

**461 Court Street  
Map 105 Lot 7**

**2-Story Addition at Rear of Residence with Porch**

**To permit the following:**

1. Right Side Setback of 1' where 5' is required.
2. Expansion of a non-conforming structure

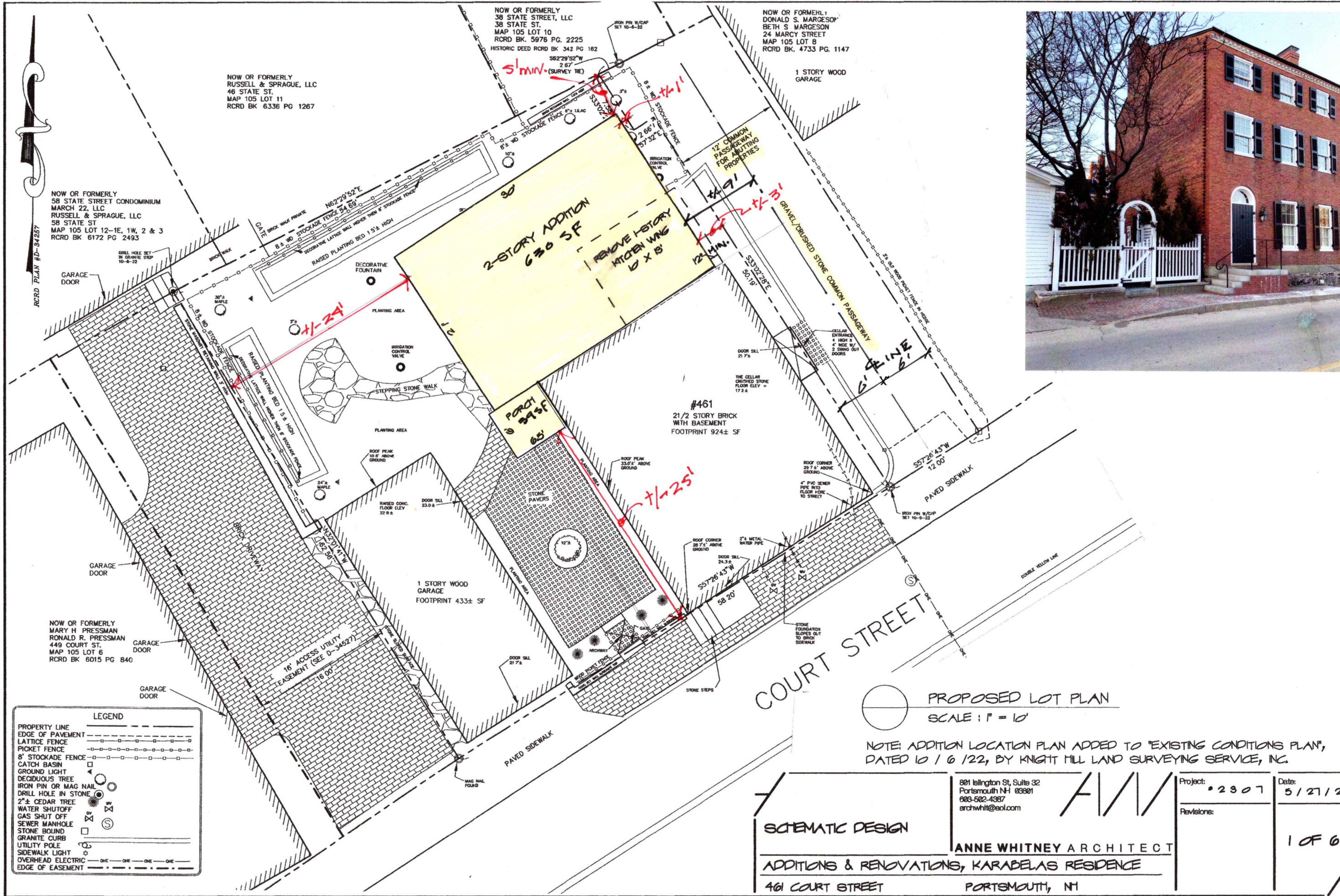
**The undersigned agrees that the following circumstances exist.....**

1. An Existing 1-Story 10' x 13', with a Right Side Setback of 2' will be removed. The Kitchen access in the new Addition will be through the existing opening in the Brick Wall.
2. The Proposed 21' x 30' Addition will be setback at least 12" from the Existing Residence on the Right Side. This will have a +/- 3' setback for 18' of the Addition. The Property Line jogs at the Rear and the last 3' of the Addition will have a setback of +/-12".
3. The Abutting Lot (12' wide) on the Right Side is a Common Passageway for all Abutting Properties. Research has shown that this Lot is not part of any of the Abutters Land.

**Criteria for the Variance:**

1. The Variances are not contrary to the public interest in that many properties in this neighborhood are non-conforming to Yard Setbacks. A small portion of the Addition is seen from Court St & the view from the corner of Marcy & State St shows the 2-Story Addition will be below the existing & surrounding 2, 3 & 4 Story Roof Lines.
2. The Variances are consistent with the spirit of the ordinance in that the non conforming Right Side Yard will be buffered by the 12' wide Common Passageway and the Addition is otherwise conforming.
3. Substantial justice will be done, as the Variances will allow needed expansion of the Living Space for accessibility, without impacting the Property to the Right. The benefit to the Owners out ways any impact to the Right Side Abutter.
4. These Variances will not diminish the value of surrounding properties.
5. The special condition of this property is the Existing Residence is just 2' from the Right. Side Property Line. The proposed location of the Addition allows for minimal renovations to the Existing Brick Residence and maximizes Open Space between the Addition & the Left Property Line.





NOW OR FORMERLY  
RUSSELL & SPRAGUE, LLC  
46 STATE ST.  
MAP 105 LOT 11  
RCRD BK 6336 PG 1267

NOW OR FORMERLY  
38 STATE STREET, LLC  
38 STATE ST.  
MAP 105 LOT 10  
RCRD BK. 5976 PG. 2225  
HISTORIC DEED RCRD BK 342 PG 162

NOW OR FORMERLY  
DONALD S. MARGESON  
BETH S. MARGESON  
24 MARCY STREET  
MAP 105 LOT 8  
RCRD BK. 4733 PG. 1147

NOW OR FORMERLY  
58 STATE STREET CONDOMINIUM  
MARCH 22, LLC  
RUSSELL & SPRAGUE, LLC  
58 STATE ST  
MAP 105 LOT 12-1E, 1W, 2 & 3  
RCRD BK 6172 PG 2493

NOW OR FORMERLY  
MARY H. PRESSMAN  
RONALD R. PRESSMAN  
449 COURT ST.  
MAP 105 LOT 6  
RCRD BK 6015 PG 840

**LEGEND**

PROPERTY LINE	---
EDGE OF PAVEMENT	---
LATTICE FENCE	---o---o---
PICKET FENCE	---o---o---
8" STOCKADE FENCE	---o---o---
CATCH BASIN	□
GROUND LIGHT	○
DECIDUOUS TREE	○
IRON PIN OR MAG NAIL	○
DRILL HOLE IN STONE	○
2"± CEDAR TREE	○
WATER SHUTOFF	○
GAS SHUT OFF	○
SEWER MANHOLE	○
STONE BOUND	□
GRANITE CURB	□
UTILITY POLE	○
SIDEWALK LIGHT	○
OVERHEAD ELECTRIC	---
EDGE OF EASEMENT	---

2-STORY ADDITION  
630 SF  
REMOVE 1-STORY  
KITCHEN WING  
10' X 15'

PORCH  
37± SF  
6.5'

#461  
2 1/2 STORY BRICK  
WITH BASEMENT  
FOOTPRINT 924± SF

1 STORY WOOD  
GARAGE  
FOOTPRINT 433± SF

COURT STREET

PROPOSED LOT PLAN  
SCALE: 1" = 10'

NOTE: ADDITION LOCATION PLAN ADDED TO "EXISTING CONDITIONS PLAN", DATED 10/6/22, BY KNIGHT HILL LAND SURVEYING SERVICE, INC.

801 Islington St, Suite 32  
Portsmouth NH 03801  
603-502-4387  
archwhit@aol.com

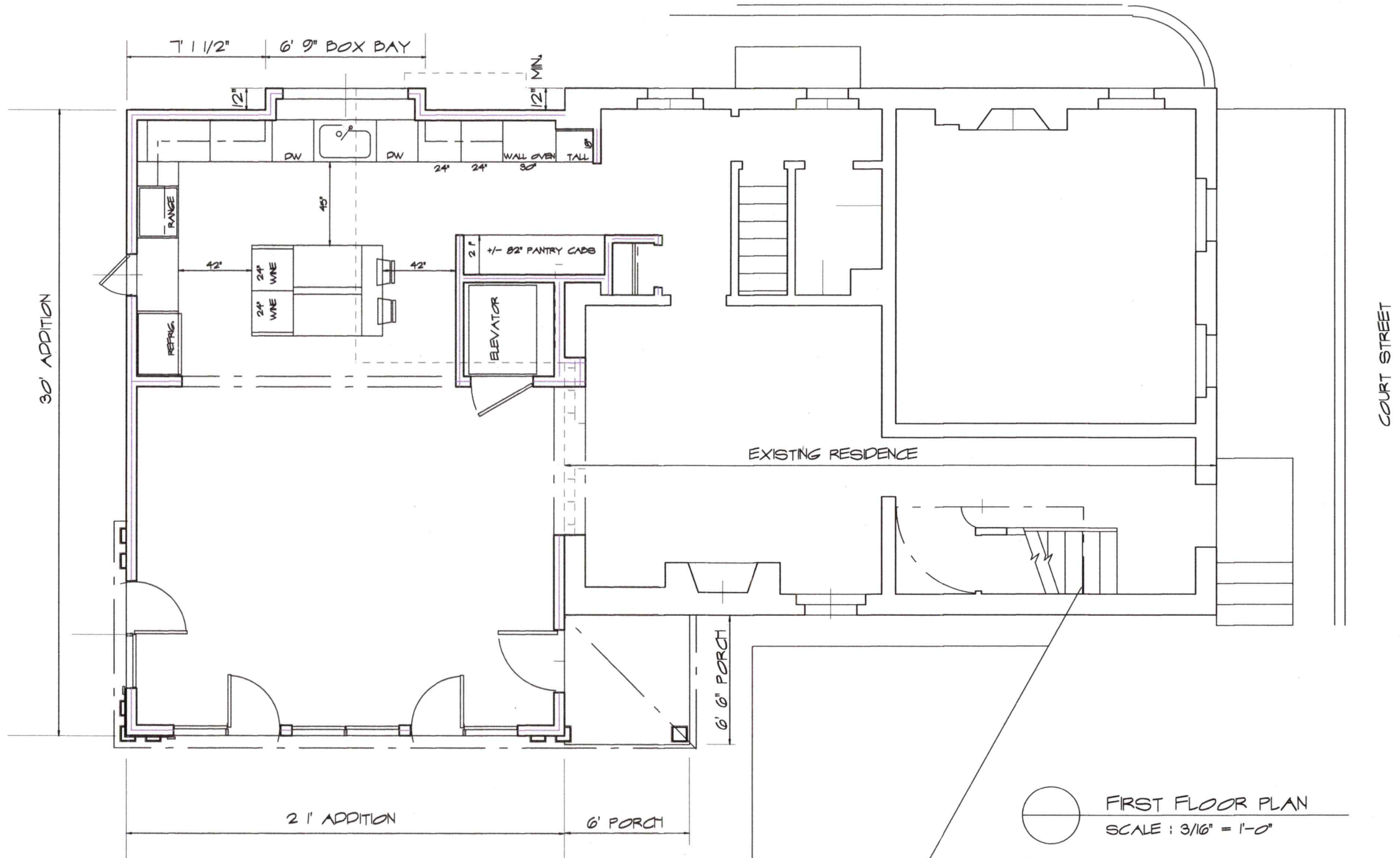


Project: 2307 Date: 5/27/24

Revisions:

1 OF 6





○ FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

**KEY**

	NEW WALL
	EXIST. WALL
	EXIST. WALL TO BE REMOVED

**SCHEMATIC DESIGN**

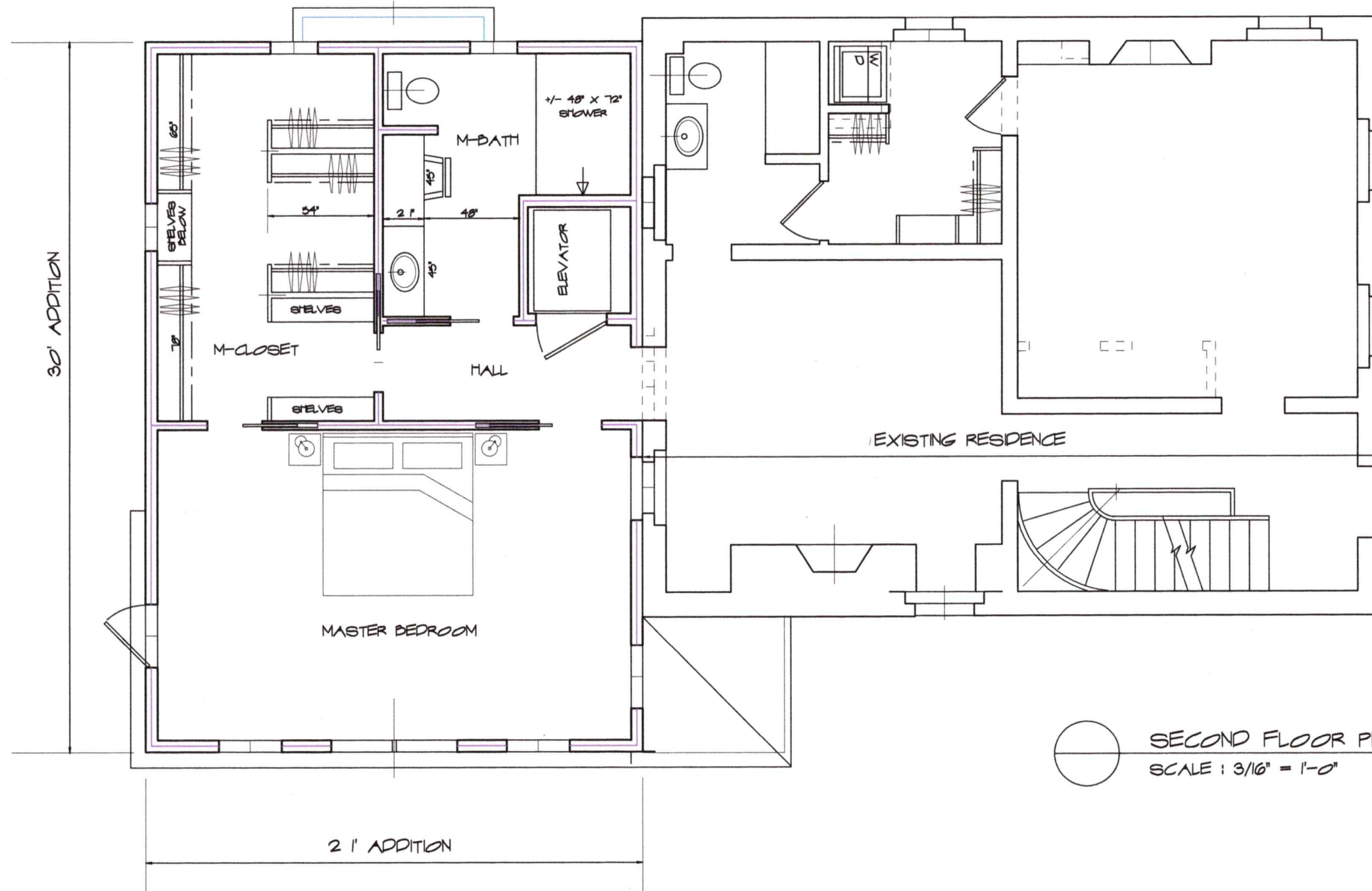
**ANNE WHITNEY ARCHITECT**

ADDITIONS & RENOVATIONS, KARABELAS RESIDENCE

461 COURT STREET PORTSMOUTH, NH

801 Islington St, Suite 32  
Portsmouth NH 03801  
603-502-4387  
archwhit@aol.com

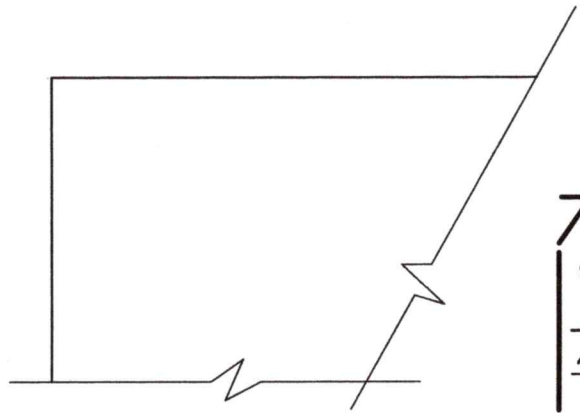
Project: 2307	Date: 5/27/24
Revisions:	
2 OF 6	



SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

**KEY**

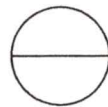
	NEW WALL
	EXIST. WALL
	EXIST. WALL TO BE REMOVED



<b>SCHEMATIC DESIGN</b> ADDITIONS & RENOVATIONS, KARABELAS RESIDENCE 401 COURT STREET PORTSMOUTH, NH		801 Islington St, Suite 32 Portsmouth, NH 03801 603-502-4387 archwhit@aol.com	Project: <b>2307</b> Revisions:	Date: <b>5/27/24</b>
		<b>ANNE WHITNEY ARCHITECT</b>		

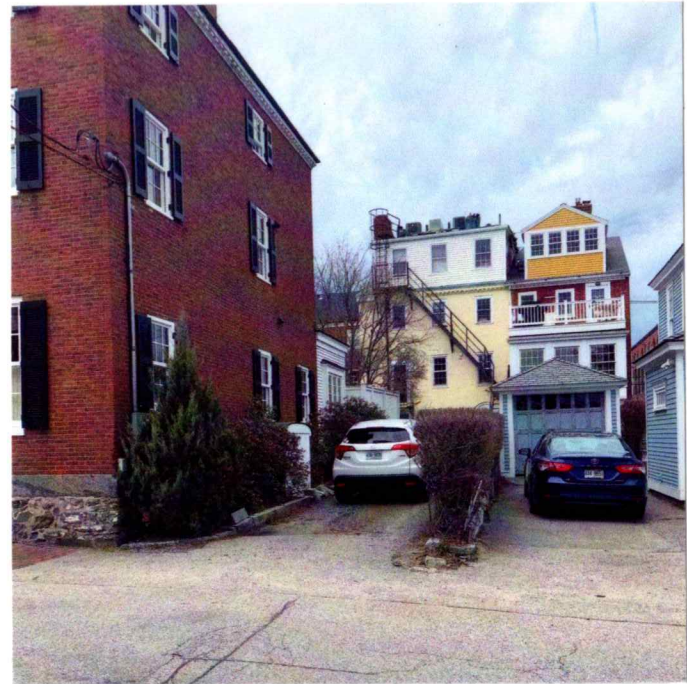





**EAST ELEVATION**  
 SCALE: 3/16" = 1'-0"



VIEW OF REAR ELEVATION FROM THE CORNER OF MARCY & STATE ST



VIEW OF EAST SIDE FROM COURT STREET

<b>SCHMATIC DESIGN</b> ADDITIONS & RENOVATIONS, KARABELAS RESIDENCE 401 COURT STREET	 <b>ANNE WHITNEY ARCHITECT</b> PORTSMOUTH, NH	Project: 2307	Date: 5/27/24
		Revisions:	4 OF 6

801 Islington St, Suite 32  
 Portsmouth NH 03801  
 603-502-4387  
 archwhit@aol.com





REAR ELEVATION  
SCALE: 3/16" = 1'-0"



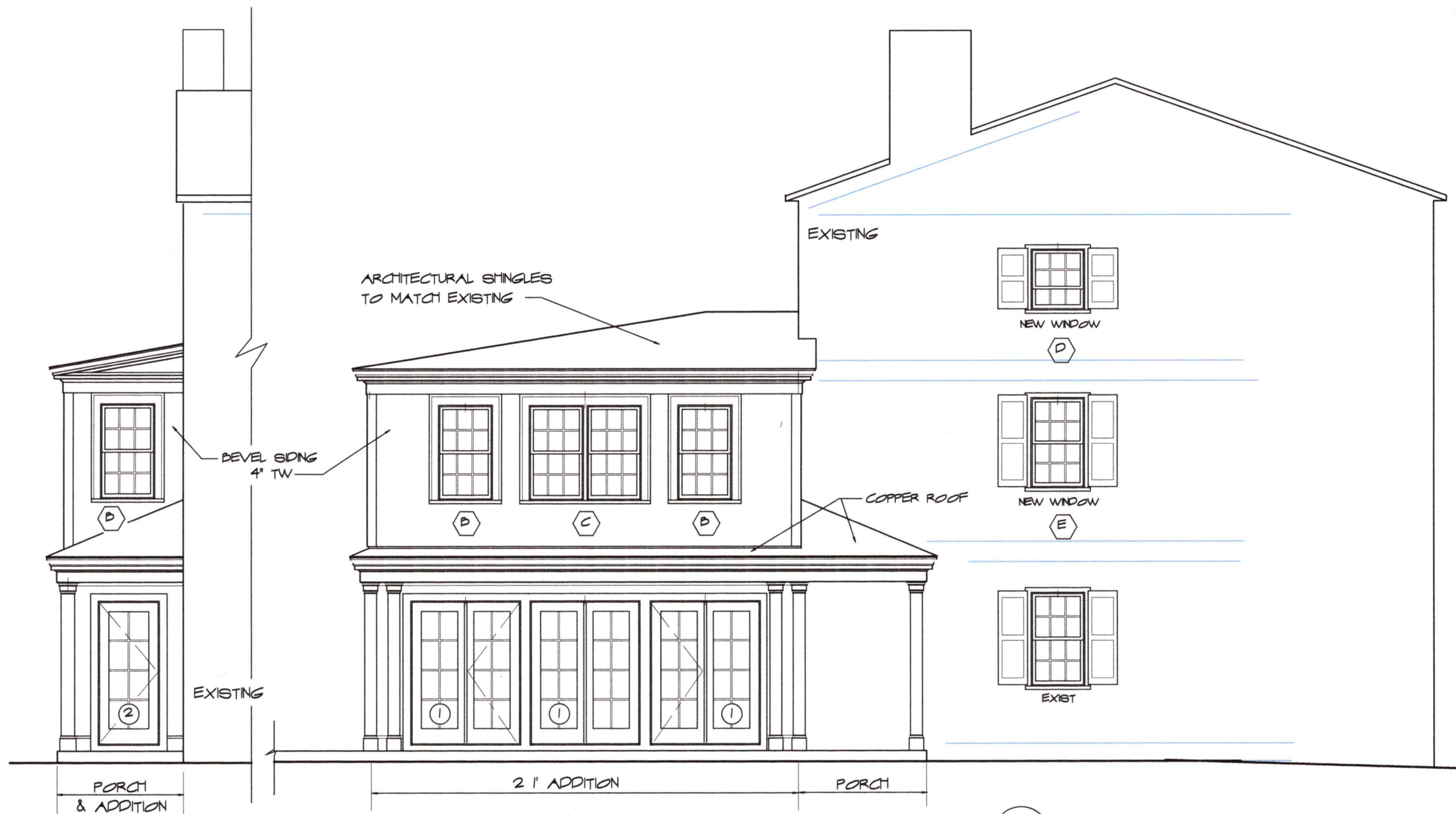
EXISTING REAR ELEVATION



VIEW OF EXISTING WEST GARDEN

<b>SCHMATIC DESIGN</b> ADDITIONS & RENOVATIONS, KARABELAS RESIDENCE 461 COURT STREET PORTSMOUTH, NH	 <b>ANNE WHITNEY ARCHITECT</b> 801 Ellington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	Project: <b>2307</b>	Date: <b>5/27/24</b>
		Revisions:	<b>5 OF 6</b>

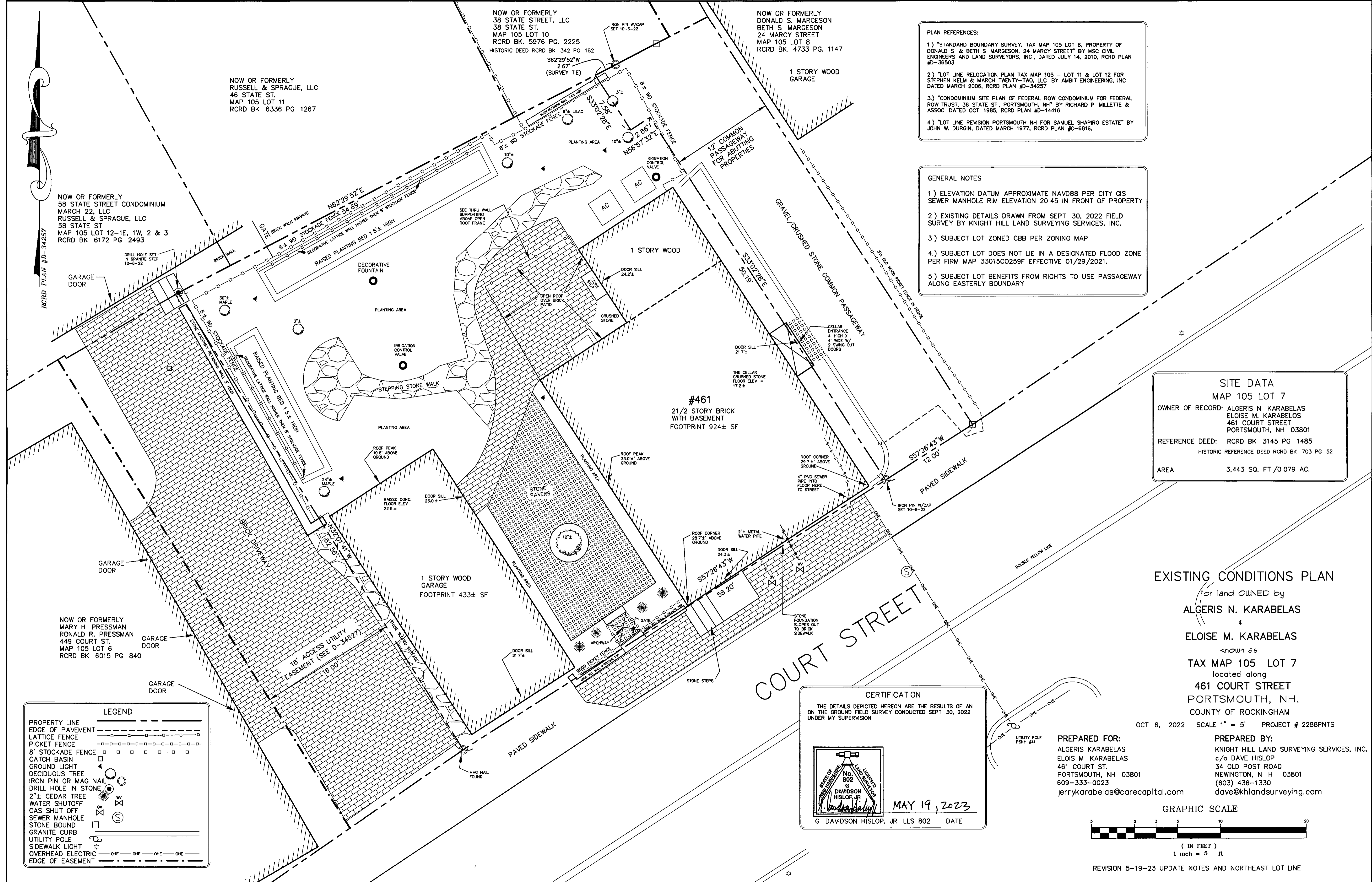




WEST ELEVATION  
SCALE: 3/16" = 1'-0"

ADDITION COURT ST ELEVATION  
SCALE: 3/16" = 1'-0"

<b>SCHEMATIC DESIGN</b> ADDITIONS & RENOVATIONS, KARADELAS RESIDENCE 461 COURT STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth NH 03801 603-602-4387 archwhit@aol.com	<b>AW</b>	Project: # 2307 Date: 5/27/24
	ANNE WHITNEY ARCHITECT	Revisions:	6 OF 6



**PLAN REFERENCES:**

- 1) "STANDARD BOUNDARY SURVEY, TAX MAP 105 LOT 8, PROPERTY OF DONALD S. MARGESON, 24 MARCY STREET" BY MSC CIVIL ENGINEERS AND LAND SURVEYORS, INC. DATED JULY 14, 2010, RCRD PLAN #D-36503
- 2) "LOT LINE RELOCATION PLAN TAX MAP 105 - LOT 11 & LOT 12 FOR STEPHEN KELM & MARCH TWENTY-TWO, LLC" BY AMBIT ENGINEERING, INC. DATED MARCH 2006, RCRD PLAN #D-34257
- 3) "CONDOMINIUM SITE PLAN OF FEDERAL ROW CONDOMINIUM FOR FEDERAL ROW TRUST, 38 STATE ST, PORTSMOUTH, NH" BY RICHARD P MILLETTE & ASSOC. DATED OCT 1985, RCRD PLAN #D-14416
- 4) "LOT LINE REVISION PORTSMOUTH NH FOR SAMUEL SHAPIRO ESTATE" BY JOHN W. DURGIN, DATED MARCH 1977, RCRD PLAN #C-6816.

**GENERAL NOTES**

- 1) ELEVATION DATUM APPROXIMATE NAVD88 PER CITY GIS SEWER MANHOLE RIM ELEVATION 20.45 IN FRONT OF PROPERTY
- 2) EXISTING DETAILS DRAWN FROM SEPT 30, 2022 FIELD SURVEY BY KNIGHT HILL LAND SURVEYING SERVICES, INC.
- 3) SUBJECT LOT ZONED CBB PER ZONING MAP
- 4) SUBJECT LOT DOES NOT LIE IN A DESIGNATED FLOOD ZONE PER FIRM MAP 33015C0259F EFFECTIVE 01/29/2021.
- 5) SUBJECT LOT BENEFITS FROM RIGHTS TO USE PASSAGEWAY ALONG EASTERLY BOUNDARY

**SITE DATA**  
 MAP 105 LOT 7  
 OWNER OF RECORD: ALGERIS N. KARABELAS  
 ELOISE M. KARABELOS  
 461 COURT STREET  
 PORTSMOUTH, NH 03801  
 REFERENCE DEED: RCRD BK 3145 PG 1485  
 HISTORIC REFERENCE DEED RCRD BK 703 PG 52  
 AREA: 3,443 SQ. FT / 0.079 AC.

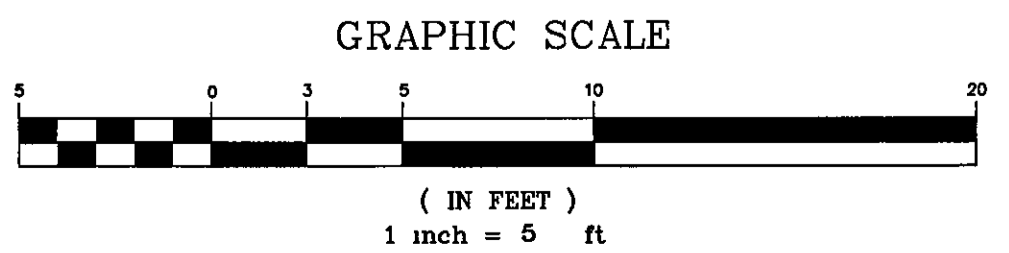
**EXISTING CONDITIONS PLAN**  
 for land OWNED by  
 ALGERIS N. KARABELAS  
 &  
 ELOISE M. KARABELAS  
 known as  
 TAX MAP 105 LOT 7  
 located along  
 461 COURT STREET  
 PORTSMOUTH, NH.  
 COUNTY OF ROCKINGHAM  
 OCT 6, 2022 SCALE 1" = 5' PROJECT # 2288PNTS

**PREPARED FOR:**  
 ALGERIS KARABELAS  
 ELOIS M. KARABELAS  
 461 COURT ST.  
 PORTSMOUTH, NH 03801  
 609-333-0023  
 jerrykarabelas@carecapital.com

**PREPARED BY:**  
 KNIGHT HILL LAND SURVEYING SERVICES, INC.  
 c/o DAVE HISLOP  
 34 OLD POST ROAD  
 NEWINGTON, N H 03801  
 (603) 436-1330  
 dave@khillandsurveying.com

**CERTIFICATION**  
 THE DETAILS DEPICTED HEREON ARE THE RESULTS OF AN ON THE GROUND FIELD SURVEY CONDUCTED SEPT 30, 2022 UNDER MY SUPERVISION

**G DAVIDSON HISLOP, JR. LLS 802**  
 DATE: **MAY 19, 2023**



**LEGEND**

PROPERTY LINE	---
EDGE OF PAVEMENT	----
LATTICE FENCE	—○—○—○—○—
PICKET FENCE	—□—□—□—□—
8" STOCKADE FENCE	—■—■—■—■—
CATCH BASIN	□
GROUND LIGHT	○
DECIDUOUS TREE	○
IRON PIN OR MAG NAIL	●
DRILL HOLE IN STONE	○
2"± CEDAR TREE	○
WATER SHUTOFF	⊗
GAS SHUT OFF	⊗
SEWER MANHOLE	⊗
STONE BOUND	⊗
GRANITE CURB	⊗
UTILITY POLE	⊗
SIDEWALK LIGHT	⊗
OVERHEAD ELECTRIC	—○—○—○—○—
EDGE OF EASEMENT	---

REVISION 5-19-23 UPDATE NOTES AND NORTHEAST LOT LINE