

This report is to formally request a variance on position and location of a new garden shed at 80 Fields Rd. Portsmouth NH 03801

Report created by and for owners Katy and Andrew DiPasquale 80 Fields Rd. Portsmouth NH 03801

- Total Number of Dwelling Units (for residential projects)
 - 1 Dwelling Unit will be replaced (Shed)
 - Existing/Remaining House
 - Existing/Remaining Carport
 - Existing/REPLACING shed
- Lot area
 - .16 Acres or 6969.6 SF
- Description of proposed project
 - We have a current 80 SF garden shed that is well past its life. We intend to replace the existing shed with a new shed that is a ground Square footage of 192 sf and 9' tall. Our request is for a variance of the following
 - Keep the side yard variance at 3' for this new shed
 - Keep the rear yard variance at 3' for this new shed
 - Approve the slight overage in maximum building coverage for our district (20.5%)
 - Because the new proposed shed is over 100 SF, we would like to remain in the same "grandfather'ed" location that the original shed is in and allow for the slight overage in maximum building coverage. Otherwise, our new shed will encroach on our backyard much more as well as create unusable and unseeable space behind and to the side of the new shed location. Currently, the old shed sits in the back corner at the junction of a chainlink fence with about 3 feet of setback on the left and rear. We would like to utilize this existing starting corner for our new shed.
 - The net increase in shed is 112 SF.
 - We're currently at about 18% of the allowable 20% build limit since our covered carport counts 276 SF of building coverage. This request would take us from about 18% to about ~20.5% with the proposed shed. Our request is to keep the same setbacks as to not encroach any further into our usable yard space and to allow for the small overage into the maximum building coverage.

Responding to section 10.233

- 10.233.21 The variance will not be contrary to the public interest;
 - This is a simple shed and won't impact or change the neighborhood aesthetic
- 10.233.22 The spirit of the Ordinance will be observed;
 - We're already out of compliance with the current shed that existed prior to our purchase and so we're requesting the board to approve an update that adheres to

the current setup of the building and does not create an encroachment of our yard any further than the current sheds setback.

- 10.233.23 Substantial justice will be done;
 - By allowing this setback exception, we can keep the current setup of the yard, improve the general appearance of the property and maintain a clean line of sight on our property, since there will not be a blind spot behind the shed that we won't be able to see.
- 10.233.24 The values of surrounding properties will not be diminished;
 - The style of shed will be minimalist and fit into the aesthetics of the neighborhood. Surrounding properties may even see an uptick in value since we're removing the dilapidated shed and replacing with a new shed.
- 20.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.
 - We feel that the following the ordinance here would decrease the value of our home and general aesthetic of our home. Moving the new shed in another 9 feet would create a virtually unusable space behind the shed and further decrease our yard use. Allowing us to maintain the current setbacks would be in line with virtually every home in our neighborhood's current shed placement (back corner of their property) and would allow us to utilize the shed and yard space appropriately. Furthermore, we'd like to expand the capacity of our shed so that we can adequately store our gear since our home is very tiny to begin with. All of these would not be possible without a variance in this ordinance.
- Description of existing land use
 - This is a single family home with an existing shed and carport. The home is our primary residence and home.
- Project representatives – names and contact information
 - Andrew (Drew) and Katy DiPasquale
- Description and dimensions of existing and proposed buildings (including building footprint, total gross floor area, and height)
 - Old Shed - gable style shed with double door and window
 - 8x10 and ~8 ft tall
 - New Shed - single slope style
 - 12x16', 9' tall (192 SF)
- Existing and proposed front, side and rear setback / yard dimensions (this is the distance from a structure to the lot line)
 - Total Lot is (front to back) 100'x (left to right) 70'
 - Existing setbacks
 - Rear - 3'; Left - 3'; Right - 57' ; Front - 89'

- Proposed setbacks
 - Rear - 3'; Left - 3'; Right - 51'; Front - 85'
- Site Plan(s) showing existing and proposed conditions including:



Setbacks labeled:



- Abutting street(s) and street names
 - Spinney and Fields
- Driveways / accessways
 - Front and ~240 SF
- Dimensions (size and height) of structures
 - Existing Home - 1 story, 960 SF
 - Existing Carport - 1 story, 276 SF
 - Existing Shed - 8' tall, 80 SF
 - Proposed Shed - 9' tall, 192 SF
- Dimensions and location of parking spaces
 - Same as driveways
- Scale of all drawings and plans (the scale is the ratio of the drawing's size relative to the actual size)

- 12x16x9' Single slope roof.



- Labeled photo(s) of existing conditions



View from Carport (front looking to back)



Inside shed, its rotting and needs replaced.



View from back of home far right side of lot looking back to left, rear



View from left on neighbors side



Shed in back left corner of lot

- Building plans and elevations of any proposed structures or additions



- Interior floor plans for any renovations or expansion to existing structures
 - This is going to be a net new shed - not a renovation or expansion on the existing structure