

Michael Fregeau
1474 Islington St.
Portsmouth, NH 03801

Request for two variances related to installation of an 8' x 12' shed in the corner of my back yard at 1474 Islington St.:

1. Lot coverage: the proposed shed will cover 21.6% of the lot which is above the 20% coverage limit
2. Setbacks: the shed will be installed within the 5' property line setbacks (it will be installed 2' from the rear and side property lines)

Site Plan – shed installation

Property

1474 ISLINGTON ST

Market Delineation

Property

Location 1474 ISLINGTON ST
Map-Lot 0233-0107-0000
Vision Account Number 30472

Ownership

Owner FREGEAU MICHAEL J
FREGEAU LAURA M
Address 1474 ISLINGTON ST,
PORTSMOUTH, NH 03801

Valuation

Total \$398,200
Last Sale \$485,000 on 2021-04-19
Deed Date 2021-04-19
Book/Page 6266/1448

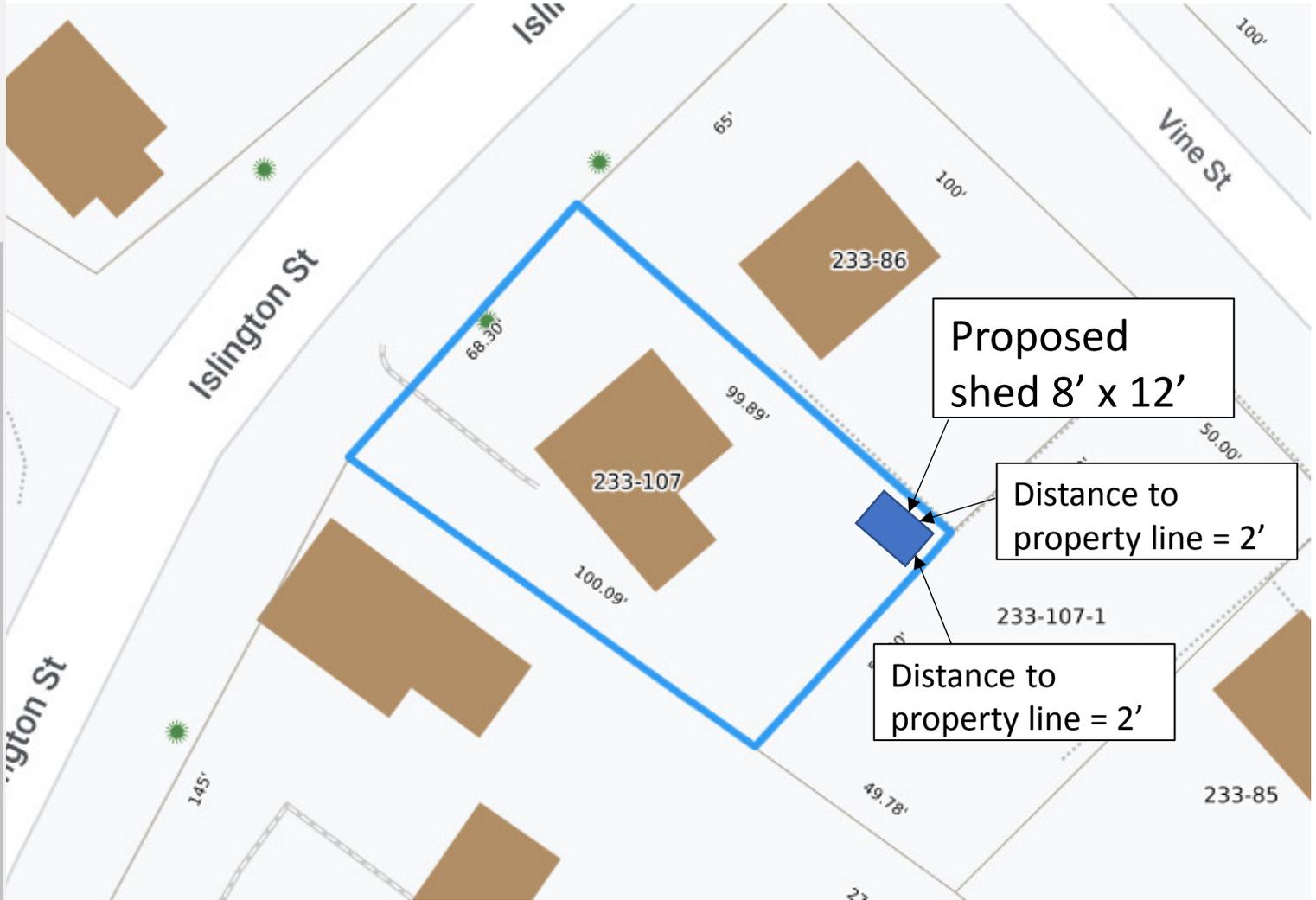
Land

Land Use 1010
Land Use Description SINGLE FAM MDL-01
Market Delineation 123
Local District R
Parcel Area (AC) 0.14

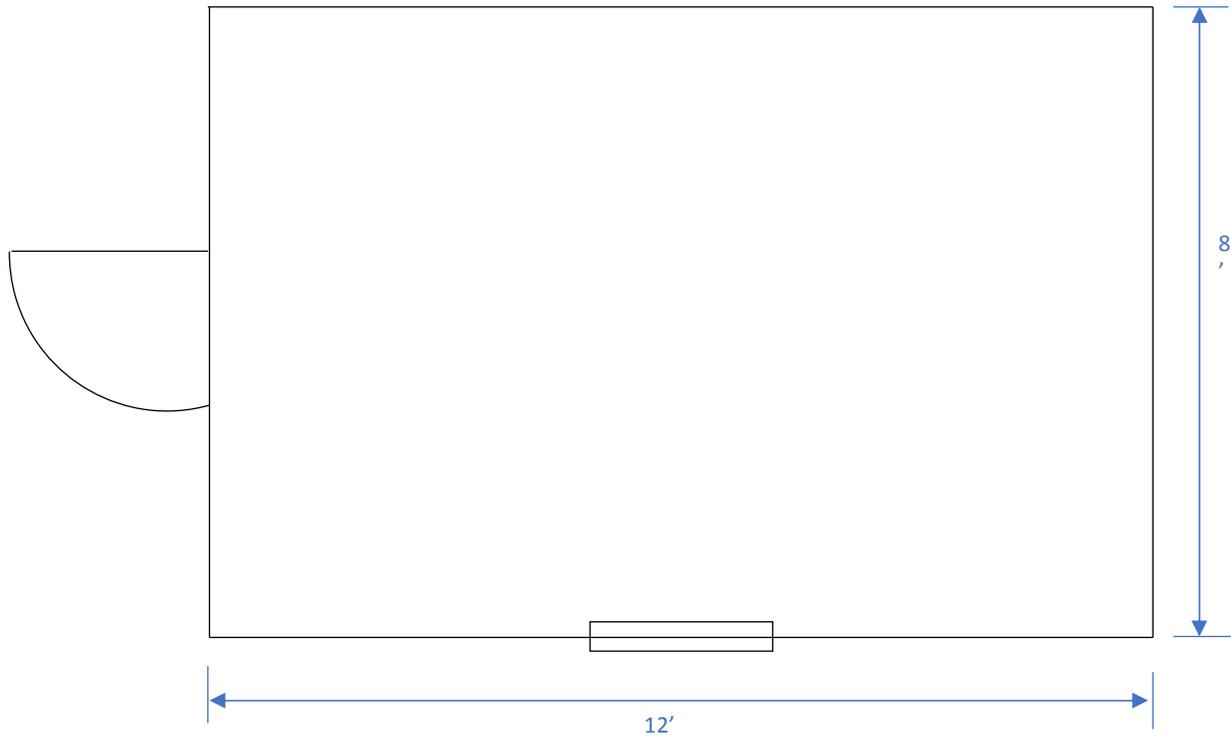
Zoning

Zoning

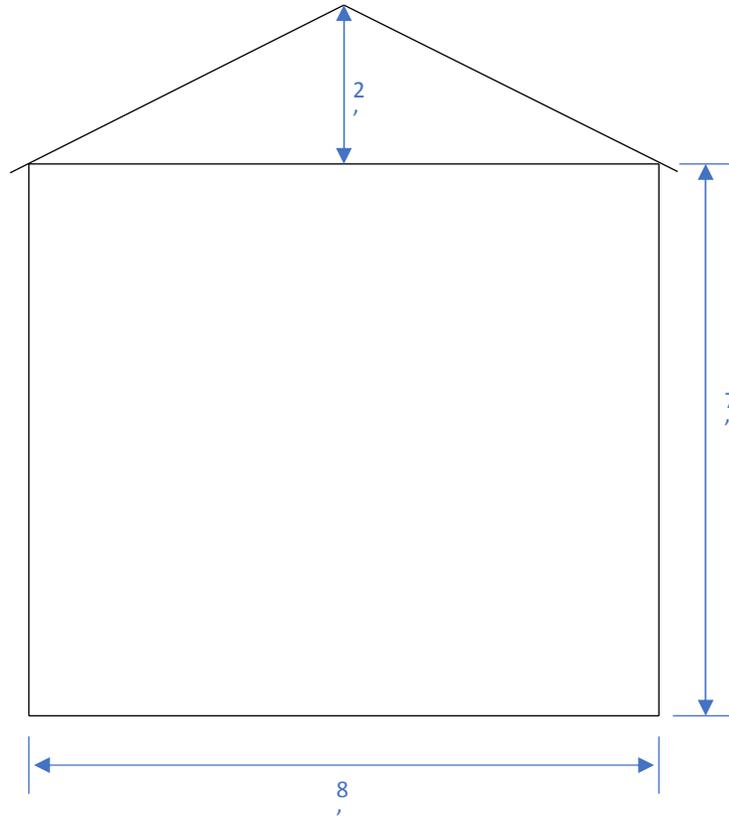
SRB



SHED PLAN (PLAN VIEW)



SHED PLAN (ELEVATION VIEW)



Shed installation location photo – rear yard, left corner



Written statement of compliance with requirements of the zoning ordinance criteria for variances per Article 2

1. 10.233.21 The variances will not be contrary to the public interest
 - **The granting of the variances are not contrary to the public interest because it will not alter the character of the neighborhood and will not encroach on or otherwise impact the neighbor's property. I have consulted with all 3 neighbors that I share a property line with and all of them have verbally approved the shed plan.**
2. 10.233.22 The spirit of the Ordinance will be observed
 - **The spirit of the ordinance will be observed because it will not threaten the health, safety, or welfare of the neighborhood or the general public.**
3. 10.233.23 Substantial justice will be done
 - **Substantial justice will be done because approval of the variance request does not pose a loss to the general public such as a denial to my variance request does not provide the general public any gain**
4. 10.233.24 The values of surrounding properties will not be diminished
 - **The values of surrounding properties will not be diminished because there is no decrease in property value as the shed will not alter the character of the neighborhood**
5. 10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.
 - **There is not a fair and substantial relationship that exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because the property is unique as the setback requirement would place the shed directly behind the house and all of the space between the property line and the shed becomes dead space. Due to the small size of my lot, the resulting dead space would be an unreasonable waste of space and shed would look unsightly if placed that far into the middle of my yard. Please note that I purchased the shed used so it would be an unreasonable amount of work to reconstruct the shed in a smaller footprint. The proposed use of my back yard space is reasonable.**