

**44 Gardner Street  
Map 103 Lot 42**

**To permit the following:**

1. Expansion of a Non-Conforming Structure for a Mudroom Addition with Landing & Steps to the existing driveway.

**The undersigned agrees that the following circumstances exist.....**

1. The BOA Approved 34% Building Coverage on April 21st 2020. The proposed Mudroom with Landing & Steps will not exceed the 34% allowed. The Existing Shed at the rear of the property will be removed.

**Criteria for the Variance:**

1. The Variances are not contrary to the public interest in that it will not affect adjacent properties. The Mudroom Addition will break up the 2-story elevation on the driveway side & will still leave an 18' wide driveway.
2. The Variances are consistent with the spirit of the ordinance in that it will allow this modest Addition and will not exceed the 34% Building Coverage already approved.
3. Substantial justice will be done, as this work will allow the owner direct access to the 1st Floor from the Driveway and provide needed 1/2 Bath & Mudroom.
4. This Variances will not diminish the value of surrounding properties, and have the support of the neighbors.
5. The special condition of this property is the small Lot size and the Building Coverage, non-conformity of the Existing Residence.

8/30/21, Anne Whitney Architect

For: Jeffrey & Dolores Ives



1998 View from Gardner Street



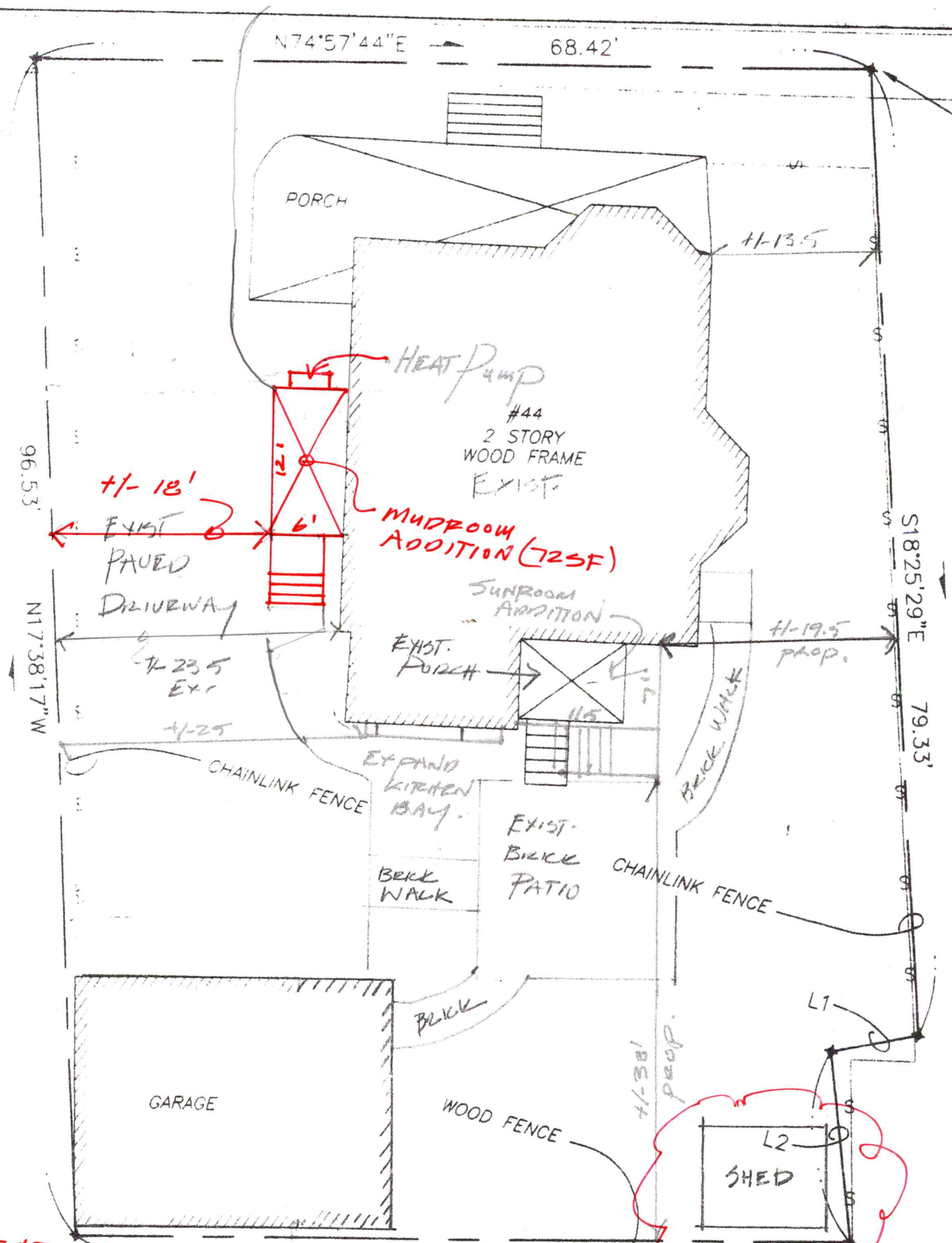
Current Driveway Elevation



44 Gardner Street

# GARDNER

# STREET



REVISED 8/30/21  
 34% BUILDING COVERAGE WAS APPROVED BY BOA 4/21/20

PROPOSED LOT PLAN  
 SCALE: 1" = 10'-0"  
 MAP 103 LOT 42  
 GENERAL RESIDENCE B (GRB)



9 Sheafe Street  
 Portsmouth  
 NH 03801  
 603-427-2832

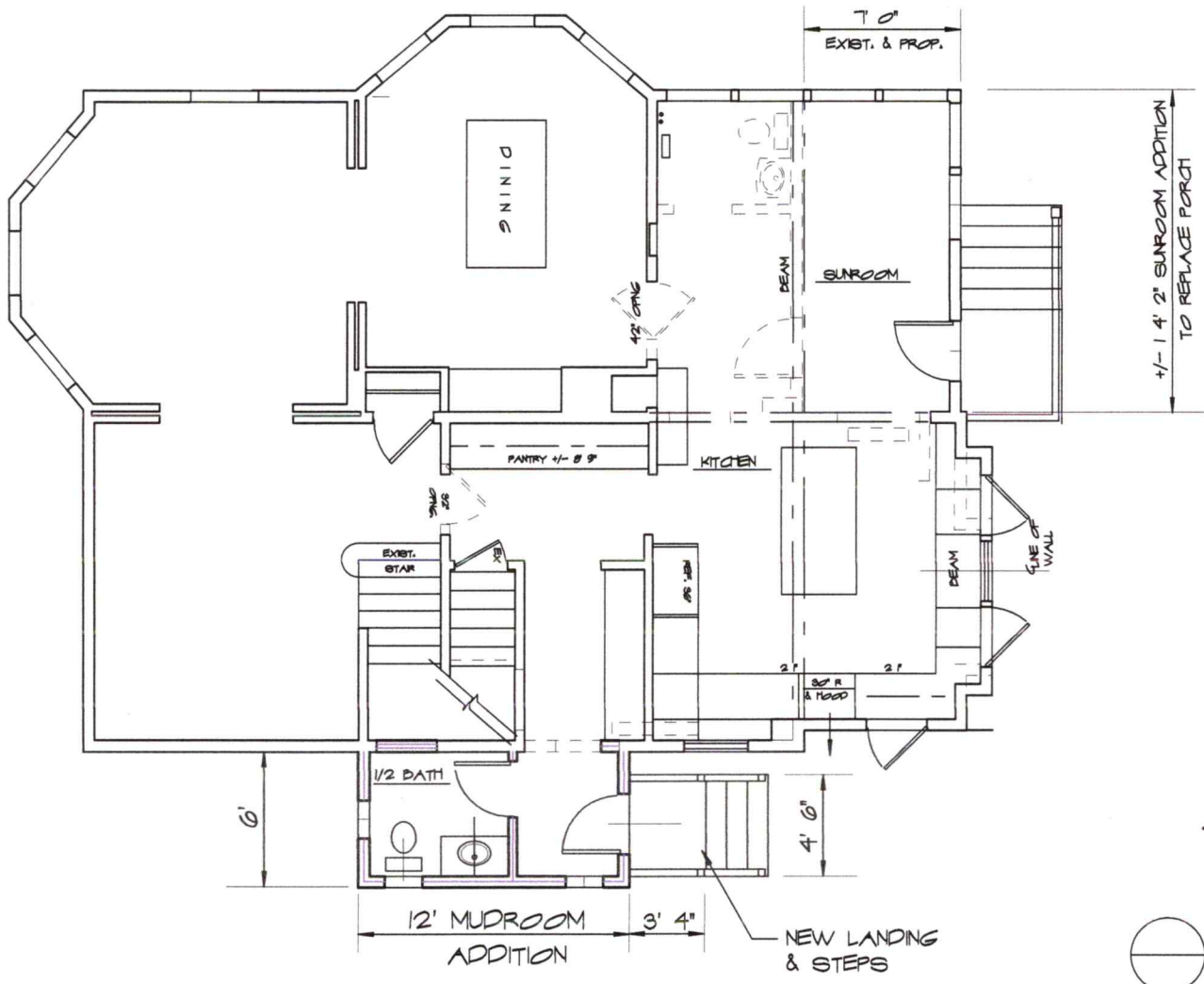
Project: 1906  
 Date: 2/12/20

ANNE WHITNEY ARCHITECT  
 IVES RESIDENCE  
 44 GARDNER ST, PORTSMOUTH, NH

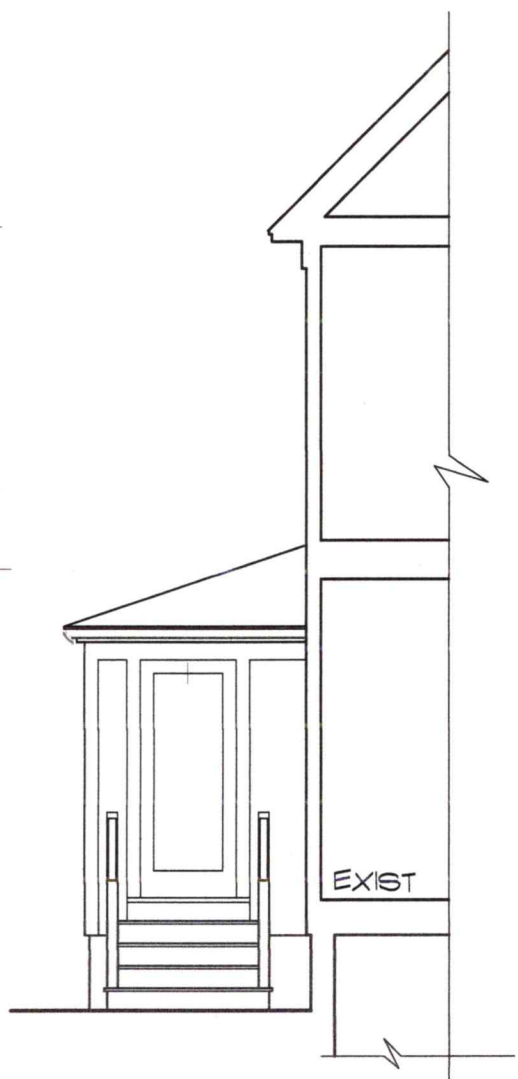
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MUDROOM ADDITION FRONT & RIGHT SIDE ELEVATION AT DRIVEWAY  
 SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



MUDROOM ADDITION REAR ELEV.  
 SCALE: 3/16" = 1'-0"

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