

**284 New Castle Ave
Map 207 Lot 73**

To permit the following:

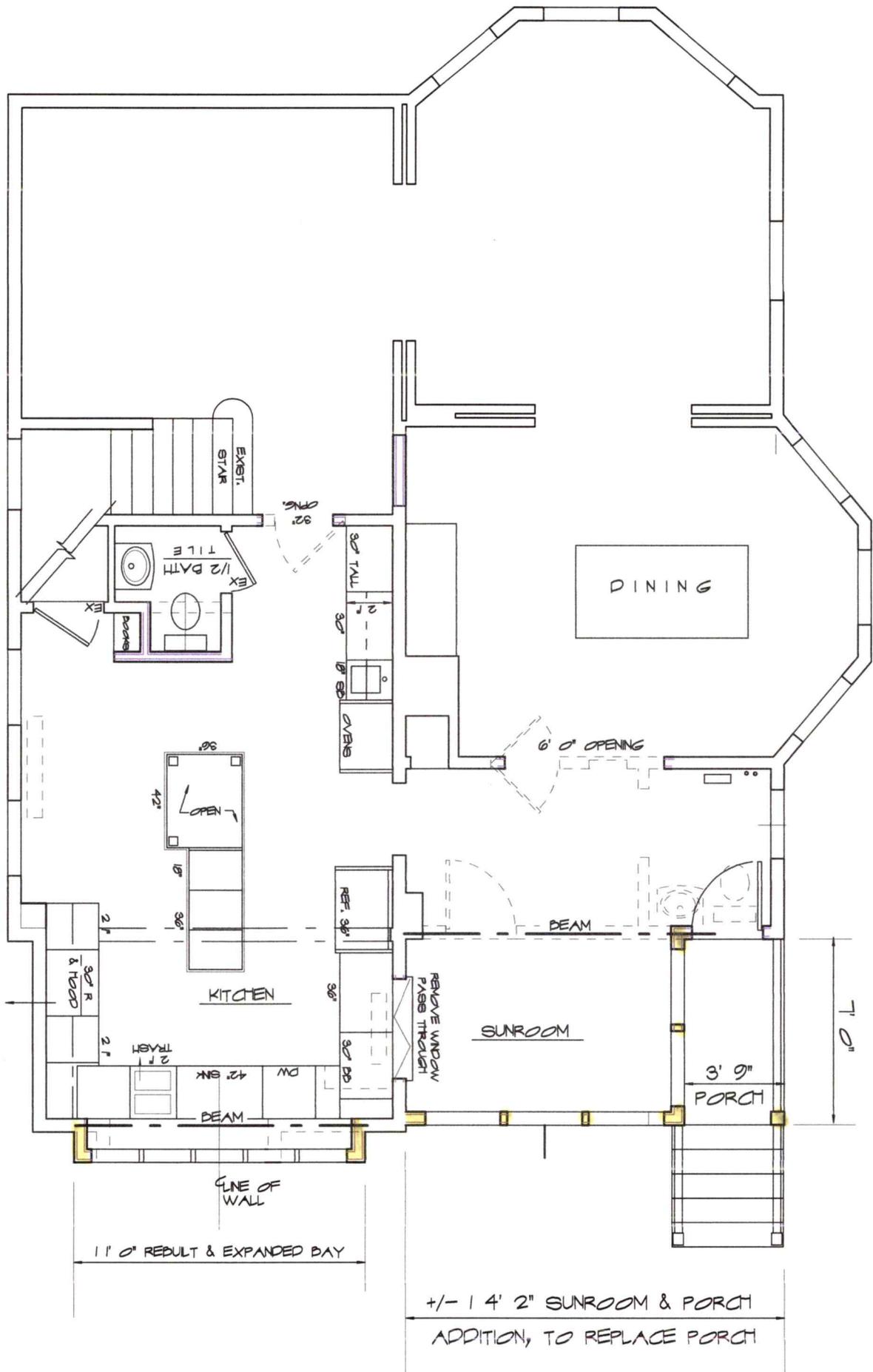
2. A 3.9' Front Setback where 30' is required for New Open Front Porch.
3. A 5.6' Rear Setback where 30' is required for New Detached Garage.

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

2. The Existing Front Setback is +/- 7.5' to the Front Deck, with stairs running towards the street. The New Front Porch will allow access to the front door from the side yard and driveway.
3. The Rear Property Line jogs towards New Castle Ave and the area behind the jog is open yard of 954 New Castle Ave. Positioning the Garage 5.6' off the Rear line will keep open views for both this property and the immediate abutter.

Criteria for the Variance:

1. The Variances are not contrary to the public interest in that it will not affect adjacent properties. The Front Porch access from the side yard will be safer than the current stairs and the Garage location is set back from New Castle Ave..
2. The Variances are consistent with the spirit of the ordinance in that it will allow improvements to the front of the Residence and allow the Garage to be located to the benefit of the both the Owner and adjacent Abutter.
3. Substantial justice will be done, as this work will allow the owner to improve the the Property without adversely affecting adjacent properties.
4. These Variances will not diminish the value of surrounding properties. The rear of both this and the abutting Lot is open space. The Garage location has the support of the Neighbor.
5. The special condition of this property is that the Existing Residence lies within the required front yard and any expansion along this line of the building would need a Variance. The jog in the Rear Property line would require the Garage to move within 15' of New Castle Ave. The proposed location allows for vehicles to turn around and not have to back out onto the street.

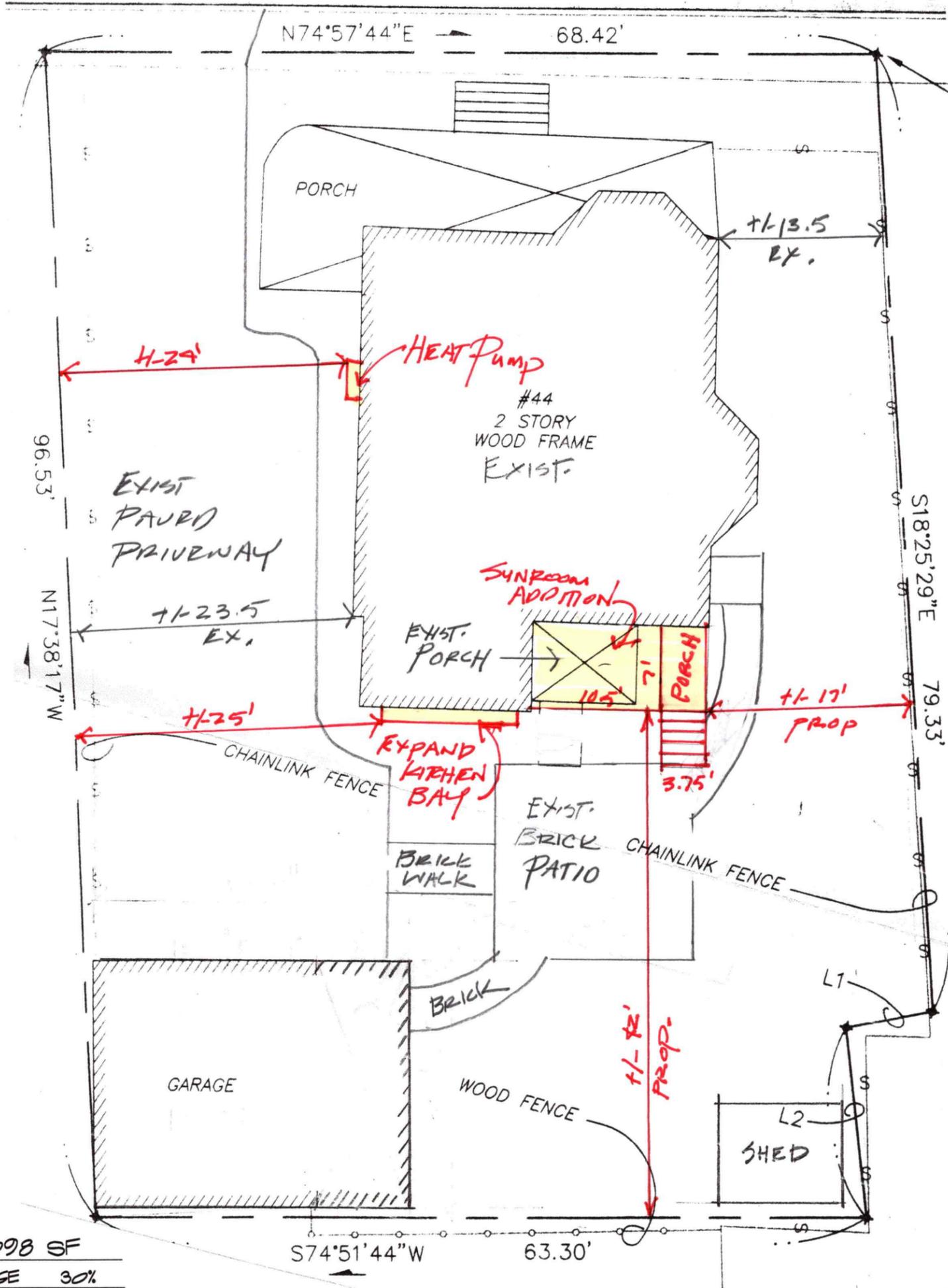


1ST FLOOR PLAN 44 GARDNER ST.

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



GARDNER STREET



LOT AREA 6098 SF

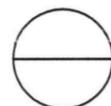
ALLOWABLE LOT COVERAGE 30%

EXISTING LOT COVERAGE

RESIDENCE	1121 SF
FRONT PORCH	306 SF
REAR PORCH	60 SF
KITCHEN BAY	8 SF
STEPS OVER 18"	35 SF
GARAGE	533 SF
SHED	80 SF
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	2137 SF (35.0%)

PROPOSED LOT COVERAGE

EX. RESIDENCE	1121 SF
EX. FRONT PORCH	306 SF
EX. FRONT STEPS OVER 18"	35 SF
EX. GARAGE	533 SF
EX. SHED	80 SF
EXPANDED KITCHEN BAY	13 SF
SUNROOM TO REPLACE PORCH	74 SF
NEW REAR PORCH	26 SF
NEW LANDING & STEPS OVER 18"	28 SF
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	2207 SF (36.0%)



PROPOSED LOT PLAN

SCALE: 1" = 10'-0"

MAP 103 LOT 42
GENERAL RESIDENCE A (GRA)



9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

AW

Project: 1906
Date: 2/21/20

ANNE WHITNEY ARCHITECT
IVES RESIDENCE

44 GARDNER ST, PORTSMOUTH, NH



EXISTING REAR ELEVATION



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



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



VEWS FROM HUNKING



& MECHANIC STREET

SCHEMATIC DESIGN

ANNE WHITNEY ARCHITECT

RENOVATIONS, IVES RESIDENCE

44 GARDNER STREET

PORTSMOUTH, NH

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832



Project: 1906

Date: 2/18/20

Revisions: