

Donna L. Acox 4205 Halfmoon Circle, Liverpool NY, 13090~ 315-382-1162

Board of Adjustments
City of Portsmouth, NH 03801

To the members of the Board of Adjustments,

I, Donna L. Acox, am the sole owner of the property 14 Mount Vernon Street, Portsmouth, NH 03801 purchased on September 26, 2017.

I come to the Board seeking approval for the construction of a 6 X 12 Cedar Clapboard Country Carriage Shed. This shed is from Reeds Ferry Small Buildings, Inc. of Hudson, NY.

I have completed a land use application (LU-19-36 and submitted on line 2/27/2109), a Building Permit Application (BLDG-19-139 and submitted on line 2/27/2019) and paid a fee of \$50.00 (paid \$52.49 on 2/28/19 at 9:07 a.m.) It was my belief that I only needed the approval of the Historic District Commission to construct this structure. I did apply to them and received approval for this shed in April 2018.

This shed is to be in my backyard which is completely fenced in and not accessible or in sight from any street views. This shed will be used for the storage of yard tools, seasonal furniture/ recreation items (bicycle, skis and snow shoes) and seasonal yard equipment such as a snow blower. As such, the shed does not diminish the essential character of the neighborhood, threaten/harm public health, safety or welfare, or otherwise injure public rights.

The shed meets the Section 10.570 Accessory Buildings, Structures and Uses specifications. Specific to 10.573.10, this shed is an accessory building/structure, built on cinder blocks (not poured footers) and is not more than 10 feet in height and not more than 100 square feet (the shed is 72 sq. feet).

However, literal enforcement of the ordinance would result in unnecessary hardships due to limitations of the property, including: its small size (78.03' X 27.55 "), constraints of other existing things (stoned walls, fences, and trees), thereby, the site of the shed cannot be reasonably used in strict conformance with the ordinance, specifically meeting the 5 feet from any lot line. Except for one side, where the shed will come to approximately 1.5 feet from the property line, the other three remaining sides of the shed are more than 5 feet from the remaining property lines. The area proposed for the shed site is the only reasonable and practical space on the property lot for a shed. (Refer to the diagram and measurements of the lot and to photograph enclosed).

Additional variances include: Building coverage (will be increased to 38%) and the open space (which will drop to 22%) with the shed.

I have learned from Mr. Peter Stith, AICP that I have been added to meeting agenda of April 16, 2019 and that property owners making adjustment applications to the Board are encouraged to be present for the meeting. This presents a personal hardship with dual employment responsibilities. More specifically, I am not able to be at this meeting, or any future meeting on a Tues, Wed., or Thursday due to employment obligations at Syracuse University (I teach classes these days from 5:00 – 9:00 PM). To come on a Monday or Friday would require me to request time from my Full-time employment (M-F

 **Dashboard**

 Messages

 Profile

 Applications

 Projects

 Permits & Docs

 Payments

 Inspections



Donna L. Acox

dlacox@syr.edu (mailto:dlaco...)

Applications



Land Use Application LU-19-36
14 MT VERNON ST, Portsmouth, NH 03801

Feb 27, 2019



Building Permit Application BLDG-19-139
14 MT VERNON ST, Portsmouth, NH 03801

Feb 27, 2019

[View All \(/dashboard/records\)](/dashboard/records)

Land Use Code Review

Land Use Permit -- Planning Department
Review and Fee Calculation

Land Use Approval

Zoning Board of Adjustment Approval

Building Permit Issued

Application Permit Fee

Paid. Thank you for your payment.

Payments

Date	Method	Amount	Print Receipt
Feb 28, 2019 at 9:07am	Credit Card	\$52.49	Print Receipt

Have a project #?

Building Permit Application

Confirm your submission

Save Draft and Exit

Please ensure you've filled everything completely and accurately, then click "Confirm and Submit" below.

Contact Information

Edit ... (/submit/36549/applicant)

Donna L. Acox

Email address

dlacox@syr.edu

Phone Number

3153821162

Mailing Address

4205 Halfmoon Circle , Liverpool, New York 13090

Location

Edit ... (/submit/36549/location)

14 MT VERNON ST

Portsmouth, NH 03801

Owner

Donna L. Acox

Project Information

[Edit ... \(/submit/36549/form-sections/1011163\)](#)

Detailed Description of Proposed Work *

Reeds Ferry Small Buildings, Inc. to build a 6' X 12 ' (72 sq. ft) cedar clapboard country carriage shed on a block foundation. Est total cost is \$4,600.00

Proposed Building/Structures (IF APPLICABLE)

[Edit ... \(/submit/36549/form-sections/1011170\)](#)

No results to display

General Contractor Information

[Edit ... \(/submit/36549/form-sections/1011168\)](#)

General Contractor Name

Michael LaCorcia

General Contractor Business Name

Reeds Ferry Small Buildings, Inc.

Mailing Address

3 Tracy Lane, Hudson, NH 03051

Phone Number

888 85-SHEDS

Email address

www.reedsferry.com

Contractor has current workmen's compensation insurance or substantial equivalent. 



Contractor has current liability insurance or substantial equivalent. 



FIRM Zone

--

Elevation of lowest floor (feet (NGVD)) ?

--

Elevation Certificate Submitted ?

--

Is addition in a Special Flood Hazard Area (SFHA)? ?

--

Plan Submission

[Edit ... \(/submit/36549/form-sections/1011184\)](#)

I understand that this application will not be considered complete until I have provided the required plans as described above. (You will be prompted at the next screen to upload your plans.) *



Acknowledgement

[Edit ... \(/submit/36549/form-sections/1011167\)](#)

I certify that the information given is true and correct to the best of my knowledge. No change from the information in this application will be made without approval of the Building Inspector. Construction activities shall not commence until the Building Permit is issued. I realize that when all necessary approvals have been acquired, a Building Permit may be granted by the Building Inspector to allow construction in conformance with this application and the plans/specifications submitted in support of said construction only. I further acknowledge that the proposed structure shall not be occupied or otherwise utilized without the issuance of a Building Certificate of Occupancy and only after all necessary inspections have been requested and completed. I am also aware that the disposal of waste generated from this project is my responsibility and not part of the City's Trash/Recycling Program. *



By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction *



I hereby certify that as the applicant for permit, I am the *
Owner of this property

Building Permit Application

BLDG-19-139

Your Submission

Attachments

Land Use Code Review

Is the application complete?

Building Permit -- Building Dept Review and Fee Calculation

Building Permit Fee

Building Permit Issuance

Inspections

Land Use Code Review

In progress. This step is in progress.

The Planning Department will assign a planner to review the application for zoning and land use code compliance. The planner will complete a land use review form as part of this step. Additional city land use board approvals may be required before this application can be processed by the Inspections Department. When an application receives approvals from multiple land use boards, an internal consistency review may also be required.

APPROVAL OF THIS STEP IS FOR LAND USE CODE REVIEW ONLY AND DOES NOT AUTHORIZE THE



Donna L. Acox

Remove Comment • Feb 27th 2019, 2:23pm

Please contact me at dlacox@syr.edu or call 315-382-1162 to acknowledge receipt of this application. Additionally, please contact me if you have any questions or concerns.

Best,
Donna L. Acox

Have a project #?

Land Use Application

Confirm your submission

Save Draft and Exit

Please ensure you've filled everything completely and accurately, then click "Confirm and Submit" below.

Contact Information

Edit ... (/submit/36649/applicant)

Donna L. Acox

Email address

dlacox@syr.edu

Phone Number

3153821162

Mailing Address

4205 Halfmoon Circle , Liverpool, New York 13090

Location

Edit ... (/submit/36649/location)

14 MT VERNON ST

Portsmouth, NH 03801

Owner

ACOX DONNA L

Zoning Information

Edit ... (/submit/36649/form-sections/1011306)

Base Zoning District

General Residence B (GRB)

Base Zoning District 2 ⓘ

Historic District



Flood Plain District

Downtown Overlay District

Osprey Landing Overlay District

Airport Approach Overlay District

Waterfront Use Overlay District

North End Incentive Overlay District

West End Incentive Overlay District

Highway Noise Overlay District

Project Information

Edit ... (/submit/36649/form-sections/1011287)

Lot Area (s.f.)

2145.8

Lot Area Source ?

City of Portsmouth Tax map

Detailed Description of Proposed Work *

build a cedar sided 6' X 12' (72 sq. ft) shed in the gravel area of yard. Yard is completely enclosed. Shed received HDC approval in April 2018. Property lot presents hardships and constraints by other existing things: large trees, fences, stone walls and most of yard is cobblestone bricks.

Brief Description of Existing Land Use * ?

single family residence with small yardCity of Portsmouth tax map

Existing Buildings/Structures

Edit ... (/submit/36649/form-sections/1011293)

Building / Structure Description	Total Gross Floor Area (s.f.)	Area of Footprint (s.f.)	...
Single family Home	774	774	...

Existing Yards, Coverage, Parking, and Wetlands

Edit ... (/submit/36649/form-sections/1011290)

Principal Front Yard / Building Setback (ft) ?

3

Secondary Front Yard / Building Setback (ft) ?

0

Rear Yard / Building Setback (ft) ?

30

Right Side Yard / Building Setback (ft) ?

3

Proposed Yards, Coverage, Parking and Wetlands (REQUIRED)

Edit ... (/submit/36649/form-sections/1011303)

Principal Front Yard / Building Setback (ft) ?

3

Secondary Front Yard / Building Setback (ft) ?

0

Rear Yard / Building Setback (ft) ?

30

Right Side Yard / Building Setback (ft) ?

3

Left Side Yard / Building Setback (ft) ?

6.5

Total # of Residential Units ?

0

Number of Parking Spaces ?

1

Number of Loading Spaces ?

0

Area of Surface Parking & Driveways (sq ft) ?

105

Other Impervious Surface Area (sq ft) ?

--

Are you proposing to do any work in the wetland area or within 100' of the wetland boundary? ?

--

Project Representatives

Edit ... (/submit/36649/form-sections/1011382)

HDC Approval Granted

04/11/2018

Zoning Board of Adjustment

--

BOA Approval Granted

--

Zoning Relief Required

--

Conservation Commission Review

--

Conservation Commission Review Completed

--

Conditional Use Permit (Wetlands)

--

Wetland CUP Granted

--

Conditional Use Permit (Other)

--

Other CUP Granted

--

Technical Advisory Committee Review

--

TAC Review Completed

--

Subdivision / Lot Line Revision

--

Subdivision / Lot Line Revision Granted

--

Site Plan Review

Land Use Application

LU-19-36

Your Submission

Attachments

Land Use Code Review

Land Use Permit -- Planning Department Review and Fee Calculation

Application Permit Fee

Land Use Approval

Historic District Commission Approval

Planning Board Approval

Building Permit Issued

Land Use Code Review

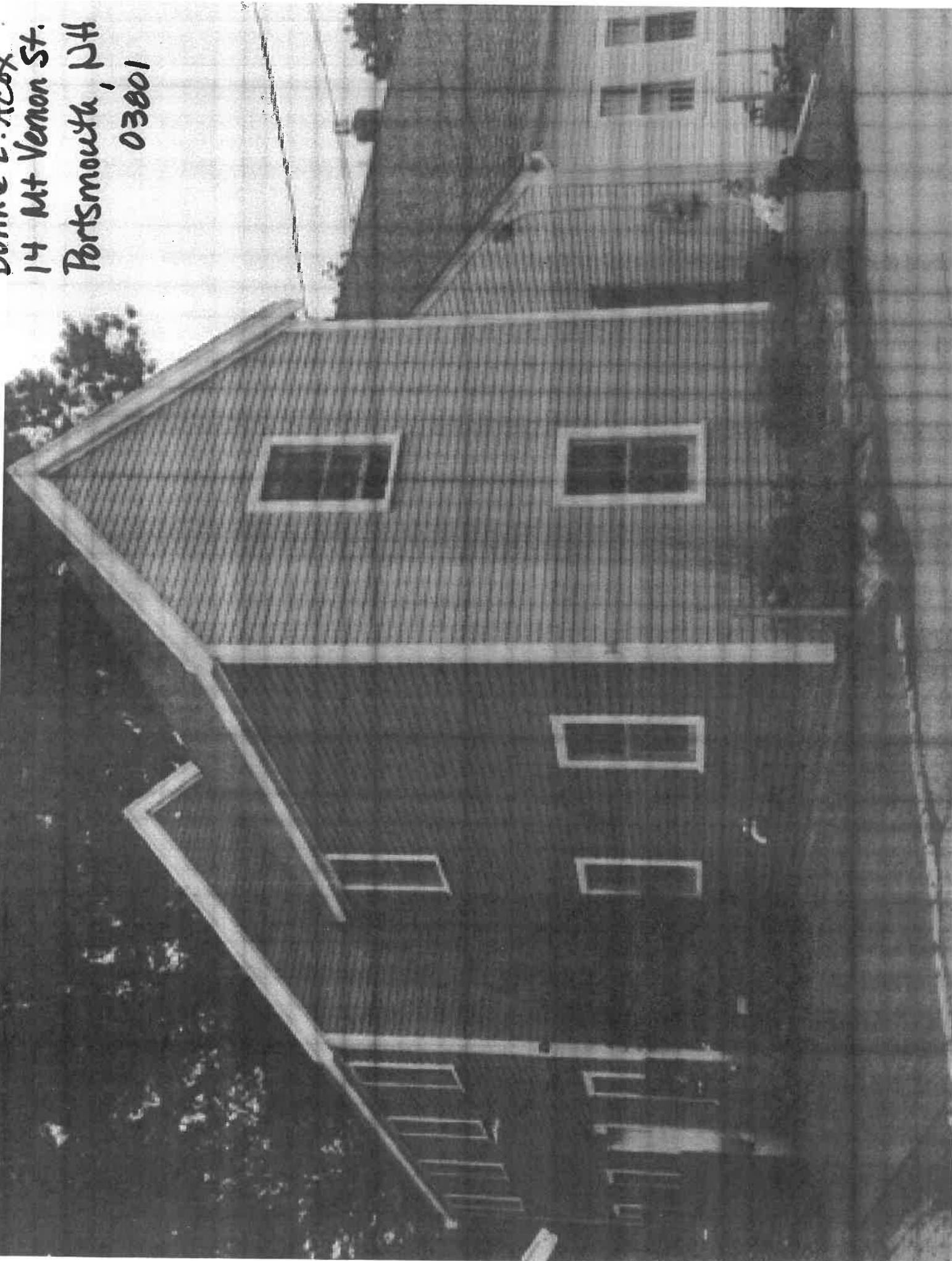
In progress. This step is in progress.

The Planning Department will assign a planner to review the application for zoning and land use code compliance.

Message the reviewer

Send Message

Donna L. Acox
14 Mt Vernon St.
Portsmouth, NH
03801

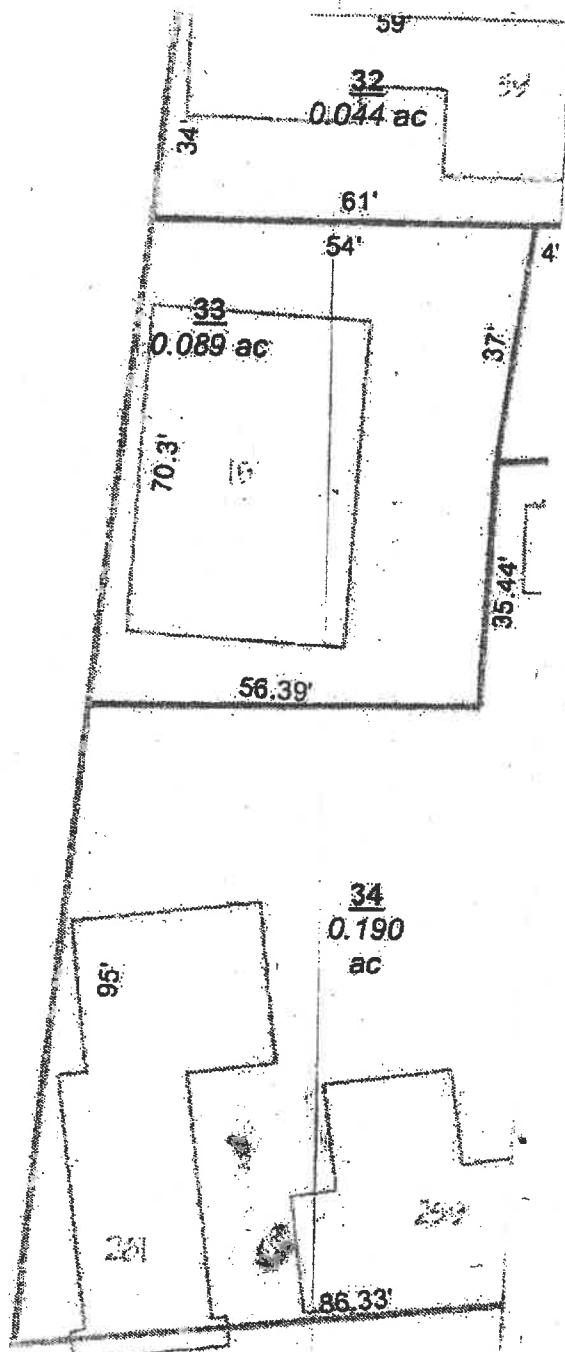
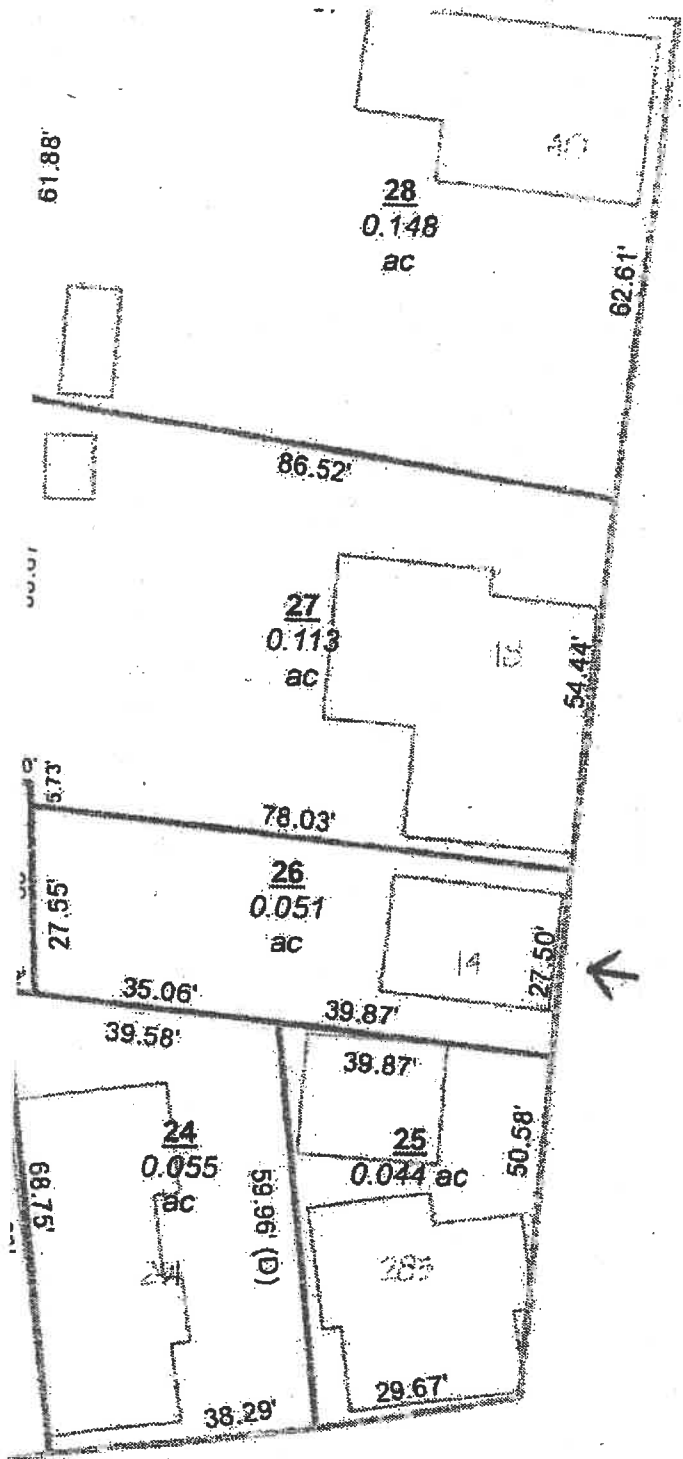




**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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 11/30/2018
Data updated 11/19/2018



SOUTH ST

*Not for Public Hearing

Application for Approval - Administrative Historic District Commission

① Awn Covers E Bank

② Shed in R. Yard

6x12' 725F

Owner: Donna L. Acox
Property Address: 14 Mount Vernon St.
Portsmouth, NH 03801

Applicant (if different from owner)
Address: _____

Phone: 315-383-1162

Home Phone: 315-383-1162

Signature: Donna L. Acox

I do not know this information

Location of Structure: Map _____ Lot _____ Street Address: 14 Mount Vernon St.
Portsmouth, NH 03801

To permit the following: ① Installation of Leaf Guard seamless aluminum gutters - down spouts on long sides of house. (See photos attached - some before & some after) ② Build a Shed in back yard (which is completely fenced in, cannot see from front) - materials are wood, roof shingled similar to home - size approx 6' x 12' (Sketches attached - photo of area of shed)

Action Taken by H.D.C. at Public Hearing	
Date of Approval:	<u>4-17-18</u>
Recommendation:	<u>with conditions</u>
Stipulations:	_____
Signature of Principal Planner:	<u>[Signature]</u>

Administrative Use Only:
Date of Meeting: _____
Payment: _____
Payment Type: _____
Issue/Permit #: _____

If approved, please acknowledge below:

I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.

Donna L. Acox
Owner

Historic District Commis

of Portsmouth

City of

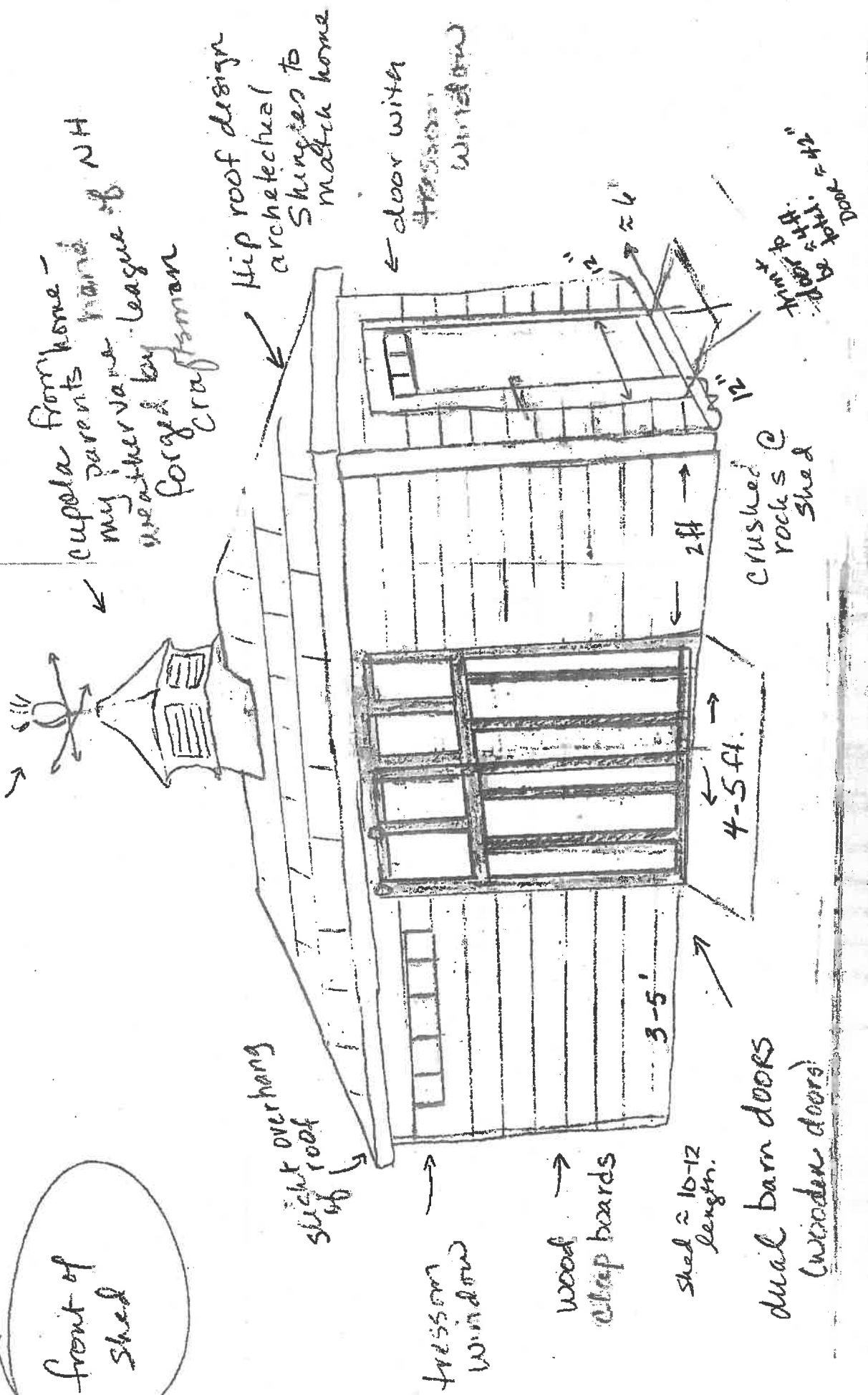
4. 14 Mount Vernon Street

- Recommend Approval

Proposed shed: 14 Mount Vernon Street, Portsmouth

Property Owner: Donna L. Acox

front of shed



14 Mount Vernon St.
Portsmouth NH
03801

Shed
↓

Back Yard



1950
145 MOUNT VERNON
ROCKSWOOD, OH
05501

1/2
1/2

Back
Yard





6' x 12' shed Proposal

Reeds Ferry Small Buildings, Inc.

3 Tracy Lane
Hudson, NH 03051

(888) 85-SHEDS

Sales Order

Date	S.O. No.
10/25/2018	22214

Bill To
DONNA ACOX 4205 HALF-MOON CIR LIVERPOOL, NY 13090

Ship To
DONNA ACOX 14 MOUNT VERNON ST PORTSMOUTH, NH 03801 315-382-1162

Due Date	Rep	Install Date
2/12/2019	KJR	2/12/2019

Item	Description	Ordered	Rate	Amount
MISC	6X12 Cedar Clapboard Country Carriage Shed	1	3,855.00	3,855.00T
WINTER 10%	WINTER DISCOUNT -10% Off the Base Price of the Shed. Deposit of 25% Required at Time of Purchase, with Balance Required to Be Paid in Full on the Day of Installation. Installation Must Occur By February 28, 2019.		-10.00%	-385.50
6x12 Floor - Press...	6x12 Floor - Pressure Treated Plywood	1	144.00	144.00T
ADD SWINGING...	Additional 54' Swinging Barn Door For Standard Wall Height With Cedar Trim	1	570.00	570.00T
DELETE 5' DOOR	Delete 5' fiberglass Door	1	-395.00	-395.00T
18x27 F Cedar	18x27 F Window with Standard Cedar Window Trim	1	0.00	0.00T
DELETE 18x27 ...	Delete Standard 18x27 Window	1	-42.50	-42.50T
	NO SHUTTERS			
ADD BARN DOO...	Additional 3' Sliding Barn Door With Hardware With No J-Channel CEDAR TRIM	1	695.00	695.00T
R54	4x54" Ramp for 54" Double Door	1	85.00	85.00T
BLACK	Architectural Shingles (COLOR TBD)	72	1.00	72.00T
	SUBTOTAL			4,598.00
	Sales Tax		0.00	0.00
			Total	\$4,598.00

25% Deposit Required at Time of Order Placement, Balance Due Upon Delivery. Please review additional Sales Order Information.

Signature _____

