

Dear City of Portsmouth,

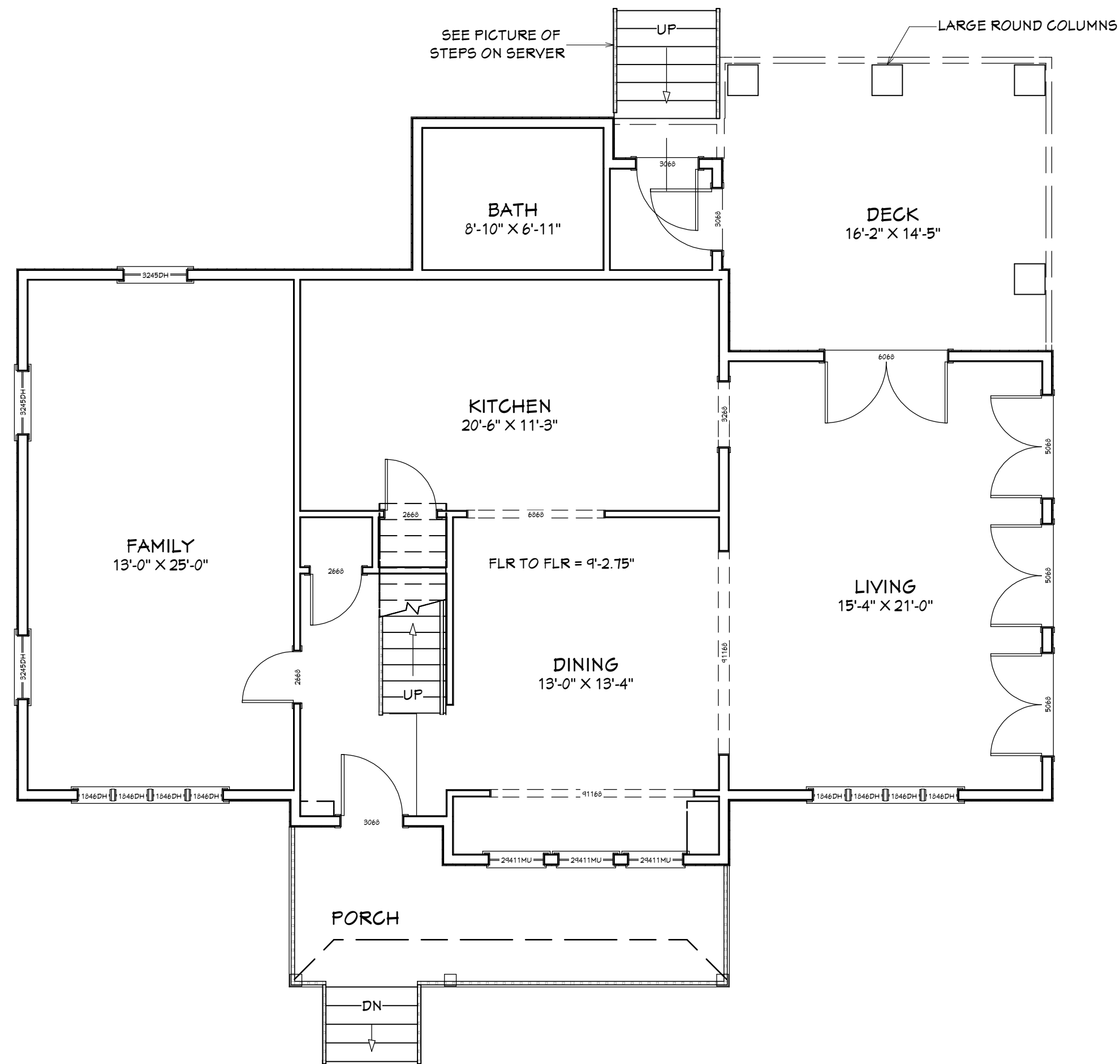
My wife, Whitney Hussein, and myself, Alex Hussein, are requesting an approval for a variance on a renovation project we would like to pursue at 9 Willard Ave, Portsmouth, NH. Whitney and I are long time residents of the Portsmouth community, dating back to 2012. We bought our first multi-family in 2020 on Wibird Street, prior to having children and fell in love with the Little Harbor School District & Community. In March of 2022, as we had two children and outgrew the multi-family, we knew we had to raise our growing family in that neighborhood and jumped at the opportunity to purchase our current residence, 9 Willard Ave.

The existing house has a detached garage and storage area that is currently 4.9' feet from the property line. That detached garage was converted into a 'Bonus Room' by a previous owner and has not been maintained sufficiently over the years to the point where it is currently only used as storage for our kids' toys and equipment. The detached garage is also set deep into the driveway and backyard. Our proposal will knock down that structure, creating significantly more space for a backyard and move it forward to attach to the existing house. The proposed attached garage will make the existing structure of 4.9' feet from the property line to 7.8' feet from the property line, increasing the distance from that property by roughly 3 feet.

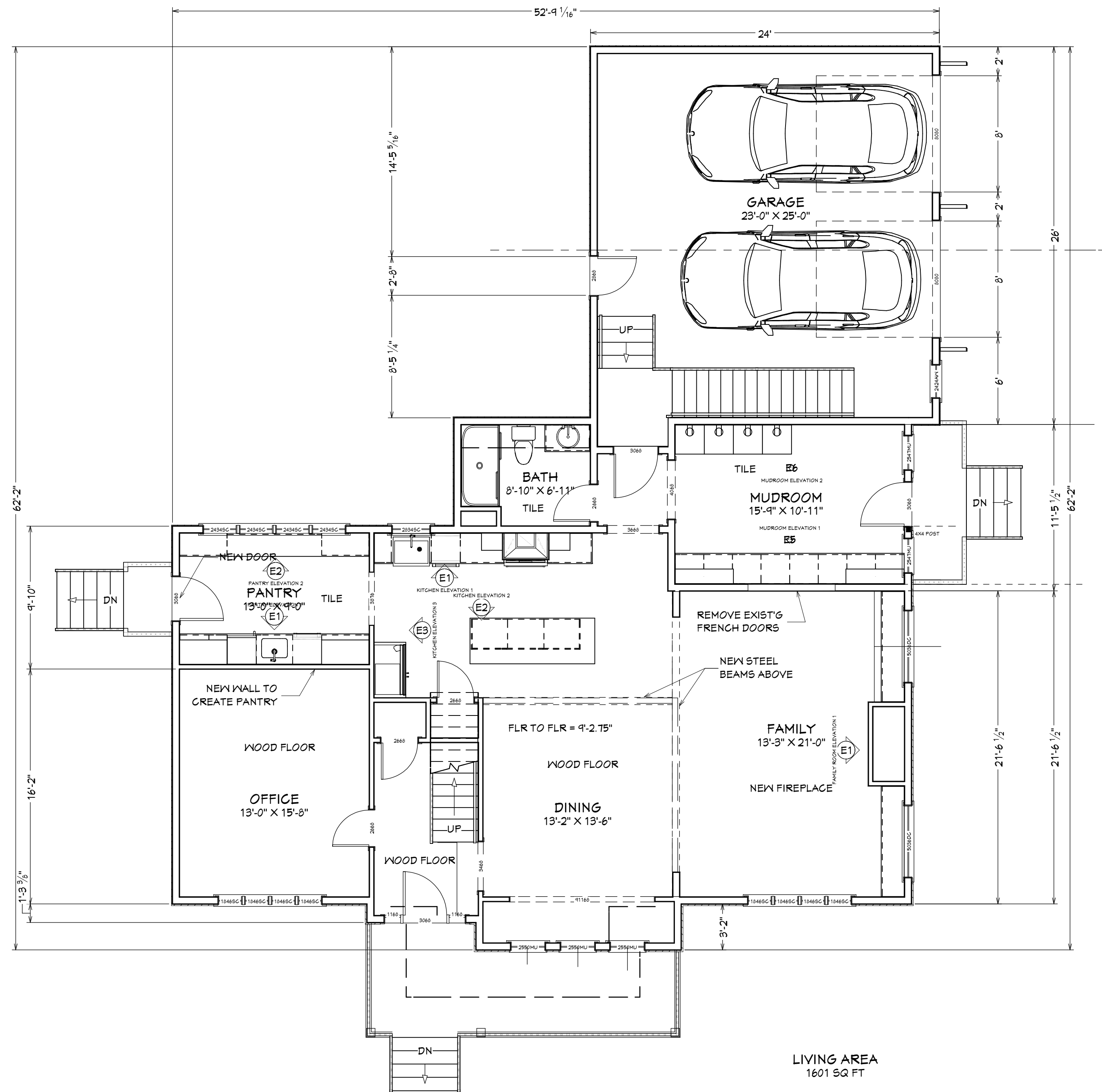
With 3 young kids(6, 4 & 1) and our oldest being a Kindergarten student at Little Harbor, this house will be our forever home. Our kids love to be outside and with the existing detached garage, there is limited space in the yard where they can be contained without wandering towards the sidewalk or street. Removing the detached garage allows us to almost triple our backyard for the kids to play while containing them in a safe area where they can't wander to the street. We will also be adding a bonus room above the garage that will give additional space for our growing family.

We truly love the Portsmouth community and feel these improvements will not only benefit our family, but also the neighborhood as a whole, while improving the conditions and adding an additional three feet of space between the property line.

Thank you very much,
Alex & Whitney Hussein



FIRST FLOOR PLAN - EXISTING
3/16 in = 1 ft



FIRST FLOOR PLAN - PROPOSED
3/16 in = 1 ft



NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWINGS PROVIDED BY:
MIGHTY ROOTS
13 ALDEN AVE.
GREENLAND, NH 03840

HUSSEIN RESIDENCE
9 WILLARD ST.
PORTSMOUTH, NH 03801

DATE:

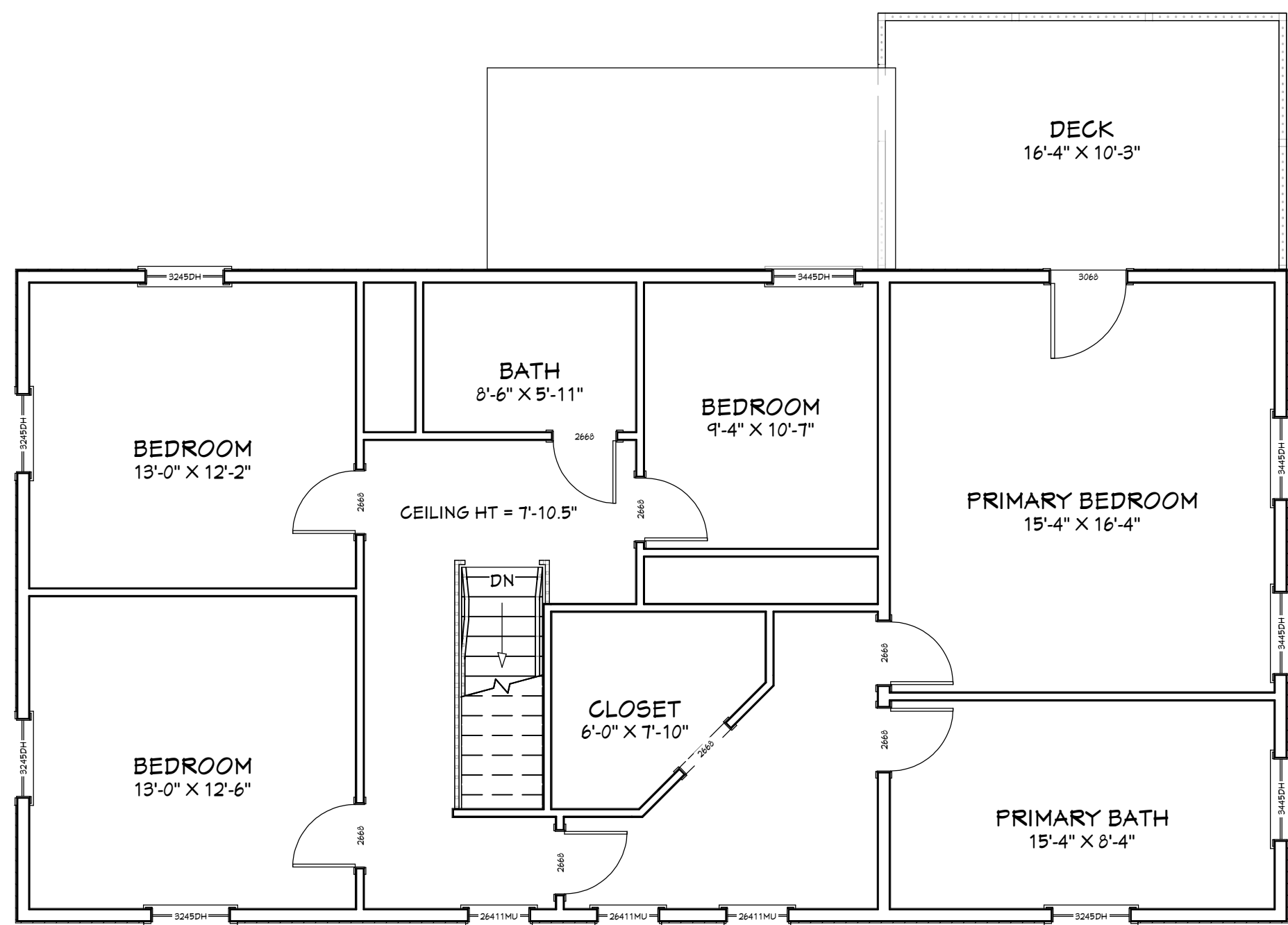
11/6/2025

SCALE:

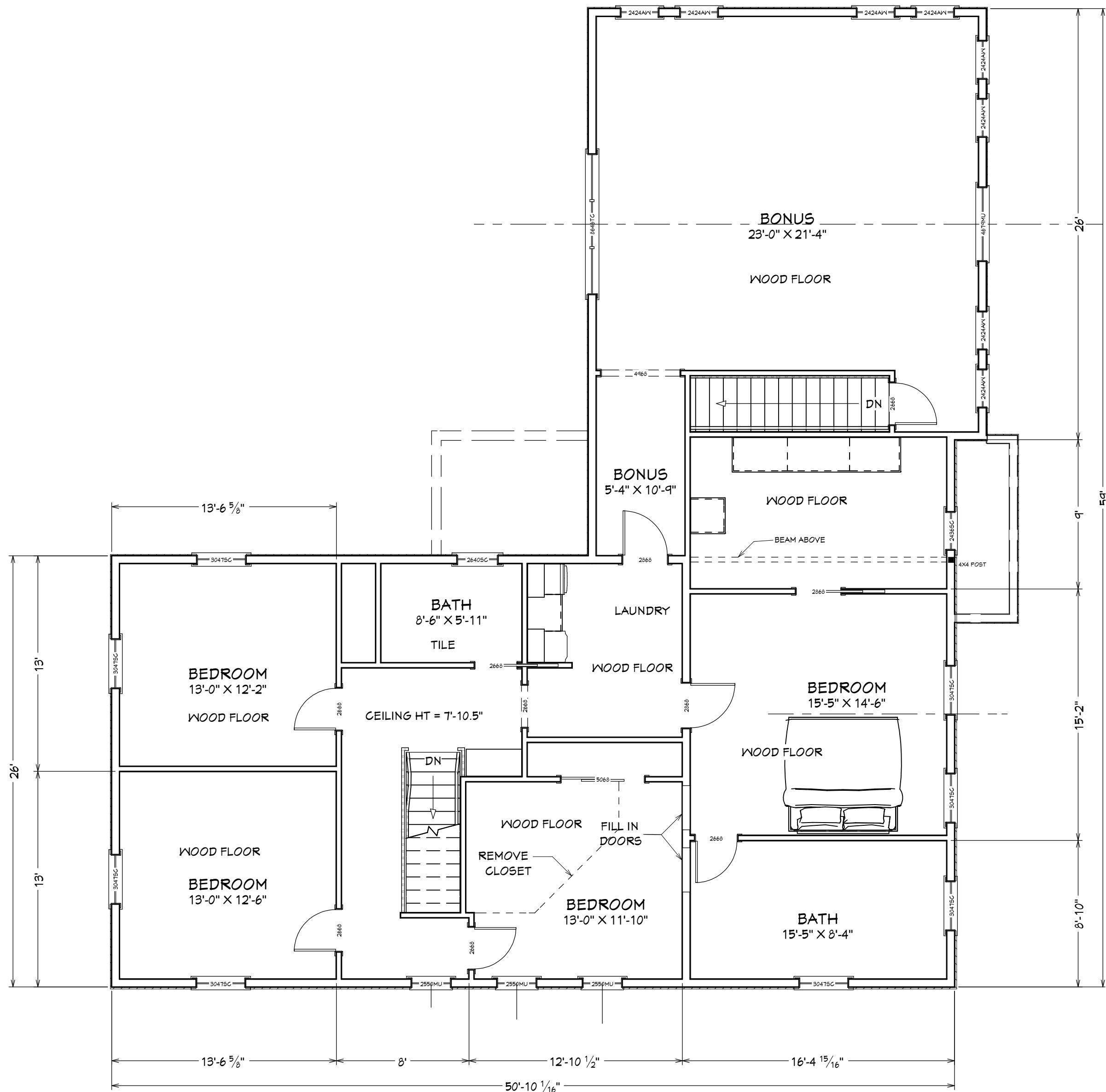
3/16" = 1'-0"

SHEET:

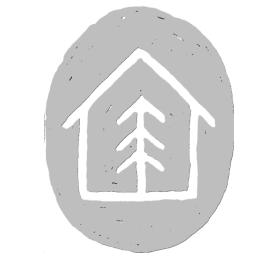
A-1



○ SECOND FLOOR PLAN - EXISTING
3/16 in = 1 ft



○ SECOND FLOOR PLAN - PROPOSED
3/16 in = 1 ft



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

DRAWINGS PROVIDED BY:
MIGHTY ROOTS
13 ALDEN AVE.
GREENLAND, NH 03840

HUSSEIN RESIDENCE
9 WILLARD ST.
PORTSMOUTH, NH 03801

DATE:

11/6/2025

SCALE:

1/2" = 1'-0"

SHEET:

A-2



SOUTH ELEVATION - PROPOSED



SOUTH ELEVATION - EXISTING



REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

DRAWINGS PROVIDED BY:
MIGHTY ROOTS
13 ALDEN AVE.
GREENLAND, NH 03840

HUSSEIN RESIDENCE
9 WILLARD ST.
PORTSMOUTH, NH 03801

DATE:
11/6/2025

SCALE:
1" = 1'-0"

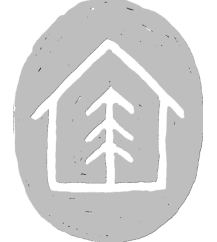
SHEET:
A-3



EAST ELEVATION - PROPOSED



EAST ELEVATION - EXISTING



REVISION TABLE	
NUMBER	DATE

DRAWINGS PROVIDED BY:

MIGHTY ROOTS
13 ALDEN AVE.
GREENLAND, NH 03840

HUSSEIN RESIDENCE
9 WILLARD ST.
PORTSMOUTH, NH 03801

DATE:

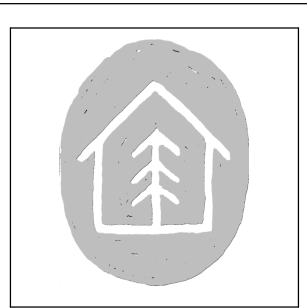
11/6/2025

SCALE:

1/2" = 1'-0"

SHEET:

A-4



REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

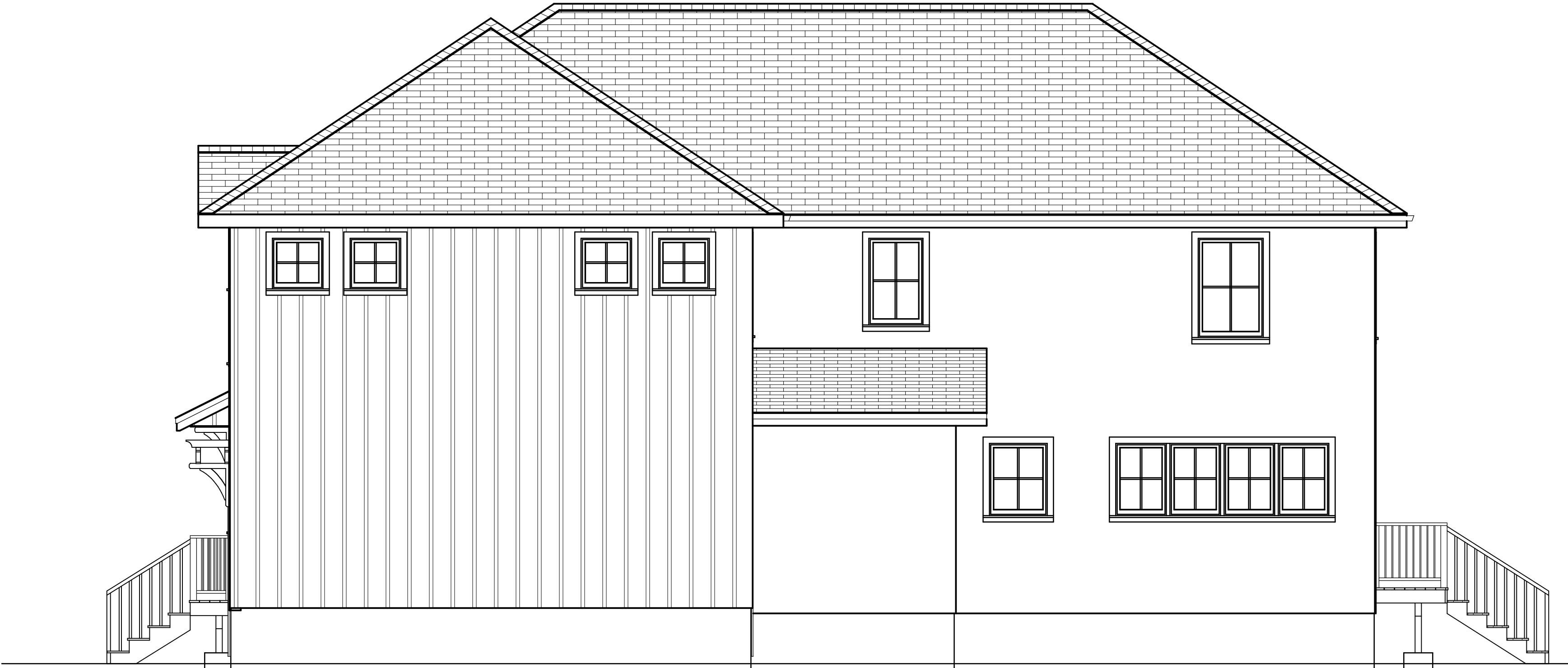
DRAWINGS PROVIDED BY:
MIGHTY ROOTS
13 ALDEN AVE.
GREENLAND, NH 03840

HUSSEIN RESIDENCE
9 WILLARD ST.
PORTSMOUTH, NH 03801

DATE:
11/6/2025

SCALE:

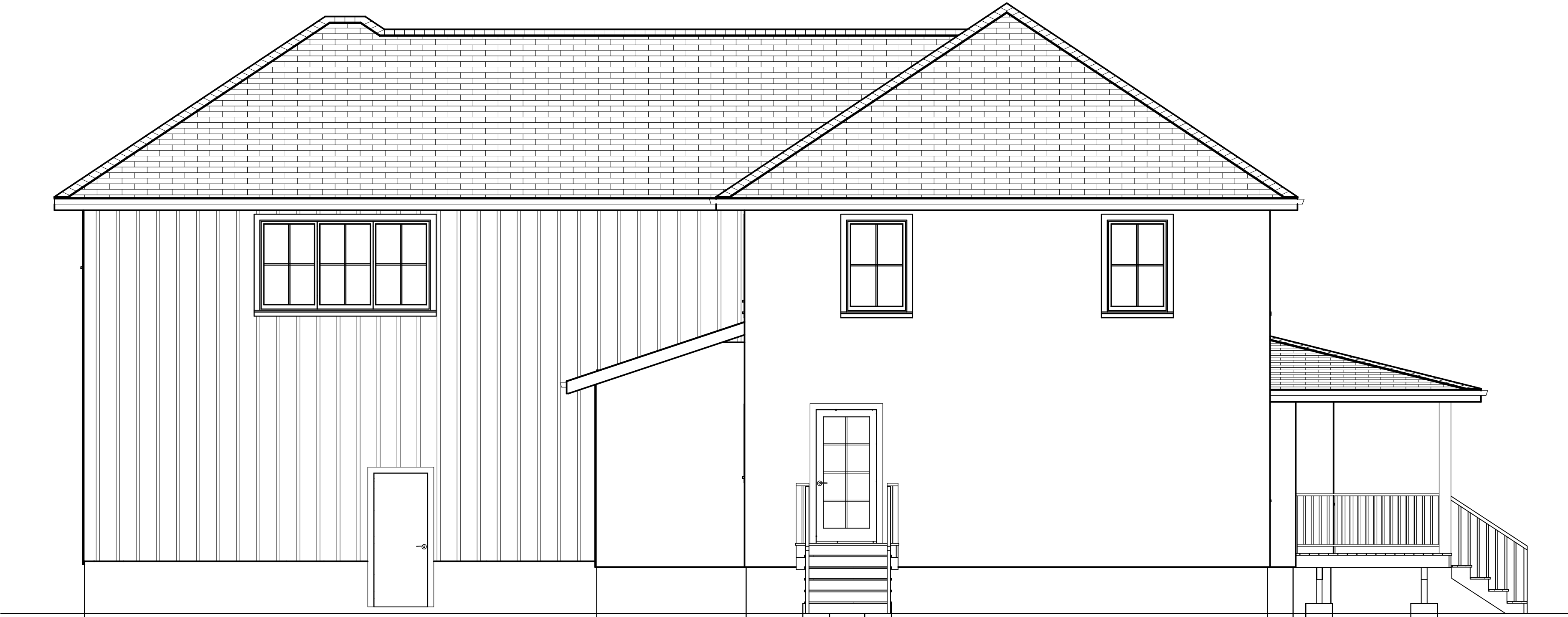
SHEET:
A-5



NORTH ELEVATION - PROPOSED



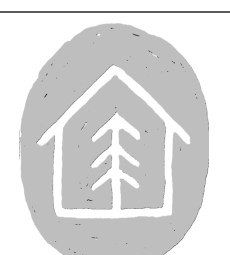
NORTH ELEVATION - EXISTING



WEST ELEVATION - PROPOSED



WEST ELEVATION - EXISTING



REVISION TABLE		
NUMBER	DATE	DESCRIPTION

DRAWINGS PROVIDED BY:

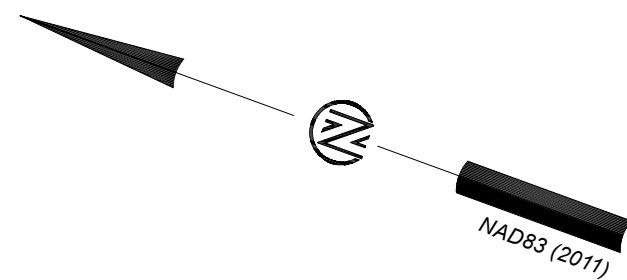
MIGHTY ROOTS
13 ALDEN AVE.
GREENLAND, NH 03840

HUSSEIN RESIDENCE
9 WILLARD ST.
PORTSMOUTH, NH 03801

DATE:
11/6/2025

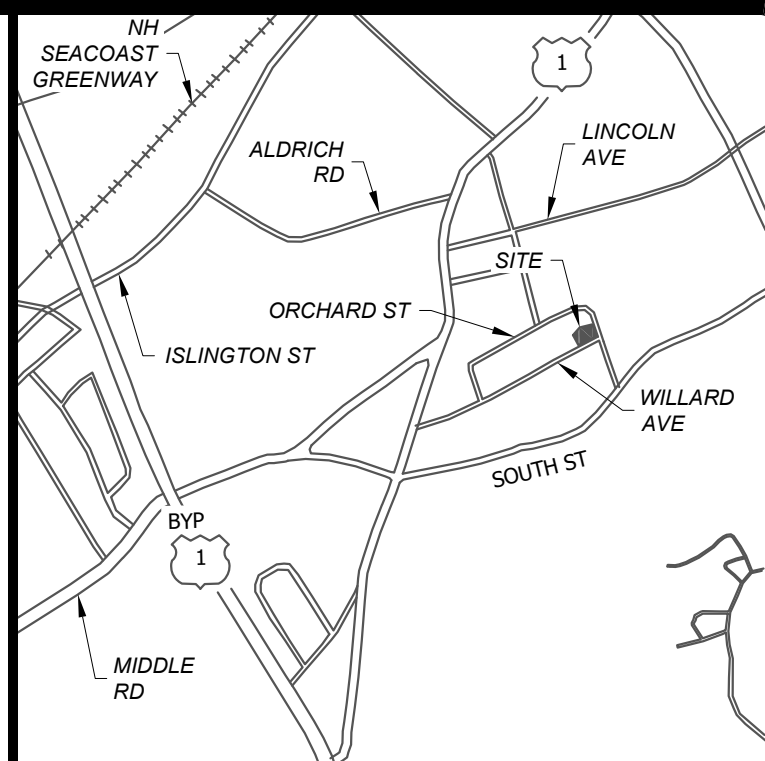
SCALE:

SHEET:
A-6



PLAN REFERENCES:

1. "SUBDIVISION OF LAND FOR JOHN & LINDA ELLISON" PREAPRED BY AMBIT SURVEY. DATED DECEMBER 1997. RECORDED IN THE R.C.R.D. AS PLAN D-26179.



LOCUS

NOTES:

1. SUBJECT PARCEL: TAX MAP 149 LOT 24
9 WILLARD AVE
PORTSMOUTH, NH
NS PROJECT #1801
2. OWNER OF RECORD: AHMAD & WHITNEY HUSSEIN
9 WILLARD AVE
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 6390, PAGE 1118
3. PARCEL AREA: 9,395 S.F. OR 0.22 AC
4. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS OF THE SUBJECT PARCEL.
5. DIMENSIONAL REQUIREMENTS:
- | | ZONE: GENERAL RESIDENCE A (GRA) | EXISTING | PROPOSED |
|------------------------|---------------------------------|----------|----------|
| MIN LOT AREA: | 7,500 S.F. PER DWELLING UNIT | | |
| CONTINUOUS FRONTAGE: | 100' | | |
| MIN LOT DEPTH: | 70' | | |
| MIN FRONT SETBACK: | 15' | | |
| MIN SIDE SETBACK: | 10' | | |
| MIN REAR SETBACK: | 20' | | |
| MAX BUILDING HEIGHT: | 35' (SLOPED ROOF) | | |
| MIN OPEN SPACE: | 30% | 59.2% | 67.2% |
| MAX BUILDING COVERAGE: | 25% | 27.1% | 26.5% |
- ZONING INFORMATION SHOWN HEREON IS PER THE CITY OF PORTSMOUTH ZONING ORDINANCE DATED DECEMBER 21, 2009 LAST REVISED MAY 5, 2025. ADDITIONAL REGULATIONS APPLY. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS.
6. FLOOD HAZARD ZONE: "X" WITH NO BASE FLOOD ELEVATION, PER FIRM MAP #33015C0259F, WITH AN EFFECTIVE DATE OF 01/29/2021.
7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
8. FIELD SURVEY COMPLETED BY NORTHAM SURVEY IN SEPTEMBER 2025 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC5 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.
9. HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
10. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS.
11. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
12. WETLANDS WERE NOT DELINEATED IN PART OF THIS SURVEY. NORTHAM SURVEY RECOMMENDS JURISDICTIONAL WETLANDS ARE DELINEATED BY A CERTIFIED WETLAND SCIENTIST PRIOR TO DEVELOPMENT.

ABUTTERS LIST:

MAP 132 LOT 9
N/F
OG LIVING TRUST
ROBERT A. JR & NICOLE S TT LAMBERT
115 SOUTH STREET
PORTSMOUTH, NH 03801
RCRD BK. #6609 PG. #1802

MAP 132 LOT 10
N/F
PAUL T. RICARD
12 WILLARD AVENUE
PORTSMOUTH, NH 03801
RCRD BK. #5813 PG. #1763

MAP 132 LOT 13
N/F
TODD A. MILNE REVOCABLE TRUST
TODD A. MILNE TRUSTEE
315 WIBIRD STREET
PORTSMOUTH, NH 03801
RCRD BK. #5296 PG. #1543

MAP 132 LOT 12
N/F
WIENANDS 2024 FAMILY TRUST
C. WIENANDS & A. G. TT WIENANDS
307 WIBIRD STREET
PORTSMOUTH, NH 03801
RCRD BK. #6545 PG. #1145

MAP 132 LOT 11
N/F
JOSHUA C. & AIME F. RAYMOND
293 WIBIRD STREET
PORTSMOUTH, NH 03801
RCRD BK. #4847 PG. #1464

MAP 149 LOT 25
N/F
MARC GRIFFIN
1 CAMELOT WAY
PORTSMOUTH, NH 03801
RCRD BK. #6002 PG. #1412

MAP 149 LOT 23
N/F
TYLER A. & PATRICIA B. EDWARDS
23 WILLARD AVENUE
PORTSMOUTH, NH 03801
RCRD BK. #4977 PG. #118

LEGEND:	
MAP 137 LOT 11	ASSESSORS MAP AND LOT NUMBER
BK, PG.	BOOK / PAGE
CONC.	CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
GREG	GAS REGULATOR
LPG	LIQUEFIED PETROLEUM GAS
N/F	NOW OR FORMERLY
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
TBM	TEMPORARY BENCHMARK
VGC	VERTICAL GRANITE CURB
IRON PIPE/ROD FOUND	IRON PIPE/ROD FOUND
GUY WIRE	GUY WIRE
UTILITY POLE	UTILITY POLE
DRAIN MANHOLE	DRAIN MANHOLE
CATCH BASIN	CATCH BASIN
CATCH BASIN ROUND	CATCH BASIN ROUND
POST	POST
DECIDUOUS TREE	DECIDUOUS TREE
CLEAN OUT	CLEAN OUT
SEWER MANHOLE	SEWER MANHOLE
GAS VALVE	GAS VALVE
GAS REGULATOR	GAS REGULATOR
WATER GATE VALVE	WATER GATE VALVE
SIGN	SIGN
OVERHEAD WIRE	OVERHEAD WIRE
PICKET FENCE	PICKET FENCE
ROOF OVERHANG	ROOF OVERHANG
BOUNDARY LINE	BOUNDARY LINE
SETBACK LINE	SETBACK LINE
SHRUB LINE	SHRUB LINE
TREE LINE	TREE LINE
CONCRETE	CONCRETE
BRICK	BRICK
WOODEN DECK	WOODEN DECK
SLATE PATIO	SLATE PATIO
LANDSCAPING	LANDSCAPING

LOT COVERAGE:

EXISTING:
BUILDINGS/SHEDS: 2,020 SF
STAIRS/BULKHEADS: 114 SF
DECKS: 411 SF

TOTAL: 2,545 SF
TOTAL LOT AREA: 9,395 SF

LOT COVERAGE RATIO:
TOTAL STRUCTURAL COVERAGE/TOTAL LOT AREA
= LOT COVERAGE RATIO

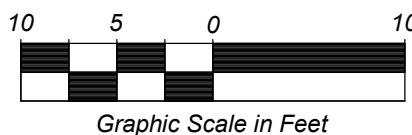
EXISTING:
2,545 SF / 9,395 SF = 0.2708 = 27.1%

PROPOSED:
BUILDINGS/SHEDS: 2,234 SF
STAIRS/BULKHEADS: 89 SF
DECKS: 169 SF

TOTAL: 2,492 SF
TOTAL LOT AREA: 9,395 SF

LOT COVERAGE RATIO:
TOTAL STRUCTURAL COVERAGE/TOTAL LOT AREA
= LOT COVERAGE RATIO

PROPOSED:
2,492 SF / 9,395 SF = 0.2652 = 26.5%



PURSUANT TO NEW HAMPSHIRE RSA 676:18 III

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.



FEBRUARY 02, 2026
DATE



NORTHAM
SURVEY LLC
750 Central Ave, Ste N, Dover, NH 03820 | (603) 953-3164 | www.northamsurvey.com

SITE PLAN

FOR
AHMAD & WHITNEY HUSSEIN
OF
TAX MAP 149 LOT 24
9 WILLARD AVE
PORTSMOUTH, NH
ROCKINGHAM COUNTY

SCALE: 1"=10' (22x34) 1"=20' (11x17)

JOB NO.	1801	DATE:	2026-01-30
DRAWN BY:	EEC JIR	DRAWING:	1801 SURVEY.DWG
CHECKED BY:	EJS	SHEET:	1 OF 1
4	FEB. 02, 2026	UPDATED SETBACKS	PJN
3	JAN. 27, 2026	OPEN SPACE CALCULATED	EEC
2	2025-11-11	PROPOSED FOUNDATION + MISC.	EEC
1	2025-10-30	UPDATE TO SETBACKS	JIR
NO.	DATE	DESCRIPTION	BY

10.233.20 In order to authorize a variance, the Board must find that the variance meets all of the following criteria

10.233.21 The variance will not be contrary to the public interest

Response: This variance will decrease lot coverage compared to the existing while also reducing the amount the structure is over the set back compared to the existing.

10.233.22 The spirit of the ordinance will be observed

Response: The proposed will improve the existing lot coverage from the existing while also improving the space between the setback line.

10.233.23 Substantial justice will be done

Response: The proposed variance should not negatively impact the public or neighbors in relation to the street, public sidewalks or neighbors as it is improving the lot coverage compared to the existing as well as improving the space between the existing structure and property line.

10.233.24 The values of surrounding properties will not be diminished

Response: While maintaining the character of the house, we will be improving the property and those around it by reducing the lot coverage, increasing the distance between the proposed structure and the property line of the affected setback line compared to the existing structure and the property line. It will also improve the current property value in-line with other homes in the neighborhood.

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

Response: The existing structure creates unnecessary challenges with young kids in a neighborhood where children are constantly outside, enforcement of the provisions would result in a shallow, narrow lot where the children are playing in an uncontained area where there is direct access to the street, given how the existing structure is set up.