

## **William Valway**

51 Spinney Road  
Portsmouth NH 03801

Portsmouth Planning Board,

I bought my house at 51 Spinney Road in 1993. It's a small New Englander at only 1500 square feet. The cellar is damp, not ideal for storage and there's only a small 6' x 8' shed in the yard. Hardly enough space for storing anything other than yard tools and lawn furniture.

Now, 30 years later, I can finally afford to replace the shed with a 16' x 24' single stall, single story garage. Just big enough to have some dry storage space and coverage for a small car.

I'd like to place the garage exactly where my shed is located at the southwest corner of my lot. There are natural barriers on the south and west property lines that will camouflage the structure from direct view by south and west abutters.

I do plan to build a structure that esthetically looks like it belongs on the property and blends well with neighboring properties. At only 13 feet tall with a shallow roof line and a single garage door. The structure will have white vinyl siding and white trim—same as the house.

Thank you for considering this project.

Sincerely,

William Valway

## **New 16' x 24' nonattached garage**

William Valway

51 Spinney Road

Portsmouth, NH 03801

Construction of a new garage. Located in the southwest corner of lot at 51 Spinney Road, Portsmouth, NH 03801. 4' setback from south and west lot lines. Slab single story construction. 2x4x8' studs @ 2' on center. 24' roof trusses @ 2' on center. Total height of 13'. Uninsulated walls and ceiling. Exterior walls finished with D4 white vinyl siding. Roof finished with charcoal metal roofing. 100 amp service located at northeast corner.

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

The proposed garage will be replacing a smaller shed already located in the southwest corner of the lot. The existing shed is only 48 sq. ft. and is not an adequate size for storage of basic yard equipment nor provides any shelter for a single vehicle. The abutting properties already have natural barriers.

-10.233.22 The spirit of the Ordinance will be observed;

Adequate light, air, and space between properties will be observed as the garage is a single-story structure with a shallow roof line of only 13 feet at its highest point to maintain a low profile.

-10.233.23 Substantial justice will be done;

The property already has a shed in this location and its size no longer can support its needs. Compared to other properties of similar lot size a single stall garage of only 384 sq. ft. is minimally adequate for a single family residence.

-10.233.24 The values of surrounding properties will not be diminished;

Abutters to the south and west both have natural bushes and trees along both lot lines. Abutter to the west also has a large shed providing privacy to both properties. The new garage will not have any windows or doors on the south, west and north sides allowing all abutters privacy.

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

a. Special conditions distinguish the property/project from others in the area. Because of the small lot size, existing coverage and required setback. These factors combine to create special conditions.

b. No fair and substantial relationship exists between the public purposes of the ordinance and its specific application in this instance. The proposed one-story garage requires minimal coverage and provides adequate access, sight-lines, air, light, and space between neighbors.

c. The proposed use is reasonable. A garage for storage and covered parking is a reasonable accessory use to a permitted single-family home.

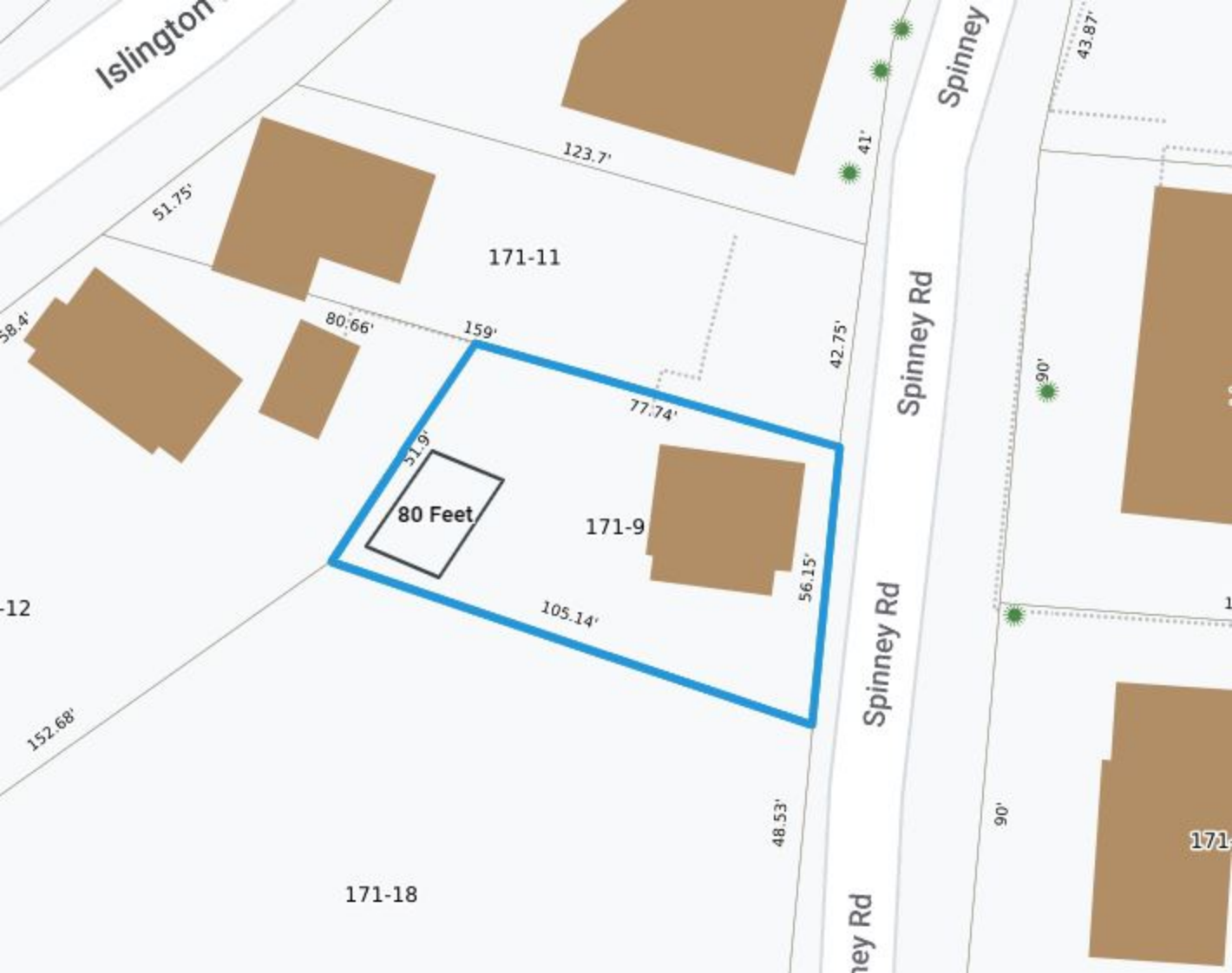


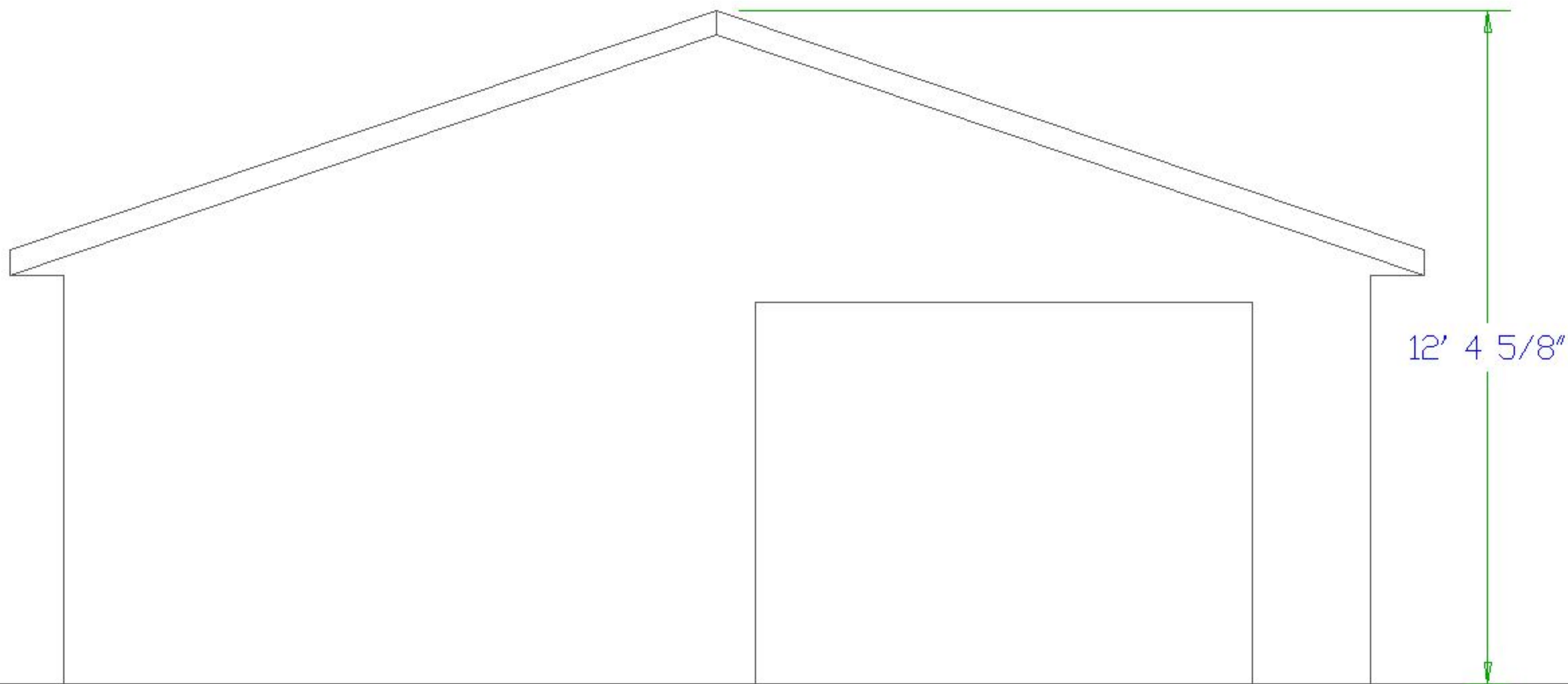


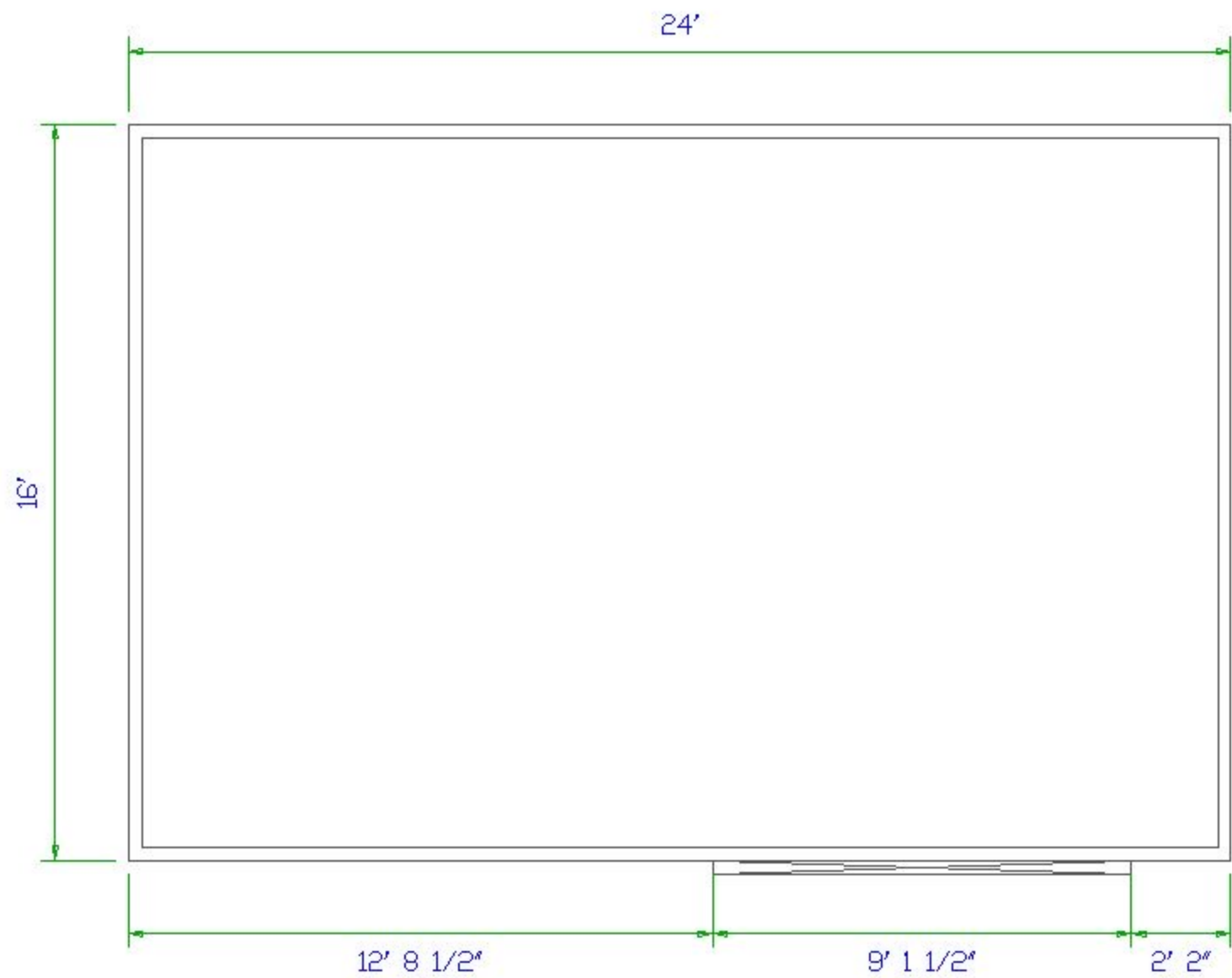




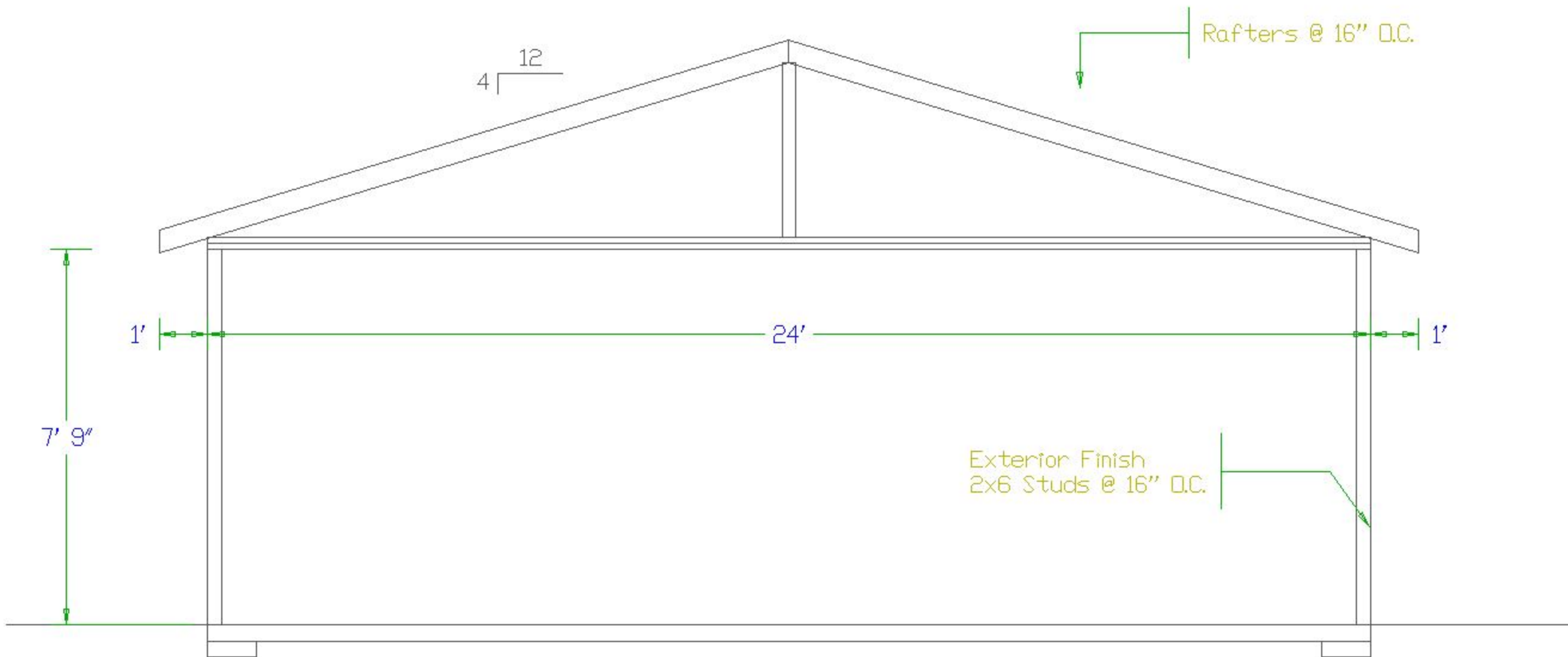








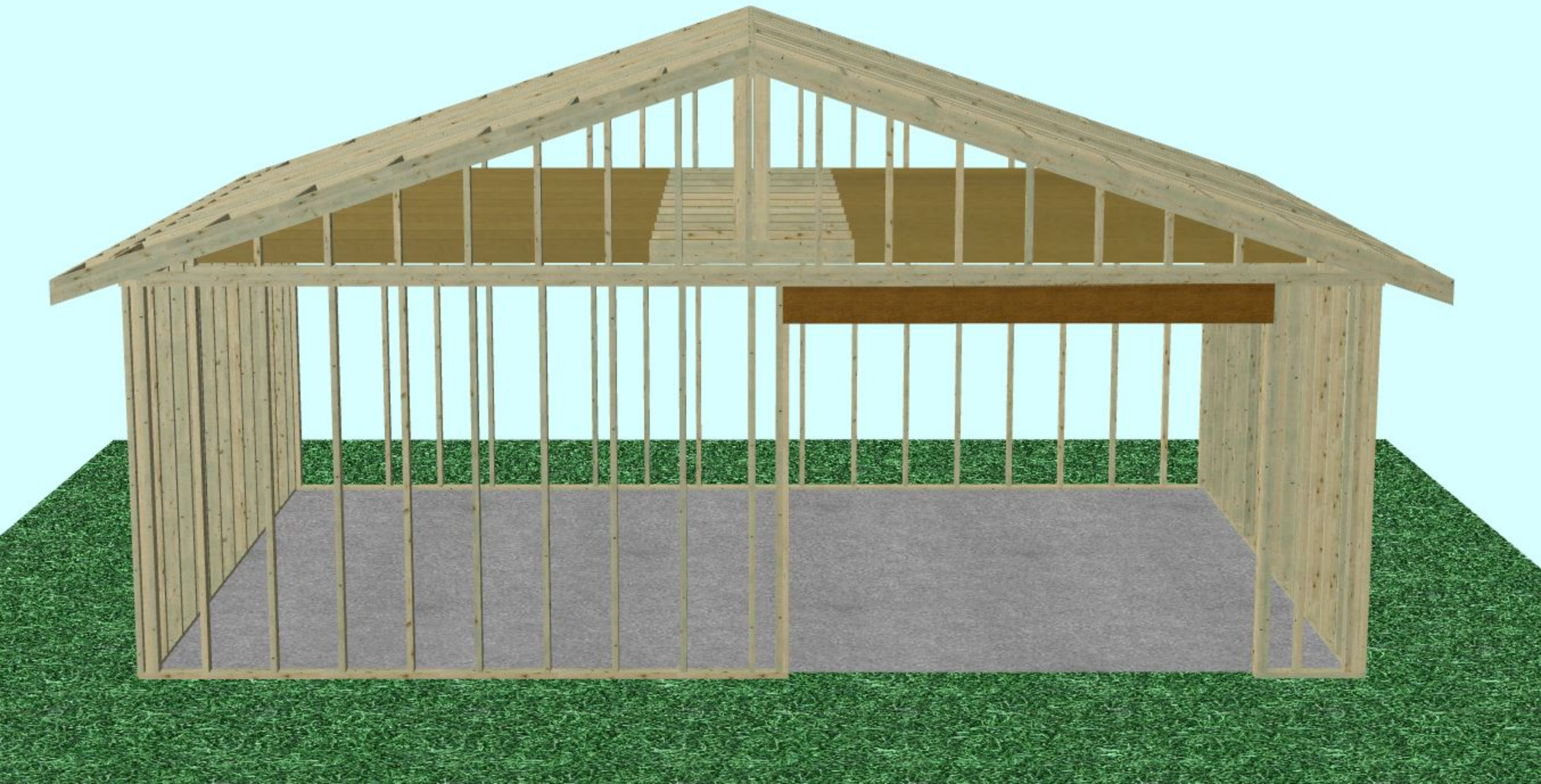














**From:** Bill Valway wvalway@comcast.net  
**Subject:** New 16' x 24' nonattached garage  
**Date:** December 6, 2022 at 5:05 PM  
**To:** Bill Valway wvalway@comcast.net, wvalway@riccilumber.com

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## **New 16' x 24' nonattached garage**

William Valway  
51 Spinney Road  
Portsmouth NH 03801

Construction of a new garage. Located in the south west corner of lot at 51 Spinney Road Portsmouth NH 03801. 4' setback from south and west lot lines. Slab single story construction. 2x4x8' studs @ 2' on center. 24' roof trusses @ 2' on center. Total high of 13'. Uninsulated walls and ceiling. Exterior walls finished with D4 white vinyl siding. Roof finished with charcoal metal roofing. 100 amp service located at north east corner.



## Open Space Threshold

Threshold for open space is a minimum of 40 %.

Lot size: 4365 square feet

Open space = ([current lot area of 5 foot wide impervious surface] –  
([proposed building footprint] + 160) / 4365

Open space = 2876 square feet

$2876 - (384 + 160) / 4365 = 53\%$