

Tyler and Susan Moore  
26 Harding Rd  
Portsmouth, NH 03801  
603-969-8712

May 17, 2024

Subject: Variance for a shed at 26 Harding Rd

Dear Zoning Board Members,

We are hoping to get a variance to place a small shed on our property at 26 Harding Rd. We need to apply for a variance because our current building coverage with the proposed shed is at 29% and the maximum building coverage for our district is 20%. Currently we have only our home on the property, but our home has a front porch, back deck and small screened in porch.

The shed will be white to match our home color and the dimensions will be 8' X 12 The height of the shed will be 8'. There will be a door and a small window located above the door. The shed will sit on cinder blocks with crushed stone beneath the entire shed. We plan to place it in the back left corner of our yard. We have included a photo of the proposed location. We don't have any neighbors behind our home as it is many acres of woods. We plan to place it 5 ft from our neighbors property and 5 ft from the woods. Many of the lots located in the Elwyn Park neighborhood are a similar size to ours or smaller and they have small sheds on their properties as well.

We really need a shed as our garage is completely full. We are a very active family of five. Currently our garage has all our bikes, surfboards, paddle boards, skateboards/scooters, an electric bike, sports gear, a generator, snow blower, and lawnmower amongst many other lawn care/gardening items.

We would like to place the generator, snow blower, lawnmower, and all the other yard care items in the shed so we can have more room in the garage to move around and work on our bikes/equipment.

Thank you for your consideration.

Tyler and Susan Moore

**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 is white and matches the style of our ranch home, as well as our neighbors homes (matches neighborhood aesthetics).

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

Granting a variance on this property to add a small storage shed will not impact the ordinance

4. 10.233.23 Substantial justice will be done;

The shed will allow us to store all our outdoor equipment keeping the appearance of our yard well kept, clear of clutter, and clean.

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

There are neighbors on one side of the shed, and it will look nicer as it will hide the wood pile and other lawn care items currently stored in this location.

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

This shed is a necessity as we need more storage for our generator and outdoor lawn equipment including the lawn mower and snow blower.

This is the spot we would like to place our shed.







### 26 Harding Rd



**Property Information**

**Property ID** 0247-0016-0000  
**Location** 26 HARDING RD  
**Owner** MOORE TYLER S



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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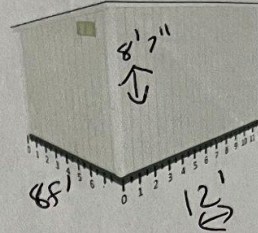
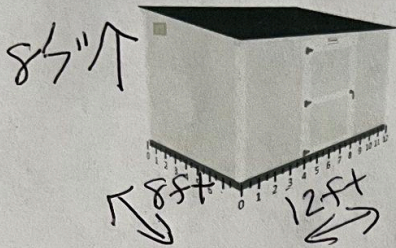
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 Data updated 3/9/2022

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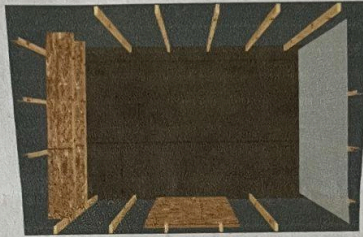


Susan Moore  
26 Harding Road  
PORTSMOUTH NH 03801  
Q-2652825



Wall D

Wall A



Wall C

Wall B

**Base Details/Permit Details**

**Building Size & Style**

Premier Lean-To - 8' wide by 12' long

**Door**

4' x 6' Single Shed Door, Left Hinge Placement

**Paint Selection**

Base: Delicate White, Trim: Delicate White

**Roof Selection**

Charcoal 3 Tab

**Drip Edge**

White

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

**Optional Details**

**Interior**

16 Lin Ft Shelving - 12" deep  
51 Sq Ft Pegboard

**Vents**

2 Ea 16"x8" Wall Vent - White

**Jobsite/Installer Details**

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Dirt/Gravel

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_