

Chairperson of the Board of Adjustment
c/o Planning Department of the City of Portsmouth NH
1 Jenkins Avenue
Portsmouth, NH 03801

March 27, 2021

Dear Board of Adjustment Chairperson and Members:

This Letter of Intent is a Request for Variance at 143 Gates Street, Portsmouth, NH 03801 for dimensional requirements relief in order to replace an existing shed. The purpose of the shed exchange is to improve the aesthetic of the lot and neighborhood, as well as to increase the garden equipment storage space. The existing shed is in a non-conforming location on the lot, as was a previous garage. The placement allows for off-street parking and a back yard cottage-type garden that is enjoyed by neighbors and visitors alike. Therefore, the request is for the larger shed to remain in the same spot.

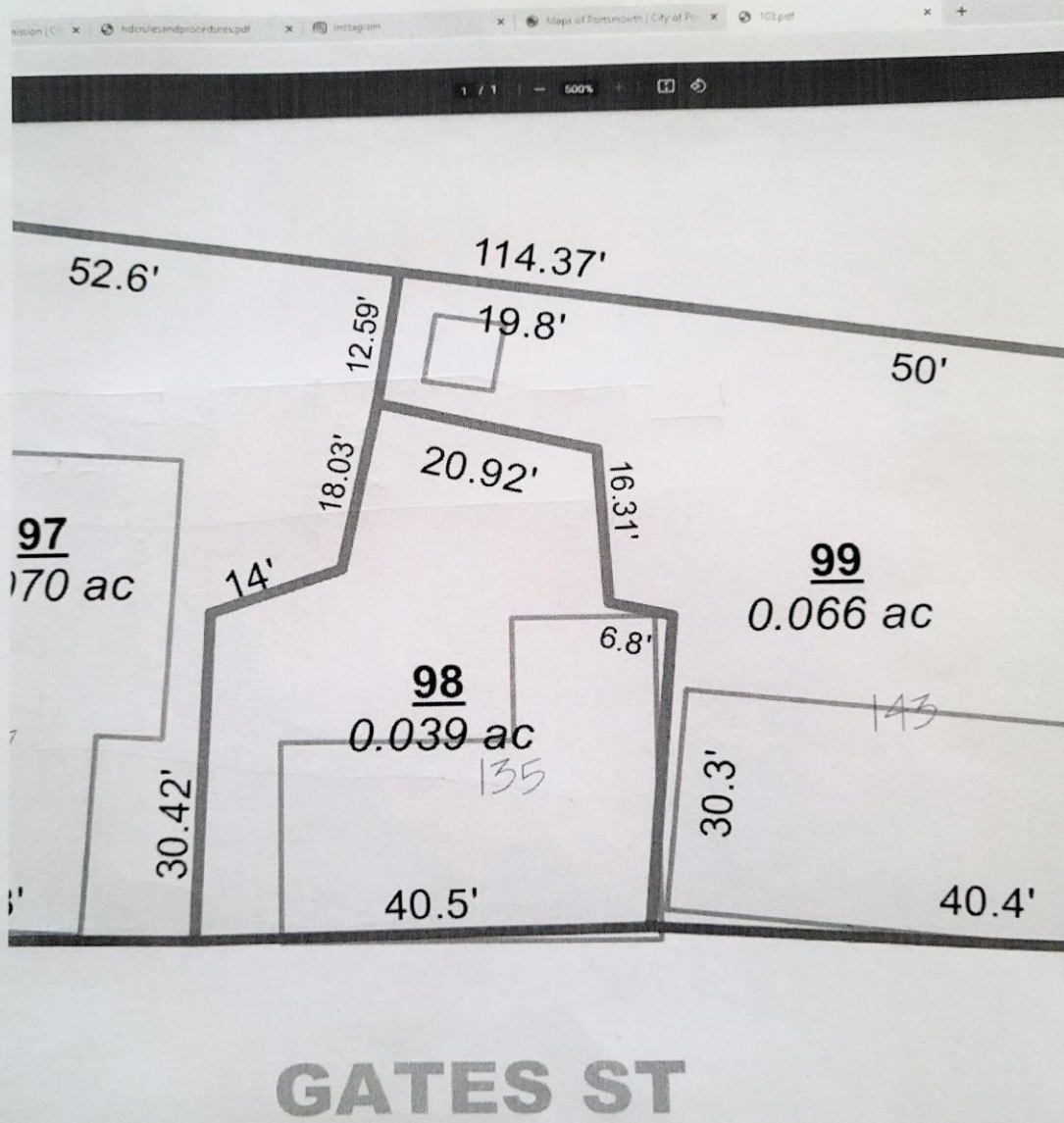
This portion of the letter is to address the Board's criteria for variance as defined in Article 2.0, Section 10.233

- (1) Granting the variance will not be contrary to the public interest. As mentioned previously, it will improve the aesthetic of the neighborhood, as the pre-fabricated cedar shed replacement is an improvement on the existing Rubbermaid plastic shed. The pictures demonstrate that the current storage space for garden supplies is inadequate. The new shed is in line with the current character of the neighborhood and enhances the overall lot.
- (2) The spirit of the Ordinance will be observed. The replacement will not harm the health, safety or general welfare of the community.
- (3) Substantial justice will be done. There is no gain to the general public or surrounding neighbors by denying the variance.
- (4) The values of surrounding properties will not be diminished. There is no reason to believe this will diminish the value of surrounding properties. It is an improvement in the neighborhood.
- (5) Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship. The only possible garden equipment storage for the home is in the basement. Access requires going through the kitchen and living areas of the home. The basement stairs are narrow and steep, and there is not enough head room to stand up straight.

Please find the required documents following this letter.

Thank you for your time and consideration,

J. Carol Elliott



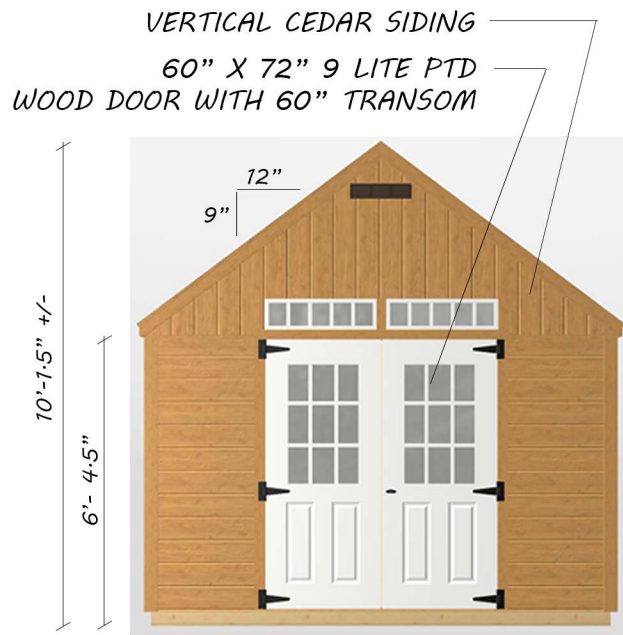


Current Shed

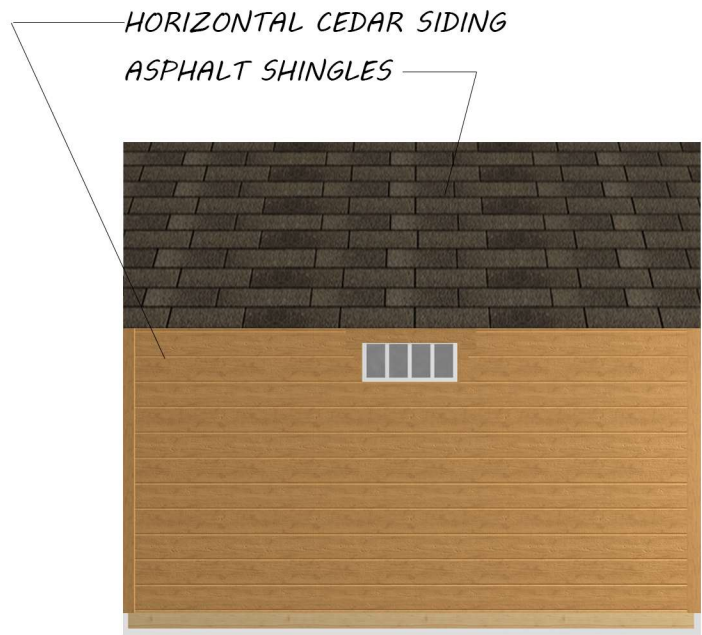








Front / East Elevation



Right Side / North Elevation



Rear / West Elevation

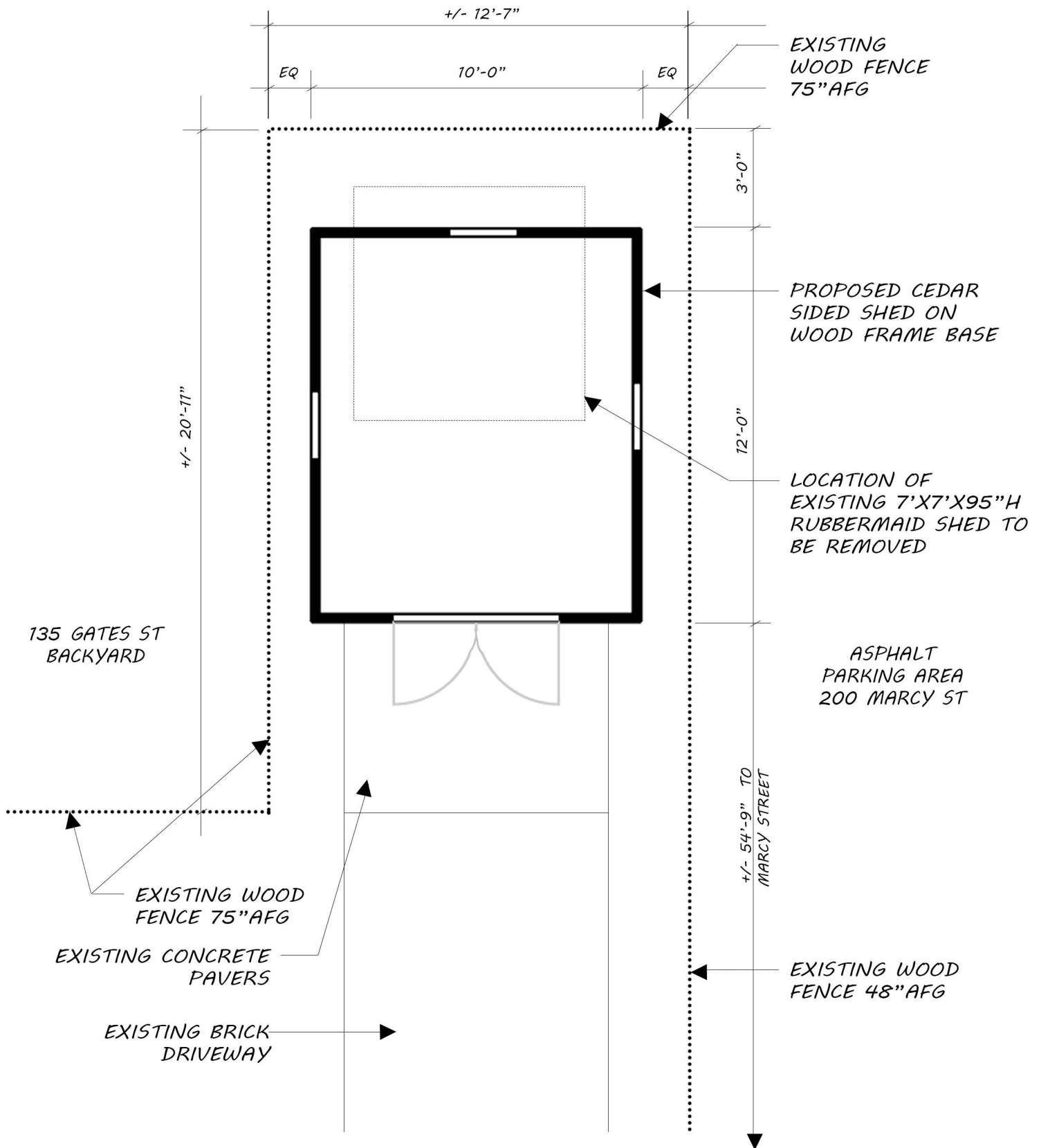


Left Side / South Elevation

Shed Elevations - Proposed

Scale 1/4"=1'-0"

143 Gates Street - Proposed Garden Shed



Shed Plan - Proposed



Scale 1/4"=1'-0"