

**CONTENTS, HDC WORK SESSION APPLICATION FOR PROPOSED REMODEL OF
EXISTING GARAGE BUILDING AT #324 MAPLEWOOD AVE., PORTSMOUTH, NH.**

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PROPOSED REMODEL TO GARAGE AT #324 MAPLEWOOD AVE., PORTSMOUTH, NH. 6.6.2022.

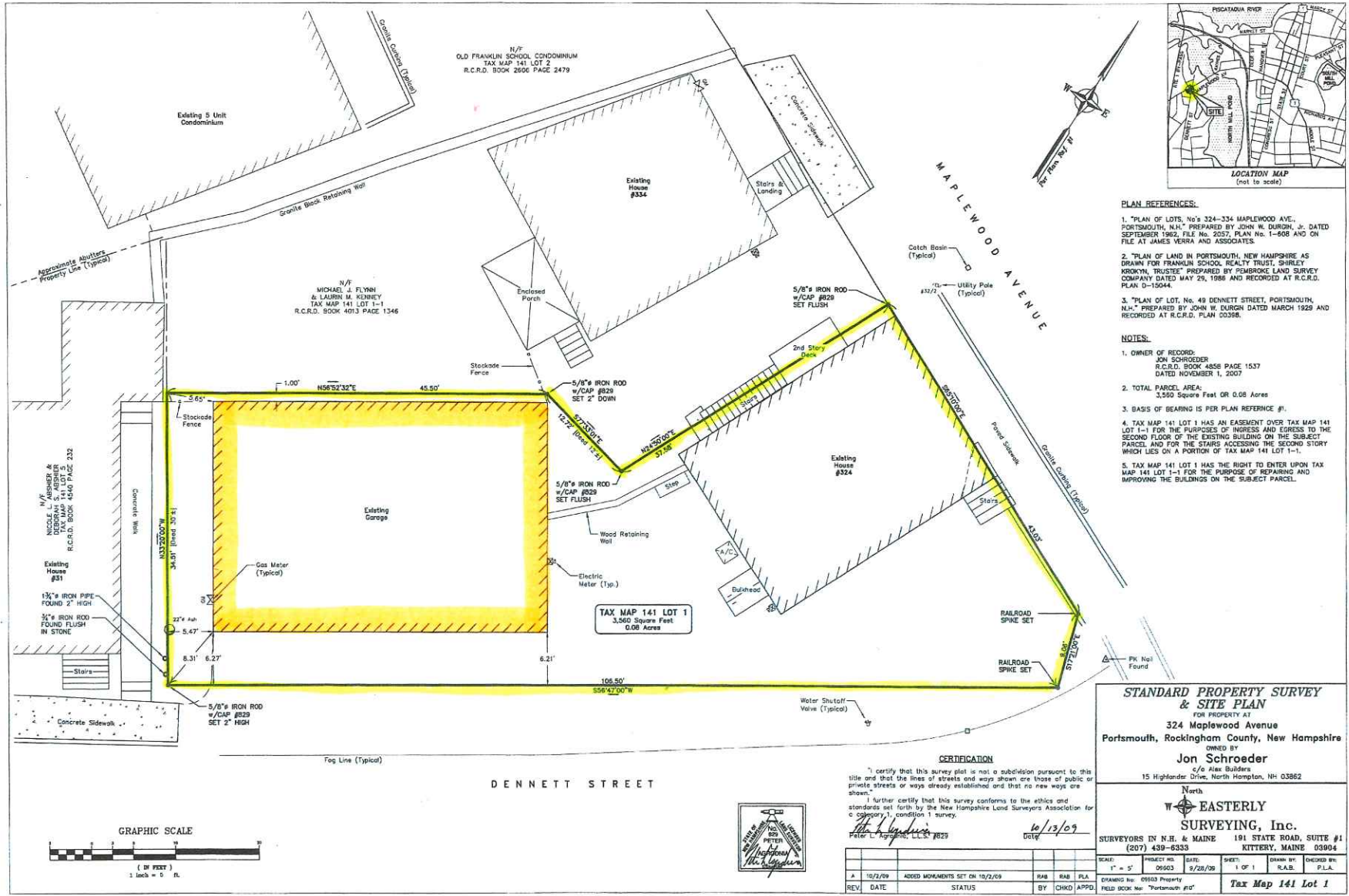
NARRATIVE

This property has (2) structures on it. A house, used for commercial purposes, and a large Garage. The Tax card information suggests the date of the structures is 1948. This would seem to be correct in regard to the Garage, certainly by its appearance shown in a 1980's photograph. However a house of similar size and orientation occurs on the 1850 map of Portsmouth. There is a building shown on the 1813 map, but it appears different to the existing.

Nicole Abshier, who lives at the neighboring property at 31 Dennett St., has purchased this property to have some control over the effects of development of the Garage to her primary property. However, as an adjoining neighbor she seeks to improve the appearance of the existing structure.

Substantial work has already been done to the structure. New support to the roof, and an exterior stud frame to the original concrete block walls, to carry the existing clapboards.

It is proposed to convert the existing Garage to a One Bedroom Residential Unit, with a one car Garage, altering and enhancing its original utility as a shed roofed, secondary, commercial structure, while embracing the appearance of an inter-war, Carriage (Horseless) House.

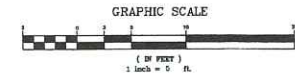


- PLAN REFERENCES:**
1. "PLAN OF LOTS, No's 324-334 MAPLEWOOD AVE., PORTSMOUTH, N.H.," PREPARED BY JOHN W. DUNSON, J., DATED SEPTEMBER 1962, FILE No. 2057, PLAN No. 1-808 AND ON FILE AT JAMES HERRA AND ASSOCIATES
 2. "PLAN OF LAND IN PORTSMOUTH, NEW HAMPSHIRE AS GRANT FOR FRANKLIN SCHOOL, REALTY TRUST, SHIRLEY KROVIN, TRUSTEE," PREPARED BY FENBROKE LAND SURVEY COMPANY DATED MAY 26, 1986 AND RECORDED AT R.C.R.D. PLAN D-15044.
 3. "PLAN OF LOT, No. 49 DENNETT STREET, PORTSMOUTH, N.H.," PREPARED BY JOHN W. DUNSON DATED MARCH 1929 AND RECORDED AT R.C.R.D. PLAN 00356.

- NOTES:**
1. OWNER OF RECORD: JON SCHROEDER R.C.R.D. BOOK 4856 PAGE 1537 DATED NOVEMBER 1, 2007
 2. TOTAL PARCEL AREA: 1,350 Square Feet OR 0.08 Acres
 3. BASIS OF BEARING IS PER PLAN REFERENCE #1.
 4. TAX MAP 141 LOT 1 HAS AN EASEMENT OVER TAX MAP 141 LOT 1-1 FOR THE PURPOSES OF INGRESS AND EGRESS TO THE SECOND FLOOR OF THE EXISTING BUILDING ON THE SUBJECT PARCEL AND FOR THE STAIRS ACCESSING THE SECOND STORY WHICH LIES ON A PORTION OF TAX MAP 141 LOT 1-1.
 5. TAX MAP 141 LOT 1 HAS THE RIGHT TO ENTER UPON TAX MAP 141 LOT 1-1 FOR THE PURPOSE OF REPAIRING AND IMPROVING THE BUILDINGS ON THE SUBJECT PARCEL.

STANDARD PROPERTY SURVEY & SITE PLAN
 FOR PROPERTY AT
 324 Maplewood Avenue
 Portsmouth, Rockingham County, New Hampshire
 OWNED BY
Jon Schroeder
 c/o Alex Builders
 15 Highlander Drive, North Hampton, NH 03862
 North
EASTERLY
SURVEYING, Inc.
 SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1
 (207) 433-6353 LITTEBY, MAINE 05994
 SCALE: 1" = 5' PROJECT NO. 05603 DATE: 9/28/09 SHEET: 1 OF 1 DRAWN BY: S.A.B. CHECKED BY: P.L.A.
 DRAWN BY: 05603 Property HELD BOOK No. "Portsmouth #10" **Tax Map 141 Lot 1**

CERTIFICATION
 I certify that this survey plot is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown.
 I further certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors' Association for a category 1 condition 1 survey.
 Peter L. Easterly, L.L.S. #829 DATE: 10/13/09





EXISTING CONDITIONS VIEW (FROM DENNETT ST.)

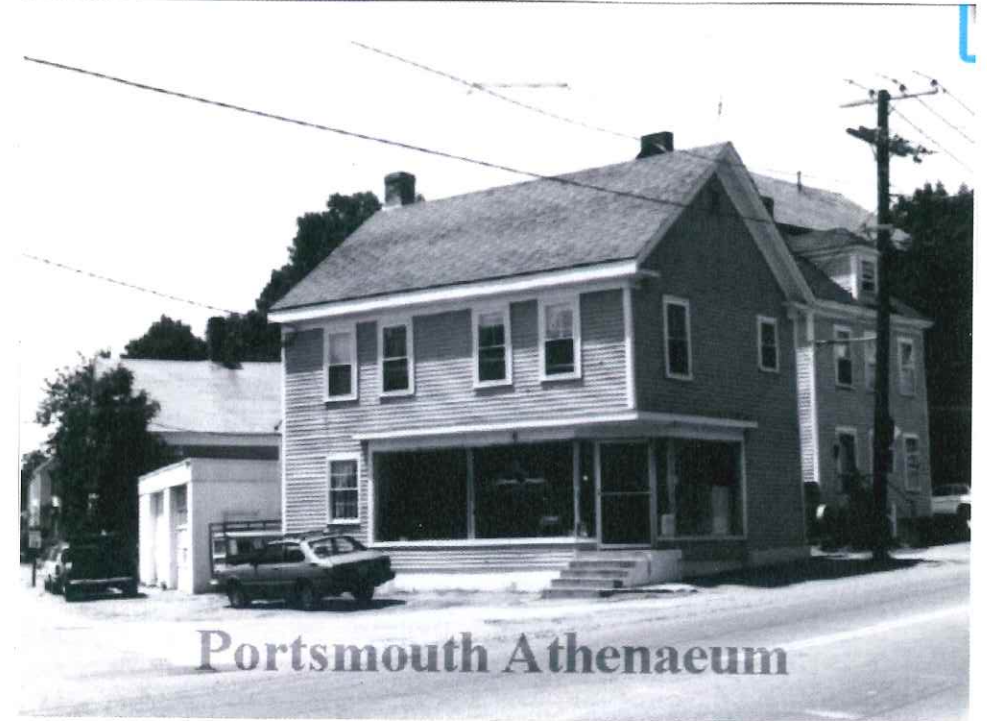


PHOTO FROM 1980'S (FROM PORTSMOUTH HISTORICAL SURVEY)

PROPOSED VIEW
324 MAPLEWOOD AVE

