

# The Carriage House

---

**235 Dennett Street**

---

**Portsmouth, NH**

---

**323-717-9199**

---



December 1, 2025

To Whom It May Concern:

Thank you for your time and consideration of my project. Honoring and preserving the legacy of this house and the surrounding neighborhood have been at the forefront of my mind as I have conceived of and put this project into motion.

In addition to providing an additional housing unit for rent, this structure will occupy the area that we currently use as our driveway where we park 2 cars and have our trash and recycling bins. The structure will house both vehicles (while still allowing for 2 uncovered parking spaces) and provide storage and workshop space.

The proposed 2-car garage/DADU (1 bed/1bath, 721.5 sq. ft.) will borrow design cues from the main house. The Carriage House's roof plan and proportions will approximate the main house's shallow, hip-roofed colonial style. Should the budget allow, I'd also like to have a chimney put on the carriage house that matches the main house's bishops' cap detail. Additionally, the siding (painted cedar clapboards), roof shingles, trim, exterior light fixtures, and the doors and windows will match those currently present on the house.

Where trim is concerned, I intend to recreate the portico that surrounds the front door of the main house as surrounds for each of the garage doors (see Page D), visually tying the Carriage House to the main House.

It is my intention that the new structure, upon completion, look as though it has been there all along.

To achieve this, I am seeking a variance to allow me to build inside of the 10' side yard setback. If I am granted the variance, the minimum setback upon completion will be 4' 3" at the westernmost corner of the structure.

Fondly,



Eric Brassard

**I understand that in order to authorize a variance, the Board must find that the variance meets all of the following criteria. To that end, please see my notes below:**

1. 10.233.21 The variance will not be contrary to the public interest.

**The proposed variance is consistent with the public interest because it will not alter the essential character of the neighborhood or interfere with the public's use and enjoyment of the surrounding public areas.**

2. 10.233.22 The spirit of the Ordinance will be observed;

**The spirit of the Ordinance will be observed. The proposed variance will allow for the continued reasonable use of the property.**

3. 10.233.23 Substantial justice will be done;

**Granting the variance would result in substantial justice because the benefit to me far outweighs any potential harm (though I will re-assert that there will be not harm whatsoever) to the general public. Approval would ensure that I can make reasonable use of my property while the community will experience no adverse effects.**

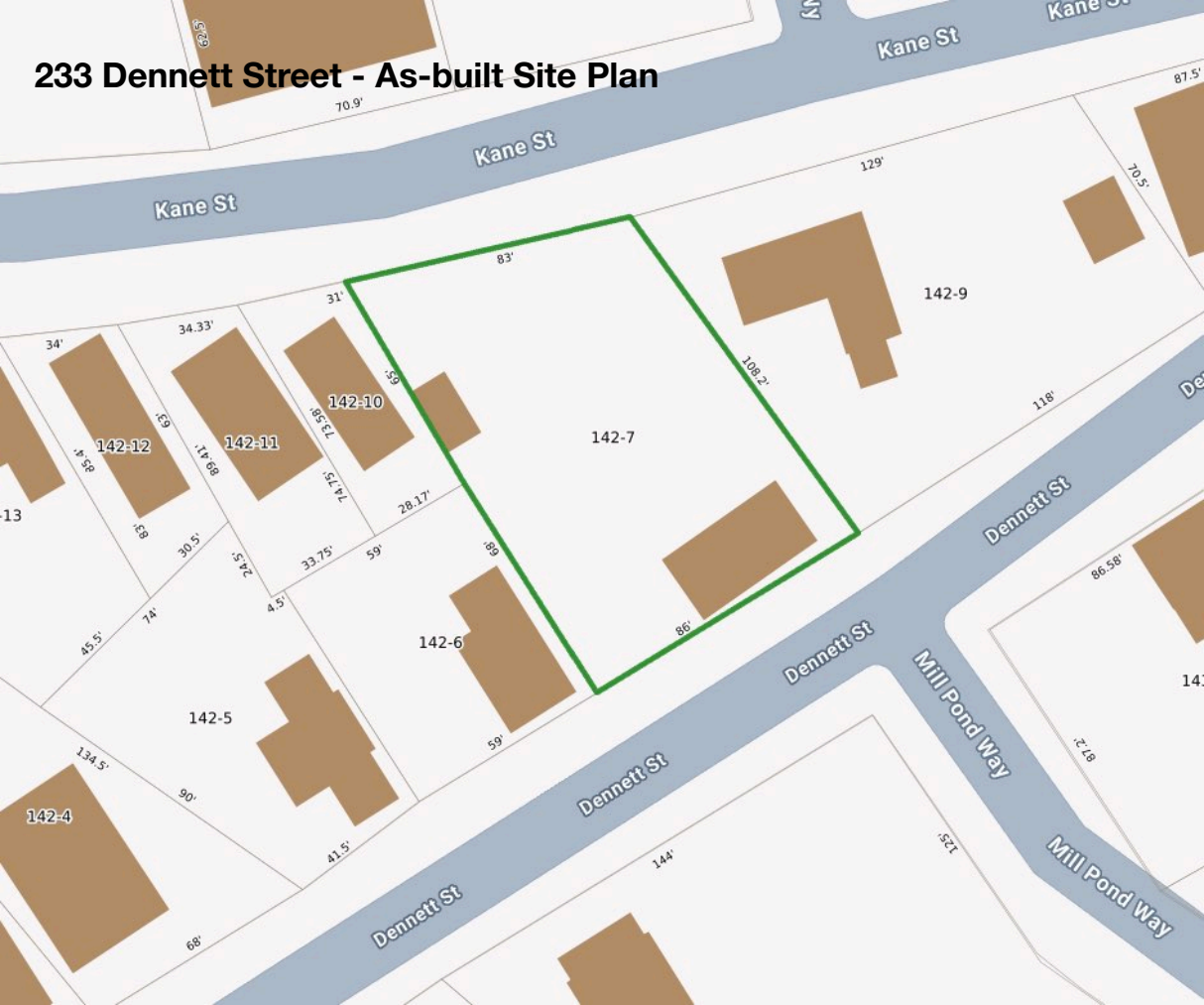
4. 10.233.24 The values of surrounding properties will not be diminished; and...

**The proposed variance does not diminish surrounding property values because the project is compatible in scale, appearance, and use with nearby properties. It does not create nuisances, congestion, or visual impacts that would detract from neighboring homes.**

5. 10.233.25 ...Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

**Literal enforcement would create an unnecessary hardship because my property has unique conditions - specifically, the placement of the original structure (built in 1810). The original building's footprint restricts where reasonable additions can be built. Granting the variance therefore remedies said hardship.**

# 233 Dennett Street - As-built Site Plan



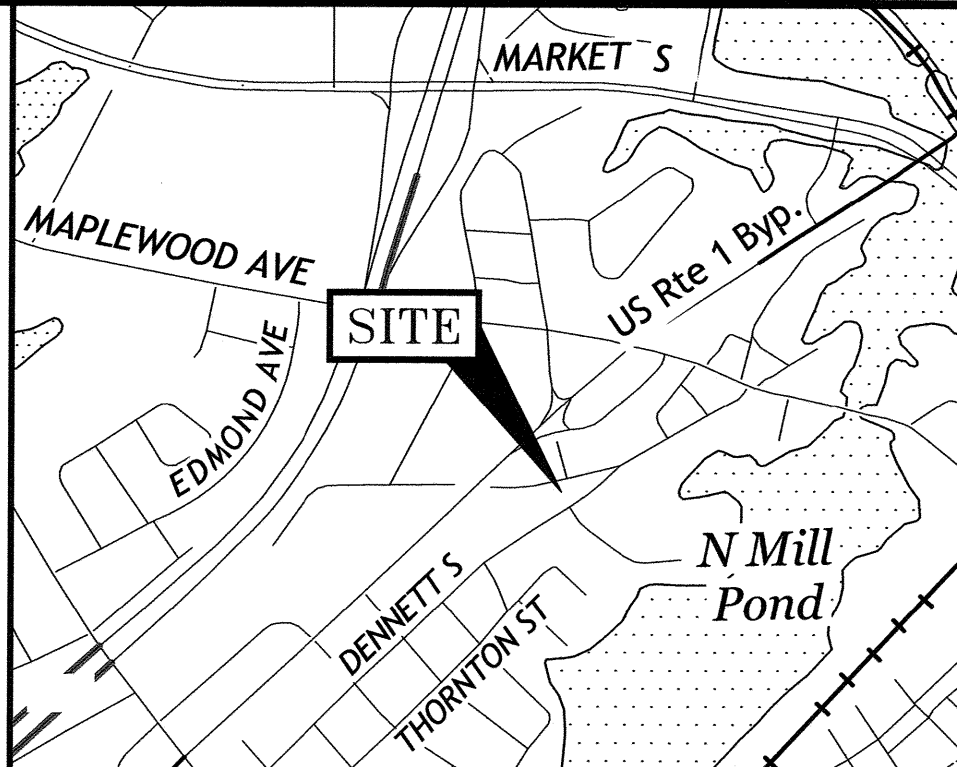


LEGEND:

| DESCRIPTION                        | EXISTING                            |
|------------------------------------|-------------------------------------|
| RCRD                               | ROCKINGHAM COUNTY REGISTRY OF DEEDS |
| 1234/123                           | DEED BOOK/PAGE                      |
| N/F                                | NOW OR FORMALLY                     |
| TYP.                               | TYPICAL                             |
| ELV.                               | ELEVATION                           |
| FF                                 | FINISHED FLOOR                      |
| SWL                                | SINGLE WHITE LINE                   |
| DYL                                | DOUBLE YELLOW LINE                  |
| VCC                                | VERTICAL CONCRETE CURB              |
| MAP 21 LOT 8                       |                                     |
| BENCHMARK                          |                                     |
| IRON ROD/PIPE FOUND                |                                     |
| SEWER MANHOLE                      |                                     |
| DRAIN MANHOLE                      |                                     |
| UTILITY POLE                       |                                     |
| CATCH BASIN                        |                                     |
| HYDRANT                            |                                     |
| GATE VALVE                         |                                     |
| GAS/WATER SHUTOFF                  |                                     |
| BOLLARD                            |                                     |
| TREES                              |                                     |
| GAS/ELECTRIC METER                 |                                     |
| SIGN                               |                                     |
| PROPERTY LINE                      |                                     |
| APPROXIMATE EXTERIOR PROPERTY LINE |                                     |
| EDGE OF PAVEMENT                   |                                     |
| EDGE OF GRAVEL                     |                                     |
| MINOR FOOT CONTOUR                 |                                     |
| MAJOR FOOT CONTOUR                 |                                     |
| OVERHEAD UTILITY LINE              |                                     |

PLAN REFERENCES:

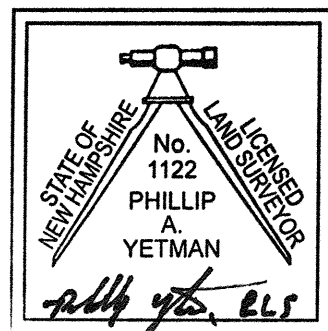
- 1) PLAN OF NO. 92 MYRTLE AVE. PORTSMOUTH, NH. PREPARED BY: JOHN W. DURGIN CIVIL ENGINEERS, SCALE: 1"=10' FT, DATED: APR. 1953, FILE NO. 2351, PLAN NO. L-68 AND THE ACCOMPANYING FIELD NOTES. NOT RECORDED.
- 2) PLAN OF LAND, PORTSMOUTH, N.H. FOR ROGER GAGNON, PREPARED BY: DURGIN-SCHOFIELD ASSOCIATES, SCALE: 1"=20', DATED: 3/15/88, RCRD C-17813.
- 3) SUBDIVISION PREPARED FOR THE ESTATE OF RICHARD J. MULLANEY, SITUATED IN THE CITY OF PORTSMOUTH, N.H., SCALE: 1"=30', DATED: JULY 15, 1987, RCRD D-17418.
- 4) TAX MAP 142 LOTS 1, 2 & 15, PROPERTY OF STEVEN & CHRISTINE SCOTT, DANNY MEDEIROS AND WALTER B. & PATRICIA A. HOLT, 293 & 295 DENNETT STREET, KANE STREET (F/K/A MYRTLE AVENUE), COUNTY OF ROCKINGHAM, PORTSMOUTH, NEW HAMPSHIRE, PREPARED BY: JAMES WISS ARCHITECTS AND ENGINEERS, SCALE: 1"=20', DATED: JANUARY 30, 2007 AND REVISED 3/20/07, RCRD D-34721.
- 5) LOT LINE RELOCATION PLAN FOR PETER M. BARBER, SR., MYRTLE AVENUE, CUTTS STREET & ROUTE ONE BYPASS, NORTH, PORTSMOUTH, N.H., PREPARED BY: AMBIT SURVEY, DATED: OCTOBER 1994 AND REVISED 29 MAY 1996, SCALE: 1"=20', RCRD D-24755.



LOCATION MAP SCALE: 1" = 1,000'

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 142 AS LOT 7.
- 2) OWNERS OF RECORD:  
ERIC BRASSARD  
233 DENNETT STREET  
PORTSMOUTH, NH 03801  
6507/720
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:  
10,413 S.F.  
0.2390 ACRES
- 5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:  
MINIMUM LAND AREA: 7,500 S.F.  
MINIMUM STREET FRONTAGE: 100 FEET  
MINIMUM LOT DEPTH: 70 FEET  
SETBACKS: FRONT 15 FEET  
\*SEE PORTSMOUTH ZONING ORDINANCE 10.516.10 FRONT YARD EXCEPTION FOR EXISTING ALIGNMENTS.  
REAR 20 FEET  
SIDE 10 FEET  
MAXIMUM BUILDING COVERAGE: 25%  
MINIMUM OPEN SPACE: 30%  
MAXIMUM BUILDING/STRUCTURE HEIGHT:  
SLOPED ROOF 35 FEET  
FLAT ROOF 30 FEET  
ROOF APPURTENANCE 8 FEET
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN EXISTING CONDITIONS SURVEY OF ASSESSOR'S MAP 142, LOT 7 IN THE CITY OF PORTSMOUTH, SHOWING A PROPOSED GARAGE.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- 9) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH ASSESSORS' GIS WEBSITE.
- 10) THIS IS AN ABOVE THE GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED UPON BEST AVAILABLE EVIDENCE AND SURFACE FEATURES VISIBLE AT THE TIME OF THE SURVEY. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS PLAN. IT IS RECOMMENDED THAT THE FIELD VERIFICATION OF THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES IS PERFORMED PRIOR TO ANY EXCAVATION.
- 11) EXISTING BUILDING MEASUREMENTS ARE TO SIDING, ABUTTER BUILDING LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.

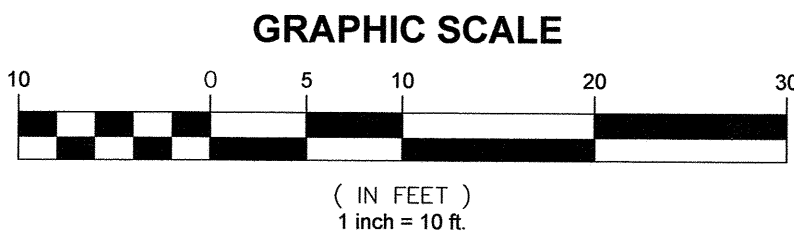


"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PHILIP A. YETMAN, L.S. 1122

DATE

11/26/2025



| REV. | DATE     | ISSUED FOR COMMENT | BY  | PAY |
|------|----------|--------------------|-----|-----|
| 0    | 11/26/25 |                    | RJB |     |

DRAWING ISSUE STATUS

SITE SURVEY



PROJECT

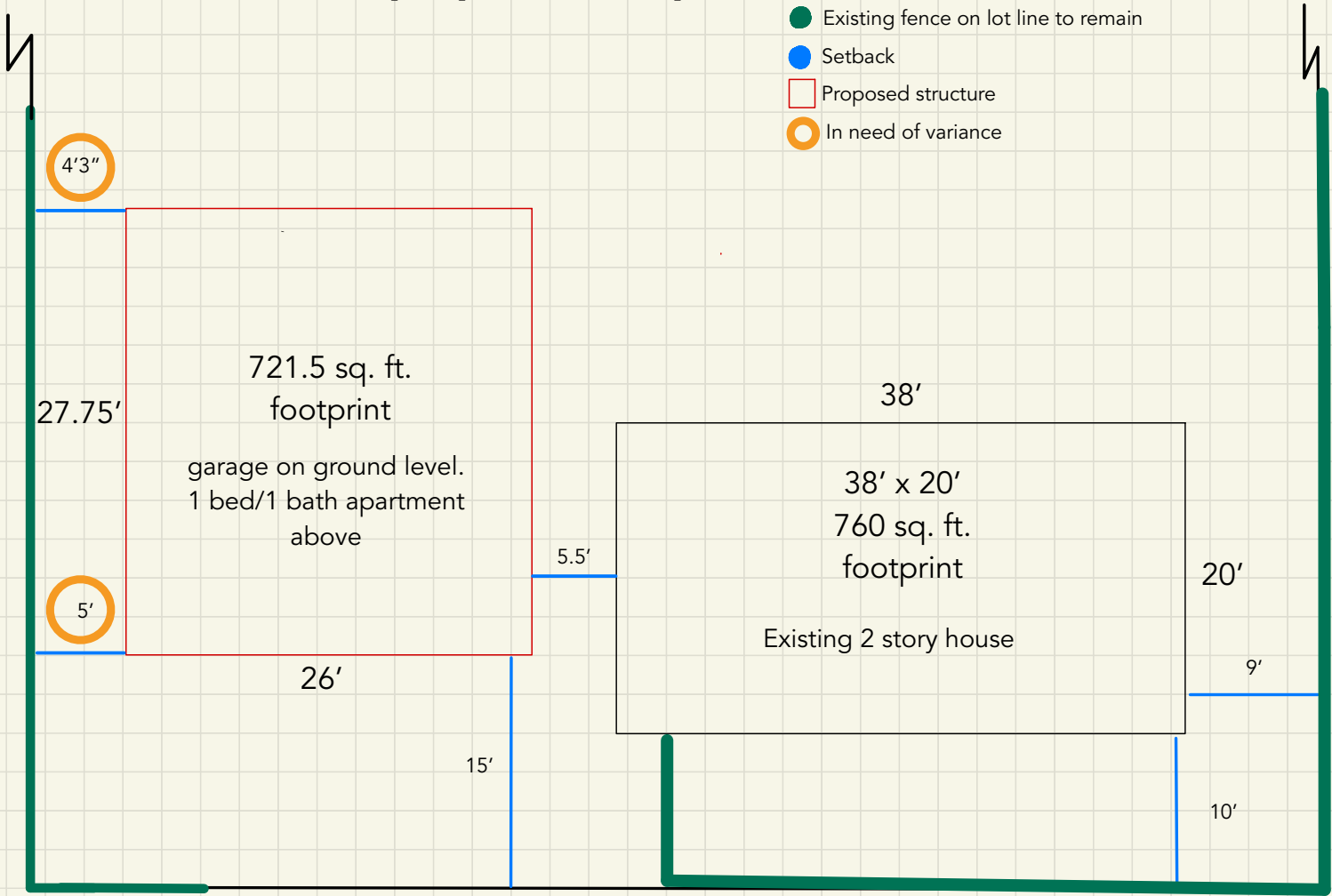
BRASSARD RESIDENCE  
233 DENNETT STREET, PORTSMOUTH, NH

TITLE

EXISTING CONDITIONS PLAN  
SHOWING PROPOSED GARAGE

|               |             |                   |    |
|---------------|-------------|-------------------|----|
| DATE          |             | SCALE             |    |
| NOVEMBER 2025 |             | 1"=10'            |    |
| DRAWN BY      | DESIGNED BY | CHECKED BY        |    |
| RJB           |             | PAY               |    |
| PROJECT No.   |             | FIELD BOOK / PAGE |    |
| 5010622.001   |             | FB 439 PG 14      |    |
| DRAWING No.   |             |                   | RE |

# 235 Dennett Street - proposed site plan detail



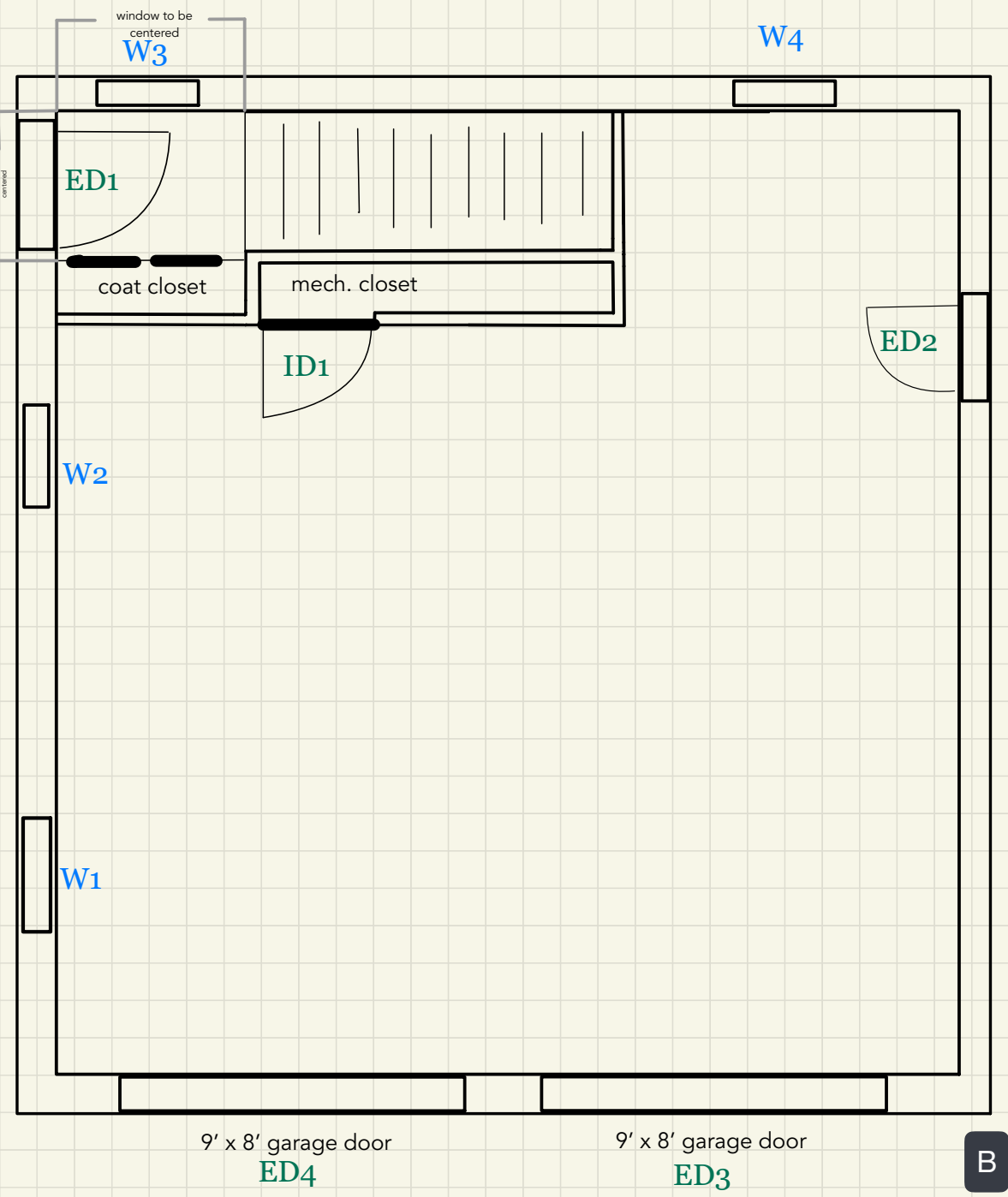
235 Dennett Street - floor plan

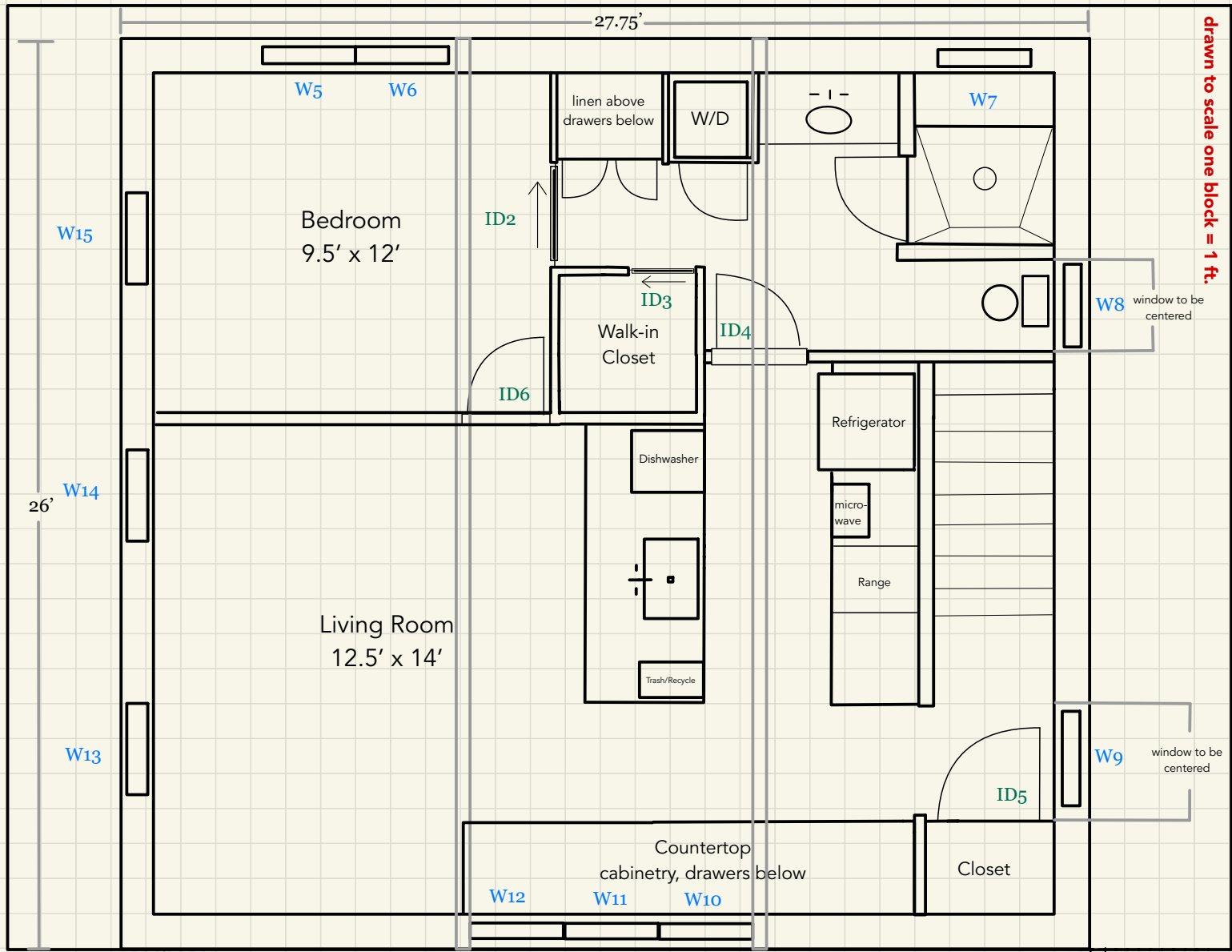
ground floor garage

26' x 27.75'

721.5 sq. ft.

drawn to scale one block = 1 ft.





27.75'

W5

W6

linen above  
drawers below

W/D

W7

Bedroom  
9.5' x 12'

ID2

ID3

Walk-in  
Closet

ID4

W8

window to be  
centered

ID6

Dishwasher

Refrigerator

micro-  
wave

Range

Trash/Recycle

Living Room  
12.5' x 14'

ID5

W9

window to be  
centered

Countertop  
cabinetry, drawers below

Closet

W12

W11

W10

W15

W14

W13

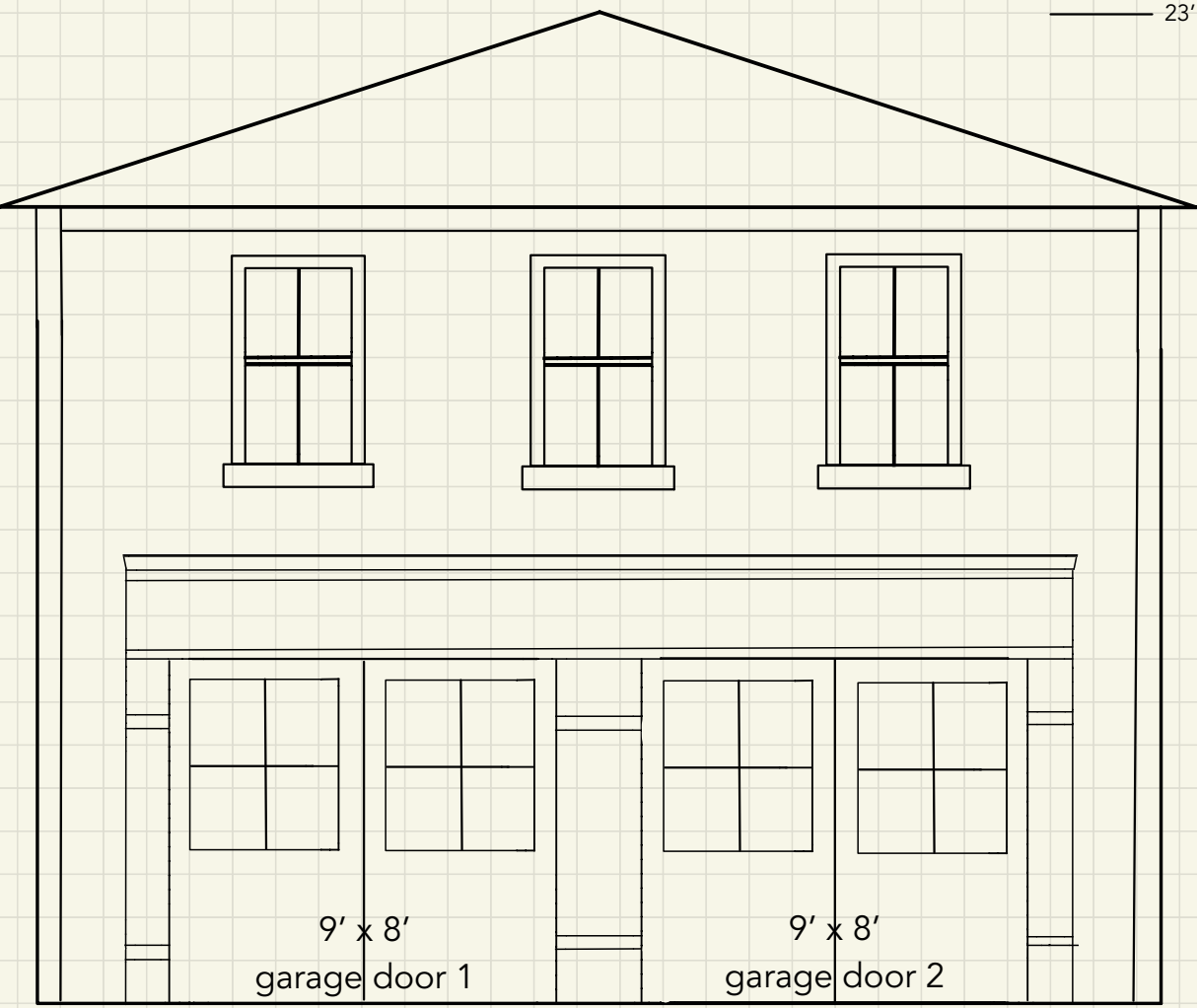
26'

235 Dennett Street - elevations

southern elevation - street facing

26' w x 23' h

drawn to scale one block = 1 ft.

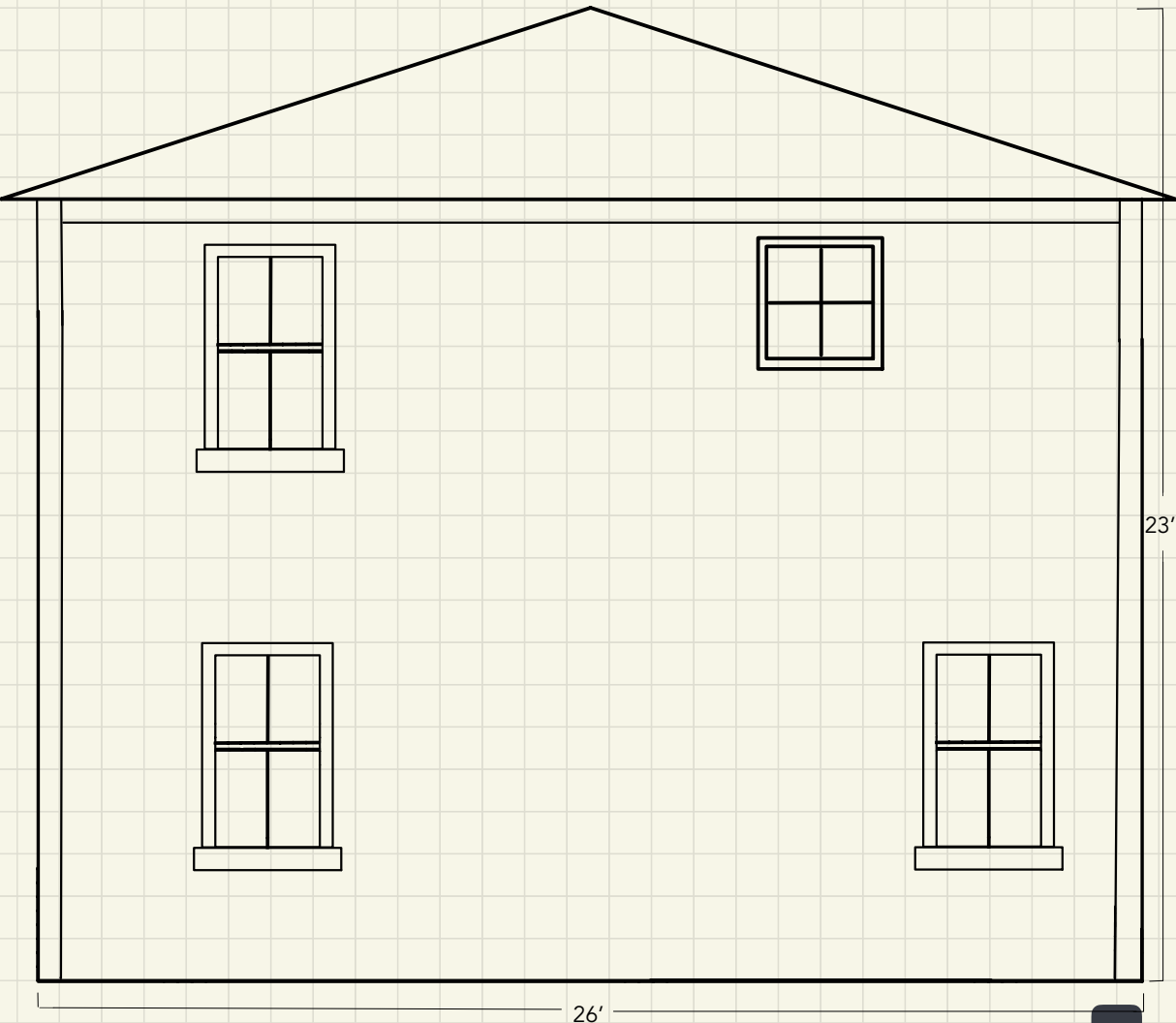


235 Dennett Street - elevations

northern elevation - faces backyard

26' w x 23' h

drawn to scale one block = 1 ft.



26'

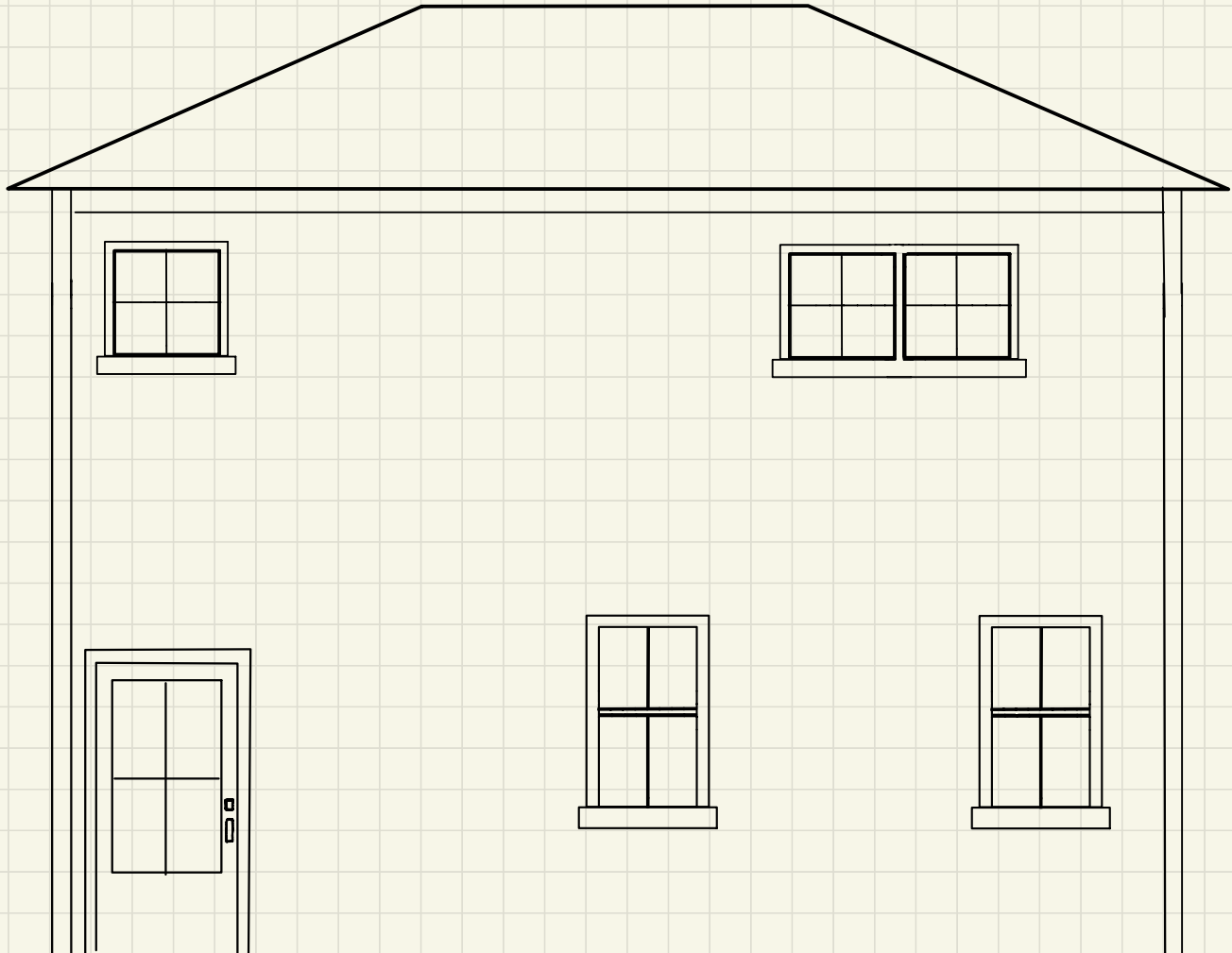
23'

# 235 Dennett Street - elevations

western elevation - faces neighboring house

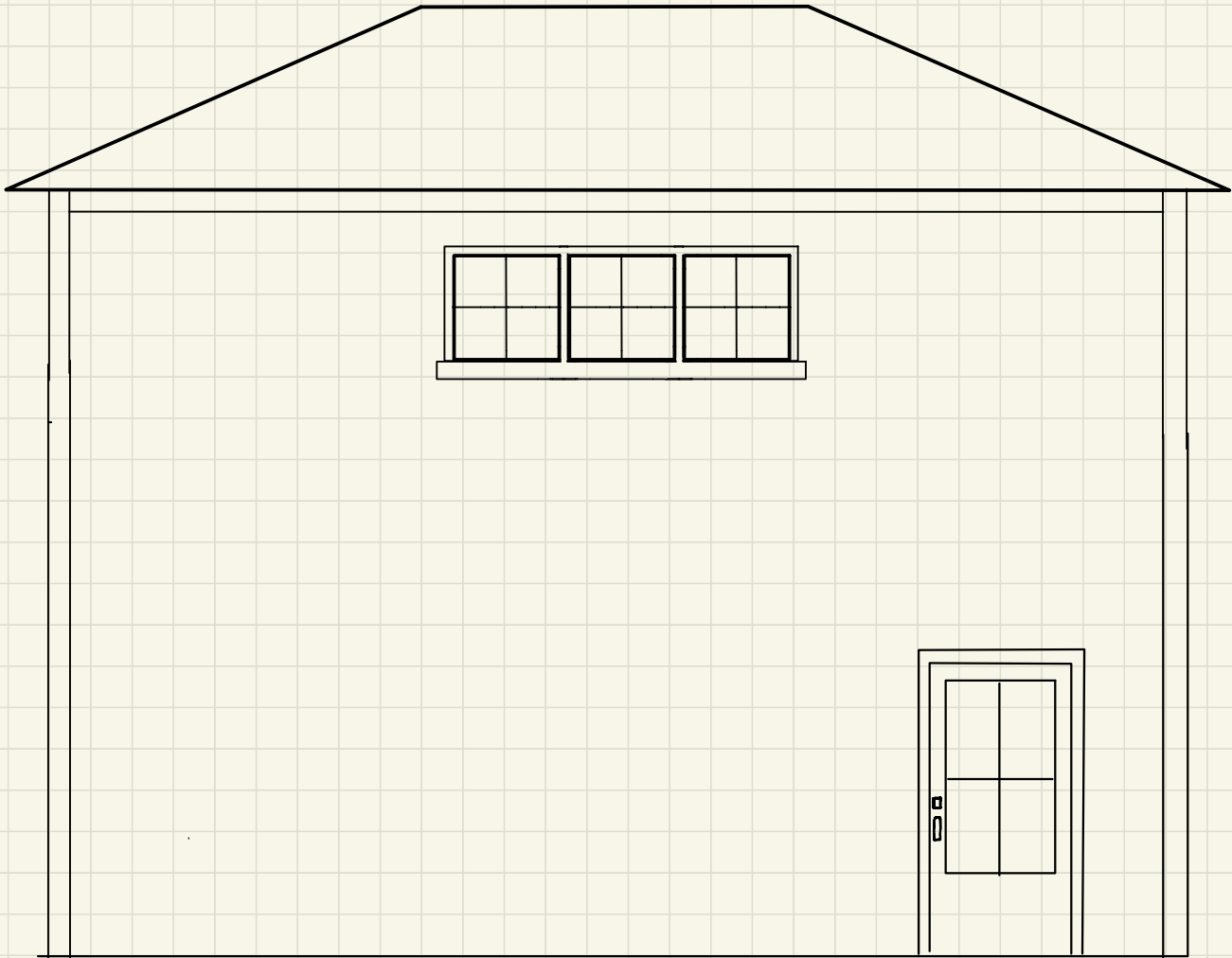
27.75' w x 23' h

drawn to scale one block = 1 ft.



**235 Dennett Street - elevations**  
eastern elevation - facing existing house  
27.75' w x 23' h

drawn to scale one block = 1 ft.





# 233 Dennett Street - existing home



38'  
width

26.25'  
height

# 233 Dennett Street - existing home height

