

Conditional Use Permit Information
Detached, single-story, 2-car garage

Location:

380 Greenleaf Avenue
Portsmouth, NH 03801
603-431-4147
inventivetechnologies@comcast.net

Applicant/Owner:

Tanner Family Revocable trust
Allison and Mark Tanner trustees
603-431-4147
inventivetechnologies@comcast.net

Narrative:

This home was constructed in 1979, 15 years before wetland buffer restrictions existed. This home is occupied by the original owners. The total size of this lot is approximately 1.14 acres or 49,658.4 square feet. It is comprised of a wetland area of approximately 20,683 square feet and a buffer area of approximately 29,388 square feet. The entire buffer area on this lot has been cultivated with perennials, trees and shrubs. There is a very large oak tree under which the buffer area is mostly moss with some grass. There are a limited number of glossy buckthorn invasive species that border a perennial stream running through the property. The total size of the jurisdictional wetland of the lot and surrounding areas is approx. 815,130.7 square feet or 18.71 acres.

We would like to construct a detached, single story, 20 x 20 foot, 2 car garage on a paved area of the driveway. The total impervious area of the paved driveway is currently 1285 square feet, and extends as close as 25 feet from the wetland. The distance of the proposed garage to the closest edge of the wetland is 45 feet, 20 feet further from the wetland. The entire paved area has no slope (it's flat) and is proposed to be removed, leaving only the 400 square foot garage footprint that would be impervious. This reduces the impervious area by 885 square feet. Drainage from the garage roof will be infiltrated through a 2 foot drip edge of crushed stone around the perimeter of the garage. A 484 square foot area at the entrance to the garage will be pervious pavers.

Erosion control (silt sock or fence) will be in place during construction. No trees or shrubs will be disturbed for this garage. Some grass will be removed for the drip edge. After removal of the pavement to the north of the garage, the planting bed will be extended to the drip edge. Only organic low nitrogen/phosphate fertilizer is ever used on this property, and no pesticides/herbicides are applied. Wetland boundary markers have been installed.



Approximate size of the wetland and buffer

Size calculations courtesy of Kate Homet

380 Greenleaf Avenue

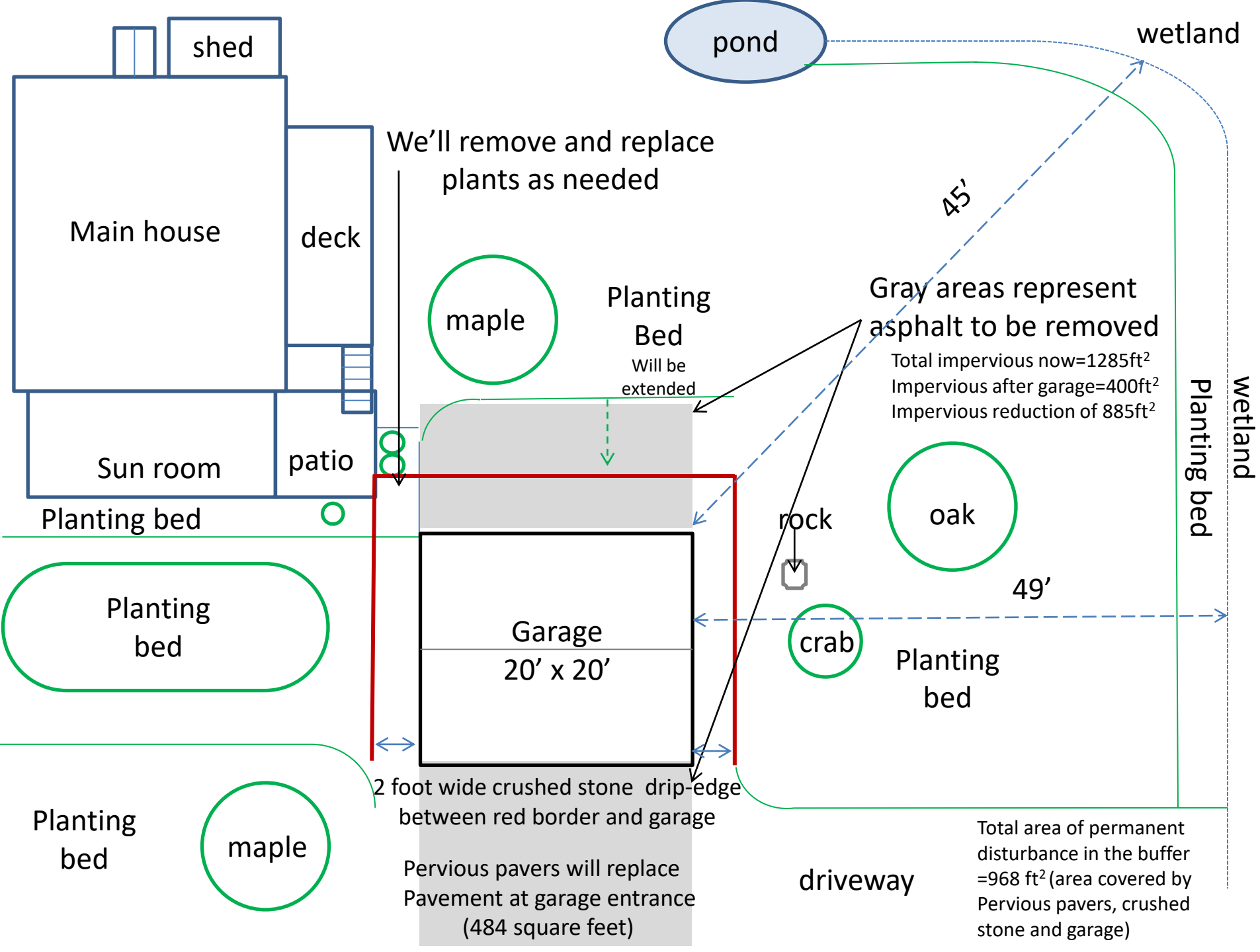


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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 09/21/2022
Data updated 3/9/2022

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.



pond

wetland

Main house

deck

Sun room

patio

We'll remove and replace plants as needed

maple

Planting Bed

Will be extended

Gray areas represent asphalt to be removed

Total impervious now=1285ft²
 Impervious after garage=400ft²
 Impervious reduction of 885ft²

45'

oak

49'

rock

crab

Planting bed

Planting bed

Planting bed

Garage
20' x 20'

driveway

2 foot wide crushed stone drip-edge between red border and garage

Pervious pavers will replace Pavement at garage entrance (484 square feet)

Planting bed

maple

Total area of permanent disturbance in the buffer =968 ft² (area covered by Pervious pavers, crushed stone and garage)

Planting bed

wetland

Planting bed

Planting bed

Planting bed

Planting bed

Planting bed

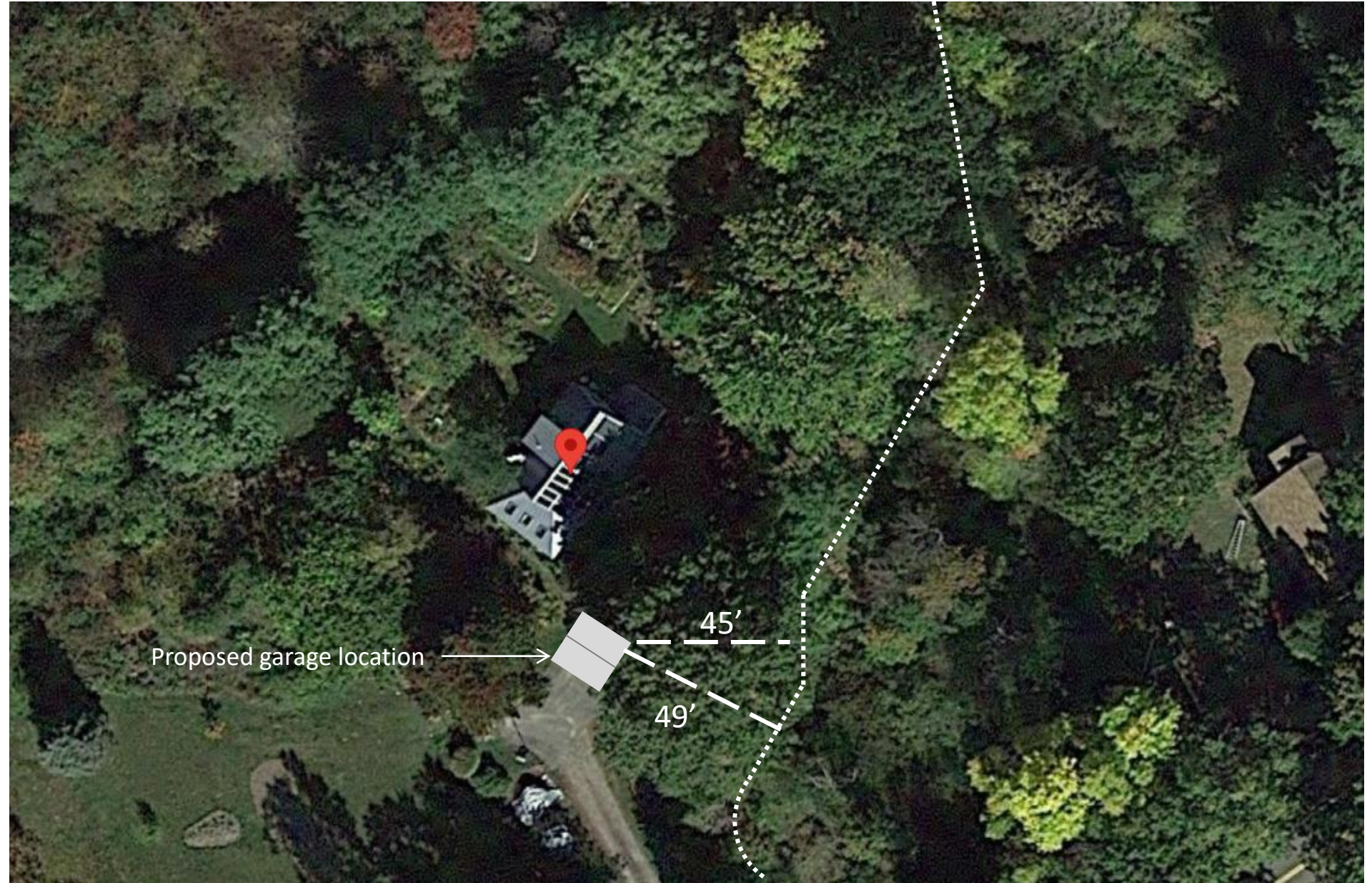
Planting bed

Proposed garage location



45'

49'





Front View (click to enlarge)



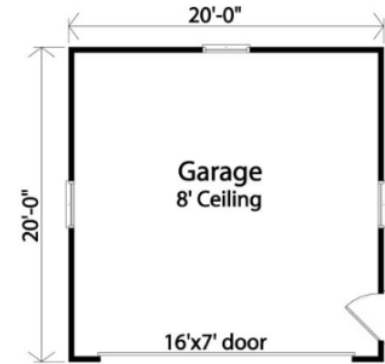
JustGaragePlans Original

With JustGaragePlans Original Designs, you get competitive pricing and you are working directly with the designer of the plan. We have been a trusted source of quality garage plans for over 20 years.

Plan 2413

Add to Cart

Add to Favorites



Plan Features

- Front-entry
- Two car

Plan Details

Square Footage	Total: 0
Levels:	1
Width:	20-0
Depth:	20-0
Approx. Height:	14-0
Exterior Wall:	2x4
Foundation:	Footing and Foundation Wall
Roof Framing:	Truss
Roof Pitch:	5-12 Main
Ceiling Height:	1st Floor: 8-0

Order This Plan

Common Garage Plan Questions

Can I modify a garage plan?

Some of the designers are willing to make changes to their plans for an additional charge. For those designers that do not make changes to their plans, we have a third party designer that will.

[Learn more about plan modification](#)

Do these plans include everything I need to obtain a building permit?

These plans include almost everything you need to obtain a building permit. Your general contractor will be able to assist you with the additional material that needs to be gathered and submitted for permits. If you are serving as your own general contractor we suggest you contact the Building Department in the city or county in which you wish to build. They will be able to provide you with a list of what they require in addition to the architectural drawings (blueprints).

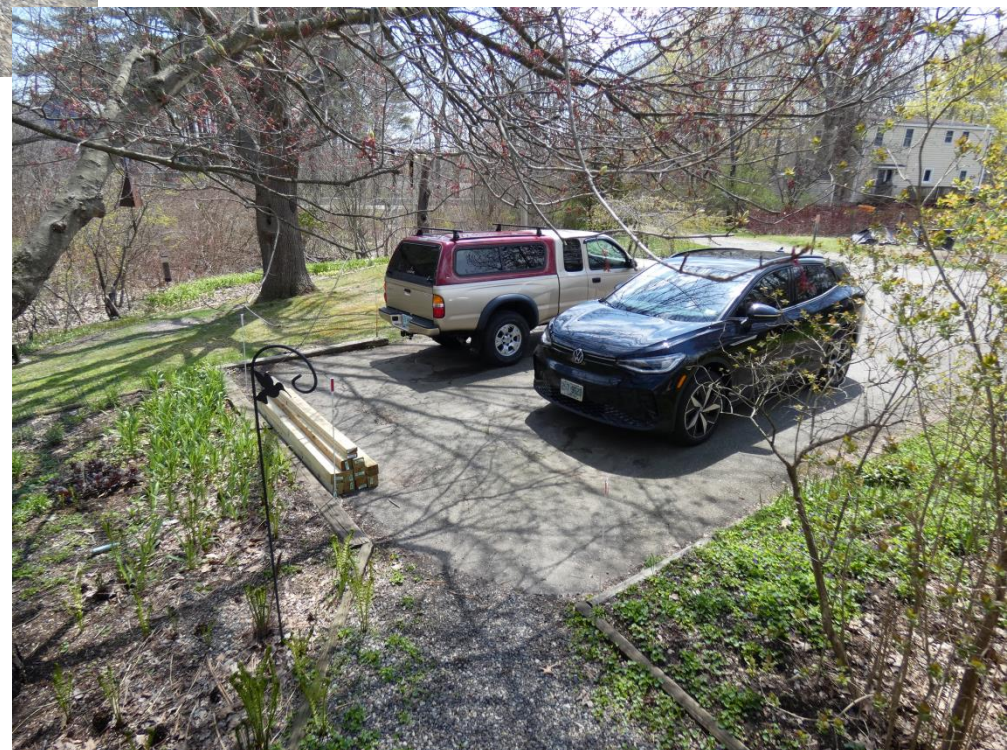
See All FAQs

This garage plan is proposed to be ordered if conditional use permit is received.



View looking north ↑

View looking south ↓



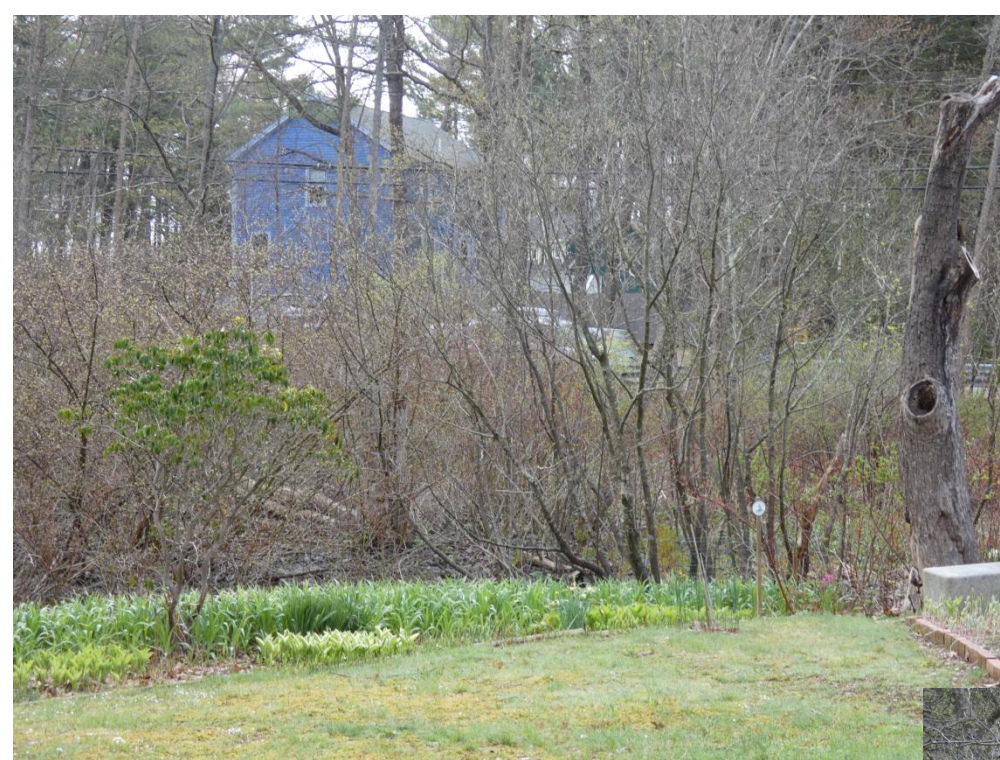


View looking west & over paved area for garage placement



View looking east toward wetland & garage placement on current pavement





View northeast toward wetland, native plants ↓

View east toward wetland, planting bed & native plants ↑

