

1. Executive Summary:

- Requesting the City of Portsmouth Planning Board’s approval for the replacement of the existing 6-foot wooden boundary fence that separates the properties located at 493 and 481 Dennett Street Portsmouth NH. The proposal is to upgrade to a more durable and taller 8-foot vinyl fence which will benefit both homeowners with increased privacy.

2. Background and Rationale:

- The existing fence as damaged badly in the last storm we had. Both property owners agree that replacing the existing 6ft fence with and 8 ft fence will provide more privacy based on the grade of the road. This project will consist of 8’x8’ white vinyl fence material, which will match the existing fence as seen below in photos. We are going to be using Central Fence for installation of the new fencing

3. Project Scope:

- Please review the image from MapGeo of our properties. The yellow line reflects the section of fence that we are going to be replacing.

This is an image of the current fence, as shown in this photo due to the grade of the road there is very little privacy for 481Dennett street as we can see directly into their kitchen window. We feel that replacing the existing 6ft fence with an 8ft fence will also help with things such as toys and ballons going over the fence that could potentially harm the dogs that reside at 481 Dennett Street.

Project Title: 493 /481 Dennett Street, Fence Variance

Date: 7/16/2024

Prepared by: Lindsay Collier

Prepared for: City of Portsmouth, Planning Board



Property

493 DENNETT ST

Location 493 DENNETT ST
Map-Lot 0161-0045-0000
Vision Account Number 35029

Ownership

Owner FLORYAN LINDSAY COLLIER BRIAN
Address 493 DENNETT ST, PORTSMOUTH, NH 03801-3691

Valuation

Total \$626,300
Last Sale \$399,000 on 2017-03-17
Deed Date 2017-03-17
Book/Page 5804/2599

Land

Land Use 1010
Land Use Description SINGLE FAM MDL-01
Market Delineation 131
Local District R
Parcel Area (AC) 0.17

Zoning

Zoning GRA

Show On Map

5. Proposed Solution:



- Seeking the planning board approval to replace existing fence with 8' x 8' white vinyl fencing to match the other side of 493 Dennett's fencing as shown in the image below

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Quote from Central Fence:

Order No. _____

Home Improvement Agreement: Proposal for Fencing Installation
 6 Lafayette Rd. • Hampton Falls, NH 03844
 603-910-5199

Customer's Last Name: Collier, Brian & Lindsey Date: 4, 23, 24

Service Address: 493 Dennett St PRICE IS VALID FOR 30 DAYS FROM DATE OF PROPOSAL.

City: Portsmouth State: NH Zip: 03801

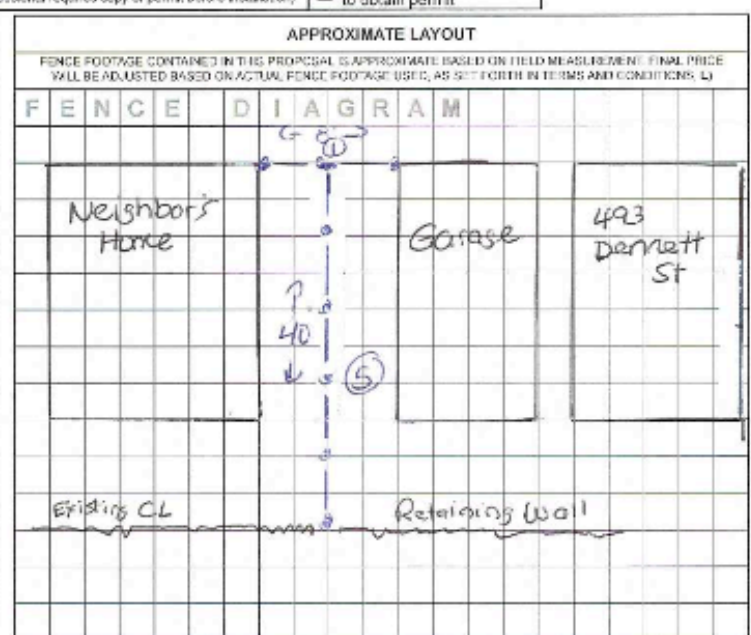
City: 860-377-3860 Customer's Evening Phone No. _____ Customer's E-mail Address: brian.collier@gmail.com

Nearest Cross Street _____

PERMIT/INSPECTION INFORMATION 8' tall fencing - need variance

Permit required? Yes No Homeowner to obtain permit (Installation Professional requires copy of permit before installation) Installation professional to obtain permit

Selection	\$4470
ADDITIONAL COST OPTIONS ADD THE PRICES IN THIS COLUMN TO THE SELECTION	
TAKE DOWN AND HAUL AWAY OLD FENCE	\$
PERMIT COST	\$
DISC	-370
SUB TOTAL	\$4100
SALES TAX	\$
DEPOSIT <u>4103</u>	\$2050
BALANCE DUE (UPON COMPLETION)	\$2050



CASH

CHECK # _____

CREDIT 4103 VISA 2015 061021

DEBIT

Design Approved by Customer

FENCE INSTALLATION RELATED TO GRADE: PLEASE INITIAL ONE

<input type="checkbox"/> FENCE TO BE LEVEL WITH HIGHEST GRADE (CUSTOMER TO FILL IN GAPS)	<input type="checkbox"/> SLIGHTLY UNEVEN GRADE WITH FENCE FOLLOWING FLOW OF THE GROUND - FENCE WILL BE UNEVEN AT TOP	<input type="checkbox"/> SLOPE FLARE (WHERE FENCE CANNOT TRACK SLOPE TO FULLY GRADE AND MUST BE STAMPED. HEIGHT MUST BE 42" OVER GRADE FENCE - POINTS TO BE IN GRADE)
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Product: <u>Vinyl Full Privacy</u>	Style: <u>Decorated Haven</u>	Height: <u>8'</u>
Footage: <u>48'</u>	If Gates: <u>---</u>	
Post Cap: <u>NE</u>	Color: <u>WTR</u>	
Rail Type: _____	Post Type: <u>SX5</u>	
Picket Type: _____	Price: <u>\$4470</u>	

Product: _____	Style: _____	Height: _____
Footage: _____	If Gates: _____	
Post Cap: _____	Color: _____	
Rail Type: _____	Post Type: _____	
Picket Type: _____	Price: \$ _____	

Customer has the right to cancel project within 7 days of signing contract and/or making deposit. After that the deposit is non-refundable.

DISTRIBUTION: White - Central Fence Copy Yellow - Customer Copy Pink - Installation Professional Copy

6. Timeline:

- Fence Installation will be scheduled immediately following the Planning Board meeting 7/16/2024 assuming variance is approved.

7. Analysis Criteria:

1. Analysis Criteria (from section 10.223 of the [Zoning Ordinance](#)):

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

Proposed replacement of existing fence will not impact the public or serve as a nuisance. Both Parties 493 and 481 Dennett agree of the replacement. Please see yellow line on map above, where existing fence stands.

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

Proposed replacement of the current 6ft fence would provide 481 Dennett additional privacy. The current fence is 6ft high, at this height the owners of 493 Dennett has clear view into the kitchen of 481 Dennett, based on the grade of the road. Also, there has been instances where a toy or ball has made it over the fence which has potential to cause harm to the owner's dogs at 481 Dennett.

4. 10.233.23 Substantial justice will be done;

Both parties, 481 and 493 Dennett will benefit from the replacement. The current fence is 6ft high, at this height the owners of 493 Dennett have clear view into the kitchen of 481 Dennett Street when standing in their back yard based on the grade of the road. Also, there has been instances where a toy or ball has made it over the fence which has potential to cause harm to the owners' dogs at 481 Dennett.

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

Replacement of existing fence will not diminish the value of either property but will improve curb appeal as it will match the existing fence on 493 Dennett.

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

With the current height the owners of 493 Dennett have a clear view into the kitchen of 481 Dennett due to the grade of the road. Also, there has been instances where a toy or ball has made it over the fence which has potential to cause harm to the owners' dogs at 481 Dennett.