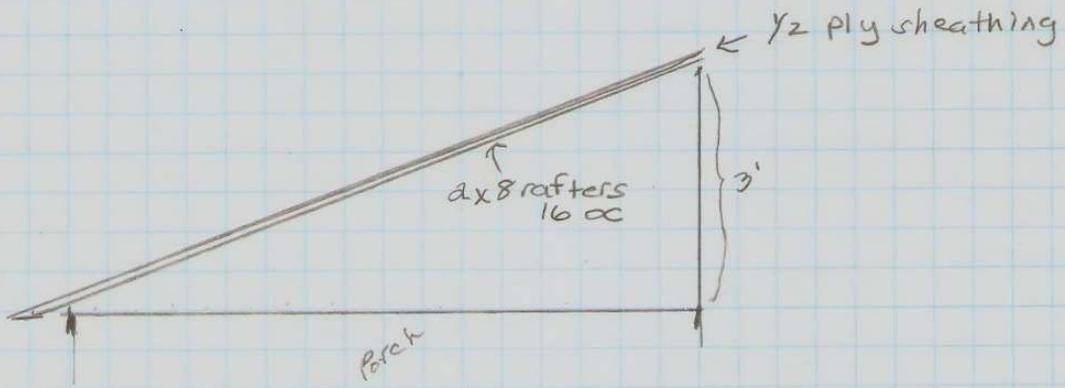
Scale 1/4" = 1'

Existing House 70 Sheffield Rd (40' long x 30' wide)



Proposed Porch
Roof - side view

$\frac{1}{2}'' = 1'$
Scale



70 Sheffield Rd

Kennedy property distance to 70 Sheffield



Property Information
Property ID: 0233-0046-0000
Location: 70 SHEFFIELD RD
Owner: PRENDERGAST FAMILY REVOC TRUST OF 2012



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Geometry updated 4/1/2019
Data updated 7/17/2019

Current view of home
70 Sheffield Road



Porch will be located
this side of house

Side view of house
70 Sheffield Rd



Porch to
be
located
in the
front on
this end
of the
house



This porch is located at 79 Sheffield and is similar to the one proposed for 70 Sheffield Road

From: Elisabeth Kennedy (lkjknk@aol.com)

To: pmstith@cityofportsmouth.com

Cc: jprender50@yahoo.com

Date: Sunday, February 7, 2021, 10:48 PM EST

Mr. Stith,

I am writing to you in support of my neighbors, Jeanne & James Pendergast, request for a variance to build a farmers porch onto the front of their property at 70 Sheffield Road.

Jeanne has kept me and our immediate community informed of their proposed plans and I see no reason why it would adversely affect our neighborhood. I always enjoy sitting on my front porch, engaging with the neighbors passing by, and hope that they will be able to do the same.

Should you have any questions please don't hesitate to contact me.

Elisabeth Kennedy
64 Sheffield Road
Portsmouth, NH 03801
(603)770-2522

From: Fay Ham <fayham@icloud.com>
Date: February 7, 2021 at 4:01:01 PM EST
To: pmstith@cityofportsmouth.com
Subject: 70 Sheffield Rd.

Dear Peter Stith and the planning department of the City of Portsmouth,

My name is Fay Ham and I am a resident of 71 Sheffield Rd. Directly across from the Prendergast residence. They have done an outstanding job on their home and understand they would like to add on a farmers porch, I hope that they will be able to go forth with their wishes. I am certainly looking forward to seeing that completed.

Thank you for your consideration,

Fay Ham

Sent from my iPhone

Properties within
300 feet of 70
Sheffield Road

Property ID	Site Address	Account	Owner Name	Owner Name 2	Owner Address	City	State	Zip
0233-0041-0000	35 HAMPSHIRE RD	30408	WELSH FAMILY REVOCABLE TRUST OF 1999	WELSH MARCIA J & TRACY B TRUSTEES	35 HAMPSHIRE RD	PORTSMOUTH	NH	3801
0233-0042-0000	45 SHEFFIELD RD	30409	GUARRERA DONNA		45 SHEFFIELD RD	PORTSMOUTH	NH	3801
0233-0043-0000	55 SHEFFIELD RD	30410	VACCARO KATHLEEN A REV TST OF 2020	VACCARO KATHLEEN TRUSTEE	55 SHEFFIELD RD	PORTSMOUTH	NH	3801
0233-0044-0000	71 SHEFFIELD RD	30411	SULLY ROSE		61 SHEFFIELD RD	PORTSMOUTH	NH	3801
0233-0047-0000	64 SHEFFIELD RD	30412	HAM FAY B IRREVOCABLE TRUST	HAM FBME & NELSON KL & GAGNE JL TRTEES	71 SHEFFIELD RD	PORTSMOUTH	NH	3801
0233-0048-0000	64 SHEFFIELD RD	30414	KENNEDY ELISABETH REVO TRUST	KENNEDY ELISABETH TRUSTEE	64 SHEFFIELD RD	PORTSMOUTH	NH	3801
0233-0049-0000	56 SHEFFIELD RD	30415	MCGRIMLEY SEAN M	MCGRIMLEY ALLISON W	56 SHEFFIELD RD	PORTSMOUTH	NH	3801
0233-0058-0000	113 ESSEX AVE	30416	ABDORIO FAMILY REVO TRUST	ABDORIO R P & E J TRUSTEES	70 SEPTEMBER DR	GREENLAND	NH	3840
0233-0059-0000	125 ESSEX AVE	30425	LAUX EVELYN L	ABSHER RANDALL PAUL	113 ESSEX AVE	PORTSMOUTH	NH	3801
0233-0060-0000	139 ESSEX AVE	30426	MORROW PEGGI L		125 ESSEX AVE	PORTSMOUTH	NH	3801
0233-0061-0000	151 ESSEX AVE	30427	BERLING CHRISTIAN L		139 ESSEX AVE	PORTSMOUTH	NH	3801
0233-0062-0000	161 ESSEX AVE	30428	WIERBONICS MICHAEL S	WIERBONICS LILI L	117 ASH ST	PORTSMOUTH	NH	3801
0233-0063-0000	160 ESSEX AVE	30429	PARSONS SHANNON M	PARSONS STEPHEN E	161 ESSEX AVE	PORTSMOUTH	NH	3801
0233-0064-0000	152 ESSEX AVE	30430	CLARK COREY J	CLARK JANELLE B	160 ESSEX AVE	PORTSMOUTH	NH	3801
0233-0065-0000	140 ESSEX AVE	30431	DOOLEY WILLIAM E	DOOLEY WHITNEY S	152 ESSEX AVE	PORTSMOUTH	NH	3801
0233-0066-0000	122 ESSEX AVE	30432	SALTUS CASSANDRA M DECLARATION OF TRUST	SALTUS CASSANDRA M TRUSTEE	140 ESSEX AVE	PORTSMOUTH	NH	3801
0232-0128-0000	198 ESSEX AVE	30267	WESTHELLE ROBERT	WESTHELLE WHITNEY	122 ESSEX AVE	PORTSMOUTH	NH	3801
0232-0129-0000	170 ESSEX AVE	30268	NEVIN JOEL F		198 ESSEX AVE	PORTSMOUTH	NH	3801
0232-0134-0000	169 ESSEX AVE	30273	WADE ROBT S		170 ESSEX AVE	PORTSMOUTH	NH	3801
0232-0135-0000	219 ESSEX AVE	30274	YAJUN MARION J		169 ESSEX AVE	PORTSMOUTH	NH	3801
0232-0136-0000	239 ESSEX AVE	30275	GOLDEN BRIAR K		219 ESSEX AVE	PORTSMOUTH	NH	3801
0232-0137-0000	ESSEX AVE	30276	LOUGHLIN MARY R		239 ESSEX AVE	PORTSMOUTH	NH	3801
0232-0143-0000	100 SHEFFIELD RD	30282	BONITO GLORIA	FREEDMAN ROBERT H TRUSTEE	245 ESSEX AVE	PORTSMOUTH	NH	3801
0232-0144-0000	90 SHEFFIELD RD	30283	90 SHEFFIELD ROAD REALTY TRUST		100 SHEFFIELD RD	PORTSMOUTH	NH	3801
0232-0145-0000	80 SHEFFIELD RD	30284	BURNETT SHERRY A		90 SHEFFIELD ROAD	PORTSMOUTH	NH	3801
0232-0146-0000	74 SHEFFIELD RD	30285	HAZEL KAREN F		80 SHEFFIELD ROAD	PORTSMOUTH	NH	3801
0232-0147-0000	79 SHEFFIELD RD	30286	BOSTON SHIRLEY L		74 SHEFFIELD RD	PORTSMOUTH	NH	3801
0232-0148-0000	83 SHEFFIELD RD	30287	ULIANO FAMILY REVOCABLE TRUST OF 2015	ULIANO EMIL R III & DAWN ELLEN TRUSTEES	79 SHEFFIELD ROAD	RYE	NH	3870
0232-0149-0000	87 SHEFFIELD RD	30288	STEVENS JAMES K		457 SHEFFIELD RD	PORTSMOUTH	NH	3801
0232-0150-0000	7 HAMPSHIRE RD	30289	GIOVANDO KATHERINE	MATHES CAROL M	7 HAMPSHIRE RD	PORTSMOUTH	NH	3801
0232-0151-0000	11 HAMPSHIRE RD	30290	MEDLOCK TODD A		11 HAMPSHIRE RD	PORTSMOUTH	NH	3801
0232-0152-0000	10 HAMPSHIRE RD	30291	MCCONNAUGHEY GEORGE H		7 HAMPSHIRE RD	PORTSMOUTH	NH	3801
0232-0153-0000	8 HAMPSHIRE RD	30292	MCCONNAUGHEY GEORGE		11 HAMPSHIRE RD	PORTSMOUTH	NH	3801
0233-0031-0000	24 HAMPSHIRE RD	30398	BOLDUC JAMES G	MCCONNAUGHEY GEORGE II	8 HAMPSHIRE ROAD	PORTSMOUTH	NH	3801
0233-0032-0000	18 HAMPSHIRE RD	30399	WISINSKI FRANK & JO ANN FAMILY TR 2016	EGAN CK POLTRINO MA & WISINSKI GT TRTEES	24 HAMPSHIRE RD	PORTSMOUTH	NH	3801
0233-0033-0000	16 HAMPSHIRE RD	30400	KAT MARIEKE CHARLOTTE	PEYSER KEVIN DAVID	18 HAMPSHIRE RD	PORTSMOUTH	NH	03801-4816
0233-0034-0000	12 HAMPSHIRE RD	30401	LEVENSON JACOB A		16 HAMPSHIRE RD	PORTSMOUTH	NH	3801
0233-0035-0000	13 HAMPSHIRE RD	30402	REEVES LINDA A		12 HAMPSHIRE RD	PORTSMOUTH	NH	3801
0233-0036-0000	17 HAMPSHIRE RD	30403	THOMAS CAROLYN A 2004 TRUST	THOMAS CAROLYN A TRUSTEE	13 HAMPSHIRE RD	PORTSMOUTH	NH	3801
0233-0037-0000	21 HAMPSHIRE RD	30404	BROWN MARK J REVOCABLE TRUST	BROWN MARK J TRUSTEE	17 HAMPSHIRE RD	PORTSMOUTH	NH	3801
0233-0038-0000	25 HAMPSHIRE RD	30405	CAMERON JOHN H	CAMERON LOUISE BEAULIEU	21 HAMPSHIRE RD	PORTSMOUTH	NH	3801
0233-0039-0000	27 HAMPSHIRE RD	30406	FISHBEIN FAMILY REALTY TRUST	FISHBEIN SHIRLEY TRUSTEE	25 HAMPSHIRE RD	PORTSMOUTH	NH	3801
0233-0056-0000	36 SHEFFIELD RD	35496	1 ALDEN AVE LLC		27 HAMPSHIRE RD	PORTSMOUTH	NH	3801
					348 BAYSIDE RD	GREENLAND	NH	3840