

June 20, 2024

HAND DELIVERED

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Planning and Sustainability Department
1 Junkins Avenue
Portsmouth, NH 03801

Project: Request for zoning relief for a storage shed 5' from property line

Owner/Applicant: Kenneth Racicot & Kelly A. Racicot

Project Location: 34 Marne Ave; Tax Map 222; MapGeo Map Lot 0222-0033-0000
GRA Zone

Dear Jillian Harris & Zoning Board Members,

I am pleased to submit the following documents in support of a request for zoning relief.

1. Portsmouth Land Use Application – previously uploaded and given LU-24-66 designation
2. Memorandum & Addendum in support of zoning relief (original & three (3) copies).

I look forward to presenting this application to the Zoning Board of Adjustment at its July 16, 2024 meeting.

Kenneth Racicot
Owner/Applicant 34 Marne Avenue

To: Portsmouth Zoning Board of Adjustment

From: Kenneth Racicot (Owner/Applicant)

Date: June 20, 2024

Project Location: 34 Marne Avenue. Portsmouth, NH 03801. Tax Map 222; MapGeo Map Lot 0222-0033-0000; GRA Zone

Project: Request for zoning relief for a storage shed 5' from property line

Dear Zoning Board Members:

I am pleased to submit this memorandum and attached addendum in support of Zoning Relief to be considered by the Zoning Board of Adjustment at its July 16, 2024 meeting.

I. Contents in Addendum

- A. City of Portsmouth Tax information and MapGeo locator images
- B. Existing site photographs - site photos from two angles on property
- C. Shed Information: proposed SF, dimensions, style, and vendor
- D. Proposed location superimposed on MapGeo – with shed dimensions & relief
- E. Proposed location superimposed on site photos
- F. Site prep information (as recommended by Reeds Ferry Shed)

II. Property /Project:

34 Marne Avenue is a 7,405 SF (square feet) lot holding a 852 SF 2- bedroom single family home. The applicant is proposing to add a (10'WX20'LX11'1"H) 200 SF storage shed (where currently no shed exists), built and installed by Reeds Ferry Shed, in the back yard on the west side of the property line abutting property on 61 Jones Avenue. Current City of Portsmouth Land Use guideline states that a setback for an accessory structure that is greater than 100 SF or greater than 10' in height is at least the height of the building or the applicable setback requirement, whichever is less.

III. Relief Required:

Portsmouth Zoning Ordinance states that a setback for an accessory structure that is greater than 100 SF or greater than 10' in height is at least the height of the building or the applicable setback requirement, whichever is less. Relief is required in order to a) provide a storage shed of adequate size to accommodate a much smaller than average primary home currently with no garage, no storage shed, and limited access attic storage; and b) to place the shed in a location only 5', not the required 10', from property line. along the west side of the property so that it would be much less obtrusive to backyard activities.

IV. Variance Requirements:

- 1. Granting the variance will not be contrary to the public interest.**
- 2. Granting the variance would observe the spirit of the Ordinance.**

The Portsmouth Zoning Ordinance was enacted for the general purpose of promoting the health, safety & welfare in accordance with the Master Plan by regulating:

- a. The use of land, buildings and structures for business, industrial, residential and other purposes - The existing small home currently with no garage or storage shed limits storage of necessary yard maintenance tools and equipment, as well as outdoor activity equipment. Those items are currently stored outside, with partial or no cover at all, exposed to the elements resulting in a somewhat unattractive sight for those neighbors that can see.
- b. The intensity of land use, including lot sizes, building coverage, building height & bulk, yards and open space – The single family home use will remain intact. The addition of 200 SF of storage shed is requested. It will be compliant with lot size & open space requirements.
- c. The design of facilities for vehicular access, circulation, parking and loading - The proposal does not impact any traffic flow, or parking for any of the main or accessory streets around the property of 34 Marne Avenue.
- d. The impacts on properties of outdoor lighting, noise, vibration stormwater runoff and flooding - No adverse impacts will exist.
- e. The preservation and enhancement of the visual environment - The aesthetics of the home & grounds *will be improved* with the addition of a storage shed. Items that are currently stored outside and exposed to the elements will be stored safely and neatly. This will allow for yard tools, yard maintenance equipment, as well as outdoor activity equipment (bicycles, kayaks, mopeds, yard games) to be stored safely out of sight of neighbors' view (which can be seen from Borad Ave).
- f. The preservation of historic districts, and buildings and structures of historic or architectural interest - The property is not in the historic district, but consideration was given to the aesthetics of the proposed shed which will be professionally built and installed, and have cedar siding.
- g. The protection of natural resources, including groundwater, surface water, wetlands, wildlife habitat and air quality - The new shed will not adversely affect natural resources.

This proposal maintains the primary single family use of the property.

3. *Granting the variance would do substantial justice.*

Granting the variance would allow for proper storage of yard tools, equipment, and outdoor activity equipment in a manner that would minimize damage from the elements and provide a much more neat and aesthetically pleasing view for owner/applicant and neighbors.

4. *Granting the variance will not diminish the surrounding property values.*

Removal from sight and neat storage of current yard equipment, tools, bicycles, mopeds, is expected to improve neighborhood aesthetics. The shed will be professionally built and installed. Thus, it will not harm surrounding property values.

5. *Denial of the variances results in an unnecessary hardship.*

a. The property has special conditions that distinguish it from other properties in the area - The lot shape is a distinguishing feature. Due to the lot line revision of 2016, 34 Marne has a unique somewhat 'triangular' shape, lending to wide street frontage (101') but a much more narrow back yard (34').

b. Owing to these conditions, a fair & substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property, and the proposed use is a reasonable one - The size of the shed proposed at 200 SF was deemed minimum necessary to accommodate storage to support family lifestyle, yard equipment and outdoor activity equipment. However, the primary provision request is for the location of the shed, which at current zoning of 10' setback from the property line on any of the bordering properties in the back yard would place the shed in a cumbersome, intrusive and unsightly location in the backyard. Therefore, this provision request to set the shed at 5' from the property line would alleviate some of that intrusiveness and placed on the west side of property of 34 Marve Ave where a current fence line exists, would minimize the shed view from Broad Street.

V. Conclusion:

For all the reasons stated, the applicant respectfully requests that the Portsmouth Zoning Board of Adjustment grant the requested variances.

Kenneth Racicot
Owner/Applicant 34 Marne Avenue

Addendum to (LU-24-66) application for storage shed for 34 Marne Avenue
Portsmouth, NH

Kenneth Racicot
Kelly A. Racicot
34 Marne Avenue
Portsmouth, NH 03801

Addendum Contents

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34 MARNE AVE

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Location 34 MARNE AVE

Mblu 0222/ 0033/ 0000/ /

Acct# 29628

Owner RACICOT KELLY ANN

PBN

Assessment \$363,500

Appraisal \$363,500

PIN 29628

Building Information

Building 1 : Section 1

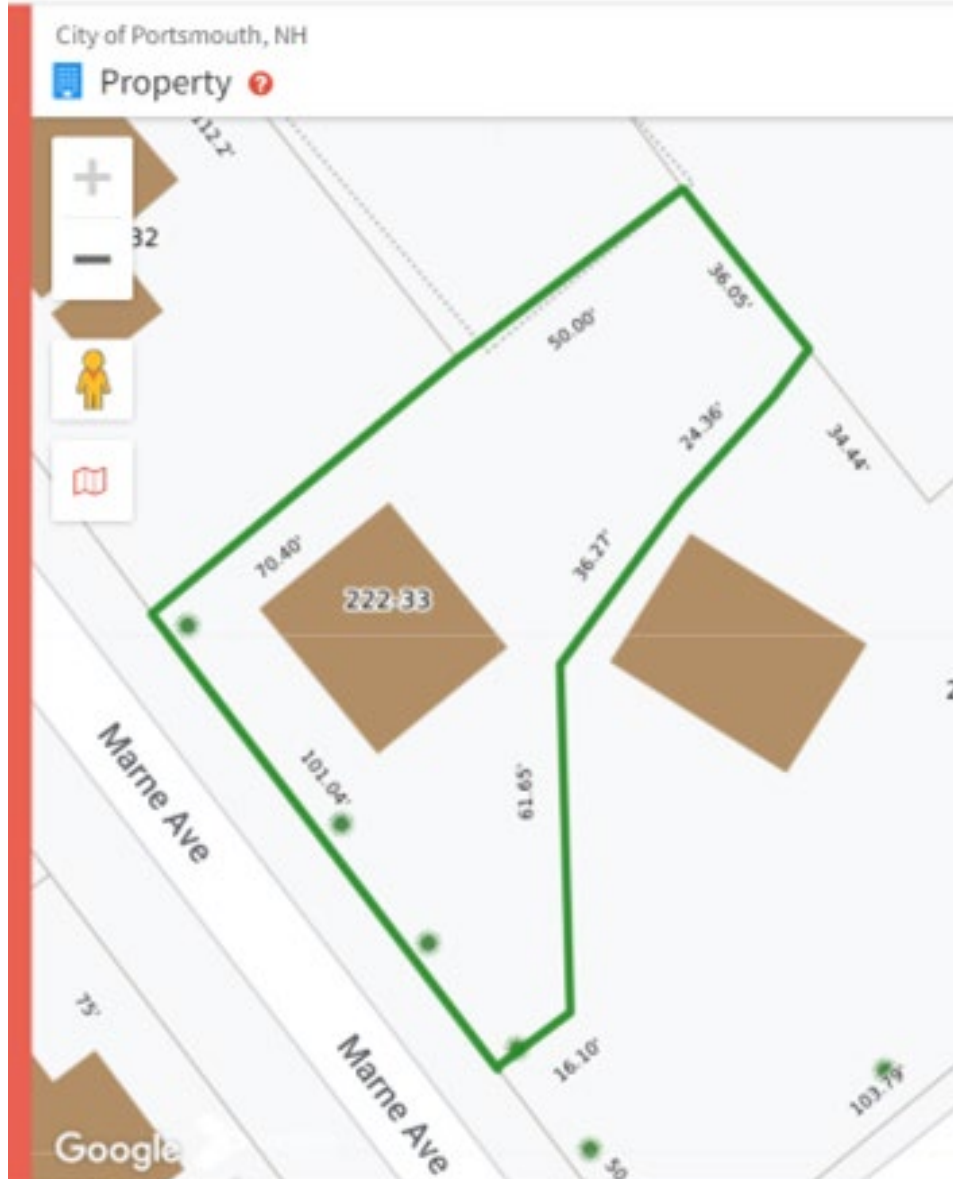
Year Built: 1956
Living Area: 858
Replacement Cost: \$162,470
Building Percent Good: 84
Replacement Cost Less Depreciation: \$136,500

Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	C
Stories:	1
Occupancy	1

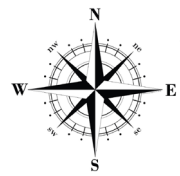
Building Photo



City of Portsmouth – MapGeo – 34 Marne Avenue, Portsmouth, NH



- Lot size: 7,405 sq ft
- 101' frontage on Marne Ave
- Primary Residence is approximately 33' X 26' = 850 sq ft



Current view: backyard of 34 Marne Avenue

★ = standing

▲ = looking

1



2



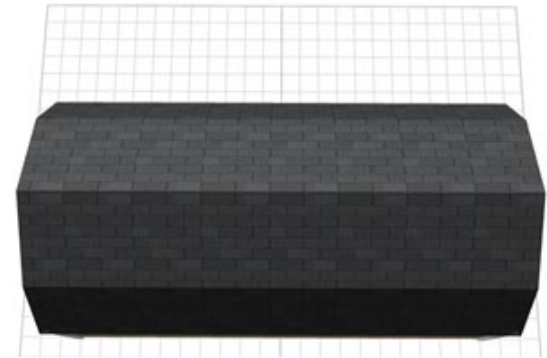
View standing on the West side looking NE towards Sagamore Ave. A 5' cedar fence along the West side of property.



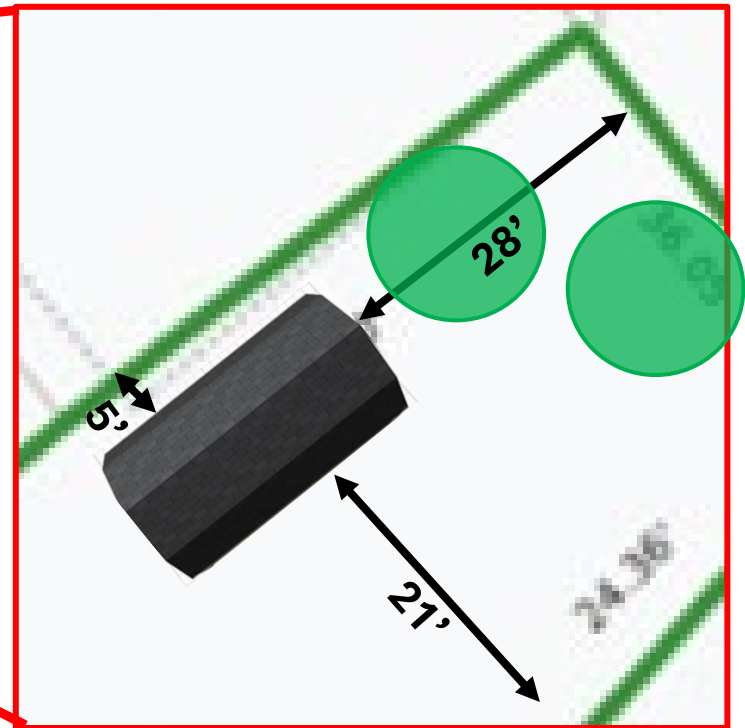
View standing on the East side looking NW towards Broad St. A 5' cedar fence along the West side of property.

Proposed Shed Size and Style – Reeds Ferry Shed (<https://www.reedsferry.com/>)

- Traditional Gambrel 10' X 20' = 200 sq ft
- 11' 1" height to roof peak
- Cedar Tongue and Groove
- Black Shutter
- Black Shingle
- Layout: double-door facing SW, single door facing SE



Proposed location – lengthwise on the west side of property



Proposed location – virtual image #1



Proposed location – virtual image #2



Proposed location – site preparation

- As of Mar2024, the area has been cleared of shrubs, bushes, grass, and any other organic material
- Site will be prepped according to Reed Ferry suggestions (<https://www.reedsferry.com/site-preparation/>)
- 6 concrete footings using 6 SonoTube (size chosen by Reeds recommendation)
- 5000psi Quikrete will be used
- 4" deep of $\frac{3}{4}$ " diameter crushed stone will be used under shed to minimize growth

