

Bill Camarda + Bennett Travers
809 State Street, Portsmouth NH 03801
Seeking Variance for Extending Existing Side Deck
03.01.23

To The Board,

We are seeking two (2) variances to allow a 4' 2" extension to the depth of the side deck on 809 State Street. Specifically, we would like to request:

1. **Variance to Maintain The Existing Setback:** Carry forward today's 10' deck setback to the extended deck – where 20' is standard.
 - a. When we purchased 809 State Street, the home came with a side deck built by a previous owner that only had 10' of clearance between the deck and the back of the property (backing up to the parking lot of 210 Cabot Street).
 - b. When extending this deck, we would like to maintain the existing 10' setback to the back of the property while extending the deck towards the side of the property by 4' 2" (*no side property line variance needed*).

2. **Variance to Increase the Existing Lot Coverage:** Increase the existing coverage from 42.2% to 44.7% – where 35% is standard.
 - a. When we purchased 809 State Street, the percentage of property footprint taken up by the house was 42.2%, which is over the existing 35% limit.
 - i. 1,141 ft. (870' First Floor + 55' Front Porch + 216' Wood Deck) / 2,700 ft. property (45' x 60')
 - b. As extending the existing wood deck by 4' would increase the property footprint to 1,207 ft., we would like to request a variance to increase our home footprint to 44.7% — an additional 2.5%.

Below is how we will meet the criteria for this variance.

10.233.21 - The variance will not be contrary to the public interest

- The deck is pre-existing from previous owners. The 4' 2" extension of the existing deck will be into our own yard. There is over 20' of clearance towards two of our property lines (827 State Street and State Street itself). The two property lines where there is under 20' of clearance include 202 Cabot Street to the right of us – who cannot see the existing deck through the house nor will they see the new deck through our property – and 210 Cabot Street – a condo unit only who's back parking lot would observe the deck.

10.233.22 - The spirit of the Ordinance will be observed

- The existing deck width extension of 4' 2" will only increase lot coverage by 2.5% and will not increase nor change any existing setbacks. Additionally the length and height of the deck will not change. We will not be encroaching on our neighbors properties in any meaningful way.

10.233.23 - Substantial justice will be done

- The benefit to us at 809 State St. will not come at the expense of our neighbors, as the deck already exists and will only extend an additional 4' into our own yard, buffered by existing

setbacks.

10.233.24 - The values of the surrounding properties will not be diminished

- The extension of the existing deck will not diminish the value of the surrounding properties. If anything, it should help our neighbors' property values increase if we are actively investing to improve our own property and level up the neighborhood.

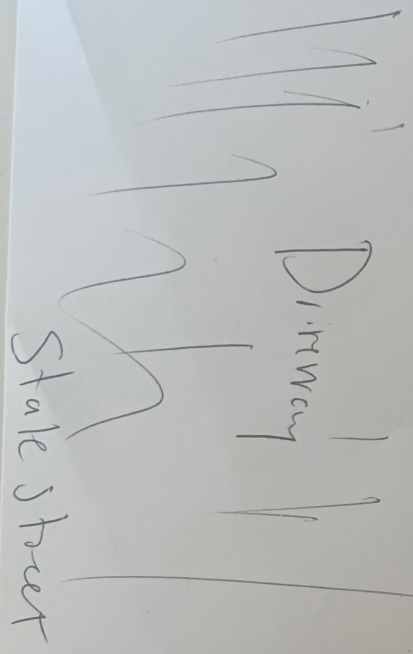
10.233.25 - Literal enforcement of the provisions of the Ordinance would result in unnecessary hardship

- We are solely trying to improve the functionality of our outdoor space, as the depth of the existing deck makes it difficult to use, impacting both our use of the property as we grow our family in this home and the value of the property itself.

Thank you very much for taking the time, as my fiancé and I are excited to continue to build our lives here in the West End!

Sincerely,
Bill Camarda and Bennett Travers

60 feet
fence + driveway = length of property



Deck clearance = 30+ feet

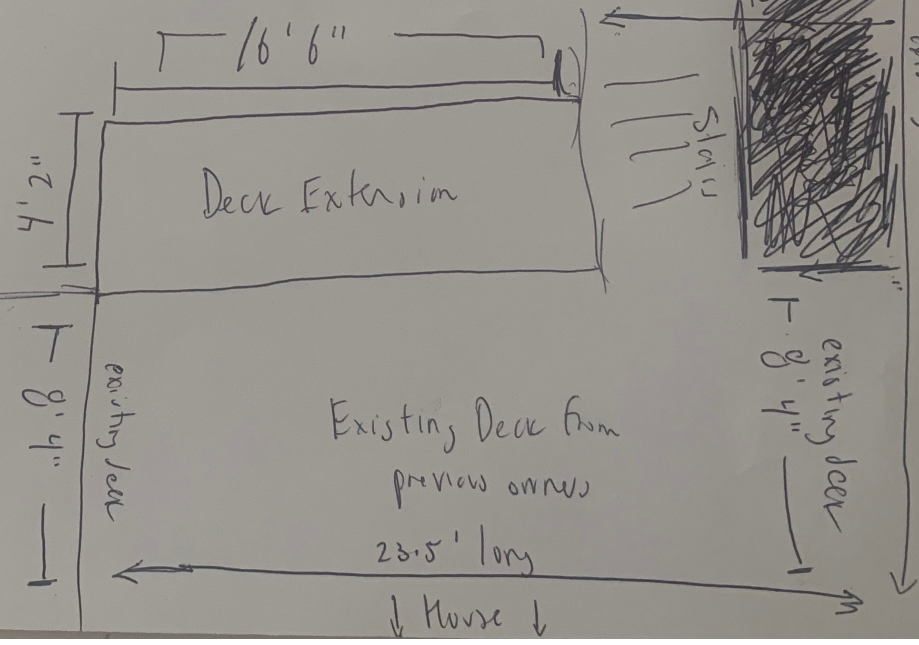
Yard

25' Clearance to fence side

Deck clearance = 10' ~~clearance~~

Back of property

existing shed



Deck Extension

stairs

Existing Deck from previous owner

Horse

Stairs



Deck
extension



Deck extension



Driveway