

## STREET FRONTAGE DOCUMENTATION

### Variance Application

Karyn S. DeNicola, Trustee of the Karyn S. DeNicola Revocable Trust (the “Applicant”) for property located at 281 Cabot Street, Portsmouth, NH 03801, which is further identified as City Assessor Map 144, Lot 20 (the “Property”). The Property is located within City’s General Residence C Zoning District (the “GRC District”).

The purpose of this memo is to outline the three conditions under which this nonconforming lot is considered in compliance with respect to the GRC District minimum street frontage of 70 feet. Article 3, Section 10.312 of the Portsmouth Zoning Ordinance outlines frontage requirements if the minimum lot area is met, but the property has less than the minimum street frontage. Under Section 10.312.10, the frontage of this lot is considered to be in compliance if the following condition is met:

The lot was described in a recorded deed on or before March 21, 1966, and such lot was not held in common ownership with any adjoining or contiguous lot before March 21, 1966.

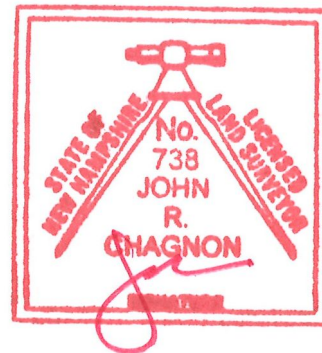
- **Please find attached the Locus property parcel deed from August 13, 1964, stating “...westerly by Cabot Street Fifty (50) feet” (RCRD 1729 / 270).**
- **Please find Chains of Title for the Locus property and the two adjoining properties showing that ownership in the requisite time period was not common.**

This documentation shows that relief to the minimum frontage requirement, for this application, is not required.

Sincerely,



John R. Chagnon, LLS  
Ambit Engineering / Haley Ward



Del  
S.H. By  
Taylor  
U.S. Rev.  
STAMP  
\$9.90

1729 270

# Know all Men by these Presents:

THAT I, STEPHEN J. CACCIATORE OF PORTSMOUTH, COUNTY OF ROCKINGHAM AND THE STATE OF NEW HAMPSHIRE

for consideration paid, grant to JOSEPH M. GEIGER, JR., A SINGLE MAN, OF PORTSMOUTH, COUNTY OF ROCKINGHAM AND THE STATE OF NEW HAMPSHIRE, with warranty covenants to the said JOSEPH M. GEIGER, JR.,

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON, NUMBERED 281 CABOT STREET IN SAID PORTSMOUTH, AND BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF MRS. JOHN STOKELL SEVENTY SEVEN (77) FEET; EASTERLY BY LAND NOW OR FORMERLY OF SAMUEL MADDOCK FIFTY (50) FEET; SOUTHERLY BY LAND NOW OR FORMERLY OF FAY AND BY LAND NOW OR FORMERLY OF FRANK RICE SEVENTY SEVEN (77) FEET; AND WESTERLY BY CABOT STREET FIFTY (50) FEET.


BEING THE SAME PREMISES CONVEYED TO THE GRANTOR BY WARRANTY DEED OF ROSE CACCIATORE, DATE D MAY 1, 1964 RECORDED AT ROCKINGHAM COUNTY REGISTRY OF DEEDS, BOOK 1713, PAGE 349.

SUBJECT TO REAL ESTATE TAXES FOR THE YEAR 1964.



I, STEPHEN J. CACCIATORE, AM UNMARRIED  
Witness My hand and seal this 13<sup>th</sup> day of AUGUST, 1964

*[Signature]*

*[Signature]* 

STATE OF NEW HAMPSHIRE COUNTY OF ROCKINGHAM

On this the 13<sup>th</sup> day of AUGUST, 1964, before me, the undersigned officer, personally appeared STEPHEN J. CACCIATORE known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

*[Signature]*

Justice of the Peace.

REC'D & RECORDED AUG 14 1964 9:08 Am.

851

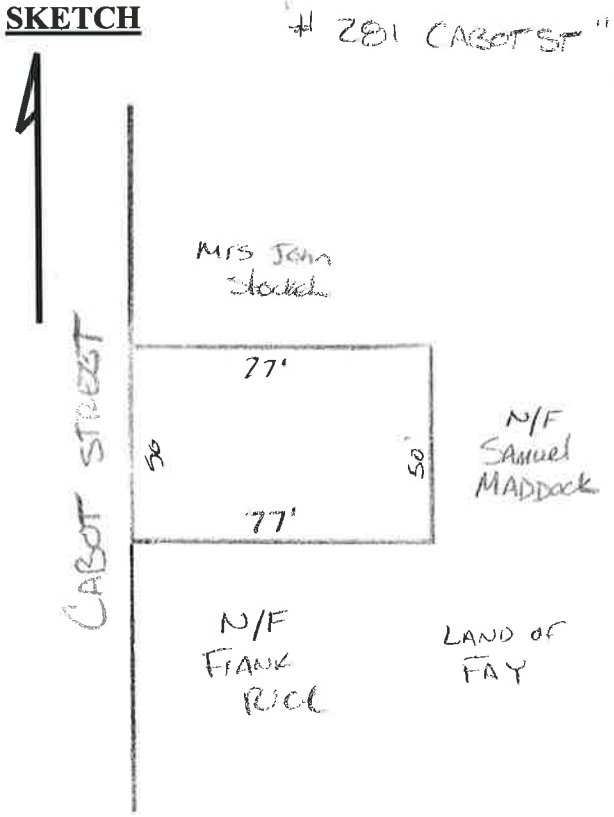
97

PROPERTY IDENTIFICATION SHEET	EXAMINER CSA	JOB NO. 3785.01
CLIENT DENICOLA	TAX MAP & PARCEL NO. 144) 20	SHEET # 1 OF
TOWN PORTSMOUTH	COUNTY Rockingham	DATE 02-03-2023

CHAIN OF TITLE	
KAREN S. DENICOLA REVOCABLE TRUST	
6461-1119 S 3 JAN 2023 R 4 JAN 2023	6461-1117 S 3 JAN 2023 R 4 JAN 2023
ESTATE OF JOSEPH M. GEIGER JR	
#2002-126	
Sophie J. Geiger	
1844-46	S 16 NOVEMBER 1966 R 18 NOVEMBER 1966
Joseph M. Geiger Jr	
1729-270	S 13 AUGUST 1964 R 14 AUGUST 1964
Stephen J. Cacciatore	
1713-349	S 1 MAY 1964 R 4 MAY 1964
ROSE CACCIATORE	
1303-205	S 25 NOVEMBER 1950 R 25 NOVEMBER 1950

BASIS OF BEARING \_\_\_\_\_  
 AREA \_\_\_\_\_

**SKETCH**



Parcel II



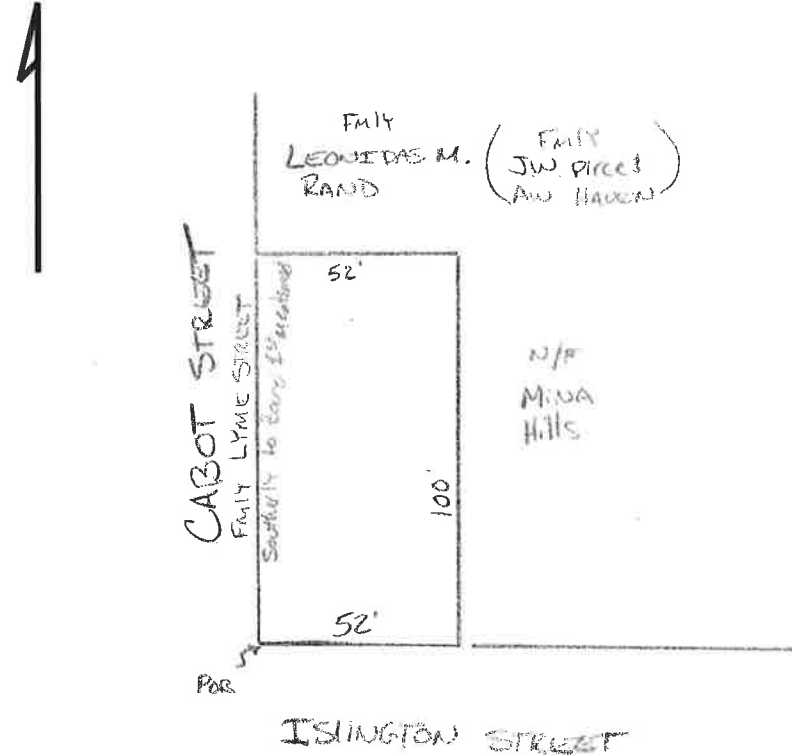
**Ambit Engineering, Inc.**  
 200 Griffin Road, Unit 3, Portsmouth, NH 03801  
 Tel (603) 430.9282 Fax 436.2315  
 Civil Engineers & Land Surveyors

PROPERTY IDENTIFICATION SHEET	EXAMINER <u>CSA</u>	JOB NO. <u>3485.01</u>
CLIENT <u>DE NICOLA</u>	TAX MAP & PARCEL NO. <u>144)9</u>	SHEET # <u>1</u> OF <u>1</u>
TOWN <u>PORTSMOUTH</u>	COUNTY <u>Rockingham</u>	DATE <u>02-06-2023</u>

CHAIN OF TITLE	
NH 1830 Limited Partnership	
3092-1717	S 31 JANUARY 1995 R 13 MARCH 1995
EILEEN COCCANTI	
2564-552	S 5 September 1985 R 20 September 1985
W. William J. DiSalvo & Wendy M. DiSalvo	
2392-1841	S 1 JULY 1981 R 1 JULY 1981
Richard L. Shaw & Margaret Shaw	
2293-1341	S 17 August 1977 R 20 September 1977
John L. MacISAAC & LINDA D. MacISAAC	
2247-674	S 14 November 1975 R 14 November 1975
Mabel M. Johnson	
2231-81	S 4 December 1974 R 5 December 1974
Bella A. BEAUDOIN Lucien O BEAUDOIN	
1179-87	S 1 AUGUST 1950 R 3 AUGUST 1950

BASIS OF BEARING \_\_\_\_\_  
 AREA \_\_\_\_\_

**SKETCH**



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PROPERTY IDENTIFICATION SHEET	EXAMINER CSA	JOB NO. 3405.01
CLIENT DENICOLA	TAX MAP & PARCEL NO. 144) 19	SHEET # 1 OF
TOWN Portsmouth	COUNTY Rockingham	DATE 02-10-2023

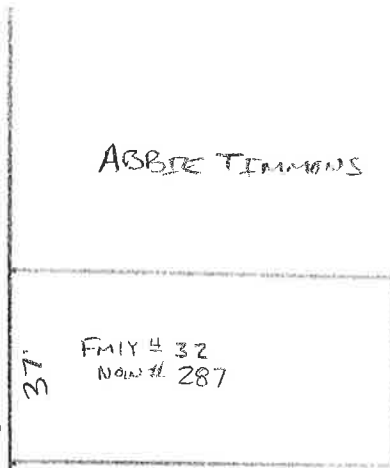
CHAIN OF TITLE	
Jennifer Meister Revocable TRUST - 2022	
6456-46	S 2 December 2022 R 5 December 2022
Jennifer Jo Meister	
3450-669	S 18 JANUARY 2000 R 18 JANUARY 2000
Charles A DeW	
3303-925	S 23 June 1998 R 24 June 1998
DANA SKIFFINGTON & Michelle L. Richard	
2799-338	S 28 June 1989 R 30 June 1989
Anthony J. Daniels & Sally Daniels	
1700-102	S 20 FEBRUARY 1957 R 21 FEBRUARY 1957
John F Collins & Gloria C. Collins	
1033-357	S 18 JANUARY 1947 R 23 JANUARY 1947
Grace A Henderson	
646-79	S 6 JANUARY 1909 R 15 JULY 1909

BASIS OF BEARING \_\_\_\_\_  
 AREA \_\_\_\_\_

**SKETCH**



CABOT STREET



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