

FROM THE DESK OF  

---

**BILL SOUTHWORTH**

May 20, 2021

Board of Adjustments  
City of Portsmouth, New Hampshire

At our home on 39 Pickering, the existing shed, is rotted and starting to collapse. We want to replace it with a 10' x12' shed to be constructed as a manufactured frame and erected on a concrete slab. The shed will be the same orientation and setback as the existing shed and will be painted to match the house. It will have increased pitch to match the pitch of surrounding roof lines.

I've tried to address section 10.233 of the Zoning Ordinance below:

**10.233.22 *The spirit of the Ordinance will be observed;***

We propose using Post Woodworking of Danville, NH for the factory manufactured shed. They will also install the shed on the concrete slab.

We will need separate contractors for the minimal site preparation, demolition of the existing shed, and installation of a haunched monolithic concrete slab with steel rebar reinforced spread footing for the posts. This will replace the current non-pressure treated wood floor sitting on the ground.

The existing shed has walls at the same height as the two fences next to it at the property line. Only a small part of the roof is visible from adjacent property. The proposed shed will be the same wall height but 2' taller (12') at the peak due to the increased size and roof pitch.

Sheds in several neighboring properties are on the property line so, although non-conforming, a structure this close to the property line is in keeping with the character of the South End. The existing shed is 2' from the rear property line and 2' from the right side property line. It sits 14' diagonally from our kitchen, which juts out from the main house, and 16' from our dining room. This is really the only location that works for the structure. There will be no decrease in the setback with the new shed, and the

impervious surface will be increased by approximately 32 square feet over the 1999 reconstructed house plus shed, which cover 964 sq. ft., 38.9% of the property area. With the replacement shed this will increase to 996 sq. ft., 40.2% of the property area, 2476 sq. ft.

Building height from the ground will have no increase in wall height which will reduce the height since the existing shed is raised by about a foot. We propose that the overall height at the peak of the roof be about 2' higher so that the pitch can match the surrounding buildings. This can be seen in the attached photos.

The new shed will also match the siding and roof material of our house and of neighboring buildings. To this extent, we believe that the new shed will actually be closer in design than the original to the spirit of the neighborhood.

***10.233.21 The variance will not be contrary to the public interest;***

The proposed shed will cover the footprint of the old shed. It will be minimally visible from two adjacent properties and not at all from the street. It is not a dwelling unit and will put no extra burden on public systems such as water/sewage or gas lines. We believe that the structure will enhance the appearance and value of our property and thereby increase the value of neighboring properties. Therefore, we believe it to be in the public interest.

***10.233.23 Substantial justice will be done;***

If the variance is granted we can identify no harm to the public or to surrounding neighbors. However, if denied, we will suffer as we will be forced to continue to store our 220 lb. snow blower, pressure washer, lawnmower, generator and smoker outside on raised blocks under a tarp as we are forced to do now. Our house has no basement access except down steep stairs from our living room. We've considered a hoist of some sort but the stairway is also too narrow for the snowblower.

***10.233.24 The values of surrounding properties will not be diminished; and***

This is addressed in the 10.233.21 comments. We believe that the replacement structure will enhance property values of our property and the neighborhood.

**10.233.25 *Literal enforcement of the provisions would result in an unnecessary hardship.***

We currently store large tools outdoors as we do not have basement access nor do we have a sufficiently large shed or a garage. Most of the houses in the neighborhood have either a garage, shed or cellar bulkhead. Most of the South End was built in a very ad hoc fashion before any of the existing ordinances. There's very little of the consistencies of modern planned layout. However, that's part of the charm of the neighborhood. Our lot is particularly small, even in comparison to surrounding lots, although there's plenty of room to park two cars outdoors in the driveway and there's room for a garden and patio. The shed enlargement is a reasonable and improved use of the property.

The enlargement of the shed will allow for storage and a garden workshop. We also want insulated construction since the snowblower and other power tools are battery operated and need to be kept charged and since a portable generator needs to be kept warm to work properly. The new shed will also provide for storage of plants that we want bring in from freezing in the winter.

Please advise us as to any issues with the concept and permitting before we proceed with vendor qualification and selection. Also, please let us know whether you need engineering drawings or can use standard construction plans from the frame builder.

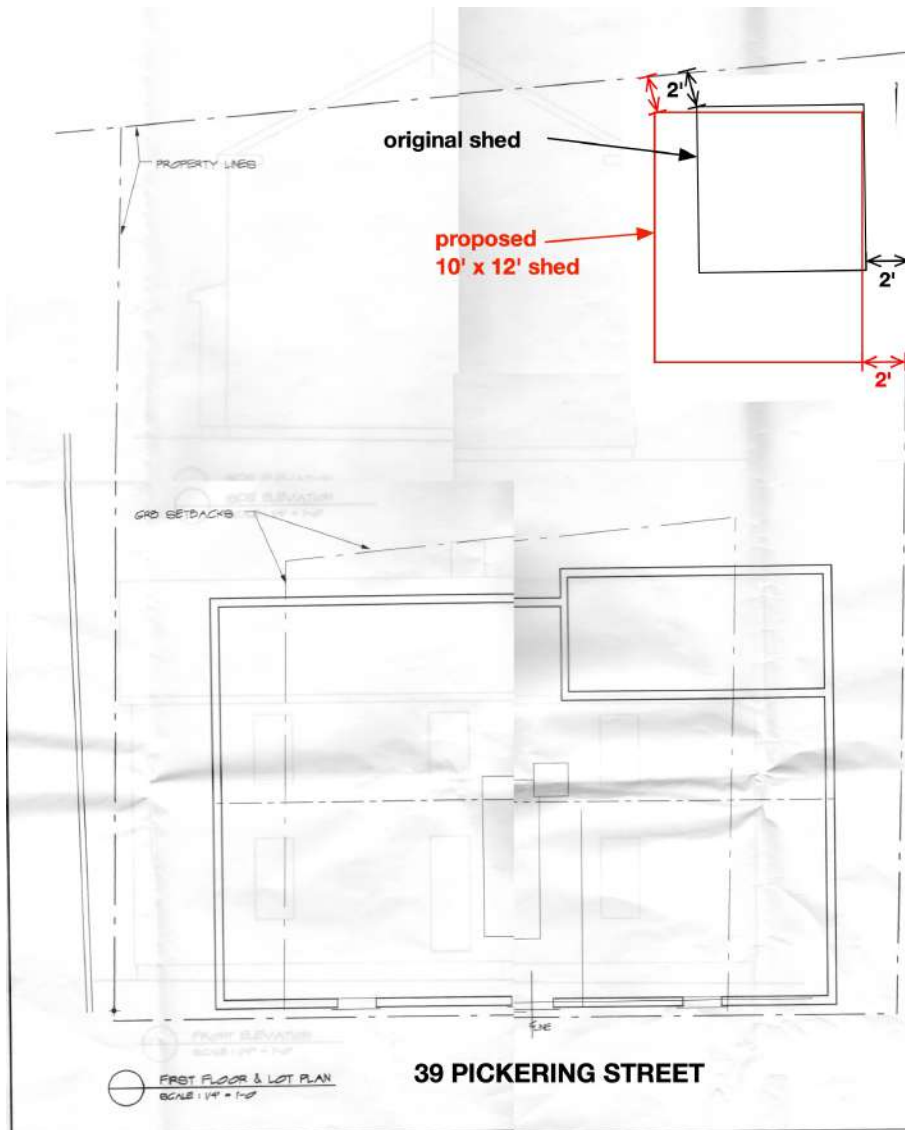
Thanks for your consideration.

Sincerely yours,

Bill Southworth







**1997 SITE PLAN (NOW 39 PICKERING)**

41 PICKERING STREET

PORTSMOUTH, NH

MAP U-02 LOT 3  
GENERAL RESIDENCE D ( GRD )

LOT AREA 2476 SF  
GRA ALLOWED COVERAGE = 30 %

EXISTING LOT COVERAGE

RESIDENCE & SHED 964 SF ( 38.9 % )

REQUIRED GRD SETBACKS

FRONT 5'  
SIDE 10'  
REAR 20'

EXISTING FIRST FLOOR & LOT PLAN	<p>10 Doreen Street Portsmouth NH 03801 PH: 603.738.8888</p>	<p>ANNE WHITNEY ARCHITECT</p>
	<p>41 PICKERING STREET PORTSMOUTH, NH</p>	



# 39 PICKERING ST

**Location** 39 PICKERING ST

**Mblu** 0102/ 0005/ 0000/ /

**Acct#** 32883

**Owner** SOUTHWORTH WILLIAM H

**PBN**

**Assessment** \$763,200

**Appraisal** \$763,200

**PID** 32883

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$395,600	\$367,600	\$763,200

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$395,600	\$367,600	\$763,200

## Owner of Record

<b>Owner</b>	SOUTHWORTH WILLIAM H	<b>Sale Price</b>	\$575,000
<b>Co-Owner</b>	SOUTHWORTH BARBARA ANN	<b>Certificate</b>	
<b>Address</b>	39 PICKERING ST PORTSMOUTH, NH 03801	<b>Book &amp; Page</b>	4958/2812
		<b>Sale Date</b>	10/24/2008
		<b>Instrument</b>	00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SOUTHWORTH WILLIAM H	\$575,000		4958/2812	00	10/24/2008

## Building Information

### Building 1 : Section 1

**Year Built:** 1999  
**Living Area:** 1,620  
**Replacement Cost:** \$470,970  
**Building Percent Good:** 84

**Replacement Cost**

**Less Depreciation:** \$395,600

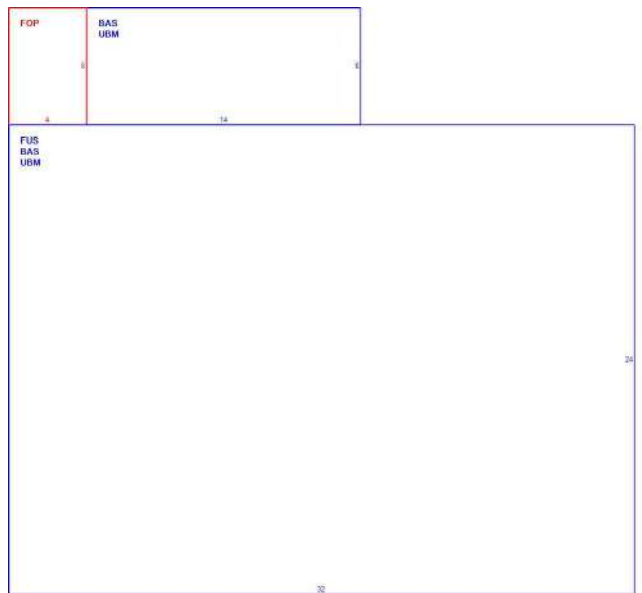
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	A
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Ceram Clay Til
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	7
Bath Style:	Above Avg Qual
Kitchen Style:	Above Avg Qual
Kitchen Gr	A
WB Fireplaces	1
Extra Openings	0
Metal Fireplaces	0
Extra Openings 2	0
Bsmt Garage	

**Building Photo**



(<http://images.vgsi.com/photos2/PortsmouthNHPhotos/\00\01\66\71.jpg>)

**Building Layout**



(ParcelSketch.ashx?pid=32883&bid=32883)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	852	852
FUS	Upper Story, Finished	768	768
FOP	Porch, Open	24	0
UBM	Basement, Unfinished	852	0
		2,496	1,620

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 1012  
**Description** SFR WATERINFL  
**Zone** GRB  
**Neighborhood** 101  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 0.06  
**Frontage**  
**Depth**  
**Assessed Value** \$367,600  
**Appraised Value** \$367,600

**Outbuildings**

Outbuildings	<a href="#">Legend</a>
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$395,600	\$367,600	\$763,200
2019	\$395,600	\$367,600	\$763,200
2018	\$360,000	\$306,700	\$666,700

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$395,600	\$367,600	\$763,200
2019	\$395,600	\$367,600	\$763,200
2018	\$360,000	\$306,700	\$666,700