

July 29th, 2019

From : Shannon Harrington and James St. Pierre  
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To: Zoning Board of Portsmouth, New Hampshire

JUL 31 2019

Zoning Ordinance Narrative

BY: \_\_\_\_\_

Dear Zoning Board,

I am writing this letter regarding the permission of building on the property of 20 Taft Road in Portsmouth, New Hampshire. The two significant structures in the backyard of the property include a deck, that is one story above ground level and a 4 foot deep above ground pool, situated adjacent and below the deck. The new structure would be a lower level continuation of the existing deck, that surrounds the pool and connects the existing deck to the pool through the construction of a small set of stairs. This added deck would create convenience for usage of the pool.

Because the pool and deck are situated in a fenced in backyard, it is not visible from the front or sides of the property, therefore not devaluing the rest of the neighborhood or have any effect on property values of neighbors. Also, no trees or plants that are currently on the property will be disturbed or removed during the construction of the deck. The new addition of the deck will be built on an existing clear spot of land, covered in landscaping rocks. The woods behind the property will not be touched. The surroundings and environment will remain intact and identical to what it is currently. There will be no harm to general/public health or safety through the construction of this deck, therefore the added benefit this deck has to us (the applicant) is greater than any possible risk of health/safety for the public or individuals.

Enforcement of the ordinance would result in unnecessary hardship considering the purpose of the new deck is both reasonable and convenient. Because nothing will be harmed or devalued, there is no relation between the general public purposes of the ordinance and the proposed use of the added structure. Because this deck would not negatively effect the character of the neighborhood, a restriction applied to this property would not serve in a fair and substantial way.

We appreciate your consideration and look forward to hearing from you soon,

Shannon Harrington and James St. Pierre, owners of 20 Taft Road

Open Space is 7,104.5 square feet of the 10,366 lot size (68.5%).

Building Coverage is 2,908 square feet of the 10,366 lot size (28%). Special variance requested.

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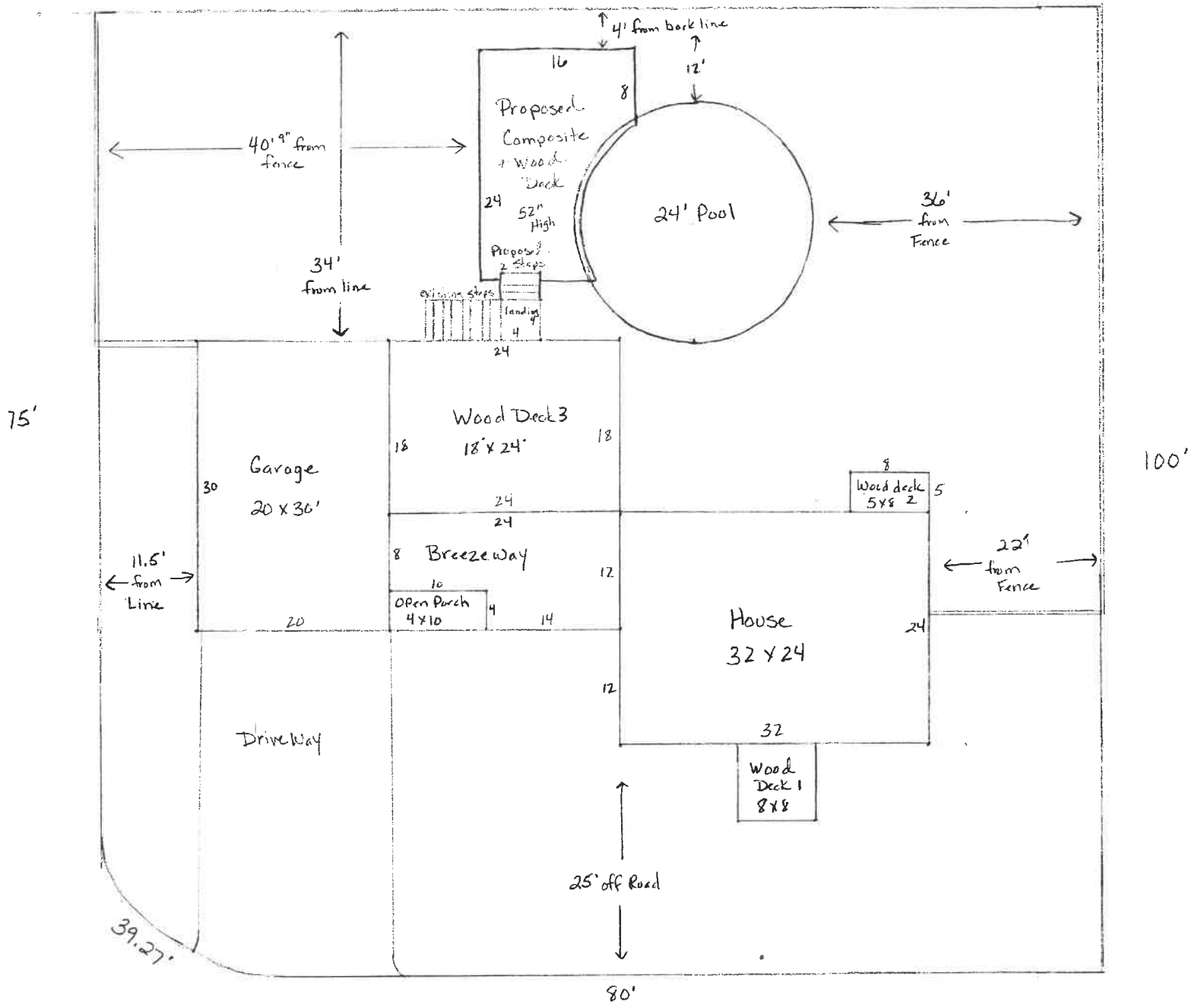
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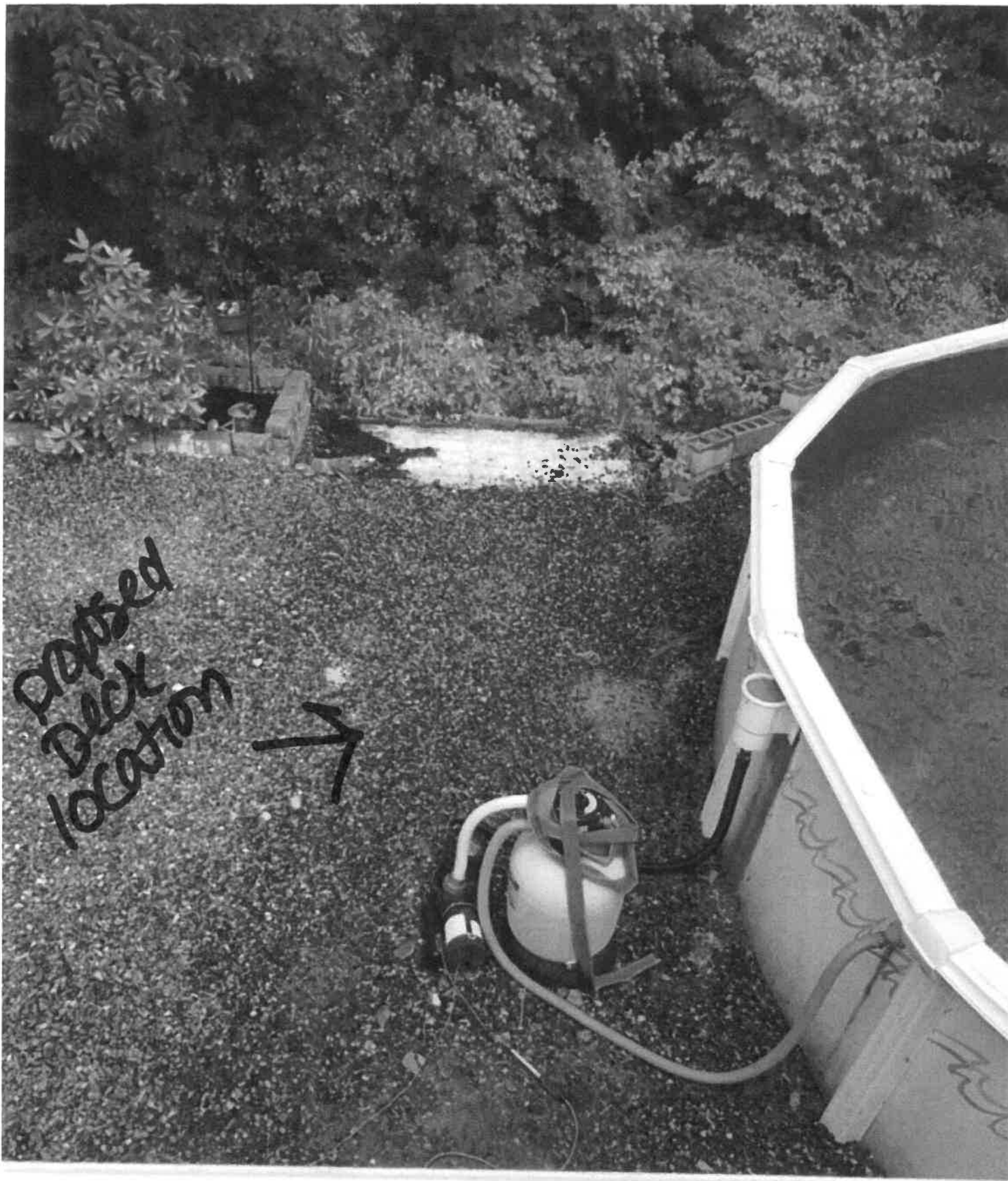


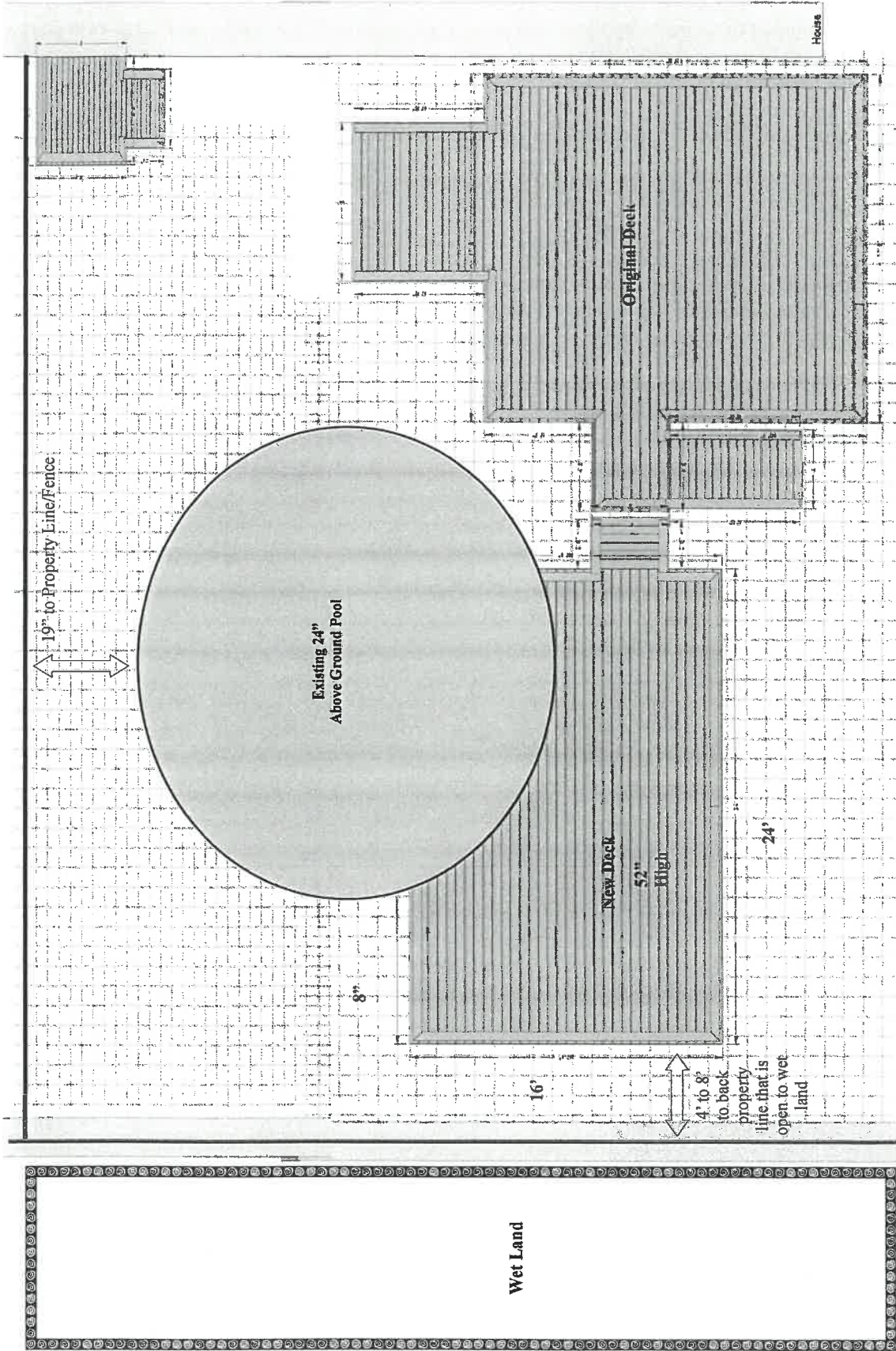
Wetlands  
268.92A  
Open non buildable lot

105'



20 TAFT Rd





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BY: \_\_\_\_\_

8'

**New Deck**

16' Long

24' Wide

Existing Deck

8'

52" High

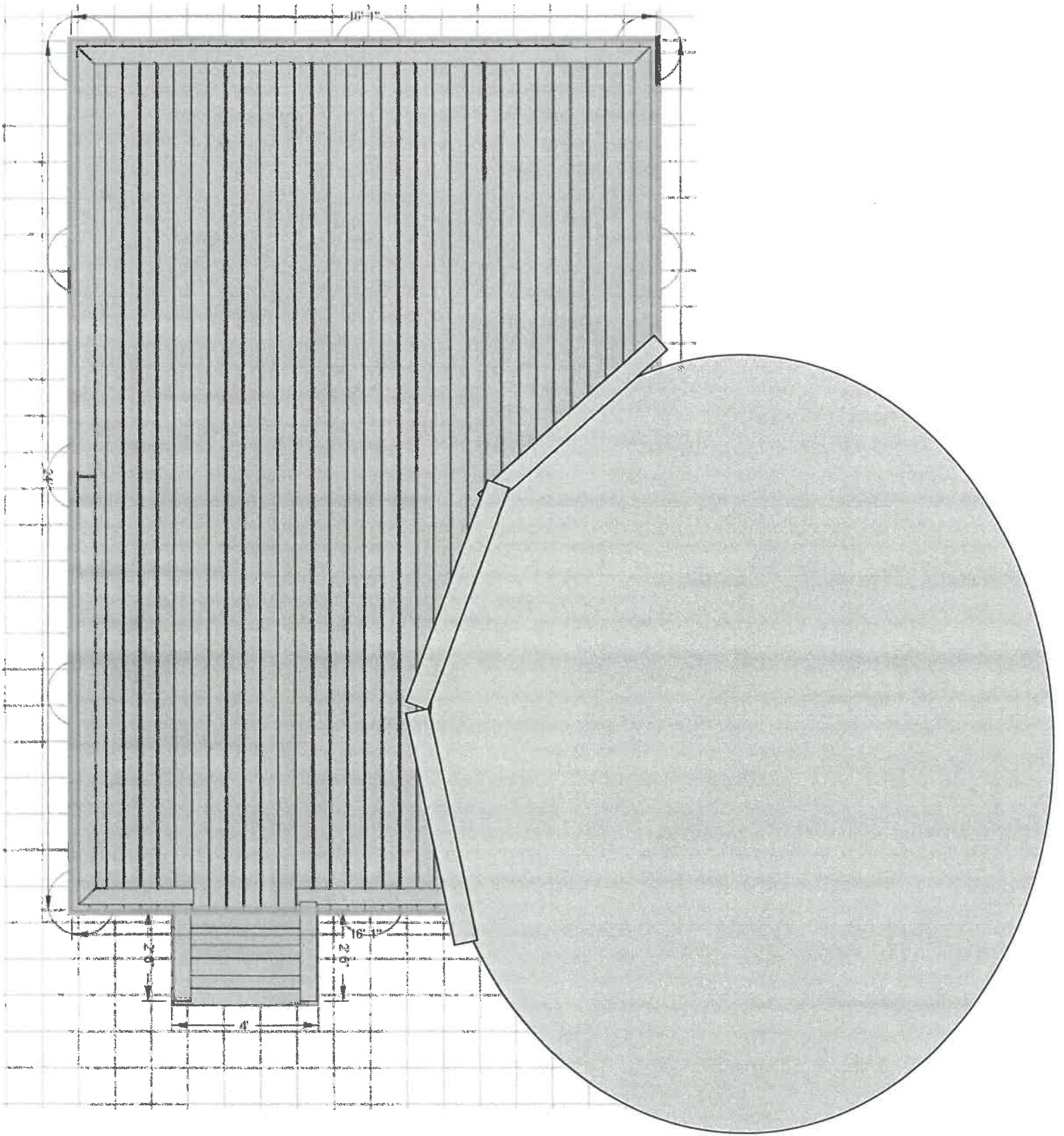
Stairs will actually go Up to existing Deck

(computer program would not allow me to show it that way)

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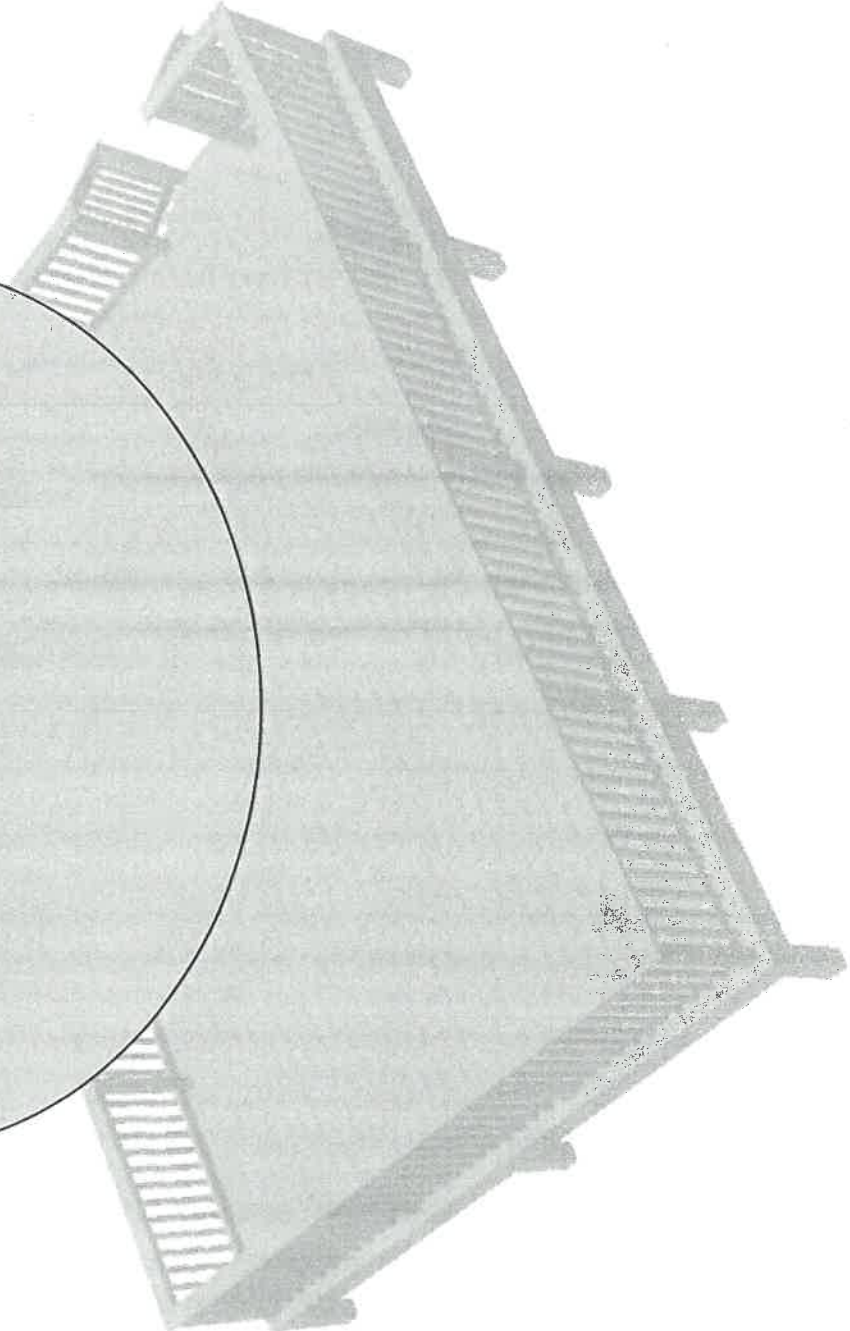
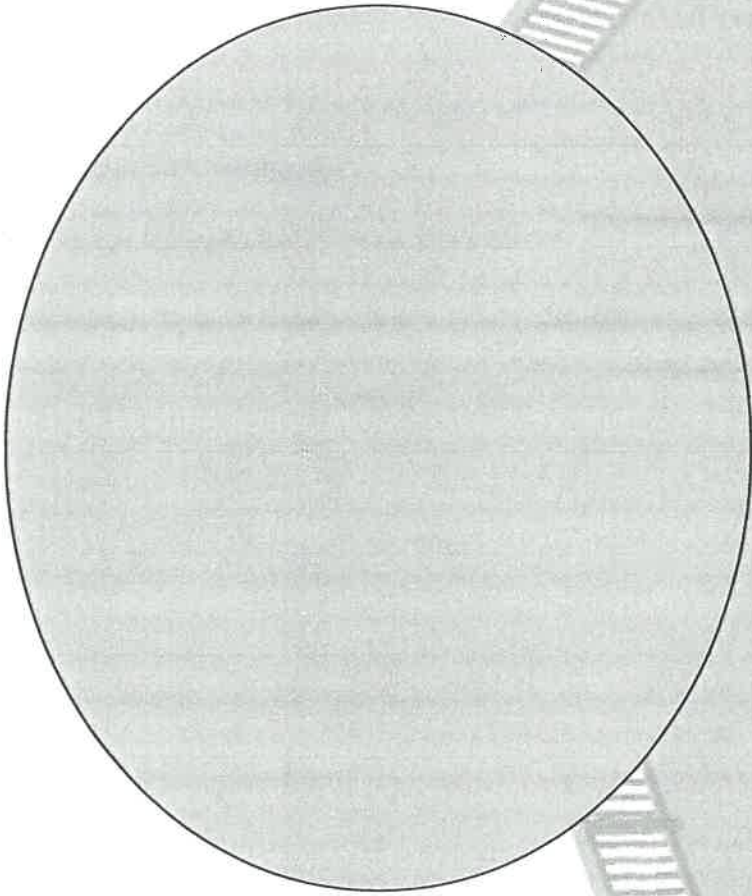
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# Deck Around Pool in 3D

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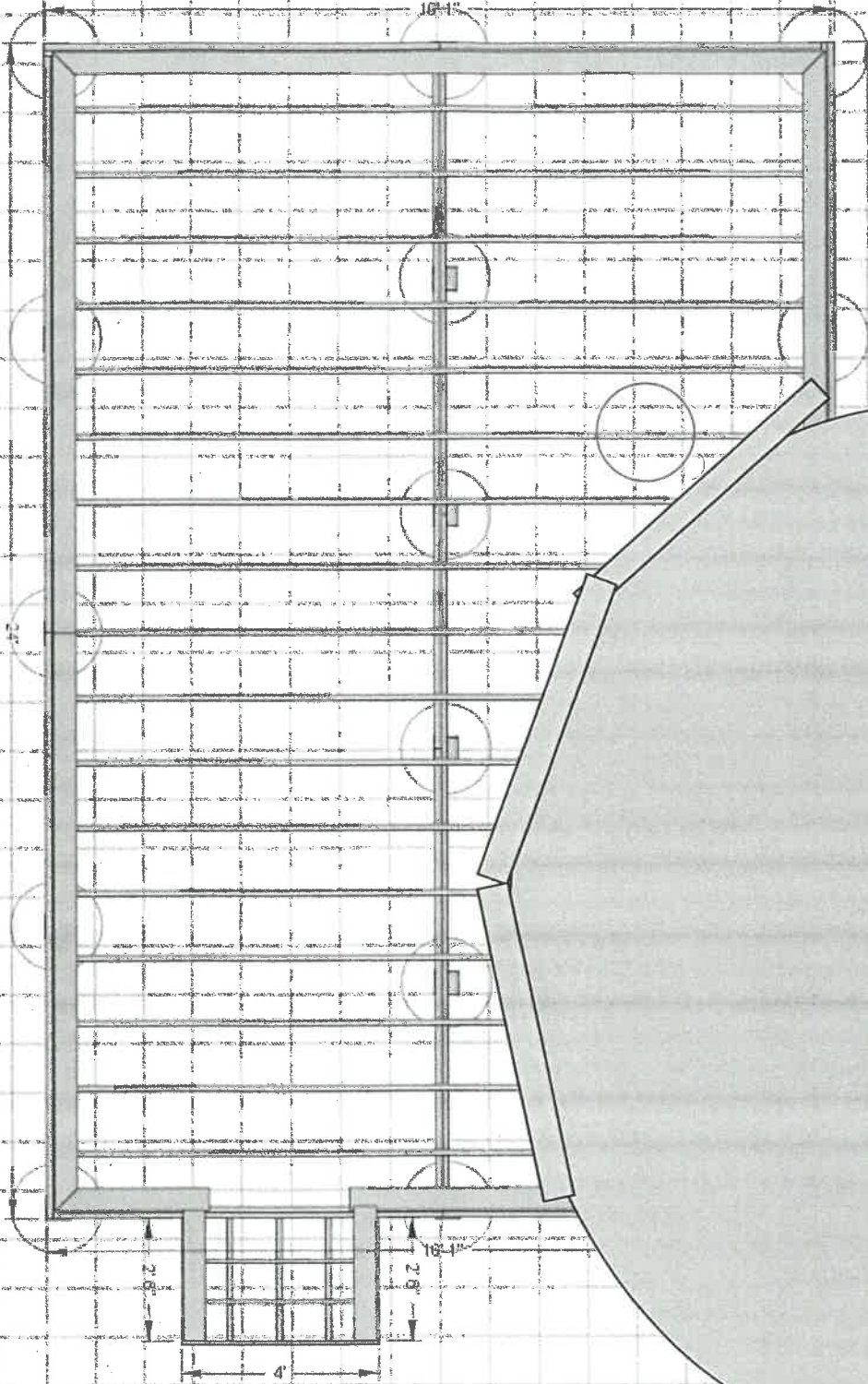




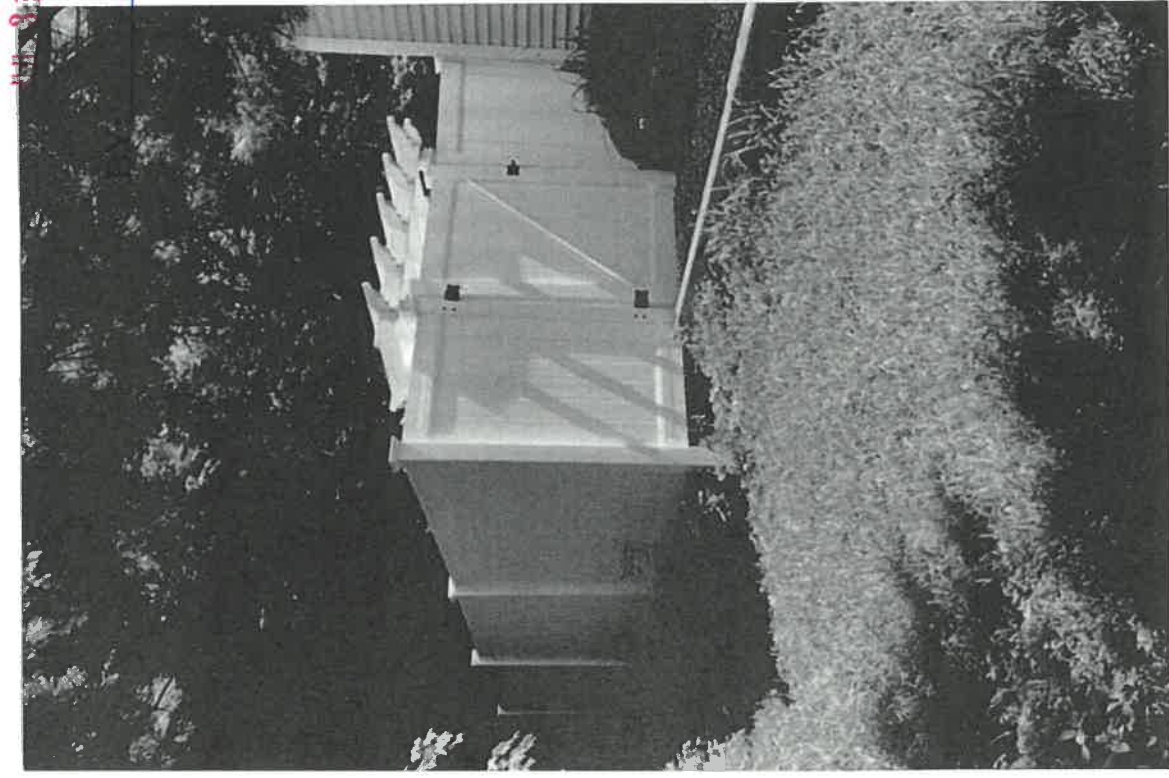
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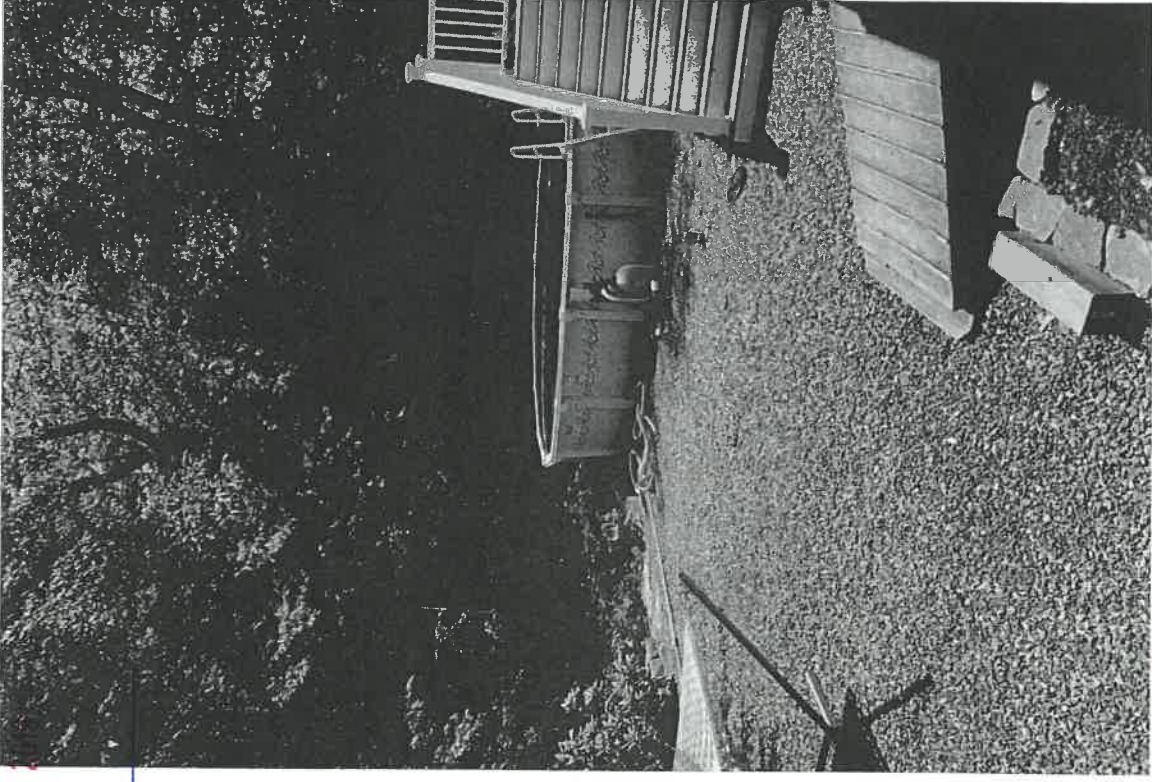
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Exterior view  
of backyard



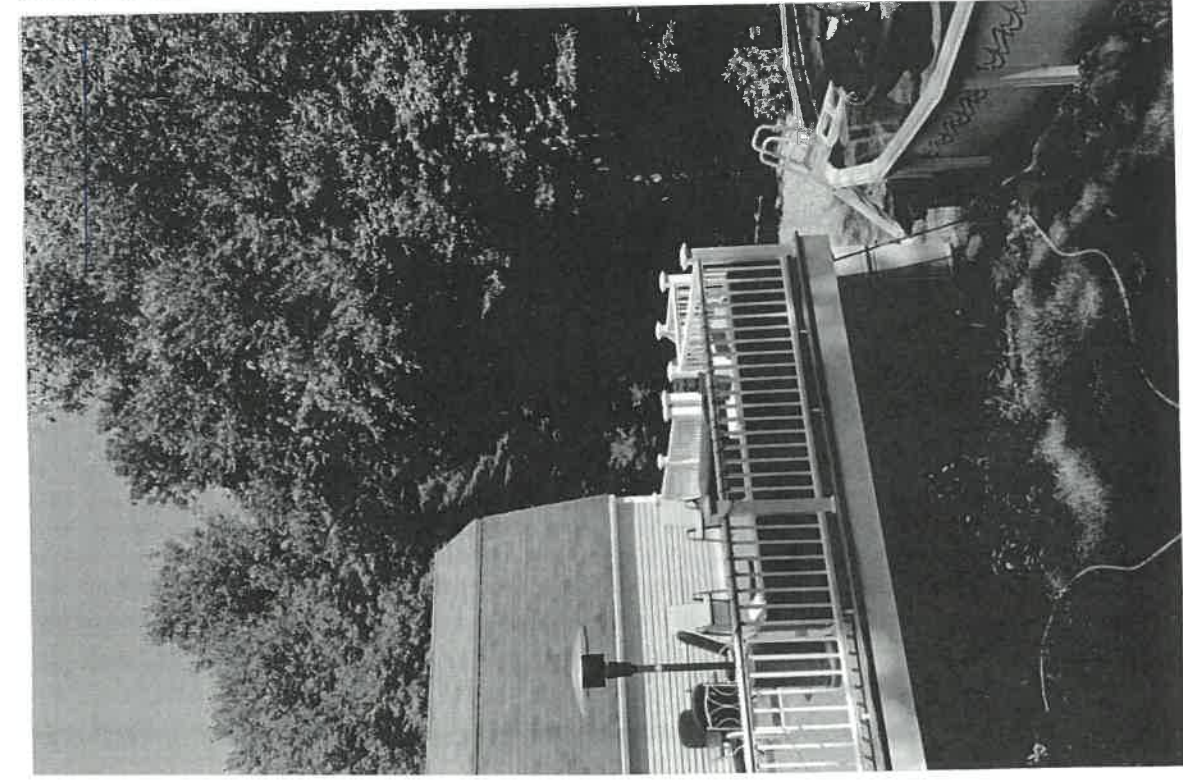
Pool and where  
deck will be



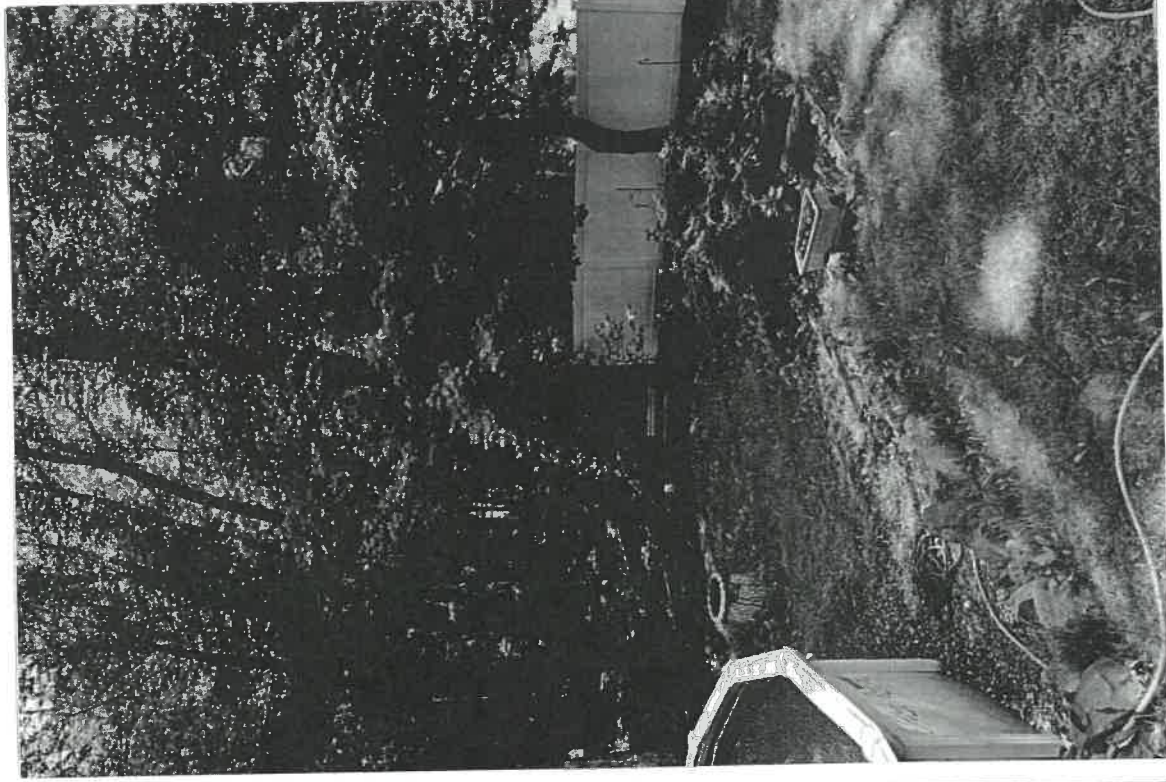
View from  
potential deck  
to left side  
of backyard

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View from  
right side  
to left side



Right side  
of backyard



where existing  
and new  
deck will  
connect