

Supplemental Narrative linked to Building Permit BLDG-21-303 and Land Use Application 21-64

Address: 199 Middle Street, Portsmouth NH 03801

Owner and Applicant: Philip C. Rowlands

Objective:

We are seeking permission to demolish the existing shed due to extensive wood rot and unsafe condition, and to replace with a new shed supplied by Reeds Ferry in the Historic Colonial style and placed in a new location on the lot compliant with current building setback rules.

Description:

We moved into this property in Fall 2020 and our original intent was to renovate the shed prior to completing the move. However, when we had an inspection by a potential contractor, they showed us the extensive wood rot present in the structure. In particular the corner posts supporting the roof are rotted at the base, and the subfloor has rotted through in two different places causing the floor to sag and be unstable. In addition, the window had significant rot which had caused a number of panes to dislodge, and the roof was leaking in three different places. It was the opinion of the contractor that renovation was not possible and the structure would need to be taken apart and rebuilt from the ground up. I have included photographs below to show the damage where accessible, and some temporary measures in place to stabilize the structure.



Extensive rot in rear siding penetrating into shed foundation



Rot in base of corner post through to subfloor with no remaining exterior support for post



Collapse of subfloor visible from exterior rear of shed



Lower window sash removed to show degree of wood rot



Temporary supports to stabilize corner posts

Our next plan was to arrange demolition of the existing shed and then replacement with a shed chosen to closely match the colonial style of house, with matching dimensions to the existing shed so it could be located on the same footprint. However, in discussion with the City Planning Department, we were informed that the existing shed no longer conforms with current planning requirements. Specifically, although the shed is 11 feet away from the side boundary running perpendicular to the street and adjoining the Richards Road property (compliant with regulations), the boundary then is notched inward to accommodate the lot of the next property, and the existing shed is only 2 feet from that fence line. In order to accommodate a 10 foot setback from that property line which would comply with the height to midline of the new shed, the footprint would need to be shifted forward by 8 feet. This would place the shed adjacent to the existing deck corner and would significantly impede access to the side of the property which needs to be clear for any emergency egress from that side of the house and for routine maintenance access to the air conditioning exterior units and the heating oil inlet.



After removal of window, picture showing proximity of rear fence line (2 feet)

To comply with setback rules, we have decided to apply for permission to move the new shed to a location at the rear of the lot with 11 foot setbacks to both the side fence adjoining the north fence line bordering the neighboring Middle Street property parking lot, and the east fence line bordering the middle school. Photographs of the proposed location are included below with the purple poles representing the four corners of the shed. I have also included lot plans showing the location of the existing shed and the proposed new shed location.



Proposed new shed location looking north east towards middle school

We have contracted with Red Hammer Construction, a local company, to demolish the existing shed and remove all materials.

The new shed would be supplied by Reeds Ferry Sheds of Hudson NH. A description and picture of the new shed layout is attached below.

