

Application for Variance: Dimensional Relief

1. Valuation of New Construction: **\$4200.00**
2. Total Number of Dwelling Units: One existing unit, no new dwelling units
3. Lot area: 0.22 acres (9583 sq. ft.)
4. Proposed Project: Construction of accessory building (shed) for storage
5. Description of existing land use: Residential (SRB)
6. Project representatives: Andrew Bridges
10 Fairview Drive
Portsmouth, NH 03801
(978) 270-3369
7. Description and Dimension
 - a. Existing building: single family home with attached single bay garage
 - Footprint: House - 26'x30'
 - Garage: 14'x19'
 - Gross floor area:

Code	Description	Gross Area	Living Area
BAS	First Floor	780	780
TQS	Three Quarter Story	780	585
FEP	Porch, Enclosed	33	0
FGR	Garage, Attached	260	0
UBM	Basement, Unfinished	780	0
WDK	Deck, Wood	35	0
		2,668	1,365

- Height: 1 ¾ stories
- b. Proposed building: Storage shed (accessory building)
 - Footprint: 10'x12'
 - Gross floor rear: 120 sq. ft.
 - Height: 9'8"
8. Proposed setbacks:
 - Side: 3 feet
 - Rear: 3 feet
 - Rear yard dimension: 3,300 sq feet

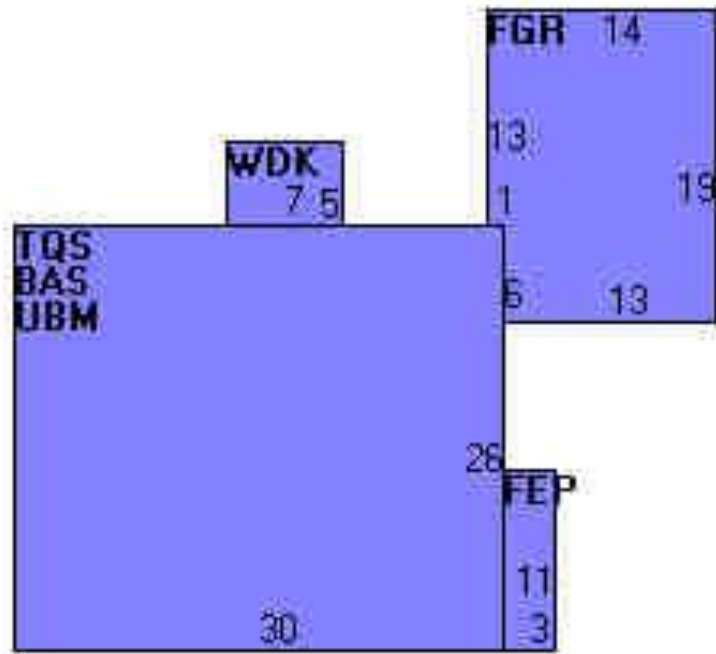
9. Site Plans:

Existing lot:



(Source, mapgeo)

Existing Structure:

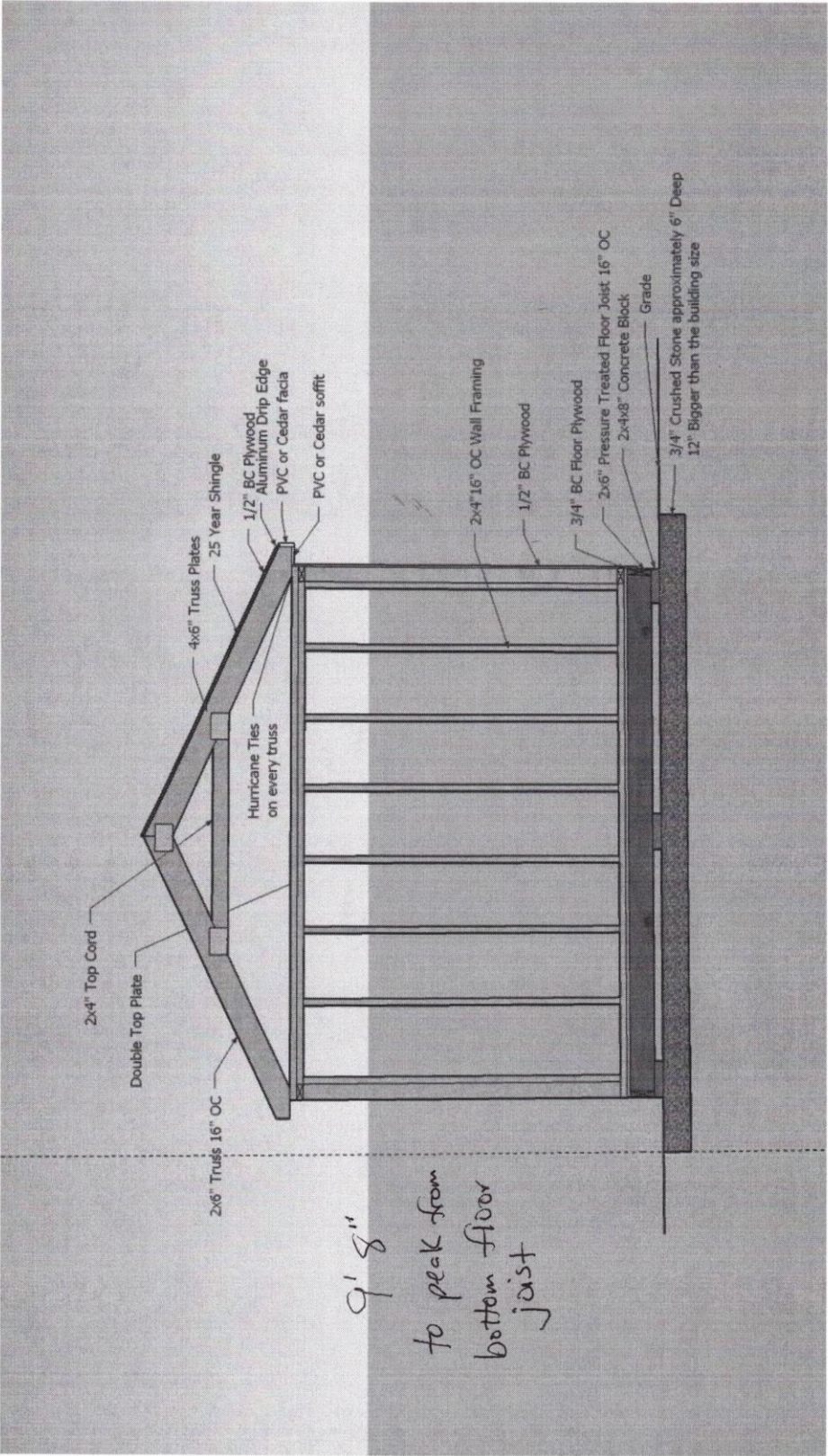


(Source, tax card)

Proposed Lot Plan (Scale- mapgeo)



Shed Plans:



Shed Plans:

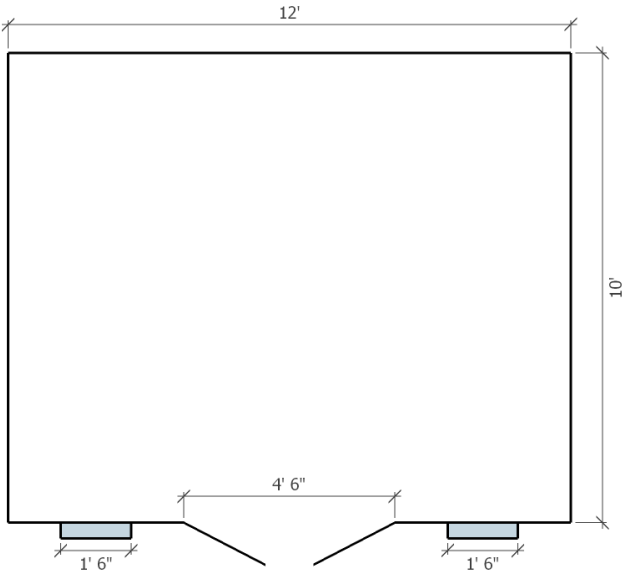


Photo 1: Back Yard

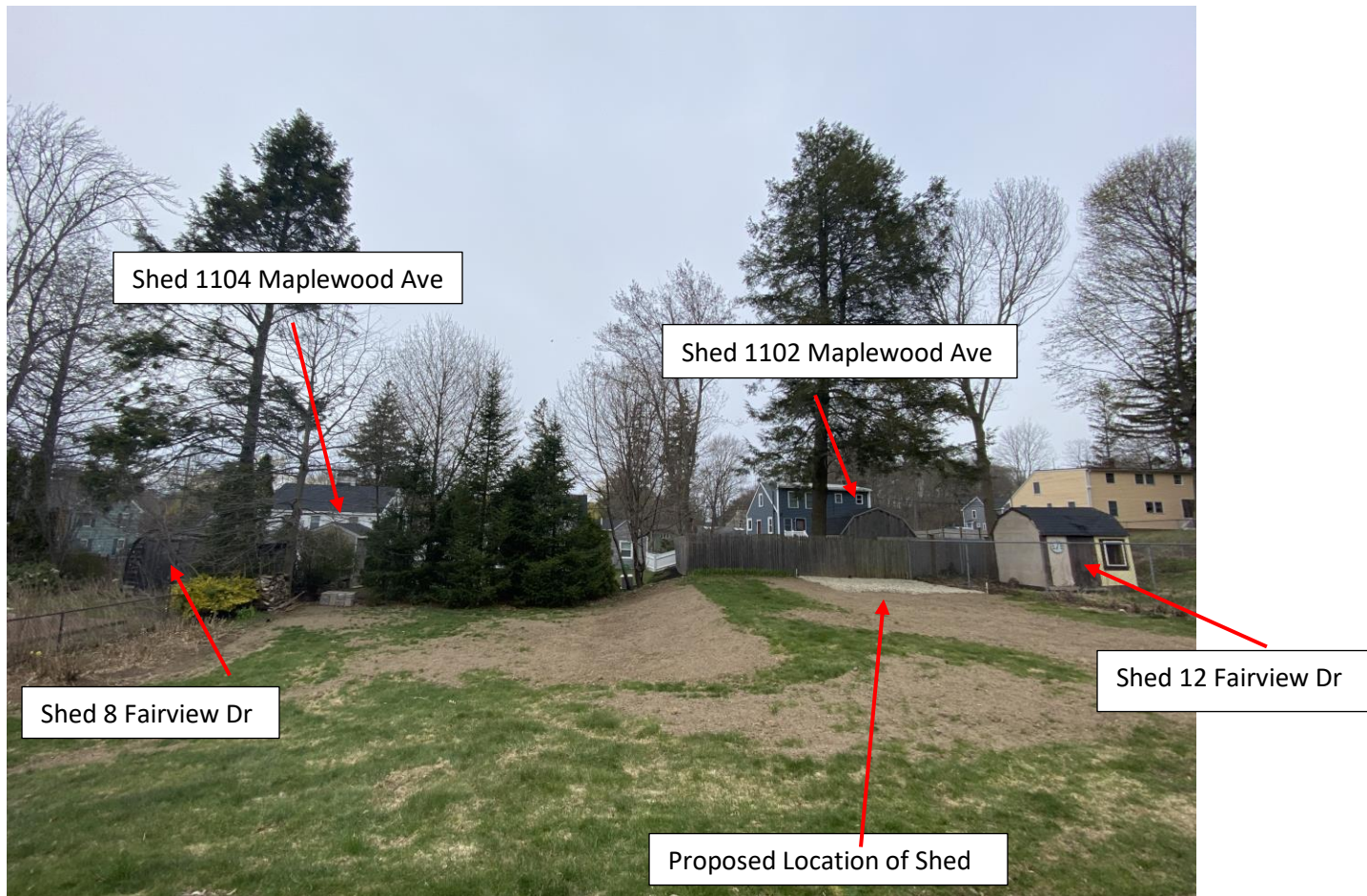


Shed at 1102
Maplewood Ave.

Shed at 12
Fairview Dr.

Proposed Location of Shed

Photo 2:



Written Statement:

This variance request falls within the spirit of the ordinance and is not contrary to public interest. The shed will be located in the rear yard as required by the ordinance. With the shed, the building coverage on the lot will be 12.4%. The shed will allow for storage of outdoor tools and equipment necessary to maintain the house and property.

The value of surrounding properties will not be affected. As seen in the above photos (photo 1, 2) all abutting properties have sheds, all of which are in close proximity to property lines. The proposed location of the shed is in the rear corner of the lot with three feet of space between the rear and right property line. The placement of the shed in this location is consistent with abutting properties and the neighborhood.

Fairview Drive is a downward sloping area. The rear yard at 10 Fairview Drive has been flattened in two areas with a steep hill in the middle, to make the yard more usable. If the shed were placed in accordance with the ordinance, 340 square feet of usable flat area of the yard would be taken by the shed. The proposed location will use 186 square feet in the rear yard. Due to the significant slope in the back yard, placing the shed closer to the property line will provide a substantial amount of usable yard space. The shed will be placed 3 feet from the property lines which will allow for proper maintenance and upkeep of the building over time.