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August 19th 2024

Subject: Variance for 10x12 shed at 33 Harrison Avenue

Dear Zoning Board Members,

I am hoping to receive a variance for an existing shed on my property. I apologize for starting this process after the fact. When I purchased the shed from JD Sheds, I had asked the salesman if any permitting was required. Unfortunately, I trusted the salesman who told me "the only permit that would be required in Portsmouth would be in the historical district" and that I "would be all set". When I was picking a location on my property to place the shed, I noticed that 2 out of my 3 neighbors have similar sheds located in the corner of the adjoining properties. When the shed was being delivered, I requested that the shed be placed in that location and mimic how my neighbors' sheds were spaced so that it would look uniform with the existing sheds. The shed was already on my property when I was notified that a building permit is required for the 10X12 pre-made shed. I began the permitting process as soon as this was brought to my attention and I was informed that the shed would need to be nine feet from the adjacent property lines. Additionally, I was informed that my house was at the 20% land use threshold and this shed puts me over the 20%. Again, I apologize for starting this process after the shed was delivered as I was unaware of the rules/regulations. I am requesting a variance for the location of the shed, along with the 20 percent land use.

The shed is currently pine color and I plan to paint it gray to match the color of my house. The dimensions are 10'x12' and the height is 9 feet. I have attached pictures of what the shed currently looks like as of Aug 19th 2024. The shed is currently on cinder blocks and I confirmed the ground was level within 5 inches as requested by the shed company, before the shed was delivered. It is located in the right corner of my property where two of my neighbors have similar sized sheds. I am requesting permission to leave the shed in its current location; 39 inches (~3 feet) from my rear neighbor's property line and 5 feet from the property line to my right.

I require a shed because I require covered space to store a lawn mower, snow blower, weed wacker, and other supplies. For the last couple of years I utilized a tarp shed (see attached picture) that was always an eyesore as it would constantly blow over or spring leaks during the winter and frequent rain storms. Last winter I was unaware of a large leak which ruined a ~\$600 mower, ~\$300 leaf blower, and \$300 dollar water pump that I needed to use to move water that collected/flooded my driveway from the street. I do not have a garage or any storage space for outdoor equipment (lawn mower, shovels, weed wacker, grill, chairs, snow blower, and other equipment. We also just welcomed our first child and we are expecting to need to store toys, bikes and sports equipment for him in the next couple of years.

**Responding to Criteria from section 10.223 of the [Zoning Ordinance](#)):**

1. 10.233.20 In order to authorize a variance, the Board must find

that the variance meets all of the following criteria:

2. 10.233.21 The variance will not be contrary to the public interest;

**The shed will be painted to match the house and the location of the shed is the same as my neighbors who have similar sheds (matches neighborhood aesthetics).**

3. 10.233.22 The spirit of the Ordinance will be observed;

**Granting a variance on the land use and location of the shed will not impact the ordinance; it mimics the location of my neighbors sheds**

4. 10.233.23 Substantial justice will be done;

**The shed allows us to have a safe, dry and secure spot to store our outdoor equipment and kids gear/toys. This will also ensure that my lawn is clutter free. The shed is brand new and is much more appealing than the tarp shed that was falling apart.**

5. 10.233.24 The values of surrounding properties will not be diminished; and

**The shed does not affect any of my neighbors. 2 of my 3 adjacent neighbors have sheds in the same exact location. Their sheds do not affect me and my shed will not affect them in any way. I believe that my neighbors' property values will not be diminished in any way, as the shed allows me to have a clean/tidy lawn space. I have discussed the location of the shed with one of my neighbors who has offered to write a letter to the board on my behalf, if needed.**

6. 10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

**I need this shed for safe and secure storage so that I am not wasting money repurchasing outdoor power equipment every year due to damage, rust, etc.**



















33 Harrison Ave

Restaurants Hotels Things to do Transit Parking Pharmacies ATMs

Sketch

### 33 Harrison Ave

Building

Directions Save Nearby Send to phone Share

33 Harrison Ave, Portsmouth, NH 03801

- Suggest an edit on 33 Harrison Ave
- Add a missing place
- Add your business
- Add a label
- Your Maps activity

Photos

Taft Rd  
Polk Ave  
Polk Ave  
Polk Ave  
Harrison Ave  
Harrison Ave

Apple Painting and Restoration

3 feet  
5 feet

Layers

Google

54  
37  
85

5