

**170-172 Gates Street
Map 103 Lot 14**

Rebuild Existing Detached Garage

To permit the following:

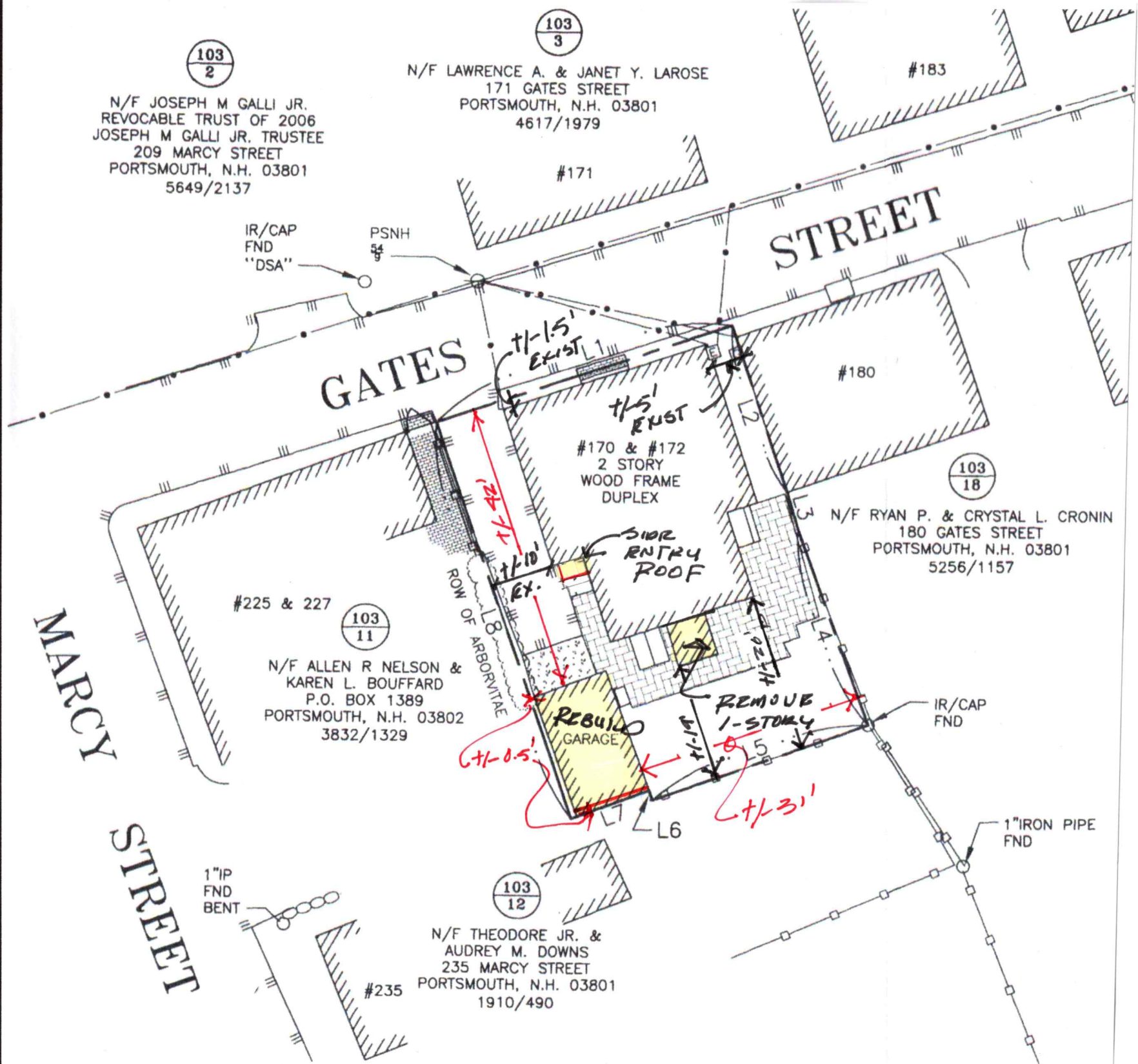
1. Building Coverage of 45% where 46% is existing & 30% is allowed.
2. Garage Right Side Yard Setback of +/-0.5' where 10' is required
3. Garage Rear Yard Setback of +/- 0.5' where 25' is required
4. Rebuild of a non-conforming structure

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

1. The Existing Garage is in very poor condition with a collapsed wood framed floor. Plus the grade rises towards the rear and the current structure is raised with a large concrete apron at the end of the driveway. The proposed Garage will be on a floating slab with a raised concrete wall at the rear & side, so the Garage can be lowered to eliminated the large concrete apron. There is no room on site to relocate the Garage.
3. The Existing Residence is non-conforming to Building Coverage (46%) and removing the rear 1-Story Ell will make the Residence conforming to the rear yard setback & will reduce the Building coverage to 45%.

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 Building Area & Setbacks. The Garage will be rebuilt over the existing footprint
2. The Variances are consistent with the spirit of the ordinance in that it will allow this current Garage Use to be continued.
3. Substantial justice will be done, as the Variances will not expand the building coverage.
4. These Variances will not diminish the value of surrounding properties. The rebuilt Garage will replace a dilapidated structure.
5. The special condition of this property is the non-conformity of the Existing Garage and Lot. The Lot at 3393sf is just 67% of the required 5000sf in this Zone.



RENOVATIONS & GARAGE REBUILD
 170-172 GATES STREET PORTSMOUTH, NH
 FOR: KATHERINE BRADFORD

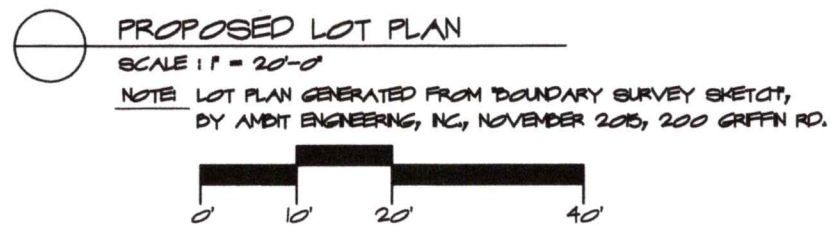
MAP 103 LOT 19
 GENERAL RESIDENCE B (GRB)
 LOT AREA 3393 SF

ALLOW. BUILDING COVERAGE 30%

EXISTING BUILDING COVERAGE	
EXISTING RESIDENCE	1254 SF
1-STORY REAR ADDITION TO BE REMOVED	49 SF
EXISTING GARAGE	256 SF
<hr/>	
1559 SF (46%)	
PROPOSED BUILDING COVERAGE	
EXISTING RESIDENCE	1254 SF
REBUILT GARAGE	240 SF
SIDE ENTRY ROOF	15 SF
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1509 SF (45%)	



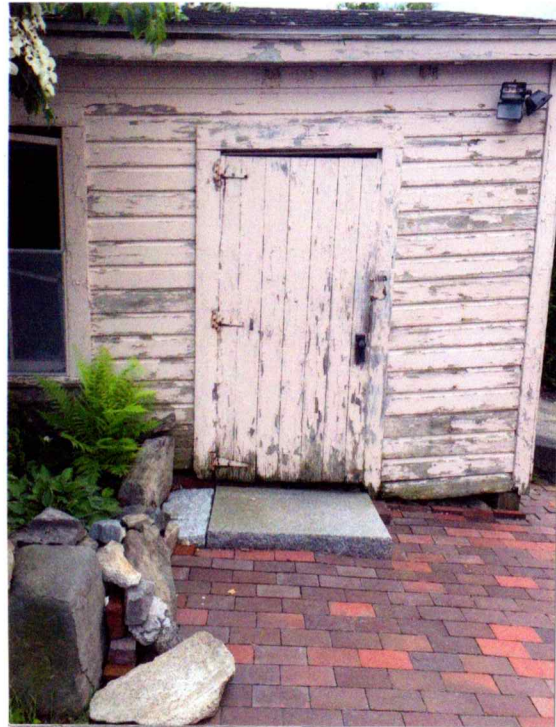
ONE STORY ELL TO BE REMOVED



PROPOSED LOT PLAN RENOVATIONS & GARAGE REBUILD, BRADFORD RESIDENCE 170 - 172 GATES STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth, NH 03801 603-502-4387 archwhit@aol.com	Project: #2304 Revisions:	Date: 6/18/24 1 OF 3
	ANNE WHITNEY ARCHITECT		



GARAGE EXIST LEFT SIDE



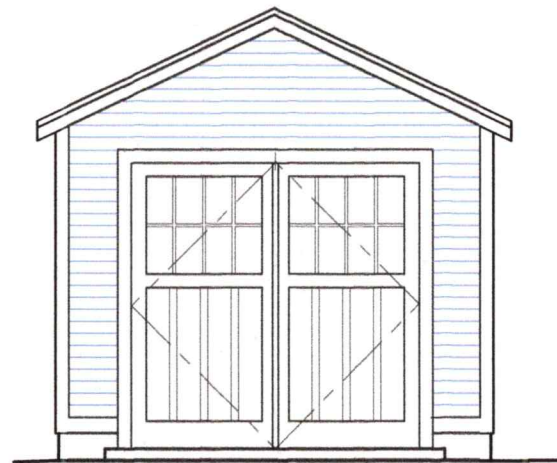
GARAGE EXIST FRONT



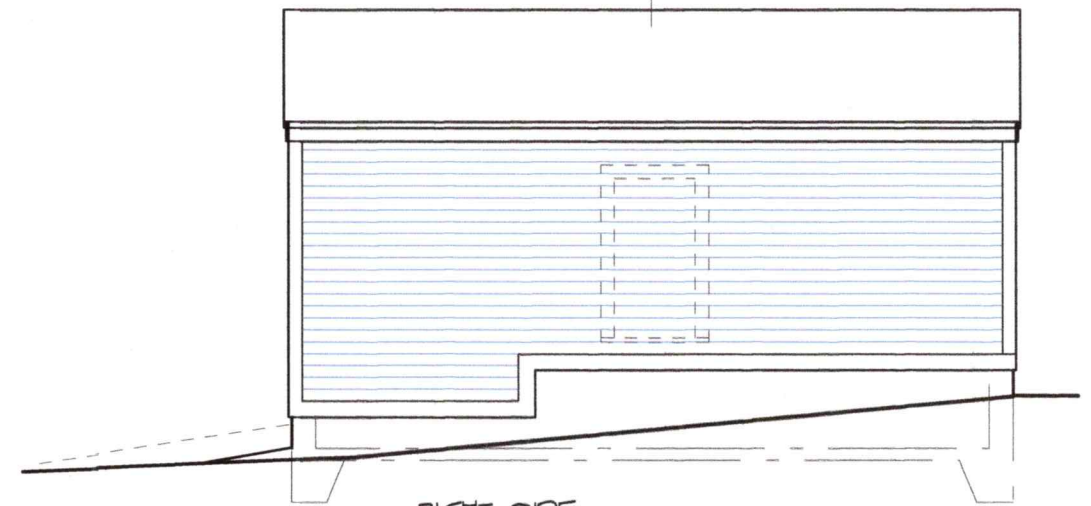
GARAGE EXIST RIGHT SIDE



LEFT SIDE



FRONT



RIGHT SIDE



REBUILT GARAGE ELEVATIONS
SCALE: 3/16" = 1'-0"

Schematic DESIGN

801 Islington St, Suite 32
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ANNE WHITNEY ARCHITECT

RENOVATIONS & GARAGE REBUILD, BRADFORD RESIDENCE

110 - 112 GATES STREET

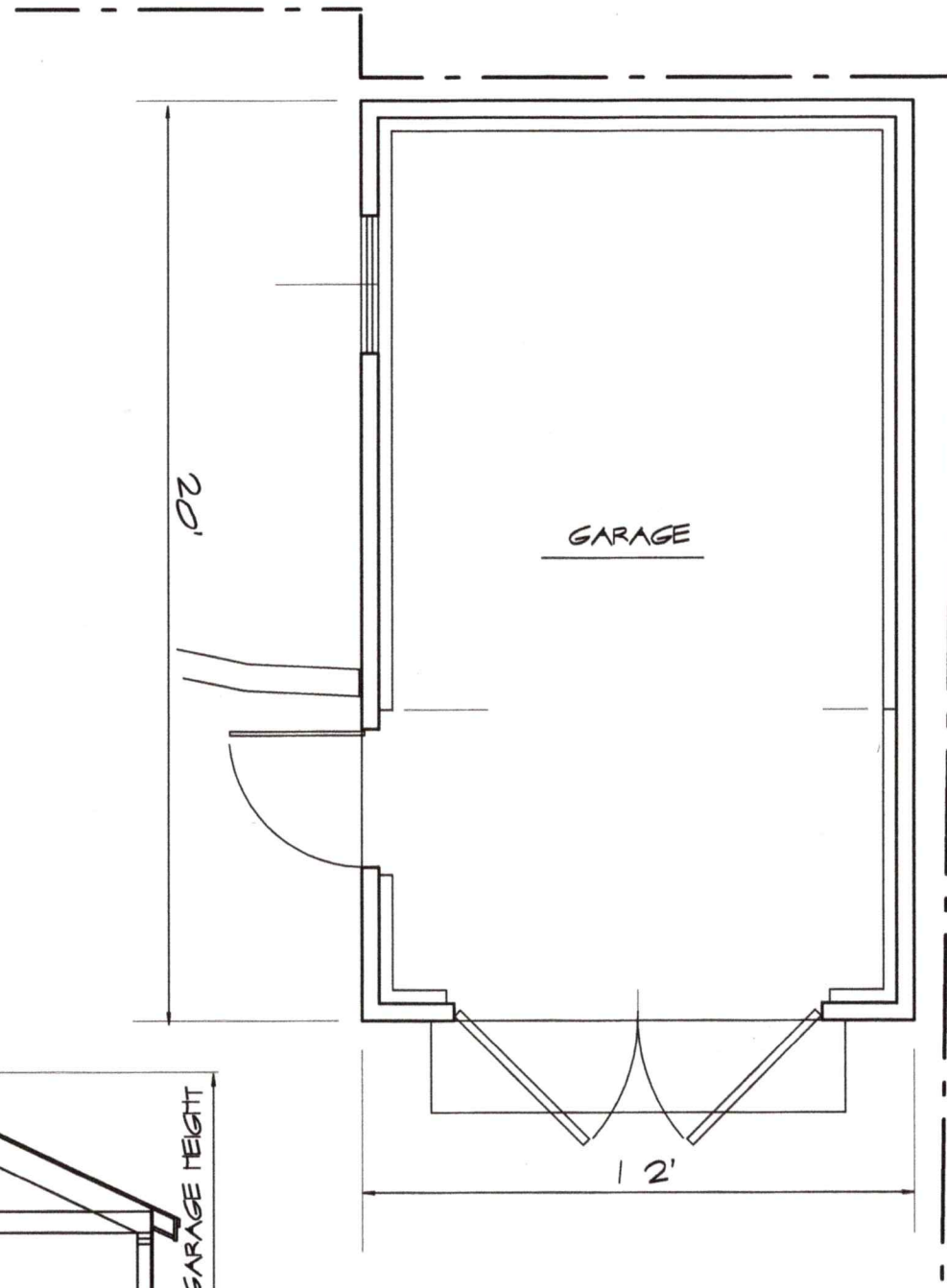
PORTSMOUTH, NH

Project: 2304

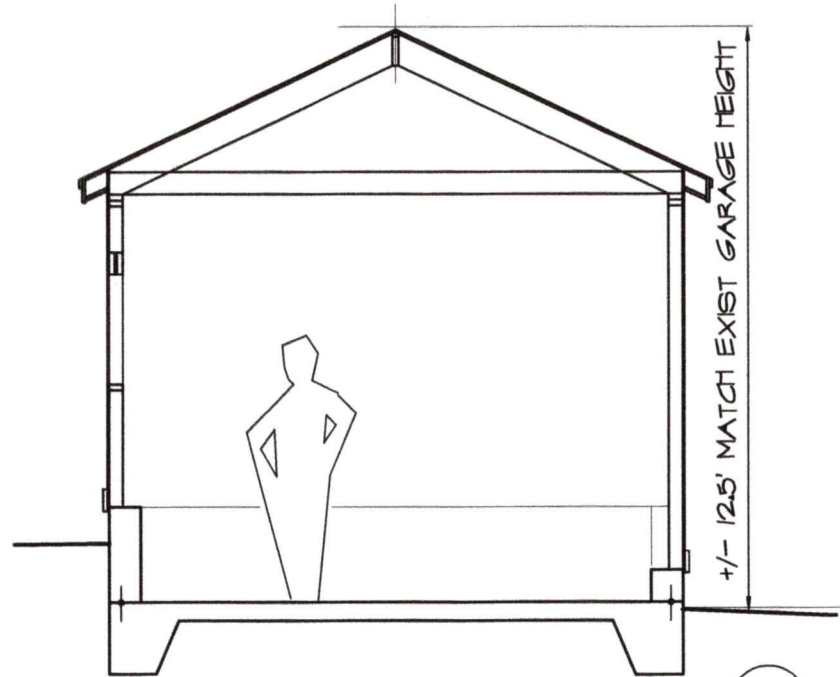
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
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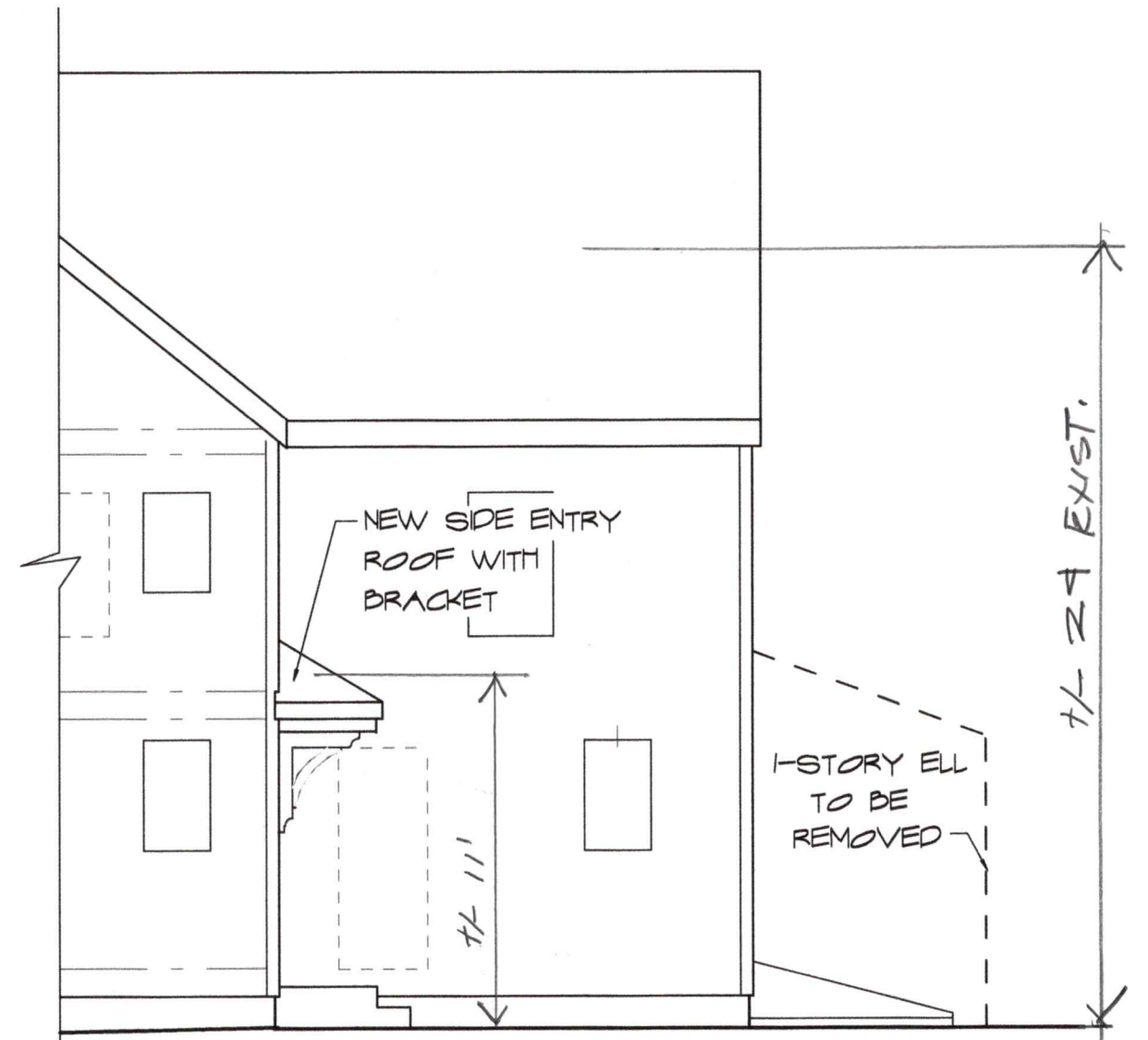
2 OF 3

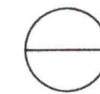



GARAGE PLAN
 SCALE: 1/4" = 1'-0"




GARAGE SECTION
 SCALE: 1/4" = 1'-0"




PARTIAL RIGHT SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

SCHEMATIC DESIGN RENOVATIONS & GARAGE REBULD, BRADFORD RESIDENCE 170 GATES STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	AW	Project: # 2304 Revisions:	Date: 6/18/24
	ANNE WHITNEY ARCHITECT			3 OF 3