

Dear City of Portsmouth,

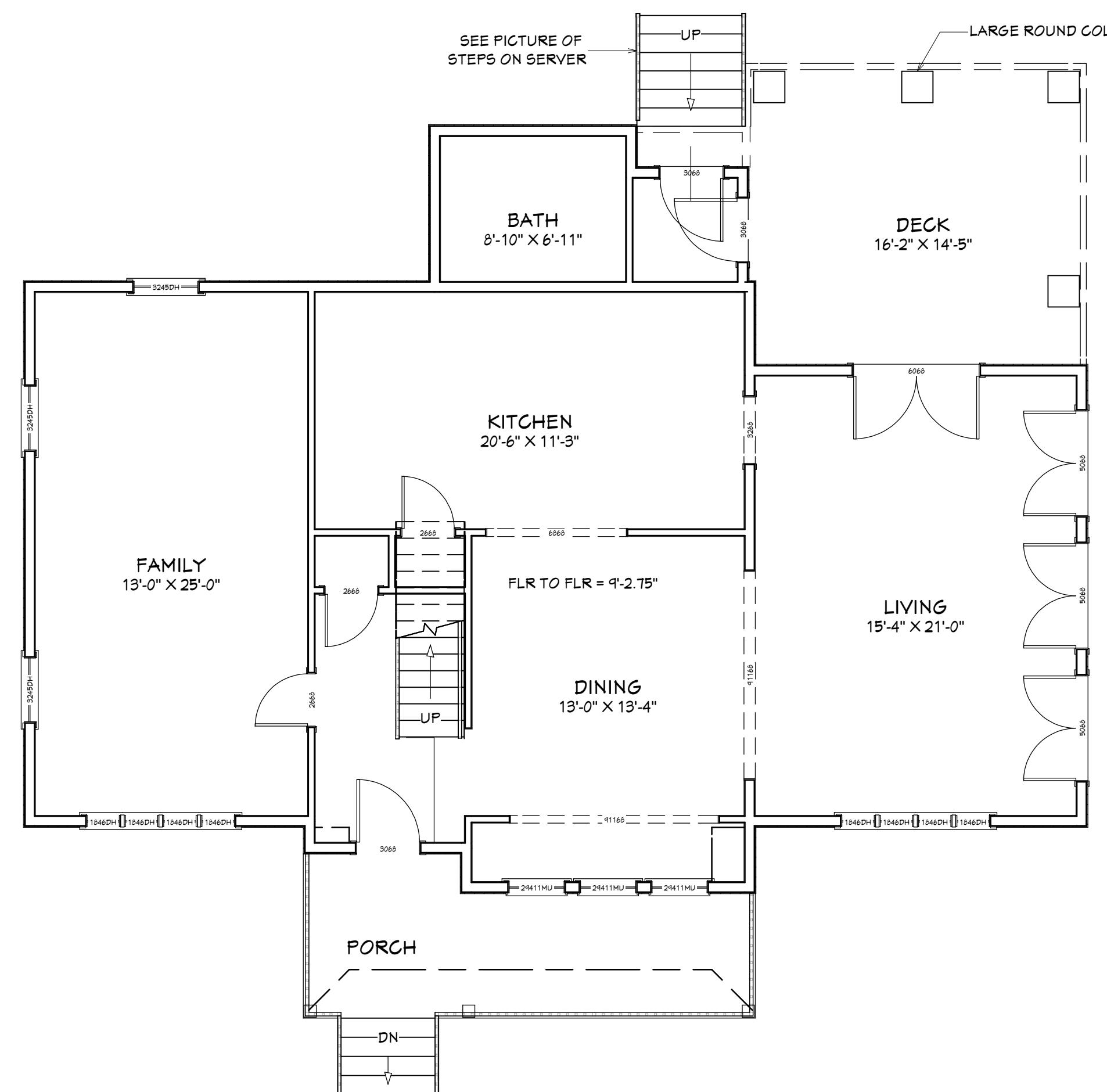
My wife, Whitney Hussein, and myself, Alex Hussein, are requesting an approval for a variance on a renovation project we would like to pursue at 9 Willard Ave, Portsmouth, NH. Whitney and I are long time residents of the Portsmouth community, dating back to 2012. We bought our first multi-family in 2020 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.

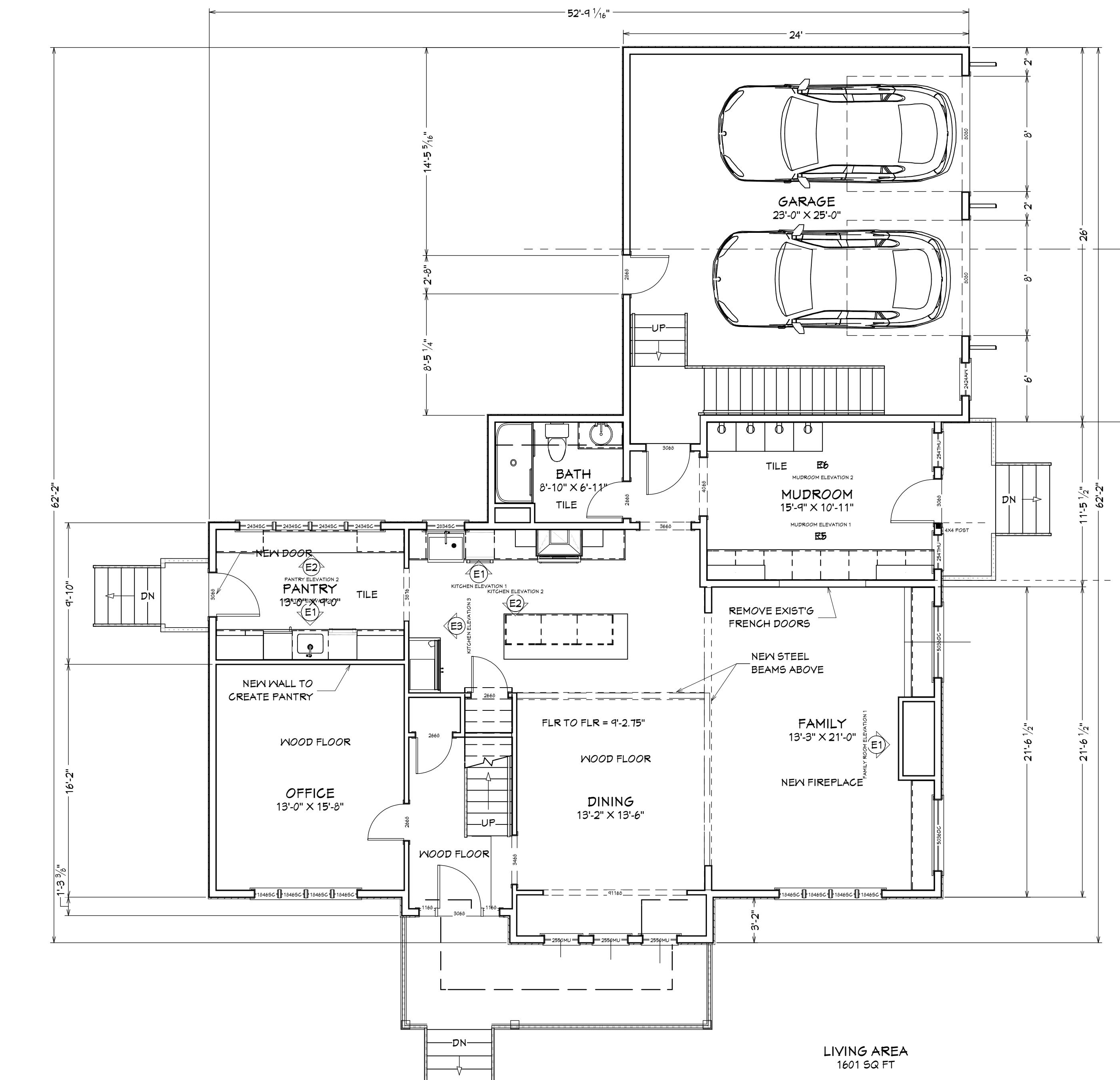
With 3 young kids(6, 4 & 1) and our oldest being a Kindergarten student at Little Harbor, this house will be our forever home. Our kids love to be outside and with the existing detached garage, there is limited space in the yard where they can be contained without wandering towards the sidewalk or street. 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.

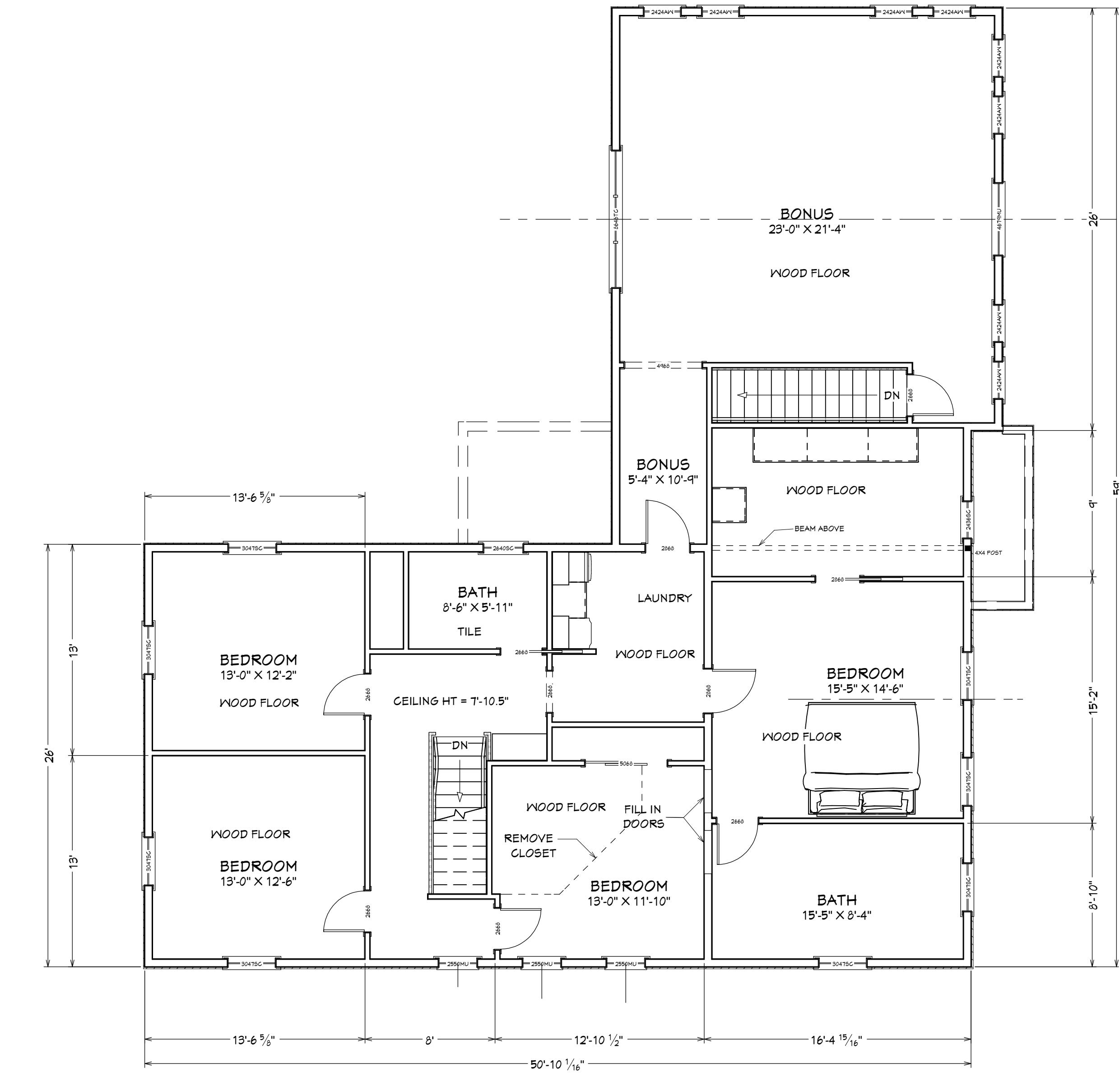
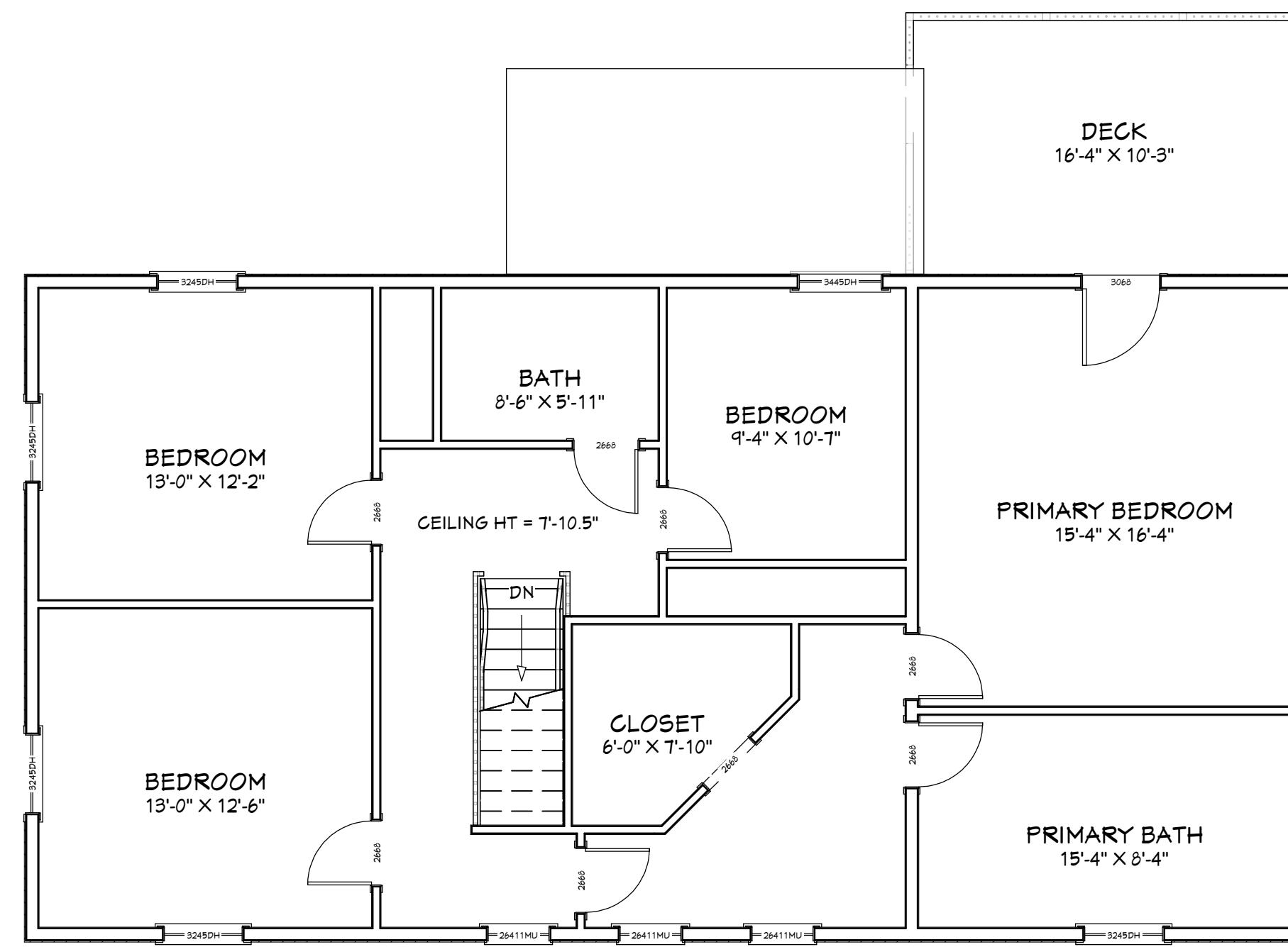
We truly love the Portsmouth community and feel these improvements will not only benefit our family, but also the neighborhood as a whole, while improving the conditions and adding an additional three feet of space between the property line.

Thank you very much,
Alex & Whitney Hussein



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





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

HUSSEIN RESIDENCE
9 WILLARD ST.
PORTSMOUTH, NH. 03801

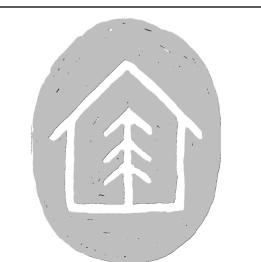
DATE:
11/6/2025

SCALE:
1/2" = 1'-0"

SHEET:

A-2

REVISION TABLE	NUMBER DATE	REVISED BY	DESCRIPTION





REVISION TABLE	REvised BY	DESCRIPTION
NUMBER	DATE	

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



SOUTH ELEVATION - PROPOSED



SOUTH ELEVATION - EXISTING

HUSSEIN RESIDENCE
9 WILLARD ST.
PORTSMOUTH, NH. 03801

DATE:
11/6/2025

SCALE:
1" = 1'-0"

SHEET:

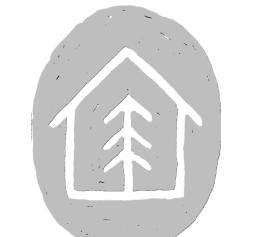
A-3



EAST ELEVATION - PROPOSED



EAST ELEVATION - EXISTING



NUMBER	DATE	REVISION TABLE	REvised BY	DESCRIPTION

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

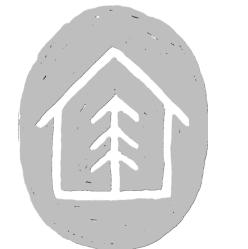
HUSSEIN RESIDENCE
9 WILLARD ST.
PORTSMOUTH, NH. 03801

DATE:
11/6/2025

SCALE:
1/2" = 1'-0"

SHEET:

A-4



REVISION TABLE	REvised BY	DESCRIPTION
NUMBER	DATE	

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

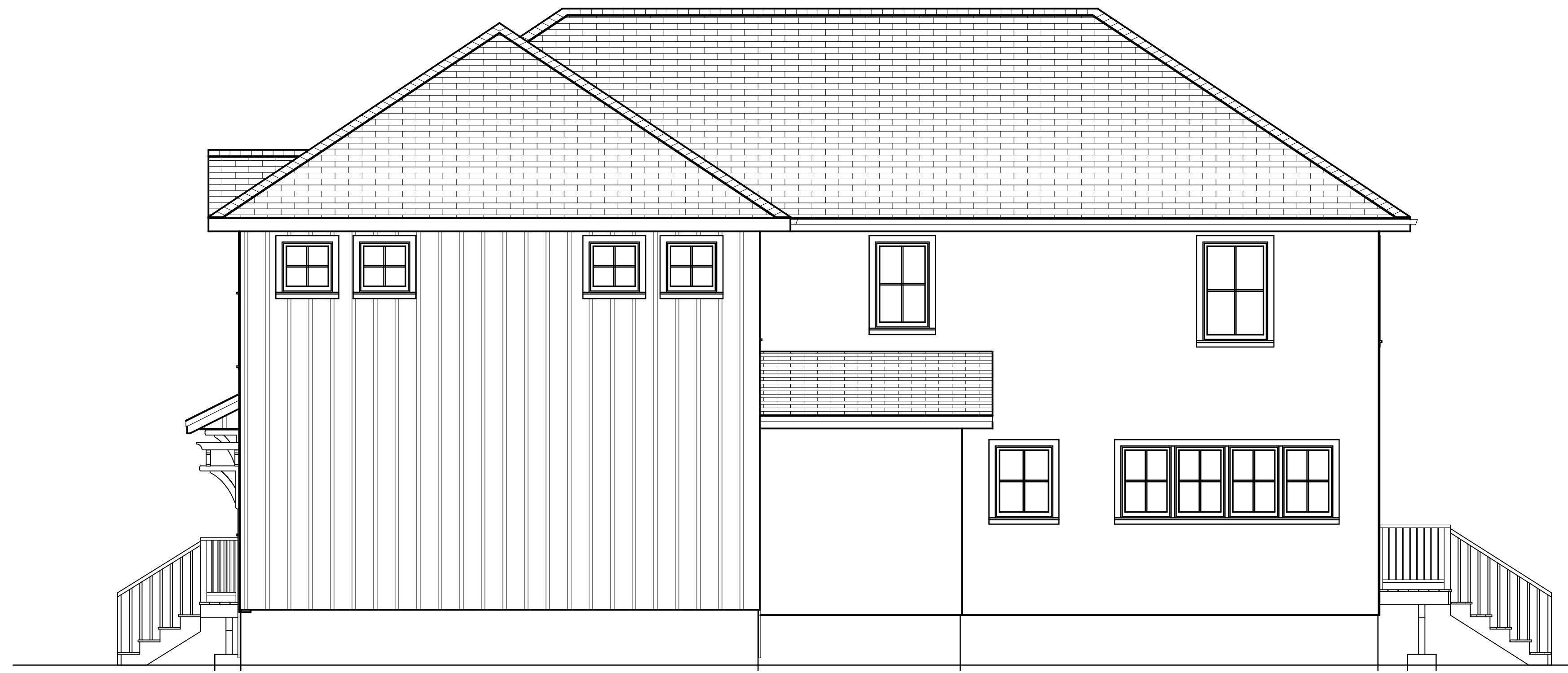
HUSSEIN RESIDENCE
9 WILLARD ST.
PORTSMOUTH, NH. 03801

DATE:
11/6/2025

SCALE:
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SHEET:
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A-5



NORTH ELEVATION - PROPOSED



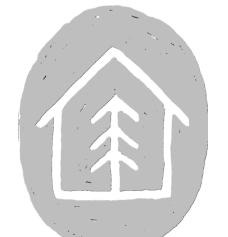
NORTH ELEVATION - EXISTING



WEST ELEVATION - PROPOSED



WEST ELEVATION - EXISTING



REVISION TABLE	REvised BY	DESCRIPTION

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

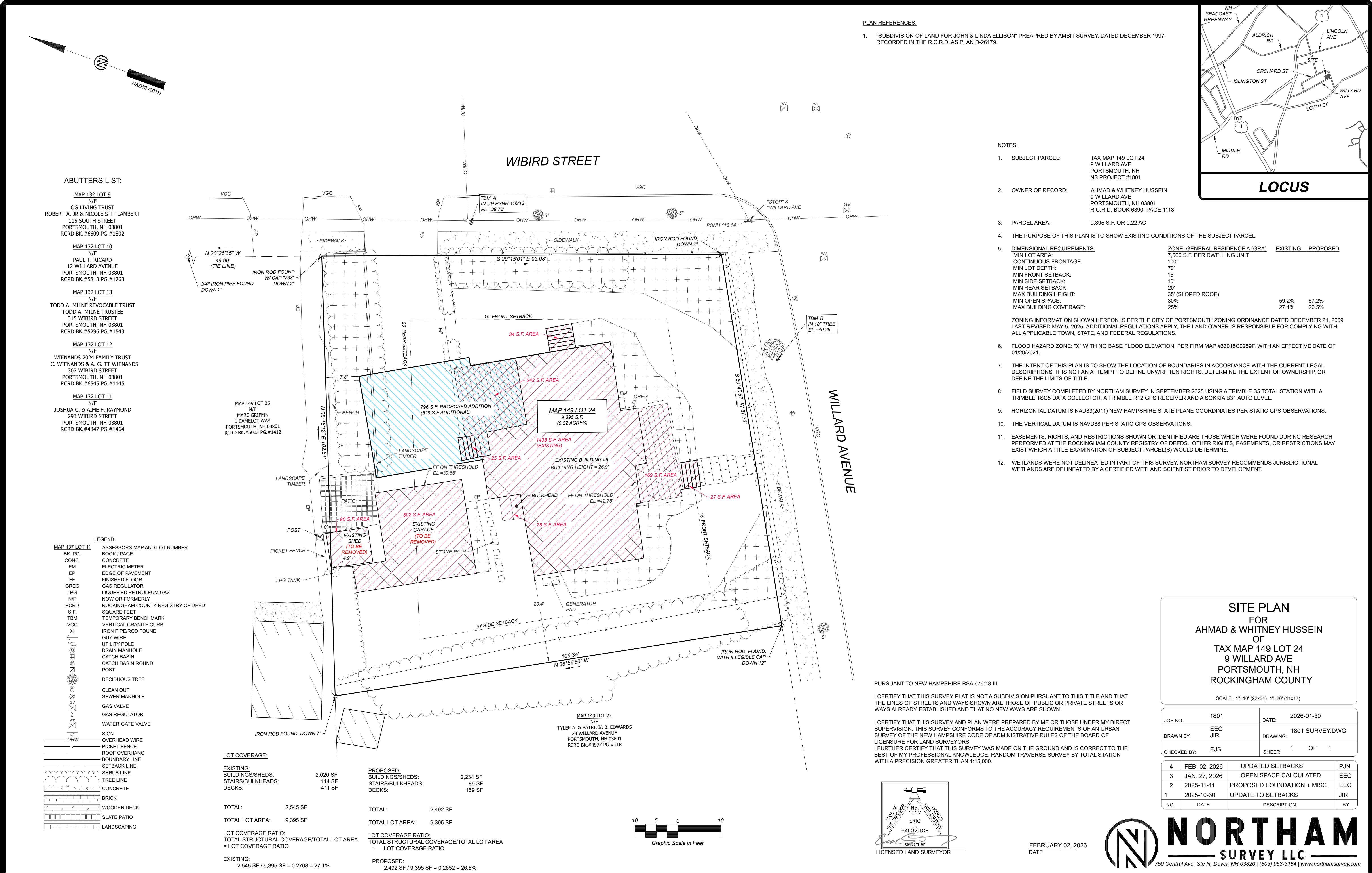
HUSSEIN RESIDENCE
9 WILLARD ST.
PORTSMOUTH, NH. 03801

DATE:
11/6/2025

SCALE:

SHEET:

A-6



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.