

March 30, 2021

To: City of Portsmouth Zoning Board of Adjustment

From: Michael McNeilly, Homeowner at 205 Wibird Street

Re: Variance Request for a Shed

Dear Zoning Board Members,

We would like to replace the existing 8x10 shed that was on our property when we bought it nearly seven years ago with a 10x12 shed to allow for more storage since we don't have a garage. We would like to place the new shed in the same location as the existing shed but it would need to extend two feet further toward the middle and front of the yard.

Relief Requested:

In order to place the shed in the desired location we are requesting a variance to have it four feet from the property line when the ordinance calls for nine feet.

Addressing the criteria:

10.233.21 The variance will not be contrary to the public interest:

This is such a minor increase in size and located close to only the back corners of nearby yards that it shouldn't have any impact on neighboring homeowner's views, land use, or enjoyment of property.

10.233.22 The spirit of the Ordinance will be observed:

Granting the requested variance would not change the characteristics of the neighborhood nor would public health, safety, or welfare be diminished.

10.233.23 Substantial justice will be done:

Since we don't have a garage the shed is where we store bikes, a lawnmower, yard tools, etc. and the current shed isn't big enough to do this in any organized way.

10.233.24 The values of surrounding properties will not be diminished:

Please see 10.233.21 above.

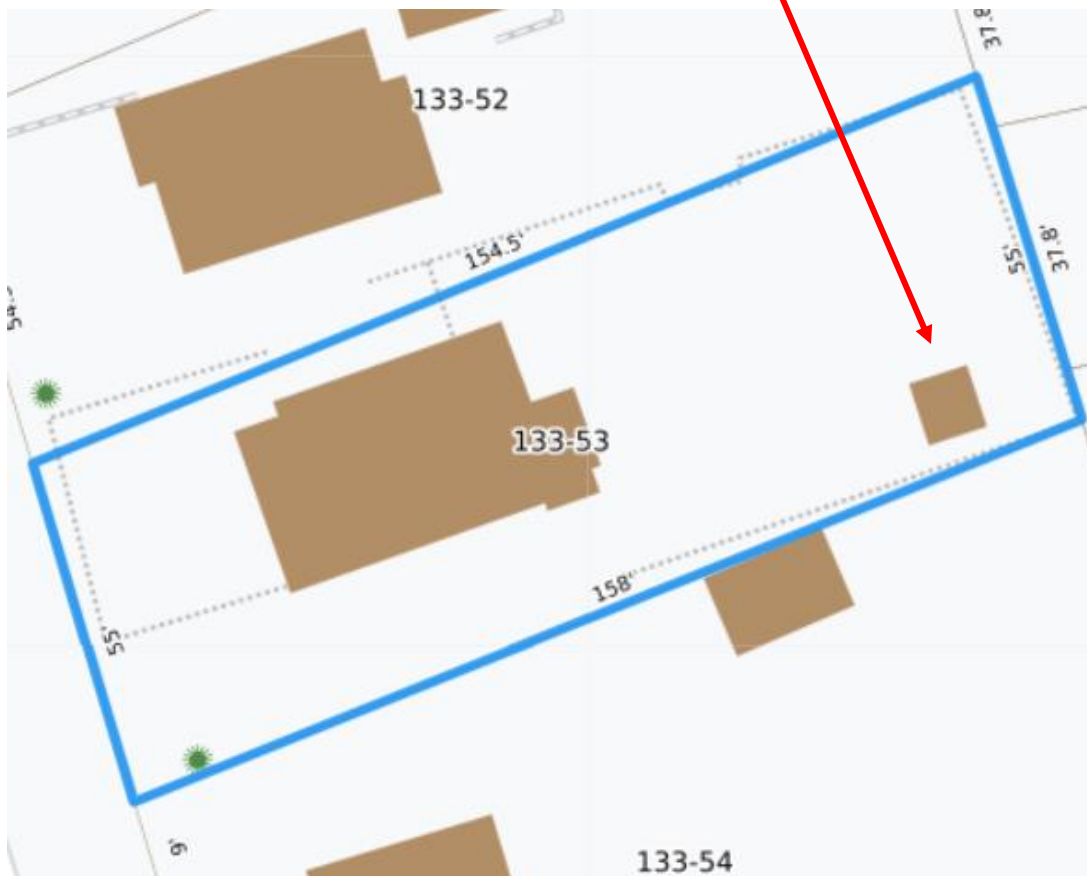
10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship:

Literal enforcement would place the new shed more in the center of the yard, where it would be more visible to neighbors and would make it more difficult to use/enjoy the backyard, particularly for our kids.

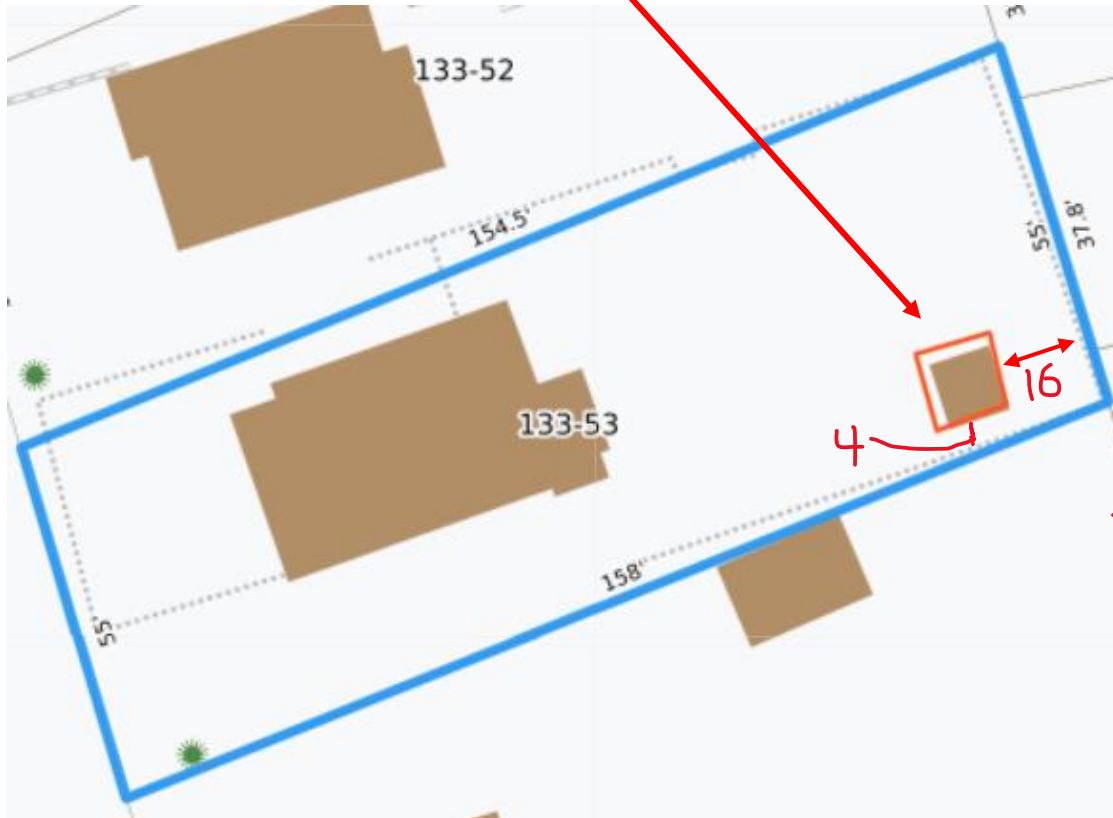
Thank you,

Mike McNeilly

Current 8x10 shed, which map depicts as square.



Proposed 10x12 shed footprint in red.

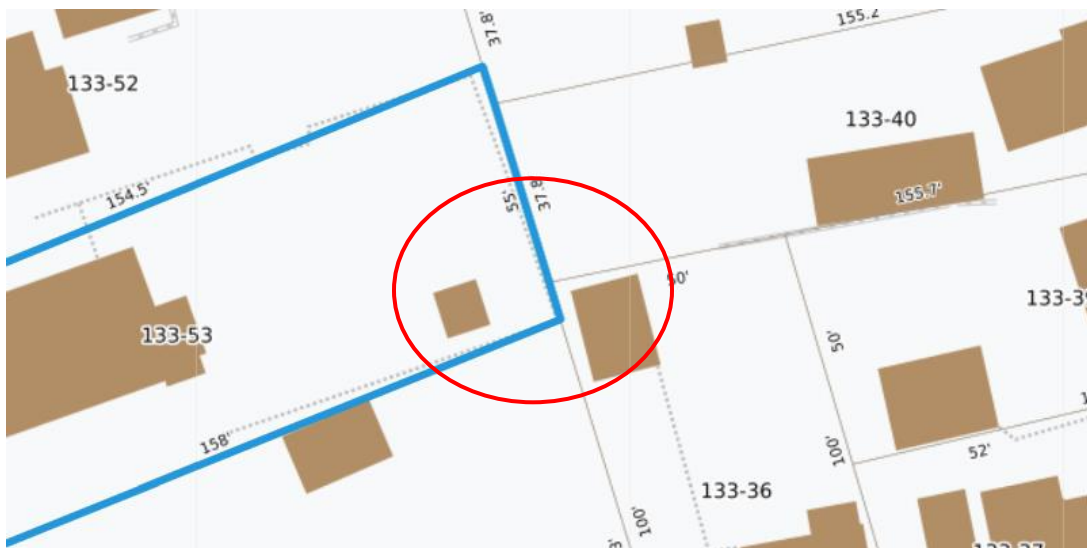


Would like to keep existing setbacks of 4ft on the side and 16 ft in the rear.

Existing Shed



Current and proposed location is tucked into an area where back corners of all four contiguous lots meet and is hidden from several neighbors' views by other structures.



New Shed. Height is 9'0".

