

Garage Plans

Joel St. Jean & Mariele Chambers

108 Burkitt St.

Portsmouth, NH

4.25.2022

Updated: 8.14.2022

To The Planning Board of Portsmouth and To Whom It May Concern:

Thank you for taking the time to consider our Land Use Application for variance at 108 Burkitt St.

****10.233.21** The variance will not be contrary to the public interest;

- Because given the age, materials used, and the size of the garage, rebuilding under the new plan will improve the function, use, and safety. It will assist in the overall neighborhood function and appeal. Building to modern-day standards will provide the ability to house modern day cars, transportation, and overall usability.

****10.233.22** The spirit of the Ordinance will be observed;

- Because it does not threaten the health, safety, nor welfare of the general public, neighbors. In fact, abating the friable asbestos and removing the rot, mold, and mildew covered structure will rid the public and owners of these hazards.

****10.233.23** Substantial justice will be done;

- Because it does not threaten the health, safety, nor welfare of the general public, nor the current or future owners and neighbors. The building of this new garage will benefit the image, appeal, and state of the Burkitt St. neighborhood as well as create a structure that is more functional to today's standards of home care.

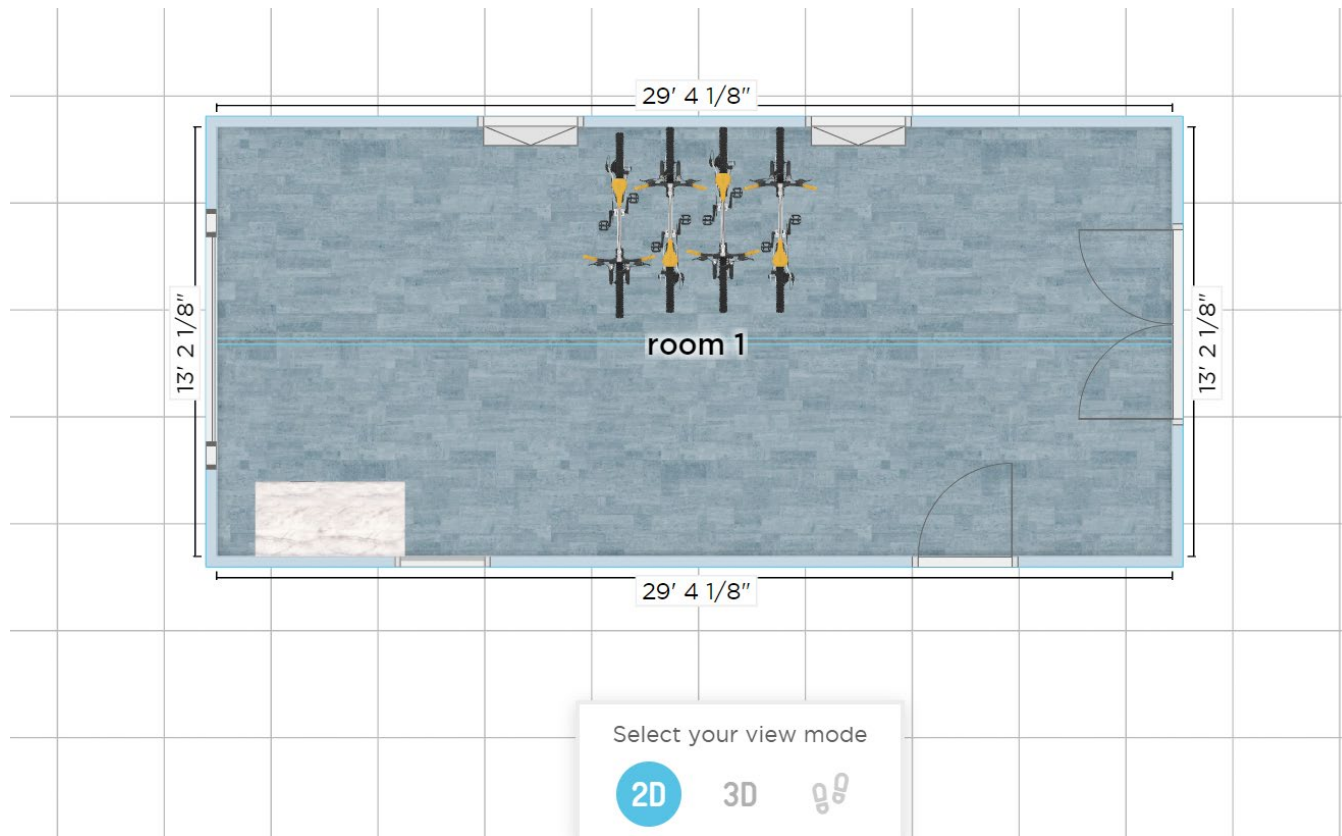
****10.233.24** The values of surrounding properties will not be diminished;

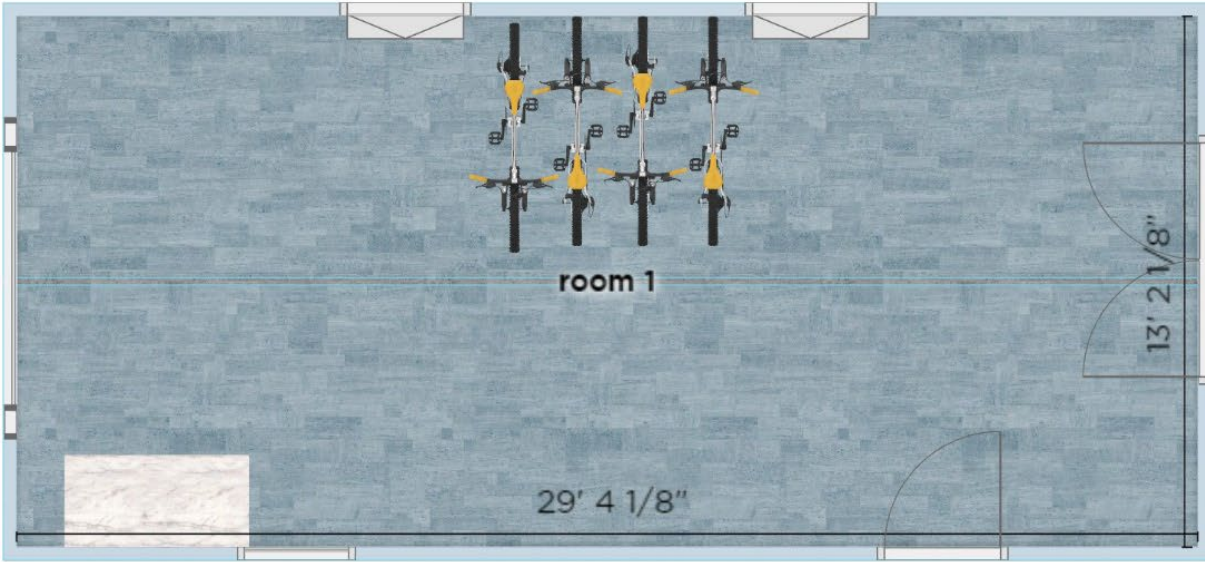
- In fact, the updating to use of modern-day building techniques and materials should only help make the area safer and more appealing.

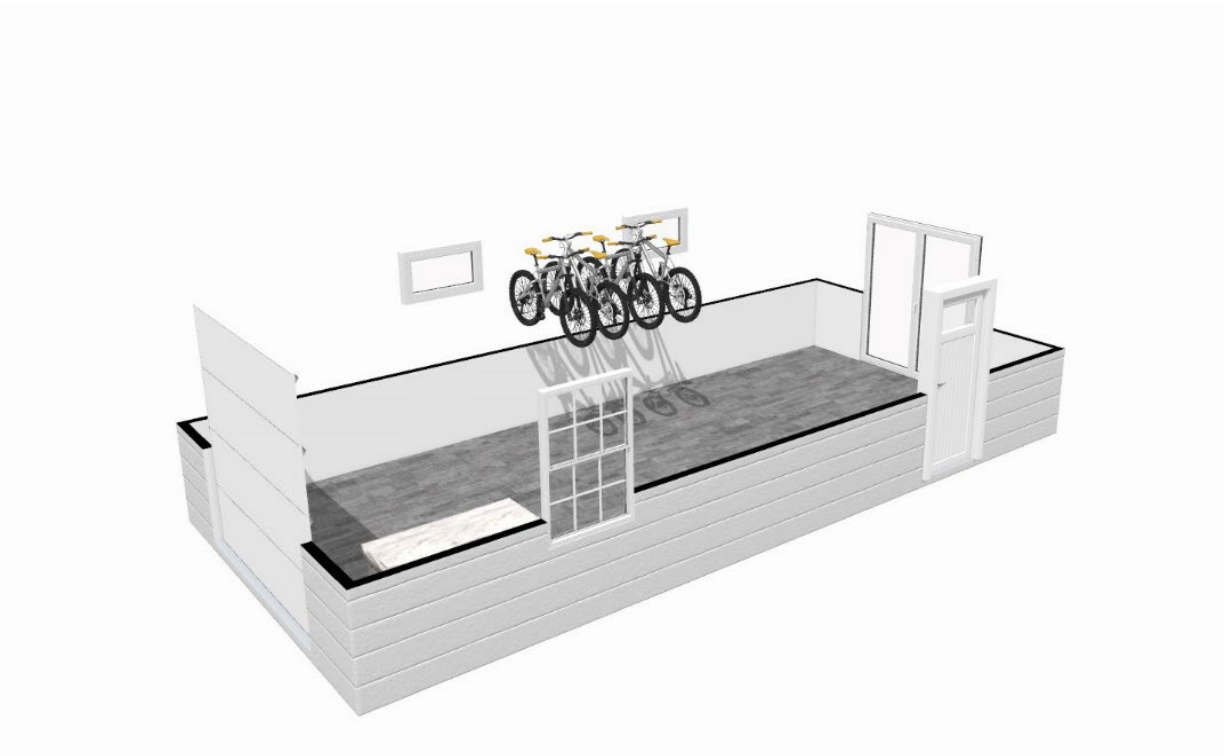
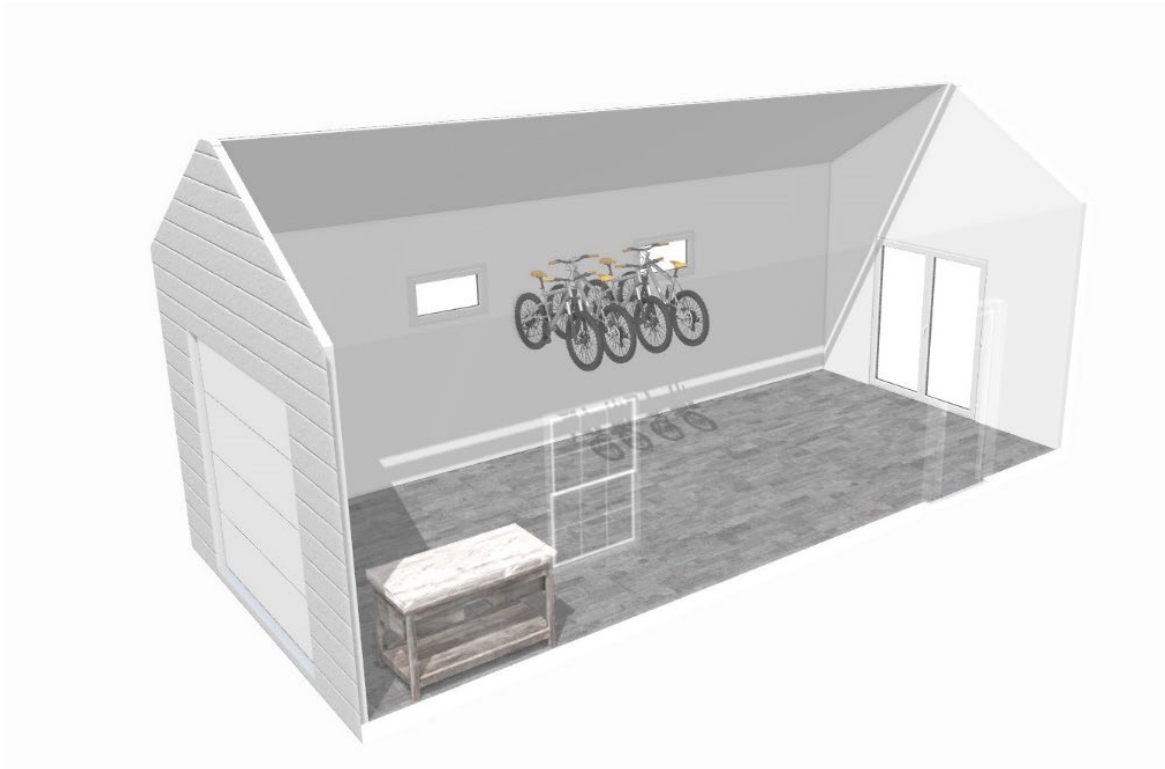
****10.233.25** Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

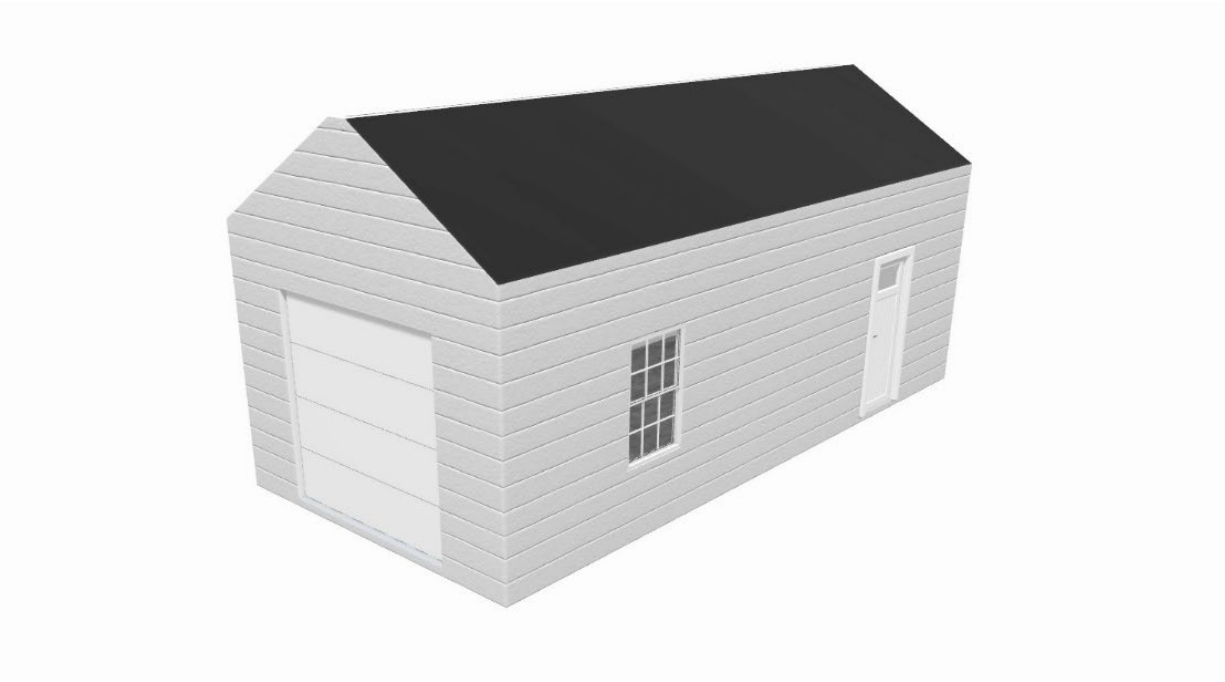
- As it currently stands, water gathers around the foundation due to poor drainage. It is also causing the rot on the garage door, wooden structure and outer siding. By removing the current garage and placing the new one, the foundation will be fixed to standards which allow the structure to withstand all New England seasons and complement the topography of the property for many years ahead. This will appropriately direct water from the new garage, the current standing main house, to the back yard and side plants. Water will not be stagnant.

In addition, the use of this garage would significantly improve the quality of life for the current owners given my height.









Front and Side (Facing Main House) Elevations



Rear and Side (Facing Main House) Elevations



Rear and Side (Facing 122 Burkitt) Elevations

Conditions of Garage

(As of 8.23.2022)

- **Friable asbestos siding has been properly removed**
 - **108 Burkitt St. Survey has been completed**
- Roof continues to leak (age of garage roof unknown)
 - Wood rot in structure and garage door





Concrete foundation sinking/warped (does not allow for proper water movement/management)





- Current Rear Elevation



-Current Front Elevation







Conditions of Garage

(As of 6.15.2022)

- Friable asbestos siding (abatement will be needed)
- Damaged roof (age of garage roof unknown)
 - Wood rot in structure and garage door
- Concrete foundation sinking / warped (does not allow for proper water movement/management)









Stairs leading to garage



Side of garage adjacent the Property Line to Brady/Wilson Lot.

A 2-foot setback is requested



Friable Asbestos siding

Zoning Board of Adjustment
Planning Department
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801
July 19, 2022

I / We (name(s)) Bonita Cook at

(address) 117 Burkitt Street

support 1) a Variance from Section 10.573.20 to allow a 1 foot left side yard where 10 feet is required. 2)
A Variance from Section 10.321 to allow a nonconforming structure or building to be extended,
reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is
shown on Assessor Map 159 Lot 30 and lies withing the General Residence A (GRA) District. The
address of said property is at 108 Burkitt St. Portsmouth, NH 03801.

Sincerely,

DocuSigned by: 7/18/2022 | 9:27 AM EDT
Signature(s) Bonita Cook
89B972F06186415...

*** If you care to share some words about us or the project, please do so below.*

As the homeowner's garage is currently within the 10-foot setback and the proposed expansion is away from the road and toward their own property I think this project is thoughtful to the neighborhood. The proposed structure is appropriately scaled and designed to fit in with the vernacular of the area.

With the changing times I believe we need to be adaptive to the way spaces are used. Allowing this variance will give the homeowners the ability to use the space in a way that supports their own health and wellbeing which is something I wholeheartedly support.

Bonita Cook, AIA

Garage Plans



Property Information

Property ID 0159-0030-0000
 Location 108 BURKITT ST
 Owner ST JEAN JOEL



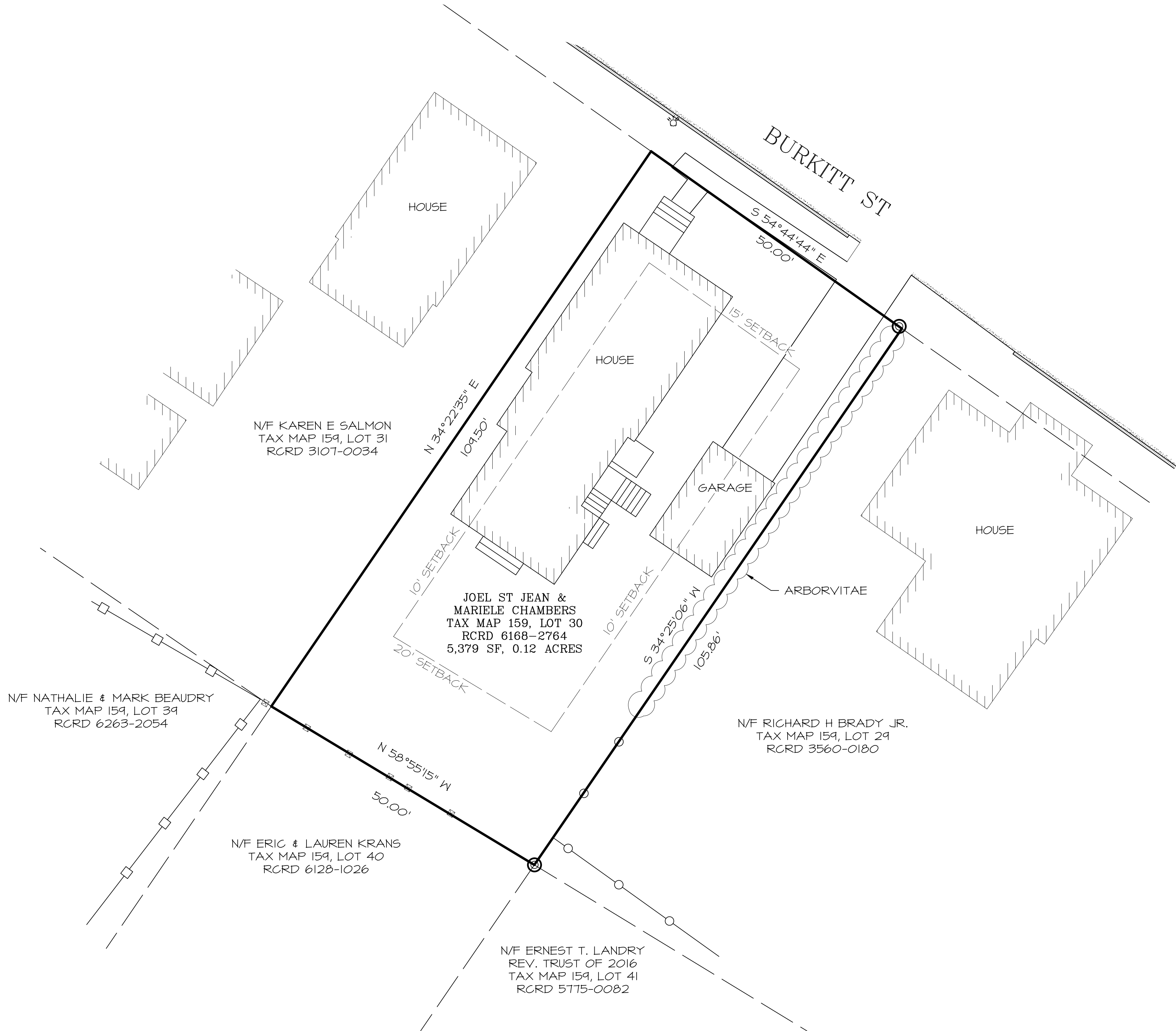
**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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 3/9/2022
 Data updated 3/9/2022

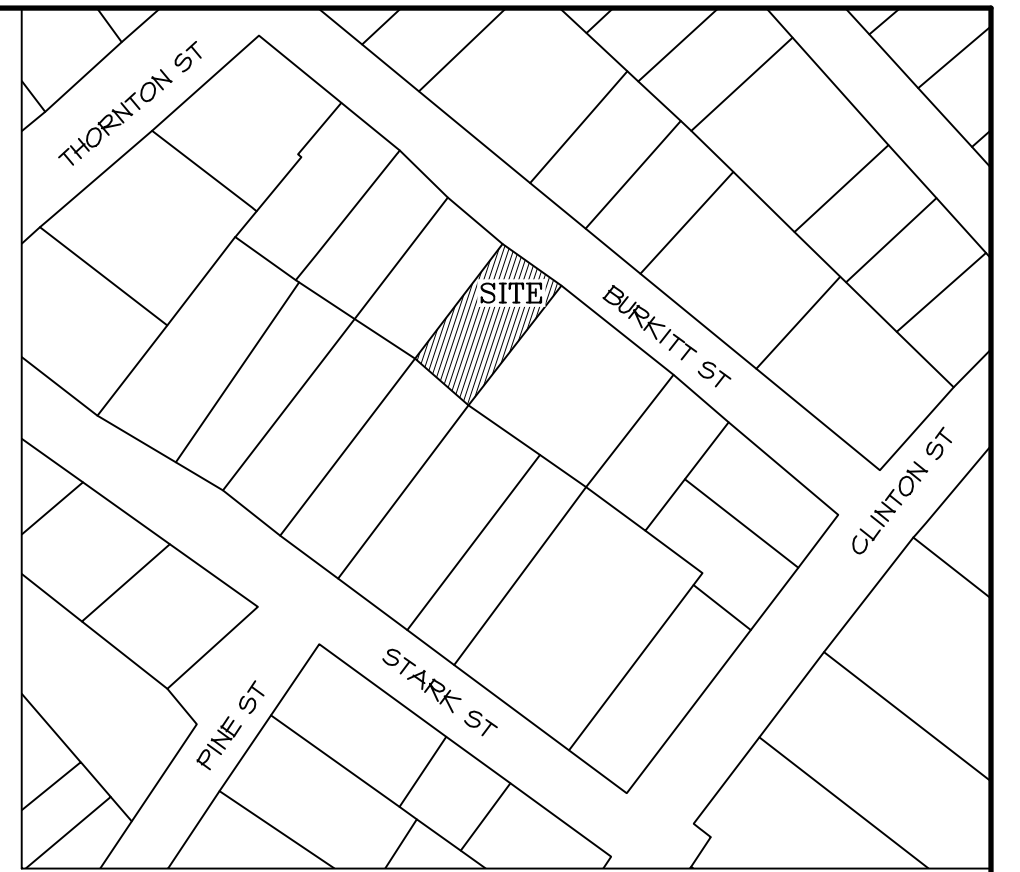
Print map scale is approximate.
 Critical layout or measurement activities should not be done using this resource.

SEE NOTE 2



LEGEND

- MONUMENT FOUND
- UTILITY POLE
- FIRE HYDRANT
- METAL FENCE POST
- CHAIN LINK FENCE
- WOODEN FENCE



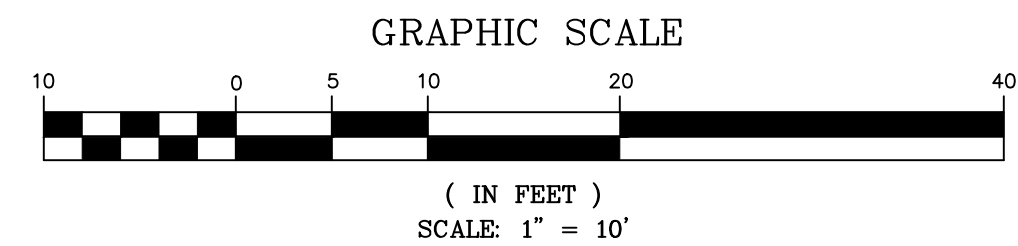
LOCUS PLAN
N.T.S.

NOTES

- OWNER OF RECORD:
JOEL ST JEAN & MARIELE CHAMBERS
TAX MAP 159, LOT 30
108 BURKITT ST
PORTSMOUTH, NH 03801
RCRD: 6168-2764
AREA: 5,379 SF, 0.12 ACRES
- BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- PARCEL IS IN GENERAL RESIDENTIAL A ZONE (GRA):
MINIMUM LOT AREA.....1,500 SF
MIN. LOT AREA PER DWELLING UNIT.....1,500 SF
MINIMUM FRONTAGE.....100 FT
MINIMUM DEPTH.....70 FT
SETBACKS:
FRONT.....15 FT
SIDE.....10 FT
REAR.....20 FT
MAXIMUM BUILDING HEIGHT:
SLOPED ROOF.....35 FT
FLAT ROOF.....30 FT
MAXIMUM BUILDING COVERAGE.....25%
MINIMUM OPEN SPACE.....30%
- THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0254F, PANEL 254 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.

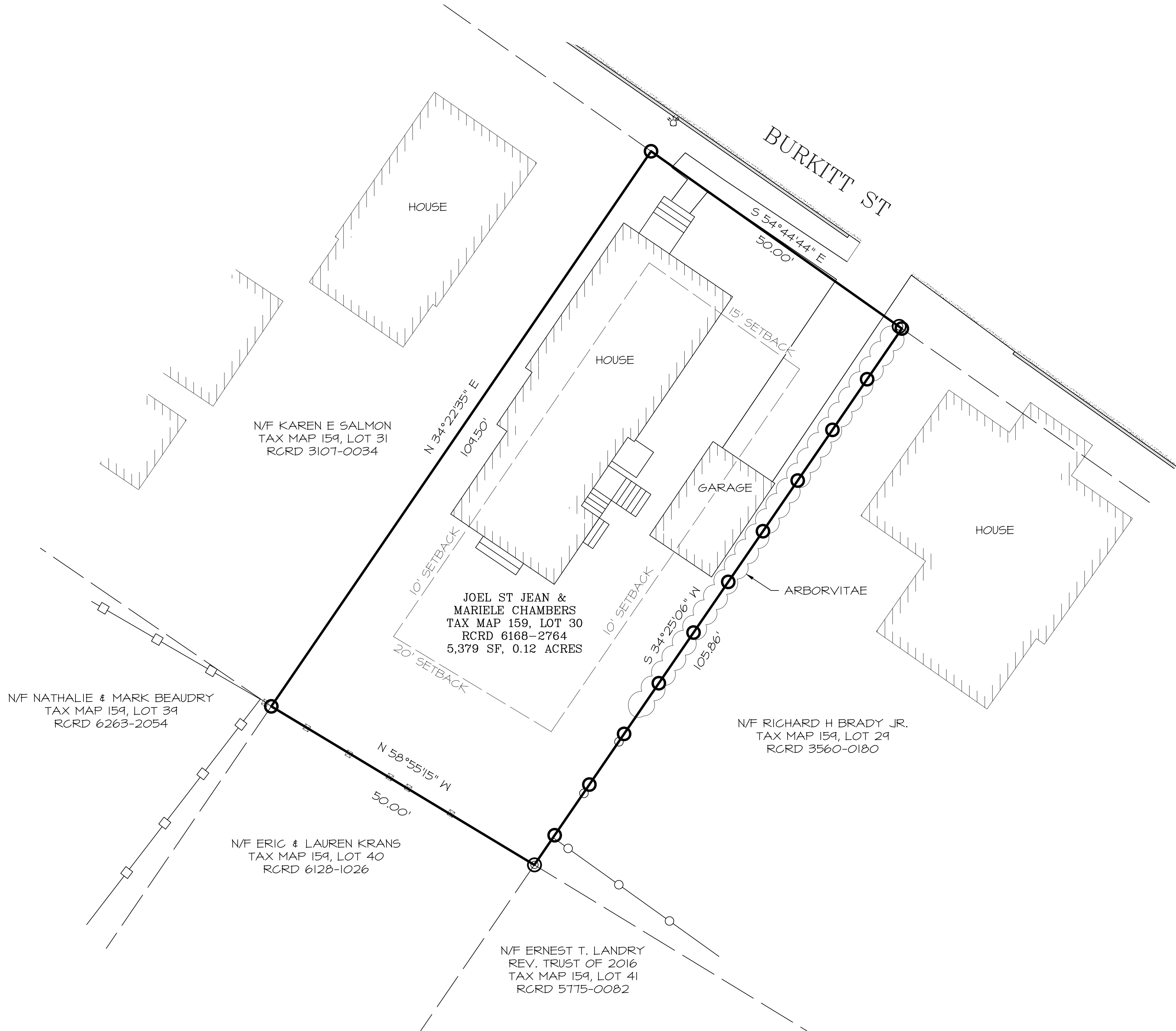
REFERENCE PLANS

- "PLAT OF LAND FOR RICHARD H. BRADY, JR & MARY BETH WILSON" BY STOCKTON SERVICES. DATED DECEMBER 14, 2011. RCRD C-37087
- "LOT LINE REVISION PLAN - 80 BURKITT ST & 161 THORNTON ST" BY JAMES VERRA AND ASSOCIATES, INC. DATED SEPTEMBER 8, 2020. RCRD D-42544



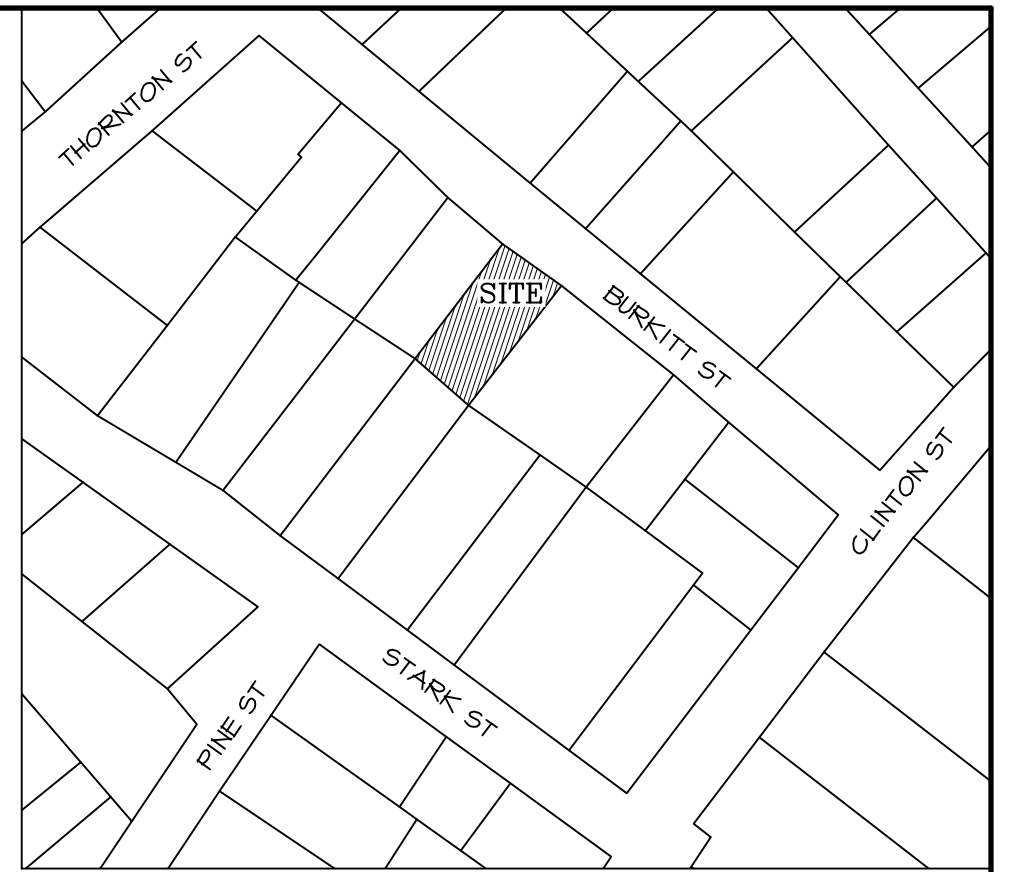
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ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE	1" = 10'		
CHECKED	A.ROSS		
DRAWN	D.D.D.		
CHECKED			
ROSS ENGINEERING, LLC Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560			
CLIENT MARIELE CHAMBERS 108 BURKITT ST PORTSMOUTH, NH 03801			
TITLE EXISTING CONDITIONS PLAN 108 BURKITT ST PORTSMOUTH, NH 03801 TAX MAP 159, LOT 30			
JOB NUMBER	DWG. NO.	ISSUE	
22-051	1 OF 1	1	

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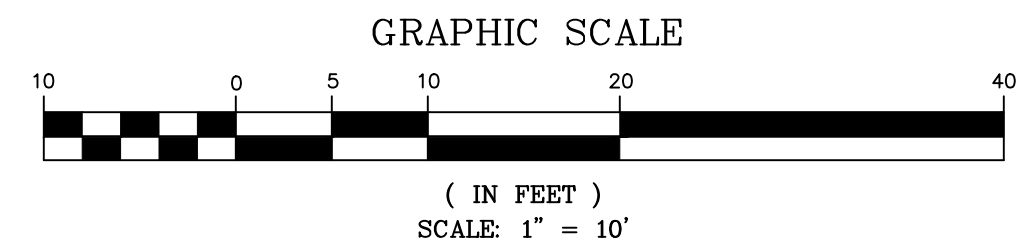
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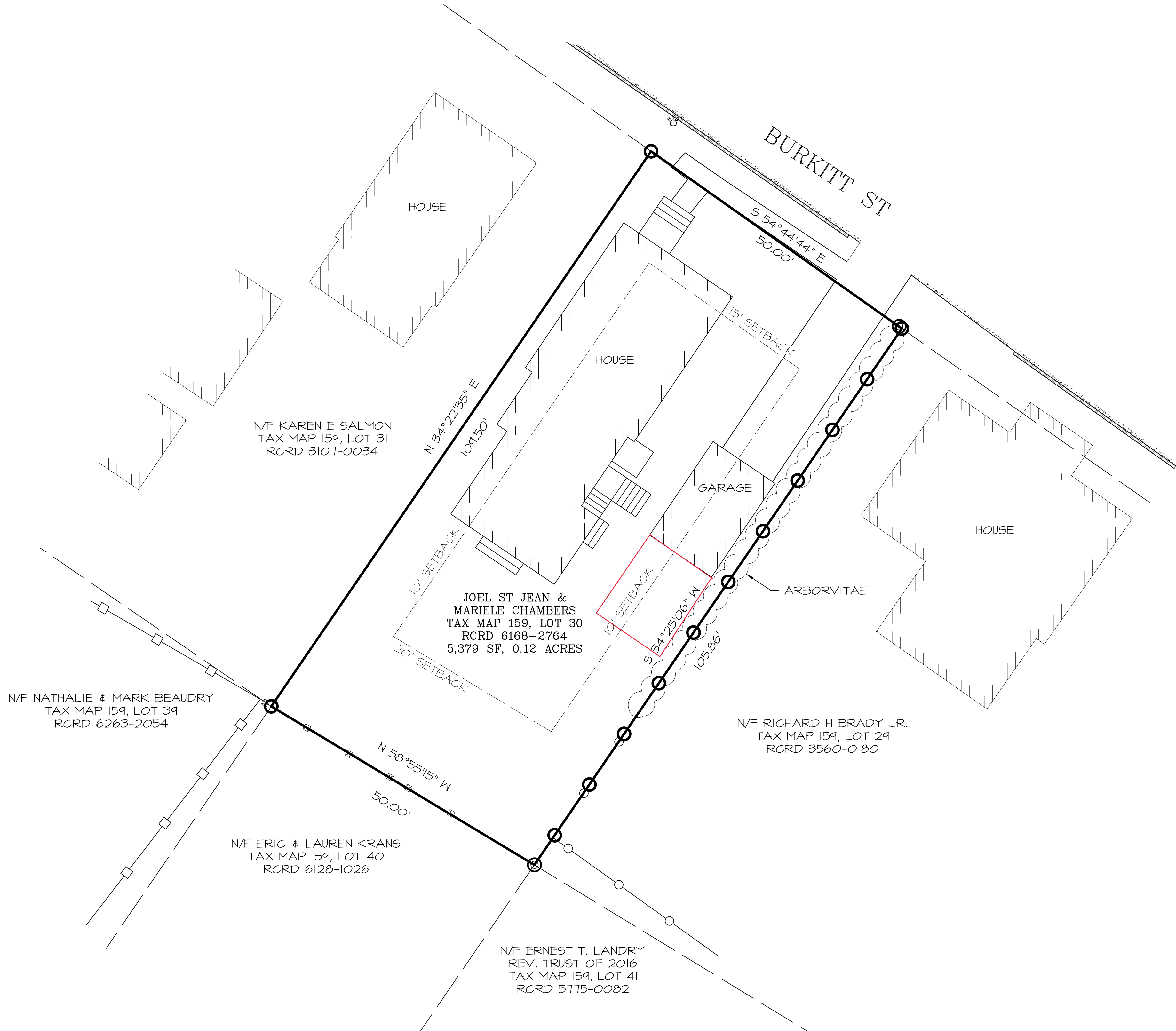
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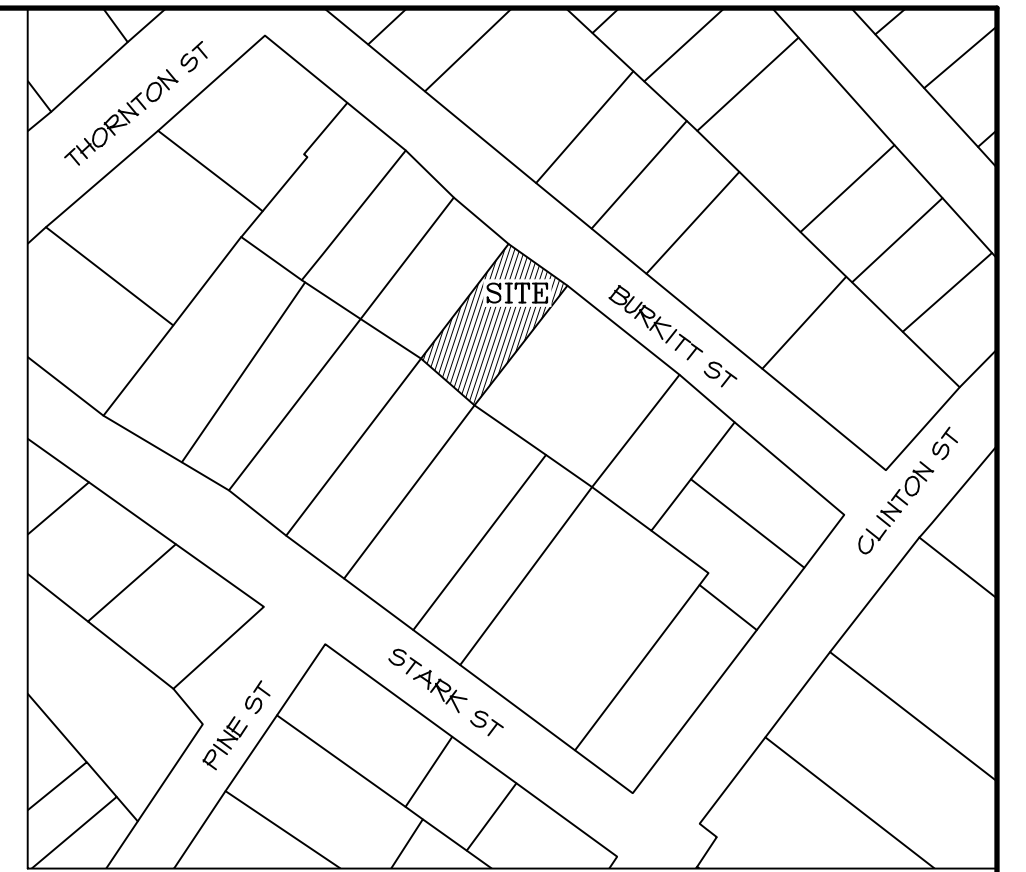
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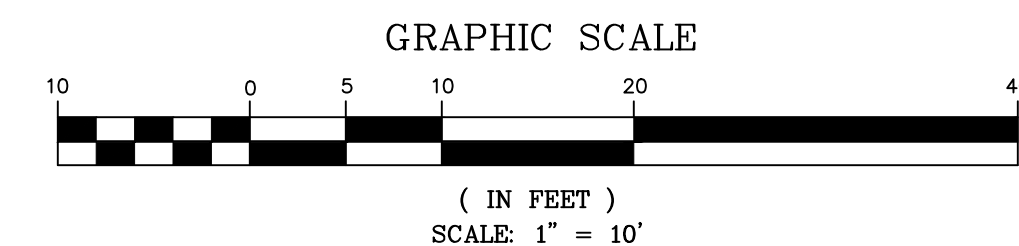
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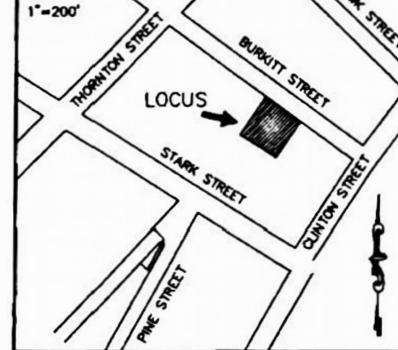
PLAN REFERENCES

- SEE "STREET PLAT OF SPARHAWK, BURKITT, STRAK, CLINTON, AND PINE STREETS IN PORTSMOUTH, NH. SCALE: 1"=60', JULY 1980, JOHN W. DURGIN ASSOCIATES", FILE NO 108CO, PLAN 5874-SP
- SEE "PLOT PLAN, NO 18 BURKITT ST., PORTSMOUTH, NH. SCALE: 1"=10', APRIL 1976, JOHN W. DURGIN CIVIL ENGINEERS", FILE NO 108 PLAN NO 3301.
(PLANS NOTE 1 AND 2 COURTESY OF JAMES VERRA AND ASSOC.)
- RCRD PLAN 208-131
RCRD PLAN 008, RCRD PLAN 374-028
RCRD PLAN C12738
RCRD PLAN 028451
RCRD PLAN C6323
RCRD PLAN 025006
RCRD PLAN 022643

DEED REFERENCES

- | | | |
|----------------|----------------|----------------|
| RCRD 3560-0180 | RCRD 0449-0157 | RCRD 0387-0092 |
| RCRD 2700-0760 | RCRD 0449-0168 | RCRD 0406-0312 |
| RCRD 1740-0291 | RCRD 0448-0181 | RCRD 0410-0307 |
| RCRD 1867-0016 | RCRD 0517-0232 | RCRD 0383-0421 |
| RCRD 1686-0011 | RCRD 0521-0232 | RCRD 0397-0086 |
| RCRD 0804-0147 | RCRD 0523-0457 | RCRD 0394-0474 |
| RCRD 0819-0491 | RCRD 0527-0122 | RCRD 0410-0238 |
| RCRD 0532-0087 | RCRD 0532-0035 | RCRD 0410-0312 |
| RCRD 0450-0251 | RCRD 0532-0087 | RCRD 0406-0372 |
| RCRD 0211-0106 | RCRD 0532-0044 | RCRD 0383-0421 |
| RCRD 0194-0372 | | RCRD 0401-0455 |
| RCRD 0187-0308 | | |
| RCRD 0165-0164 | | |

LOCATION PLAN 1"=200'



I CERTIFY THAT THIS SURVEY PLAT 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.

Anne W. Bialobrzeski 12/14/2011
ANNE W. BIALOBRZESKI LLS #752 DATE



PLAT OF LAND FOR

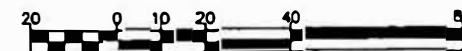
RICHARD H. BRADY, JR. &
MARY BETH WILSON
#122-124 BURKITT STREET
PORTSMOUTH, NH

SCALE: 1"=20' DECEMBER 14, 2011

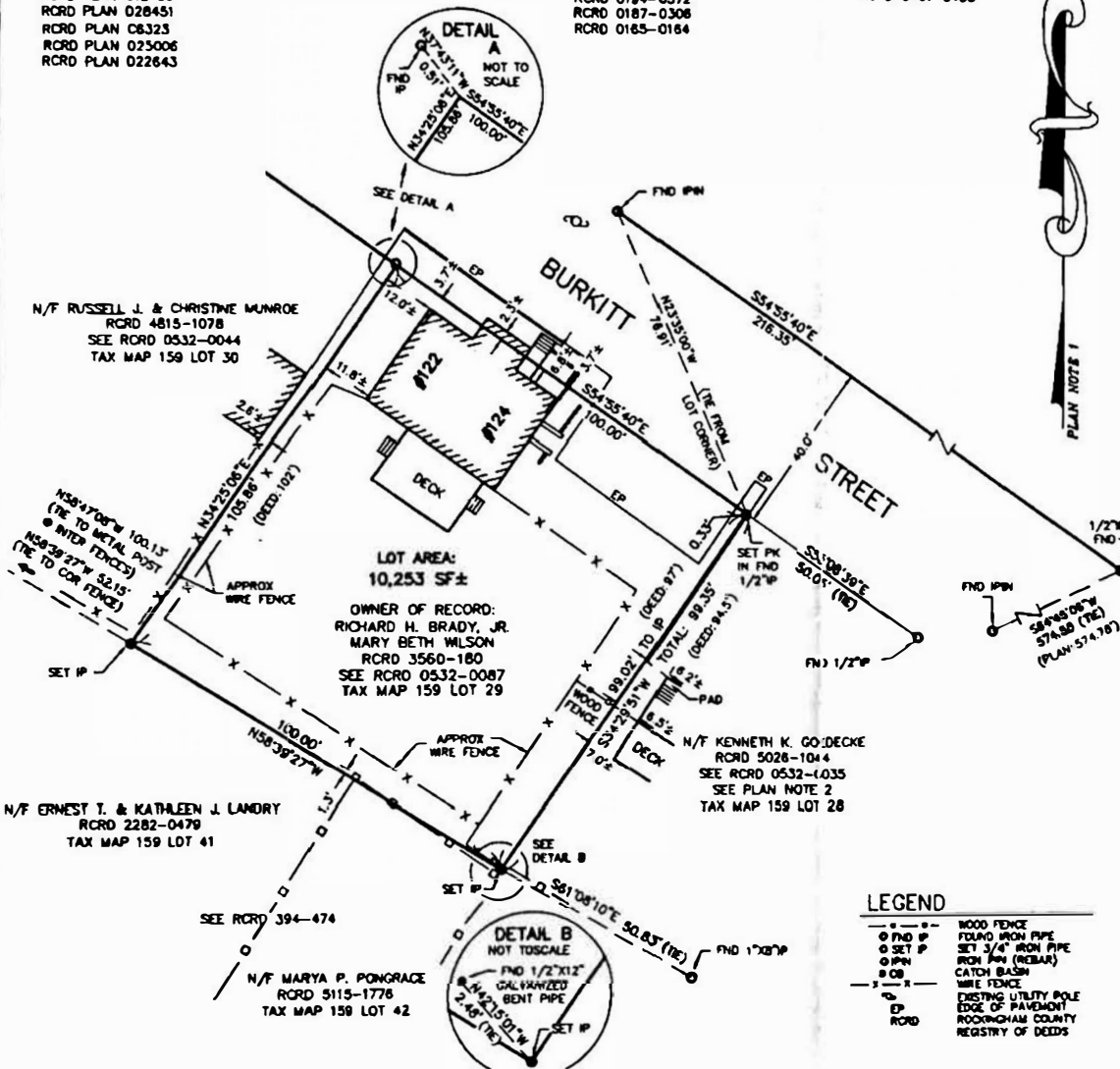
STANDARD URBAN PROPERTY SURVEY
TAX MAP 159 LOT 29

PREPARED BY STOCKTON SERVICES
PO BOX 1306 HAMPTON, NH 03843-1306
(603) 929-7404

GRAPHIC SCALE



1 INCH = 20 FEET



C-37087