

Trisha and Kevin Anderson
328 Aldrich Rd
Portsmouth NH 03801
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617-997-3993; 978-430-2487

*Board of Adjustment Variance Request
Submitted March 29, 2022*

Dear Board of Adjustment:

We are writing to request a variance for work we'd like to do at our home, which we share with our three young children (ages 8, 6, and 3).

Brief Description of work:

We have an old garage/shed (10.5' X 21.25') on our property (328 Aldrich Rd) that is rotten and in disrepair and cannot be salvaged. The garage/shed sits in the middle of our yard. We would like to remove this structure as it is dangerous and needs to be replaced. We would like to plant grass where the garage/shed currently sits to open up our backyard space. We will also rip up part of our oversized driveway and plant grass to allow for additional backyard/grass/green space. We would like to build a new, custom-made, smaller shed (12'X16') on the side of our property closest to 312 Aldrich with a 5-foot set back from our neighbors at 312 Aldrich. The owners of 312 Aldrich, Debora and John Mayer, know about this plan and are supportive (see attached plans and statement from the Mayer family).

How the request complies with the requirements of the Zoning Ordinance as provided in Article 2:

This work will involve replacing a dangerous, rotting, unsightly structure that sits in the middle of our yard with a safe, attractive shed. The new shed will better match the character of our home and neighborhood (color, materials, etc.). The placement of the new shed will allow for uninterrupted, additional greenspace in our yard and for a smaller driveway, which is more in line with the other single-family homes in our neighborhood. We believe these changes will enhance the look of our property and the value of surrounding properties and thus, be very welcomed. If we were required to repair the existing shed/garage and/or were unable to move it from its current space, we would have a larger-than-necessary, unsightly structure in the middle of our yard, reduced green space for our children to play, and would continue to have an unnecessarily large driveway for a single-family home.

As described above, we believe these changes will be not be contrary to the public interest (10.233.21), the spirit of the ordinance will be observed (10.233.22), and substantial justice will be done (10.233.23). The values of surrounding properties will not be diminished (10.233.24)

and literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship (10.233.25).

Thank you for your consideration and for your time in reading our application.

Sincerely,

Trisha and Kevin Anderson

A handwritten signature in cursive script, appearing to read "Trisha Anderson".A handwritten signature in cursive script, appearing to read "Kevin Anderson".

Included:

- Letter of Support from Mayer Family (312 Aldrich)
- Pictures of current garage/shed in disrepair
- Plans showing current position of garage/shed and proposed location and dimensions of new shed (to scale)

John and Debora Mayer
68 Cabot Street
Portsmouth, NH 03801

March 28, 2022

Kevin and Trisha Anderson
328 Aldrich Road
Portsmouth, NH 03801

Re: Letter of support for your new shed

Dear Kevin and Trisha,

Thank you for reaching out and sharing your plans to remove the dilapidated garage and replace it with a new shed. We understand you would like to move the new shed to within 5' of the driveway / property line – and we are comfortable with and support his plan.

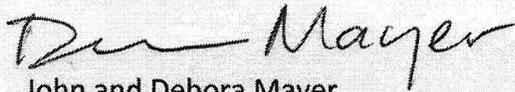
As you know, we own the house at 312 Aldrich Rd. as a residence for our son, Charley, who has special needs. We have appreciated your grace and support for his program – and are very glad to reciprocate and add to the good will and neighborly feelings we all share.

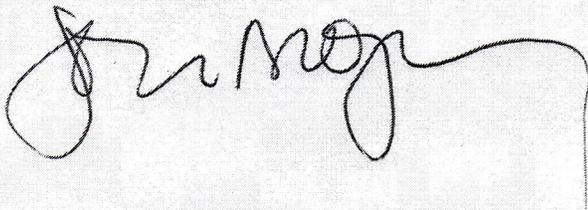
The position of your new shed will not have an impact on our house or Charley's program. Your yard is of a size that there will be no functional change to the site.

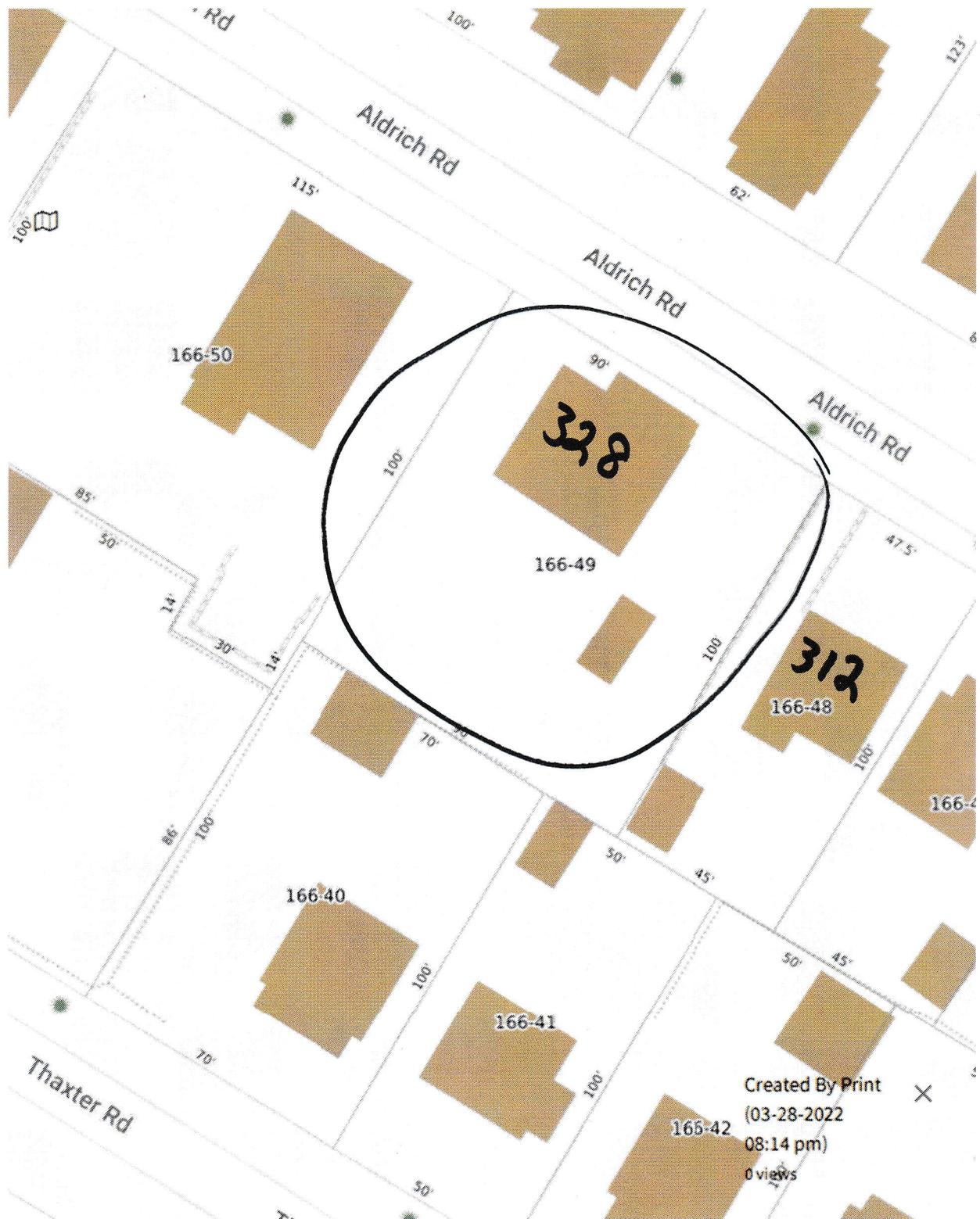
We are pleased to hear you have a commitment to building a new structure that fits into the neighborhood and we wish you great success with your application.

Thank you again for reaching out and sharing your plans. We are pleased to provide our support for your application.

Sincerely Yours,


John and Debora Mayer





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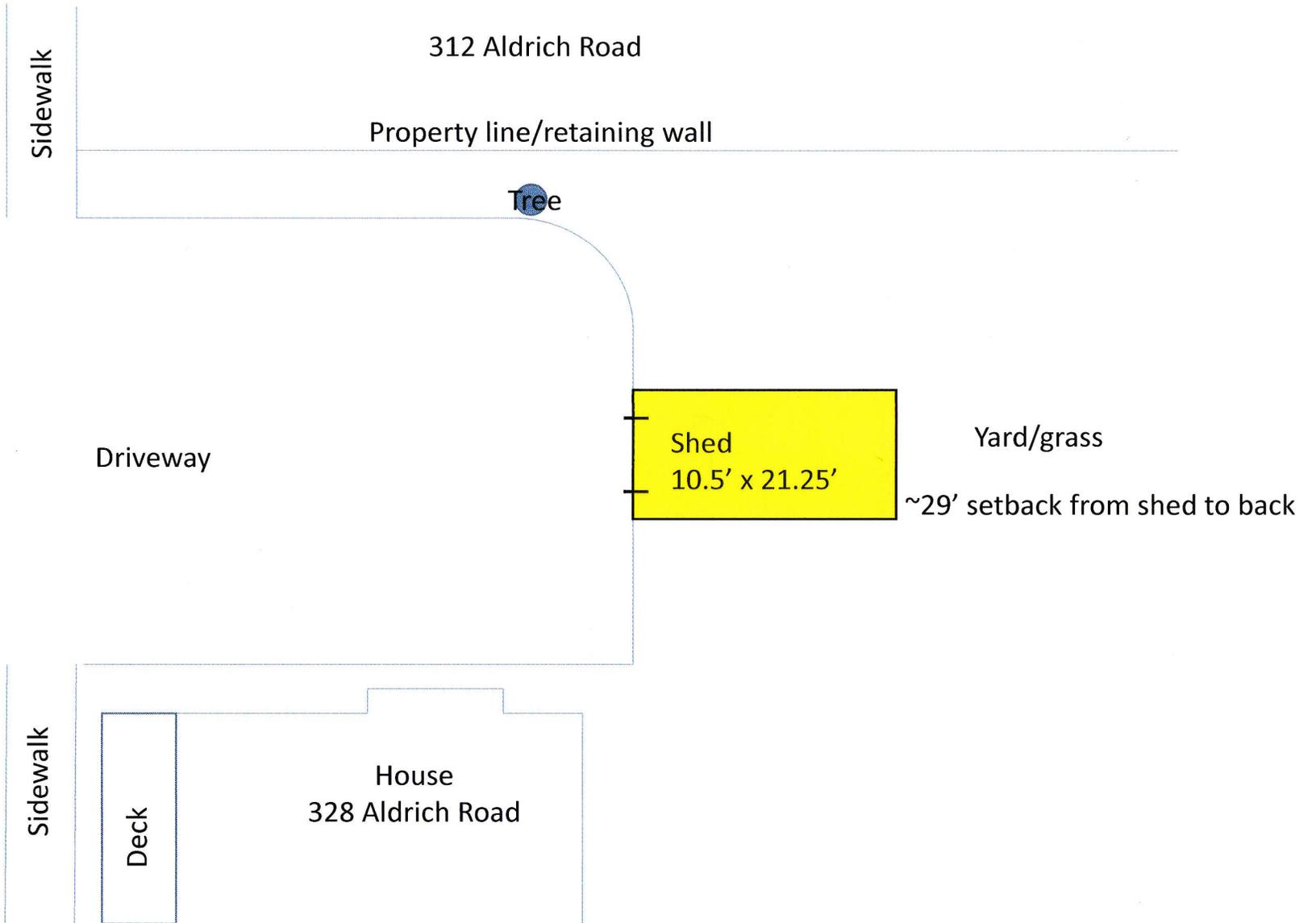






Current Layout

Aldrich Road



Sidewalk

312 Aldrich Road

Property line/retaining wall

Tree

Driveway

Shed
10.5' x 21.25'

Yard/grass

~29' setback from shed to back

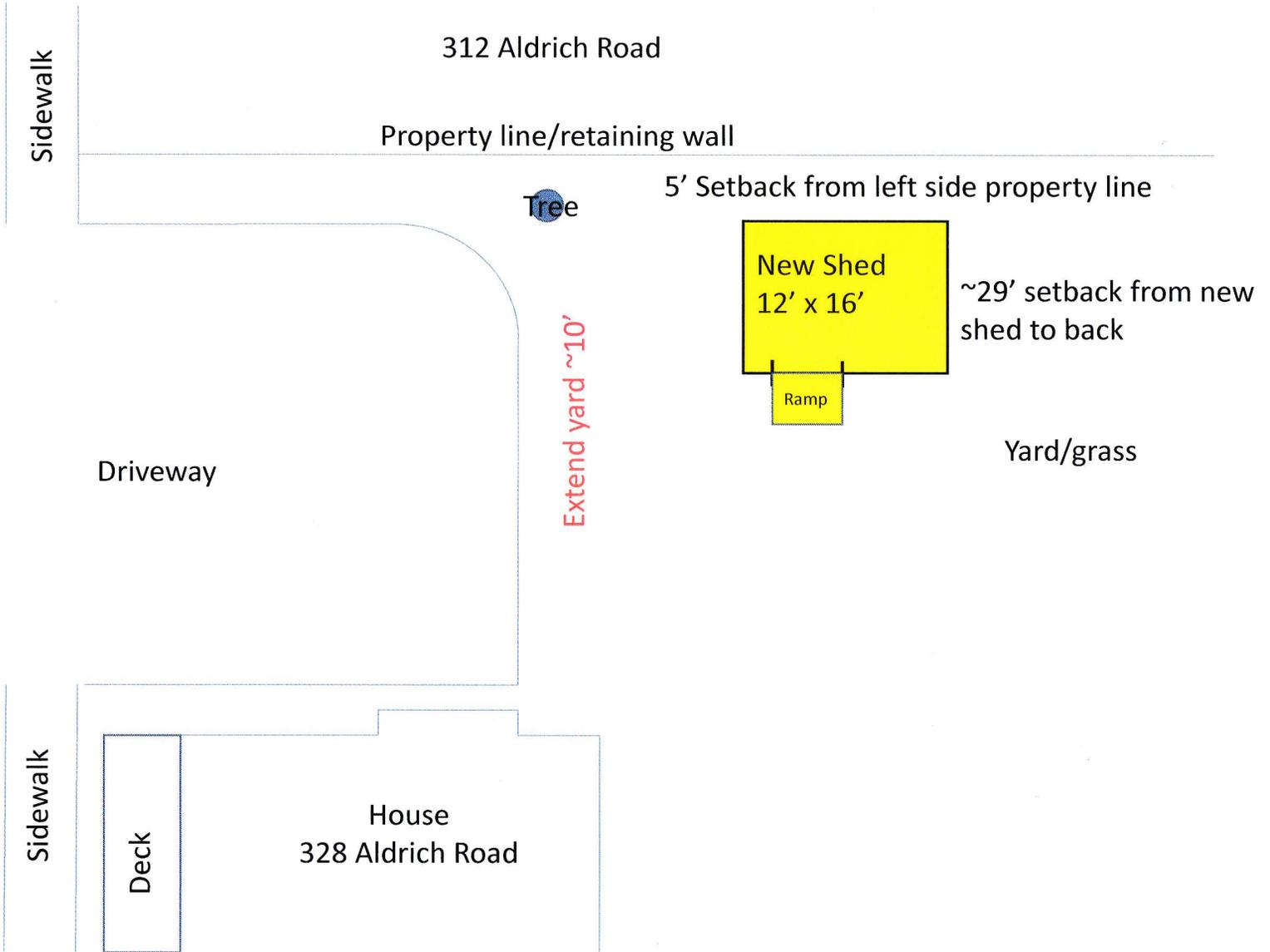
Sidewalk

Deck

House
328 Aldrich Road

Proposed Layout

Aldrich Road



312 Aldrich Road

Property line/retaining wall

Sidewalk

5' Setback from left side property line

Tree

New Shed
12' x 16'

~29' setback from new
shed to back

Ramp

Driveway

Yard/grass

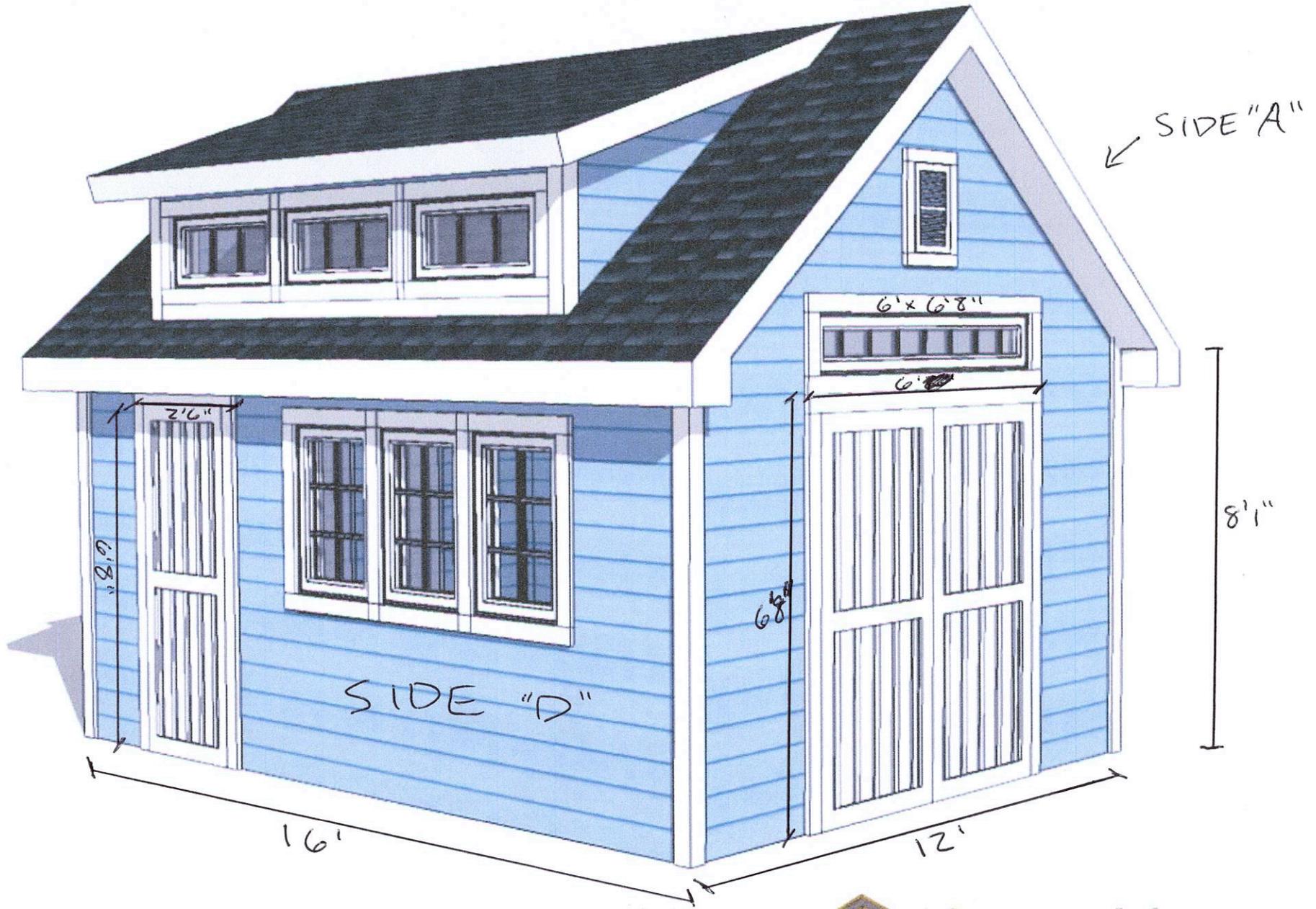
Extend yard ~10'

Sidewalk

Deck

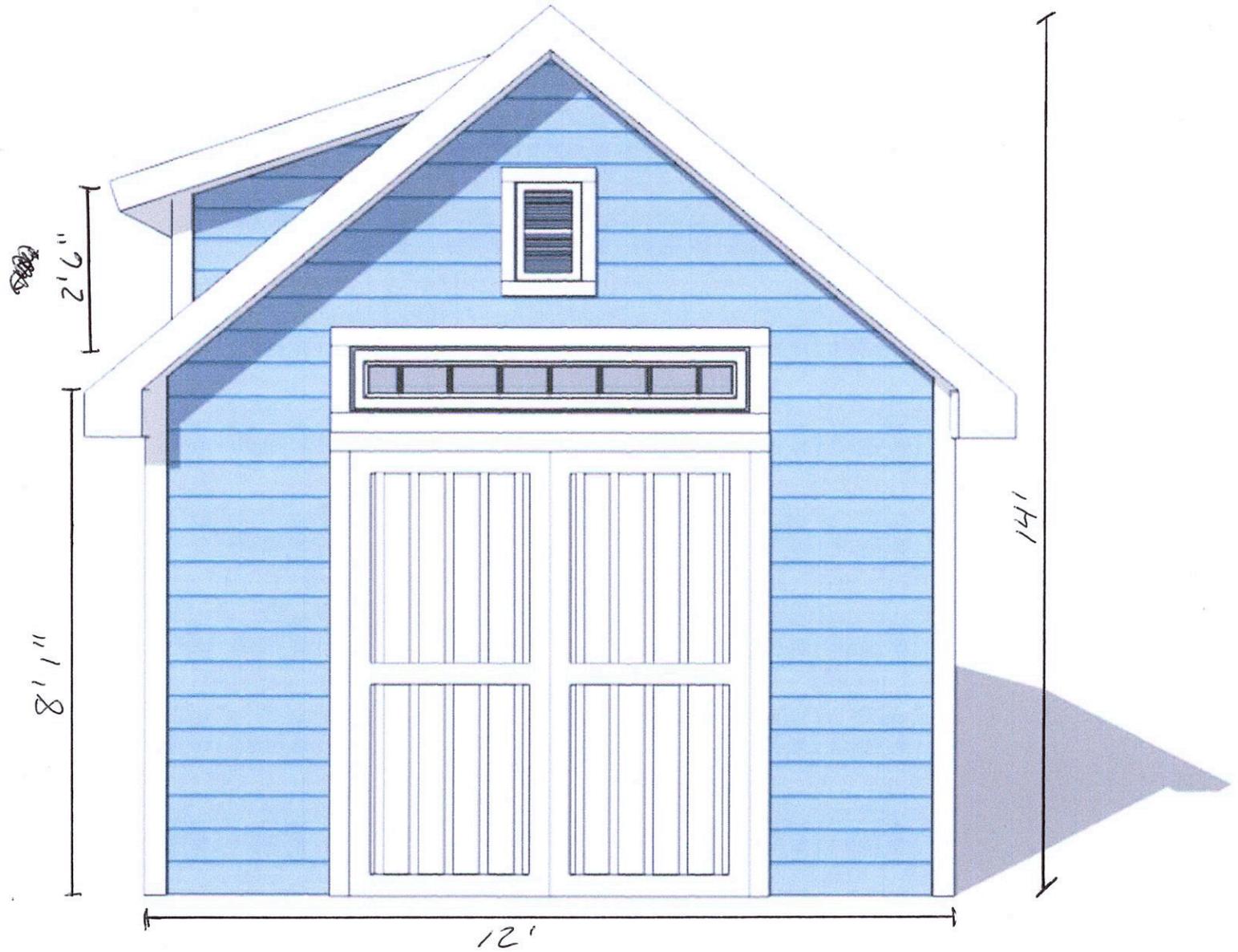
House
328 Aldrich Road

FRONT/SIDE ELEVATION

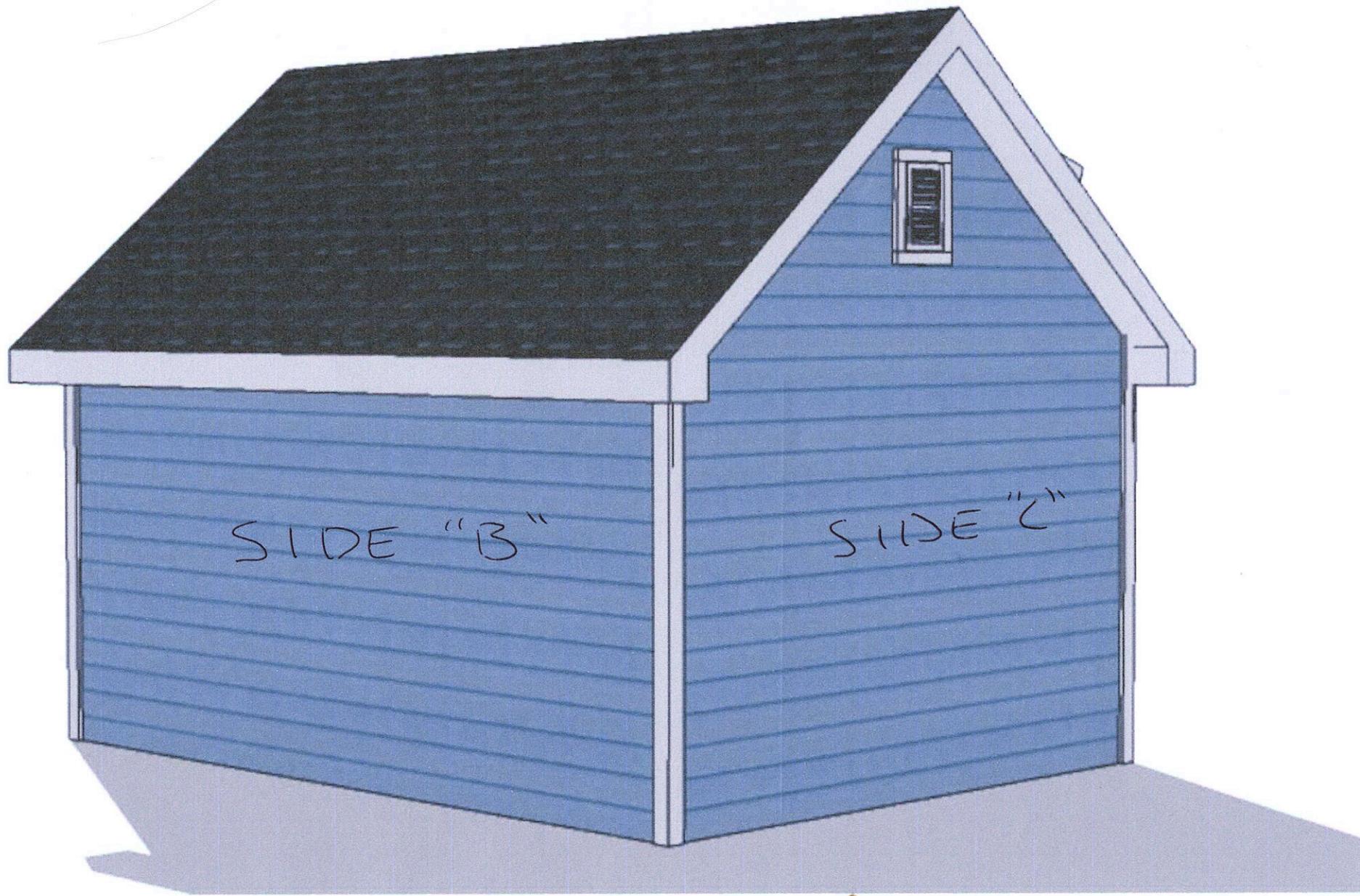


SIDE ELEVATION

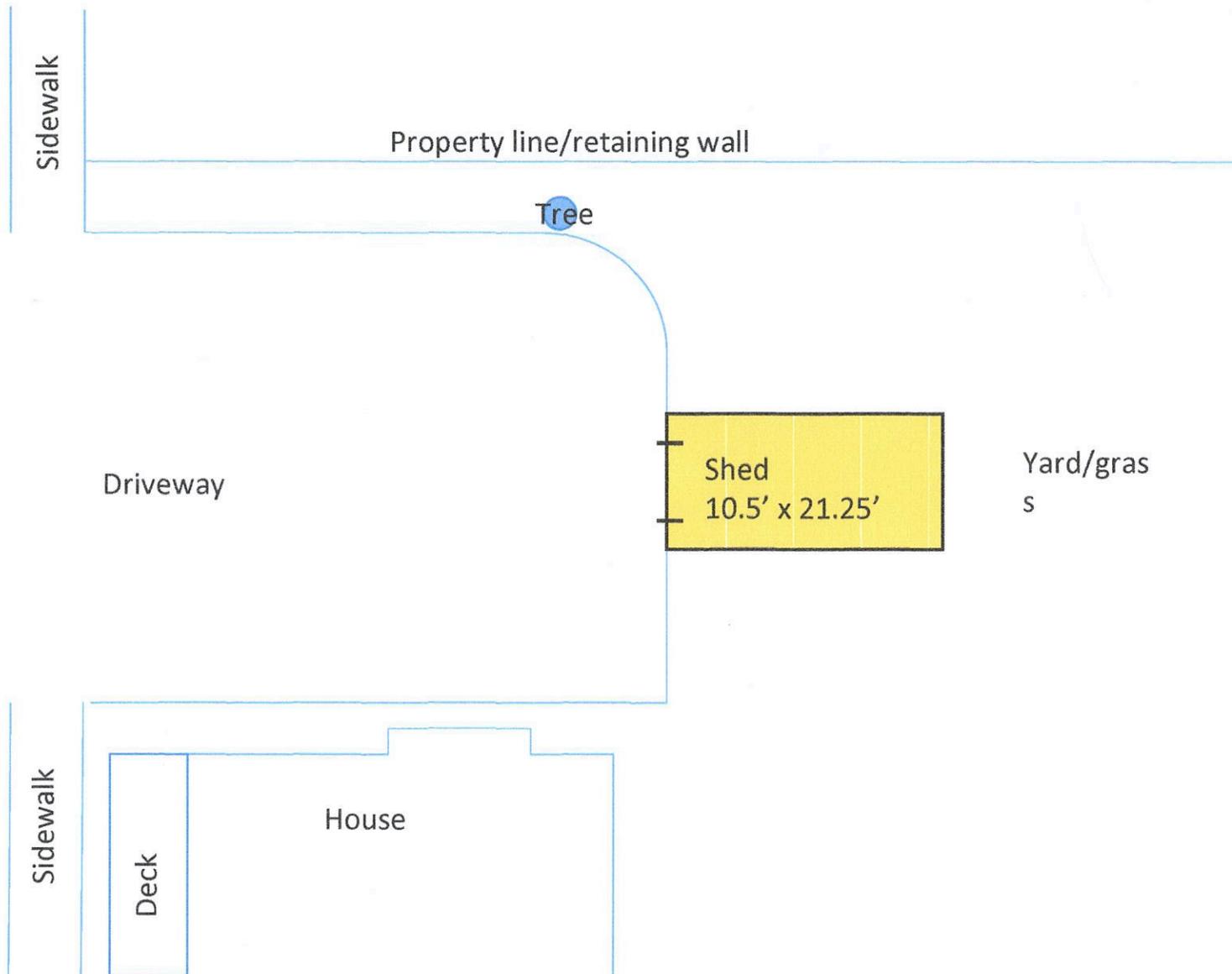
SIDE "A"



BACK / SIDE ELEVATION



EXISTING SITE MAP



PROPOSED SITE MAP

