

City of Portsmouth

Planning Board

**Charles E. Locke, Trustee
Application for a Garden Cottage ADU**

Applicant's Narrative

Charles E. Locke, Trustee of the Charles E. Locke Living Trust, is the owner of the property at 220 New Castle Avenue.

The property is abutted by three streets, frontage on New Castle Ave., Driftwood Lane on the left side and Baycliff Road on the right side. Lot size is 10,390 square feet.

The property contains three structures. (1) A single family residence accessed by Baycliff Road; (2) a 24' x 12'6" car garage accessed from Driftwood Lane and a 28' x 16.5' two-story garage accessed from New Castle Avenue.

Mr. Locke is seeking a conditional use permit for a Garden Cottage ADU to be located on the second floor of the two-story garage which is a replica of The Sheafe Warehouse.

The space is presently a recreation room with a bathroom including shower. The second floor space of approximately 460 square feet is accessible by an exterior stairway, which is at the rear of the building in close proximity to the detached 24' x 12'6" one-car garage and driveway from Driftwood Lane. The proposed ADU would utilize the one-car garage and driveway which would provide a total of two parking spaces.

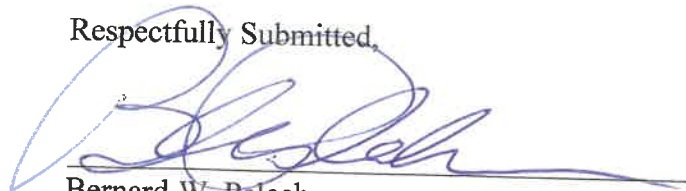
There are a total of eight parking spaces as shown on the attached parking plan. A large paved parking area off Baycliff Road provides four parking spaces for the single family residence and the driveway and lower level of the two-story garage provides an additional two parking spaces.

The property would be kept in common ownership with the Applicant occupying one of the dwelling units as his primary place of residence.

Because the proposed Garden Cottage is located on the second floor of an existing structure, there are numerous windows which are higher than eight feet above grade. However only one window faces the sole adjacent property. This is a window located on the existing second floor bathroom. All other windows face Driftwood Lane, New Castle Avenue, or the single family residence on the same lot.

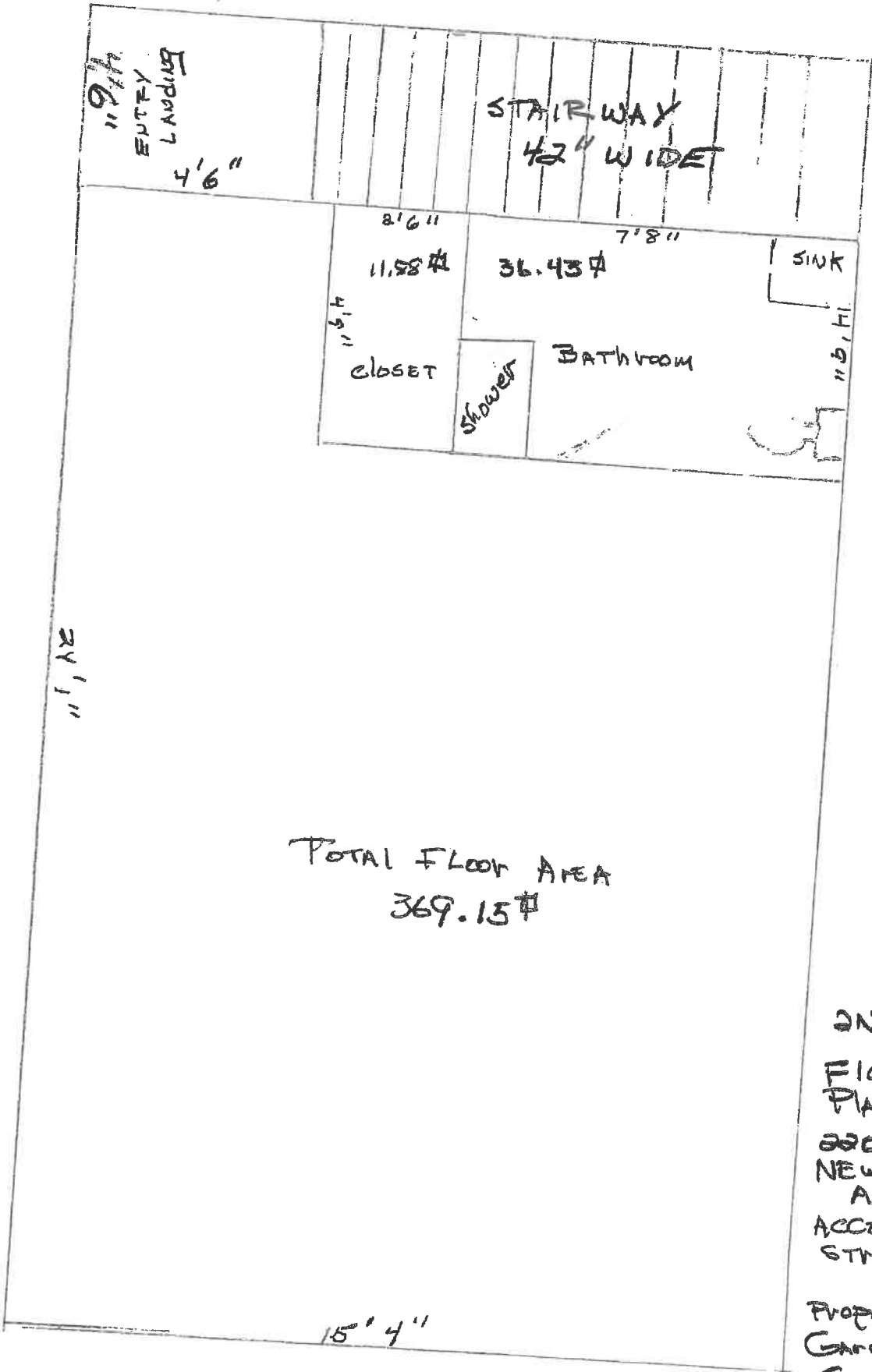
The Applicant seeks a waiver from Section 10.815.33 to allow this bathroom window to remain as it exists. The Applicant meets all the requirements of the ordinance for the granting of a conditional use permit for the Garden Cottage ADU.

Respectfully Submitted,



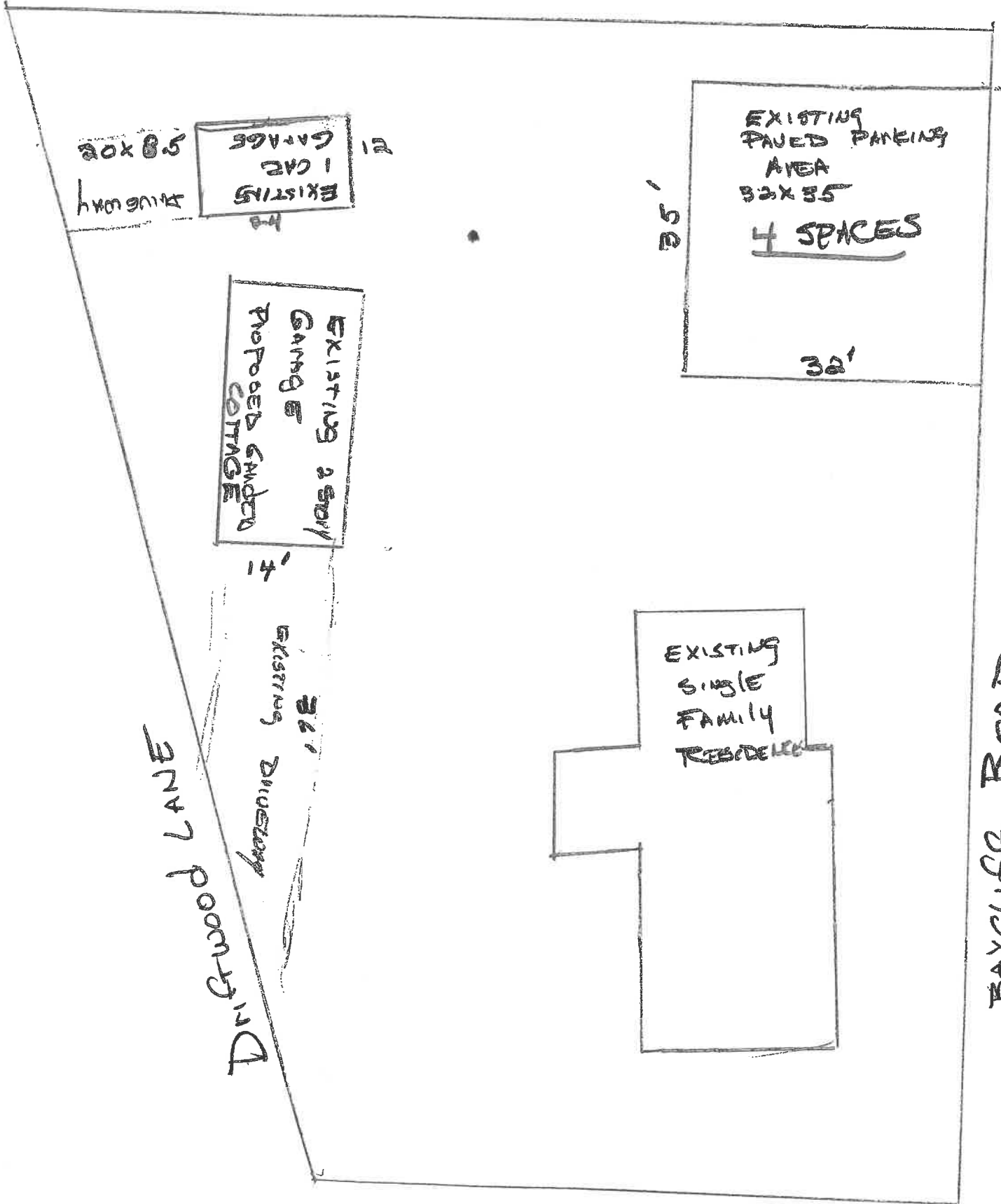
Bernard W. Pelech
Attorney for the Applicant

SCALE 3/8" = 1'



2ND
FLOOR
PLAN
200
NEW CASTLE
AVENUE
ACCESSORY
STRUCTURE
Proposed
GARDEN
COTTAGE

TOTAL PARKING SPACES 8

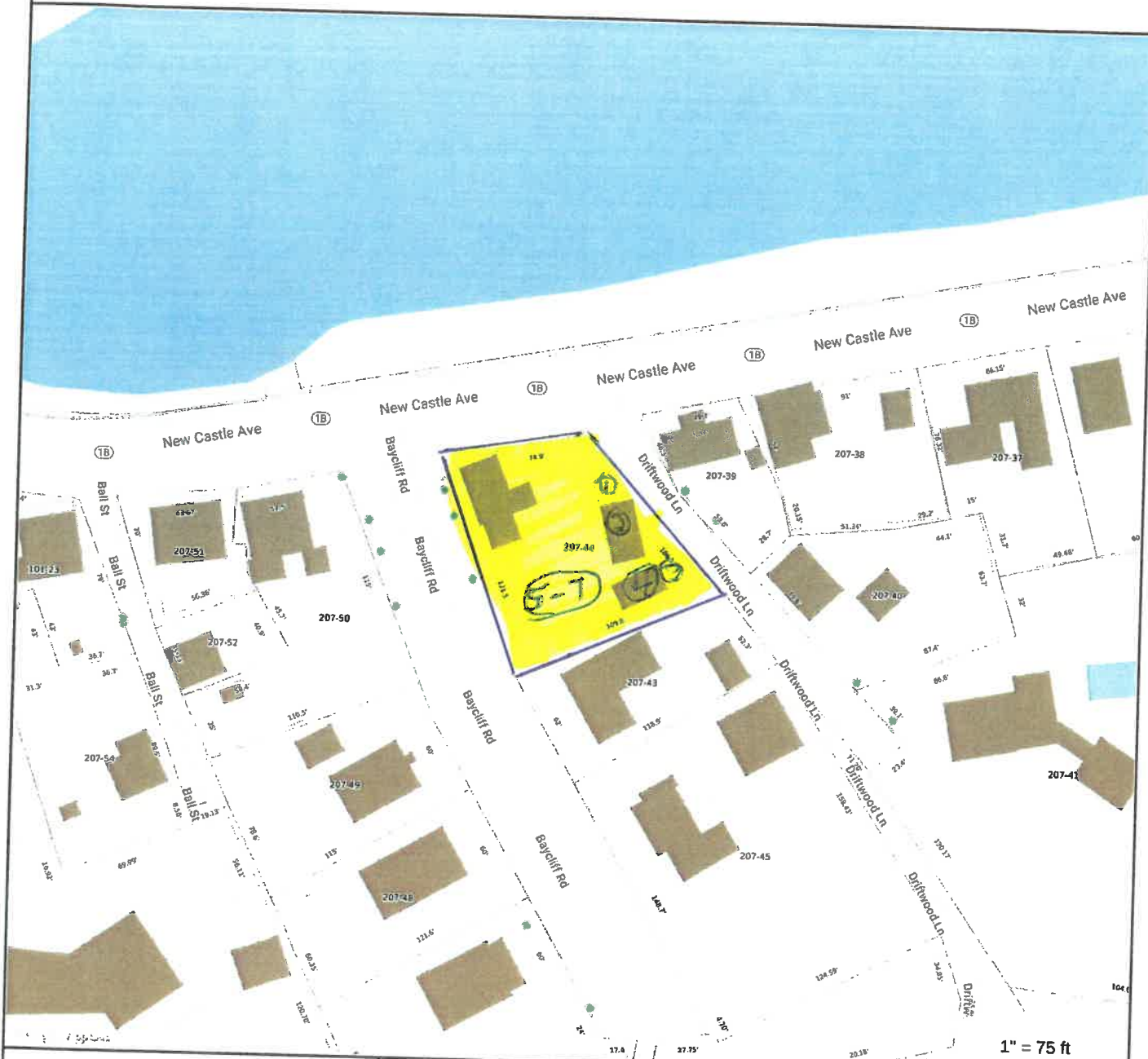


DRIFWOOD LANE

BAYCLIFF ROAD

NEWCASTLE AVE

220 New Castle Ave,



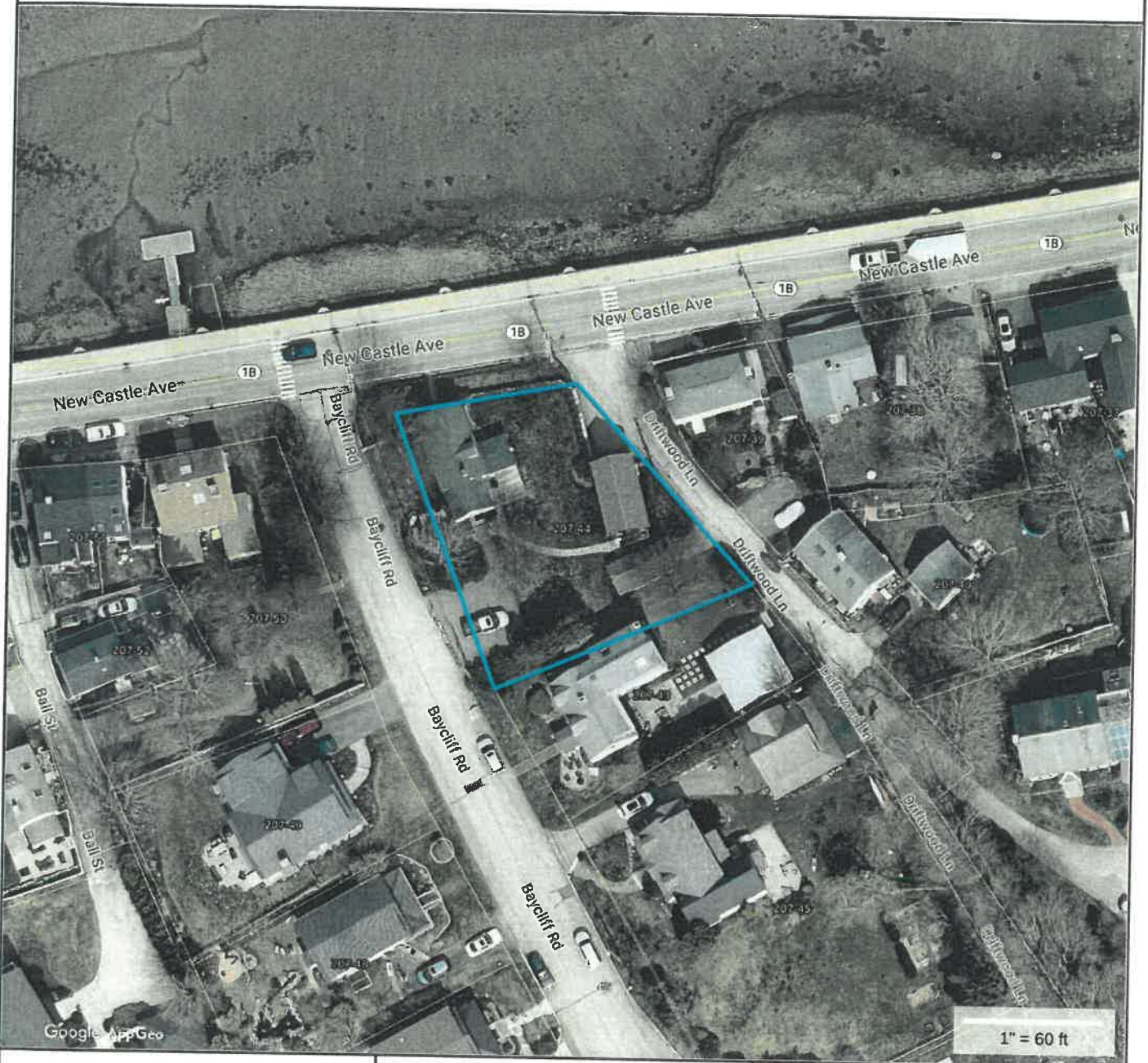
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019

SEVEN ON
SITE EXISTING
PARKING SPACES
SHOWN ○

220 New Castle Ave.



Property Information

Property ID 0207-0044-0000
Location 220 NEW CASTLE AVE
Owner LOCKE CHARLES E LIVING TRUST



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220 NEW CASTLE AVE

Location 220 NEW CASTLE AVE

Mblu 0207/ 0044/ 0000/ 1

Acct# 28699

Owner LOCKE CHARLES E LIVING TRUST

PBN

Assessment \$798,700

Appraisal \$798,700

PID 28699

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$249,200	\$549,500	\$798,700

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$249,200	\$549,500	\$798,700

Owner of Record

Owner LOCKE CHARLES E LIVING TRUST
Co-Owner LOCKE CHARLES E TRUSTEE
Address 220 NEW CASTLE AVE
 PORTSMOUTH, NH 03801

Sale Price \$0
Certificate
Book & Page 5244/2732
Sale Date 09/19/2011
Instrument

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LOCKE CHARLES E LIVING TRUST	\$0		5244/2732		09/19/2011
LOCKE CHARLES E REVO TRUST OF 2007	\$0		4827/0776		07/30/2007

Building Information

Building 1 : Section 1

Year Built: 1782
Living Area: 1,171

Replacement Cost: \$287,964
Building Percent Good: 79
Replacement Cost Less Depreciation: \$227,500

Building Photo



(<http://images.vgsi.com/photos2/PortsmouthNHPhotos/0000002/30.JPG>)

Building Attributes	
Field	Description
Style	Antique
Model	Residential
Grade:	B
Stories:	1.5
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	5
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	
WB Fireplaces	0
Extra Openings	0
Metal Fireplaces	0
Extra Openings	0
Bsmt Garage	

Building Layout



(http://images.vgsi.com/photos2/PortsmouthNHPhotos/Sketches/26699_2)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	910	910	
FHS	Half Story, Finished	522	261	
UBM	Basement, Unfinished	522	0	
WDK	Deck, Wood	195	0	
		2,149	1,171	

Extra Features

Extra Features				
Code	Description	Size	Value	Legend
REC	REC ROOM	200 S.F.	\$3,900	Bldg # 1

Land

Land Use

Use Code 1012
 Description SFR WATERINFL
 Zone SRB
 Neighborhood 101
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.24
 Frontage
 Depth
 Assessed Value \$549,500
 Appraised Value \$549,500

Outbuildings

Outbuildings						
Code	Description	Sub Code	Sub Description	Size	Value	Legend Bldg #
FGR1	GARAGE-AVE	02	DETACHED	288 S.F.	\$4,000	1
FGR4	GAR W/LFT AVE			448 S.F.	\$13,800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$223,500	\$480,200	\$703,700
2017	\$223,500	\$480,200	\$703,700
2016	\$196,600	\$392,000	\$588,600

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$223,500	\$480,200	\$703,700
2017	\$223,500	\$480,200	\$703,700
2016	\$196,600	\$392,000	\$588,600

