

Requirements for Granting a Variance



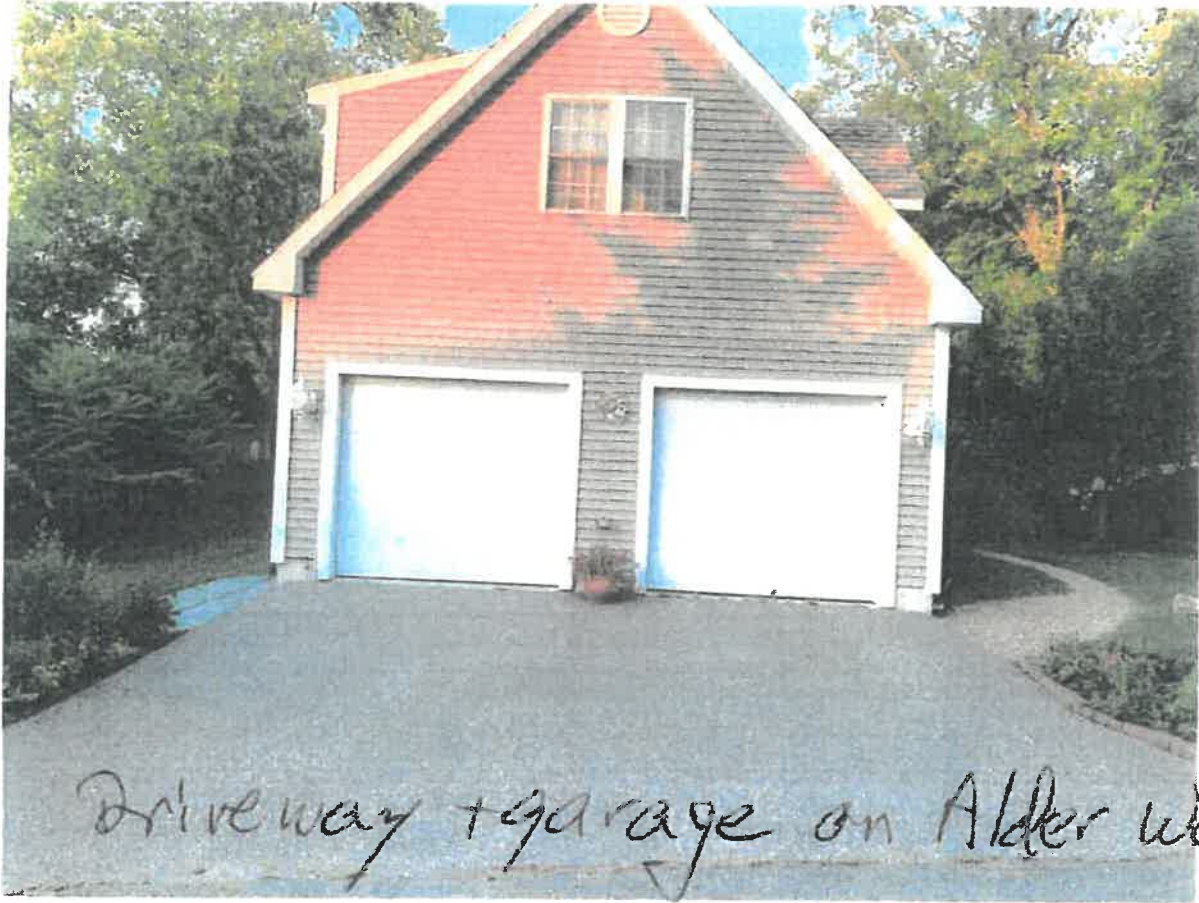
1. I think the variance request is consistent with the public interest since it will be nice to look at for anyone passing by. (If they can even see it.) In addition, it will be used by our neighbors, as we are friendly with them and they will be invited to join us in using it. (I have already described the project to both neighbors and they both support the plan. Please let me know if it would be helpful to either get a letter from them indicating their support or if it would be helpful for them to get on the Zoom meeting on August 18th and I'll see if they're available.)
2. I think the spirit of the ordinance is also being observed. If we could locate the screen house anywhere else on the property without needing a variance, we would. As you can see from the property description and the location of our house, we abut the Maplewood exit off the Rte 1 Bypass so the side of the house by the exit and the backyard have consistent and significant noise from both the exit and the bypass. The side of the house between us and our neighbors is the only place on our property shielded from that noise.
3. I can't see how any harm will be done to either our neighbors or the general public (just the opposite) so satisfying the "substantial justice" piece of this ordinance is hopefully straight forward and accomplished.
4. The values of the neighboring properties would either stay the same or increase due to this screen house being tastefully done. We're planning on using nice stained wood and an architectural shingle roof to match the roof on the main house.
5. Per #2 above, if there was another place on our property that we could put the screen house without dealing with the constant traffic noise, we would. As you can see from the pictures, there's a deck on the Maplewood exit side of the house that the previous owner built. In our 10 years we have owned the house, we haven't used the deck once. We also don't use the backyard for the same reason.

There is currently a small garden shed where we would like to build this screen house. We would like to move that garden shed to the back yard as it is handy for storing tools during the winter but if we need to remove it as part of this application, we will.

Thank you for your consideration.

Steve and Kathy Brown

Street view



←
Wooded
Exit

→
Neighbors

Driveway + garage on Alder way

Street view



side of house by neighbors

Top
of
patio
umbrella

street view

side of house by neighbors

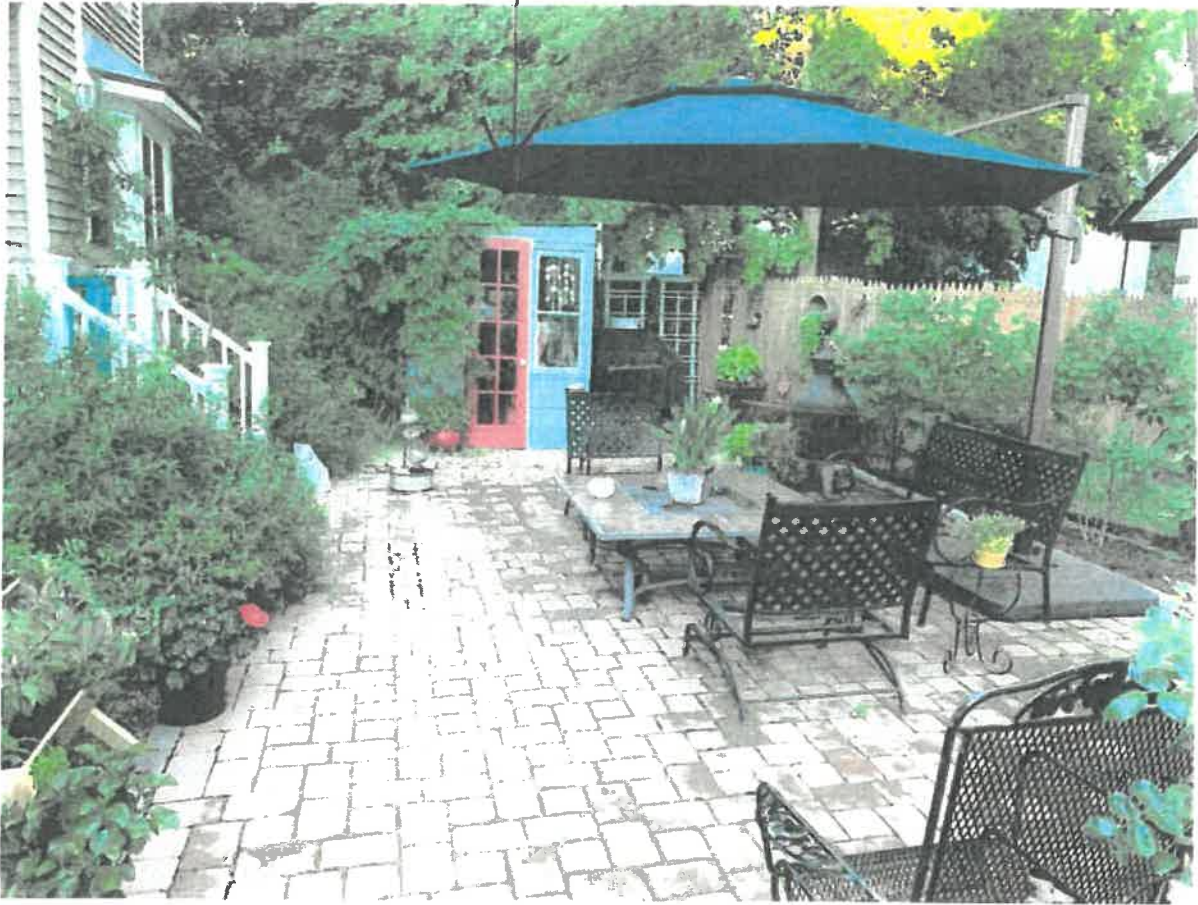


street view

side of house by exit + Rte 1 Bypass



proposed location of screen house



Patio between house + neighbors

Notice that from the street, you can't even see the patio or where we would like to build the screen house, which is past the patio.



Property Information

Property ID: D142-0018-0000
 Location: 14 ALDER WAY
 Owner: BROWN FAMILY REVOCABLE TRUST



**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

BROWN, STEPHEN /041824 /GA045

From: steve brown <mott_brown@yahoo.com>
Sent: Tuesday, August 4, 2020 12:06 PM
To: BROWN, STEPHEN /041824 /GA045
Subject: Screen house



↑ 11 ft

↓ 12'

↓ 14'

[Sent from Yahoo Mail for iPhone](#)