

**189 Gates Street
Map 103 Lot 6**

Convert Existing Garage with Addition to "Garden Cottage".

To permit the following:

1. Building Coverage of 35.5% where 30% is allowed.
2. Right Side Setback of +/- 1.4' where 10' is required.
3. Expansion of a non-conforming structure

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

1. The Existing Building Coverage is 30% and the Additions add 306sf. Stone walls supporting the exist foundation are 108sf (2%) of Building coverage.
2. The Existing Garage is non-conforming on the Right Side Property Line and any Rear Addition would be within the 10' Setback.

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 public view of this Structure from the Point of Grave Cemetery is improved with the Addition.
2. The Variances are consistent with the spirit of the ordinance in that it will allow this allowed Change in Use with the Addition, which is in context with the neighborhood
3. Substantial justice will be done, as this work will allow the owners to add this dwelling unit for family and/or live-in help, without adversely affecting adjacent properties.
4. These Variances will not diminish the value of surrounding properties.
5. The special condition of this property is the non-conformity of the Existing Garage and size of the Lot.

GATES STREET

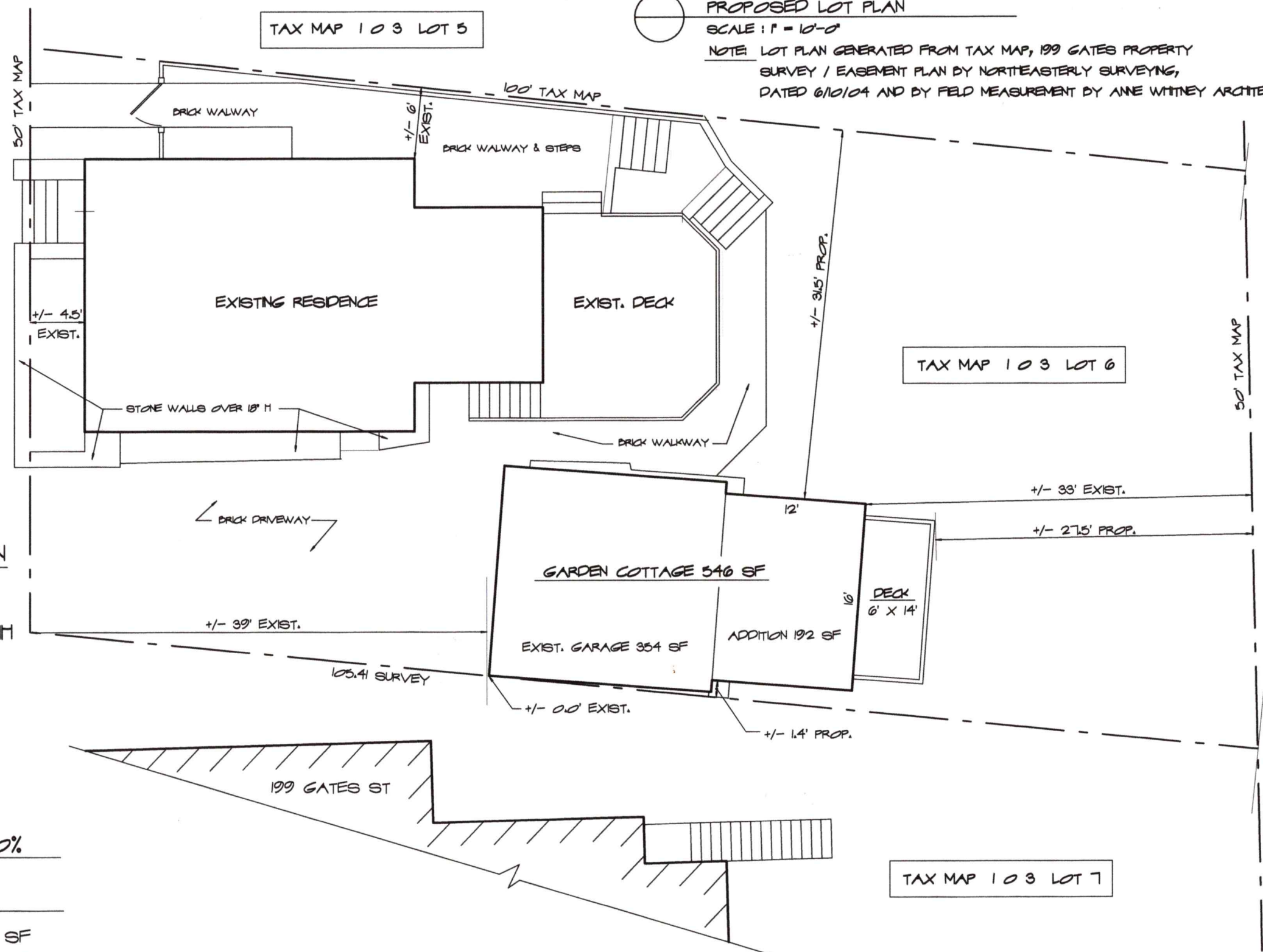
TAX MAP 103 LOT 5



PROPOSED LOT PLAN

SCALE: 1" = 10'-0"

NOTE: LOT PLAN GENERATED FROM TAX MAP, 199 GATES PROPERTY SURVEY / EASEMENT PLAN BY NORTHEASTERLY SURVEYING, DATED 6/10/04 AND BY FIELD MEASUREMENT BY ANNE WHITNEY ARCHITECT



GARAGE CONVERSION TO GARDEN COTTAGE WITH ADDITION

189 GATES STREET PORTSMOUTH, NH
FOR: PATRICK & JUDY NERBONNE

MAP 103 LOT 6
GENERAL RESIDENCE B (GRB)

LOT AREA 5184 SF

ALLOW. BUILDING COVERAGE 30%

PROPOSED BUILDING COVERAGE

EXISTING RESIDENCE	825 SF
EXISTING DECK & STEPS OVER 18"	272 SF
EXISTING STONE WALLS OVER 18"	108 SF
EXIST. GARAGE CONVERTED TO GARDEN COTTAGE WITH ADDITION	546 SF
GARDEN COTTAGE DECK ADDITION	84 SF
1835 SF (35.5%)	



PROPOSED LOT PLAN

NERBONNE RESIDENCE

189 GATES STREET

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

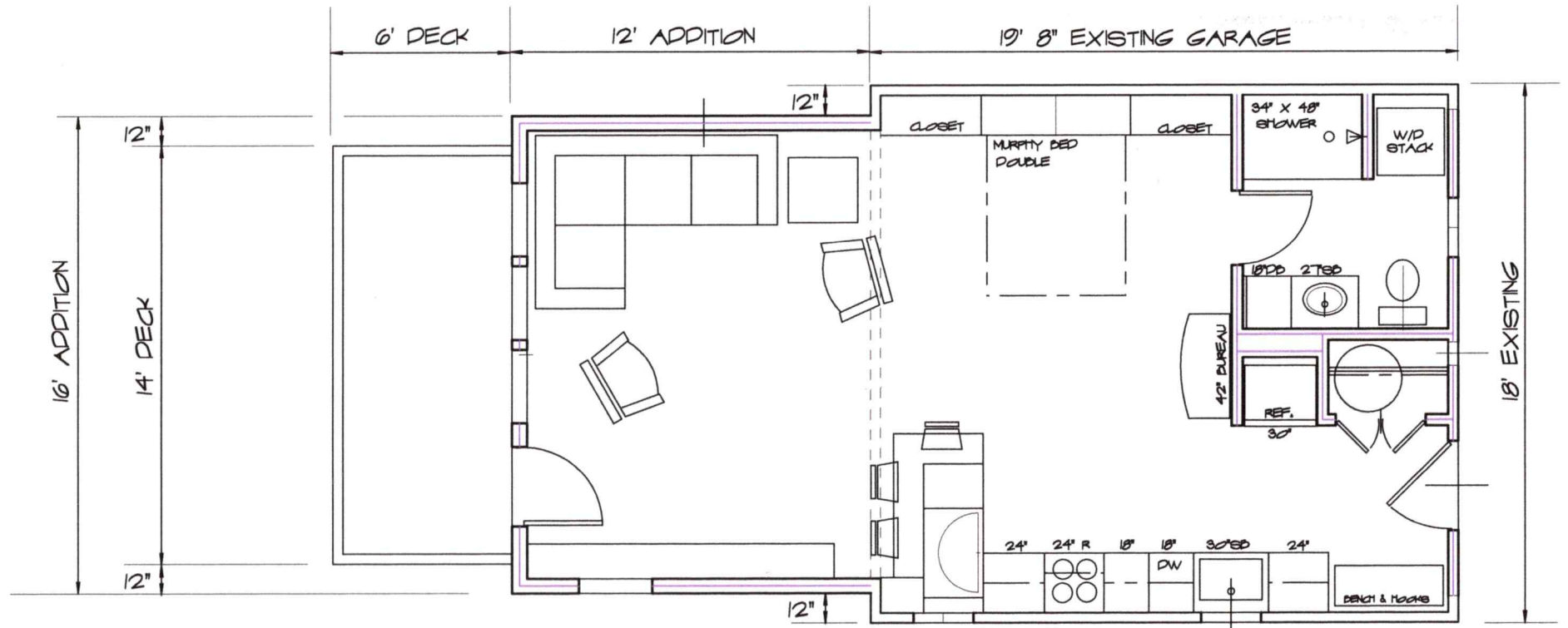
Project: 2202
Revisions: 2/23/22

Date: 2/22/22

1 OF 3



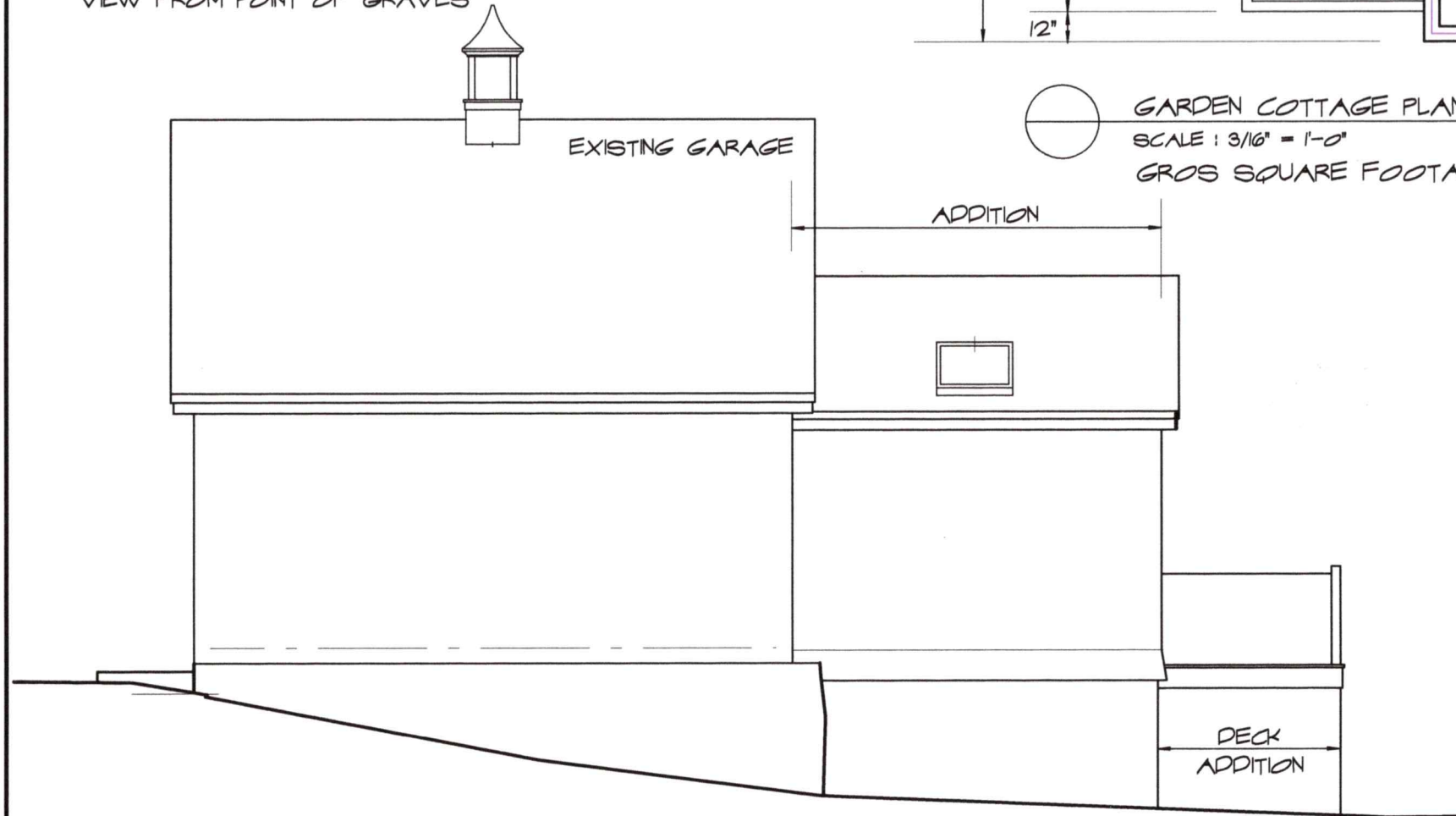
VIEW FROM POINT OF GRAVES



GARDEN COTTAGE PLAN

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

GROSS SQUARE FOOTAGE = 546 SF



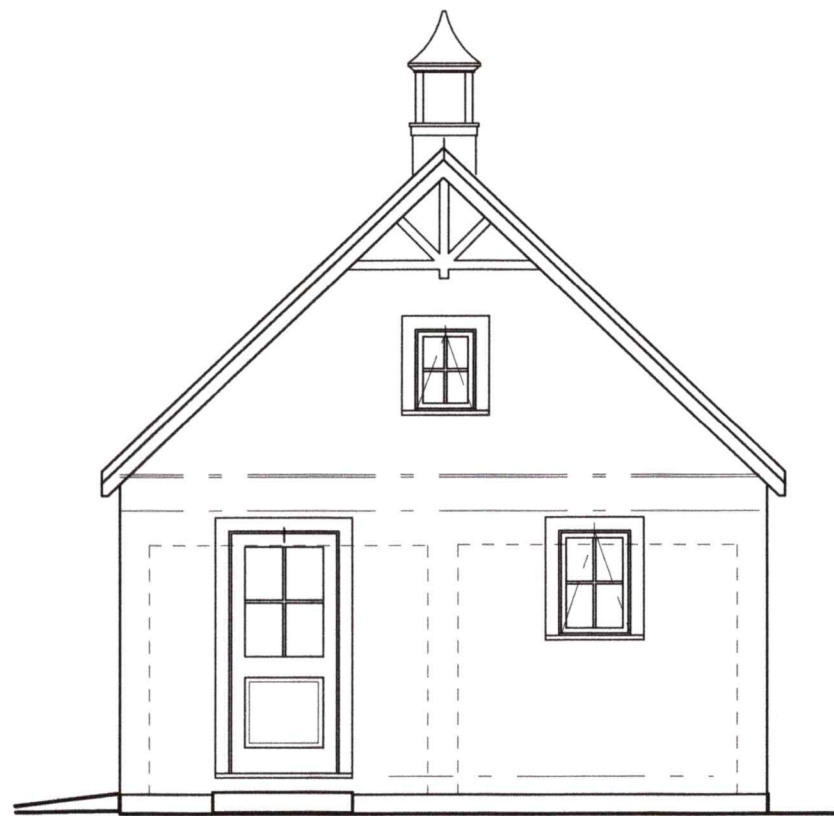
RIGHT SIDE ELEVATION

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

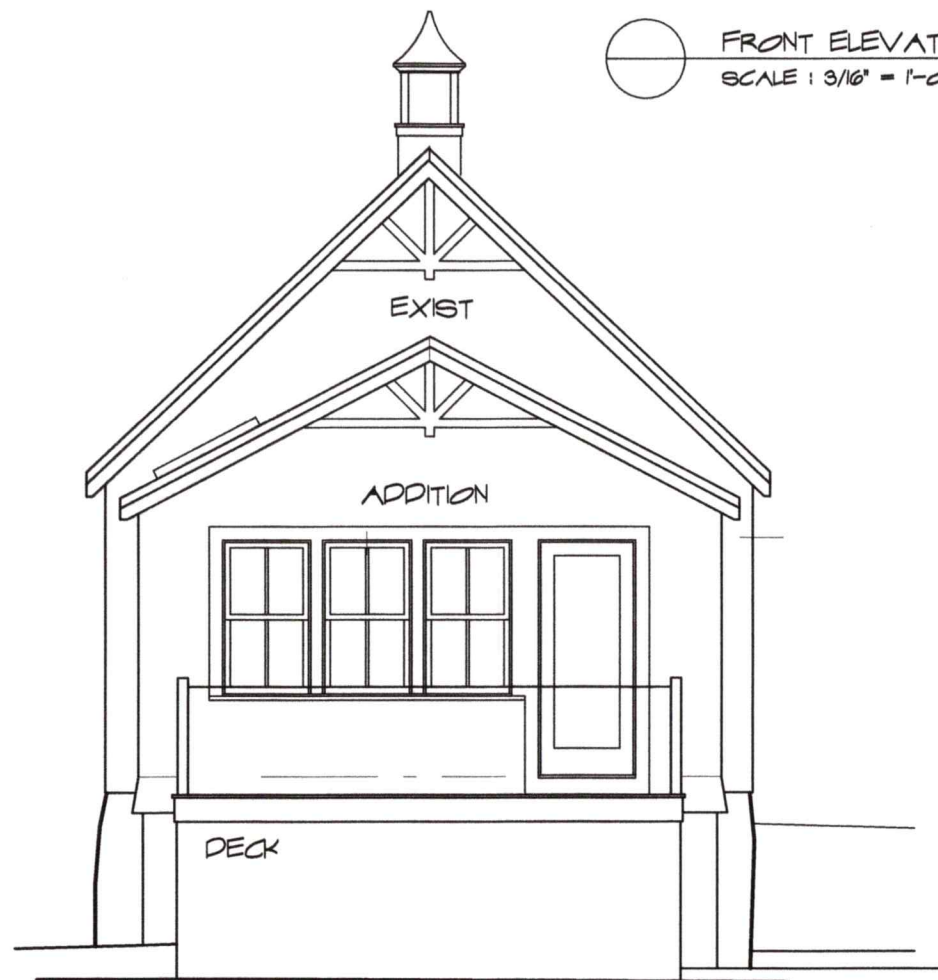


GARAGE FRONT ELEVATION

<p>SCHEMATIC DESIGN</p> <p>ANNE WHITNEY ARCHITECT</p> <p>GARAGE CONVERSION TO GARDEN COTTAGE WITH ADDITION</p> <p>NERBONE RESIDENCE 189 GATES STREET PORTSMOUTH, NH</p>	<p>9 Sheafe Street Portsmouth NH 03801 603-427-2832</p>	<p>Project: 2202</p> <p>Revisions: 2 / 23 / 22</p>	<p>Date: 2 / 22 / 22</p>
	<p>2 OF 3</p>		
	<p></p>		



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



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

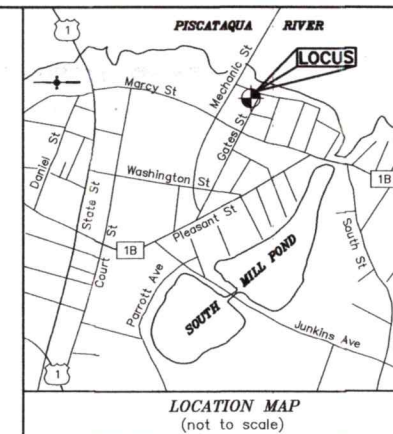
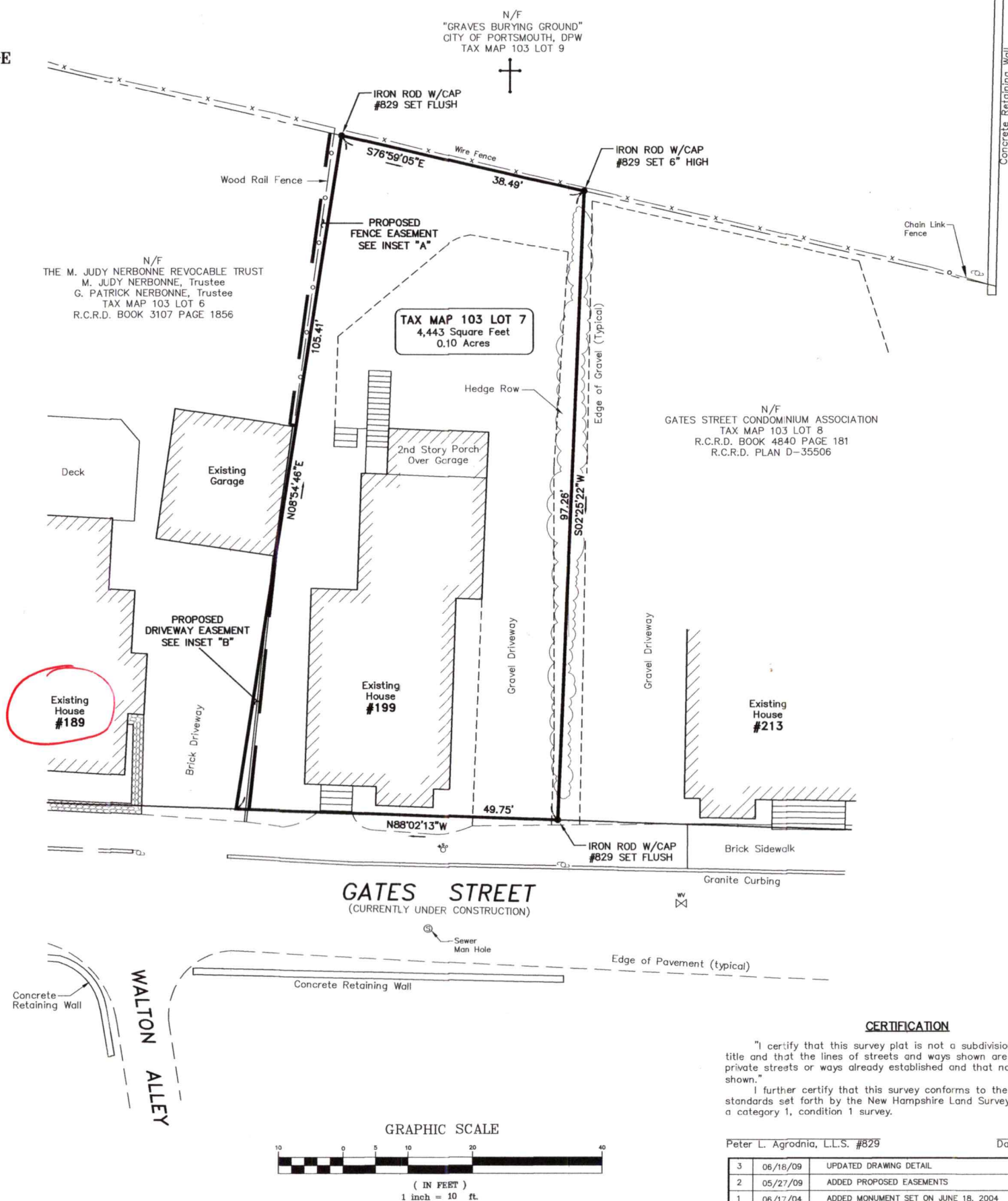
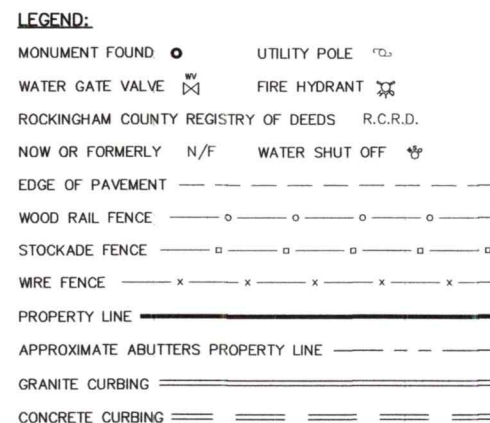


LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



VIEW FROM POINT OF GRAVES

SCHEMATIC DESIGN ANNE WHITNEY ARCHITECT GARAGE CONVERSION TO GARDEN COTTAGE WITH ADDITION NERBONE RESIDENCE 189 GATES STREET PORTSMOUTH, NH	9 Sheafe Street Portsmouth NH 03801 603-427-2832	Project: • 2202	Date: 2 / 22 / 22
		Revisions: 2 / 23 / 22	3 OF 3



MECHANIC STREET

PLAN REFERENCES:

1. "PLAT OF LAND FOR PETER FISHER IN PORTSMOUTH, N.H." BY PARKER SURVEY ASSOCIATES, Inc. DATED JULY 1983 AND RECORDED AT R.C.R.D. PLAN B-11743.
2. "PLAN OF MECHANIC STREET, LEADING FROM LAIGHTON'S MAST YARD TO GRAVES END STREET, PORTSMOUTH" DATED APRIL 20, 1836, ON RECORD AT PORTSMOUTH PUBLIC WORKS.

NOTES:


1. OWNER OF RECORD:
JOSEPH A. CAPOBIANCO, Jr. REVOCABLE TRUST
c/o JOSEPH A. CAPOBIANCO, Jr., Trustee
R.C.R.D. BOOK 4279 PAGE 156 (½ Interest)
DATED APRIL 27, 2004

JUDITH A. CAPOBIANCO REVOCABLE TRUST
c/o JUDITH A. CAPOBIANCO, Trustee
R.C.R.D. BOOK 4279 PAGE 154 (½ Interest)
DATED APRIL 27, 2004
2. TOTAL PARCEL AREA:
4,443 Square Feet OR 0.10 Acres
3. BASIS OF BEARING IS MAGNETIC MAY 2004.

REFERENCE PLAN

**STANDARD PROPERTY SURVEY
& PROPOSED EASEMENT PLAN**

FOR PROPERTY AT
199 Gates Street
 Portsmouth, Rockingham County, New Hampshire
 OWNED BY
Joseph A. Capobianco, Jr. Revocable Trust
Judith A. Capobianco Revocable Trust
 c/o Judith A. & Joseph A. Capobianco, Jr.
 69 Arthur Avenue
 Manchester, New Hampshire 03104

North
W  EASTERLY
SURVEYING,

SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1
(207) 439-6333 KITTERY, MAINE 03904

SCALE: 1" = 10'	PROJECT NO. 04650	DATE: 6/10/04	SHEET: 1 OF 1	DRAWN BY: RAB	CHECKED BY: PJA
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DRAWING No: 04650 Boundary	Tax Map 103 Lot 7
FIELD BOOK No: "Barnstable, NH #7"	

CERTIFICATION

"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. Agrodnia, L.L.S. #829

Date: _____

3	06/18/09	UPDATED DRAWING DETAIL	RAB	RAB	PLA
2	05/27/09	ADDED PROPOSED EASEMENTS	RAB	RAB	PLA
1	06/17/04	ADDED MONUMENT SET ON JUNE 18, 2004	MCS	RAB	PLA
REV.	DATE	STATUS	BY	CHKD	APP

SCALE: 1" = 10'	PROJECT NO. 04650	DATE: 6/10/04	SHEET: 1 OF 1	DRAWN BY: RAB	CHECKED BY: PJA
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