

**138 Gates Street
Map 103 Lot 54**

1-Story Addition at Rear of Residence

To permit the following:

1. Building Coverage of 35.8% where 30% is allowed.
2. Expansion of a non-conforming structure

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

1. The Existing Building Coverage is 30.8% and the Addition & Landing over 18" adds 136sf.
2. The Existing Residence is non-conforming on the Front & Left Side Setbacks and is over the 30% allowed Building Coverage.

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 Addition is tucked into the corner created by the rear of the Existing House and a 2-Story Ell that extends into the rear yard. The Addition is just partially visible from Gates Street and is within the required yard setbacks.
2. The Variances are consistent with the spirit of the ordinance in that it will allow this small Addition to add needed living space without adversely affecting the abutters & neighborhood.
3. Substantial justice will be done, as this will allow a small addition on this undersized property. The Addition will be built over an existing patio and the landscaped rear yard will not be affected.
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 Residence and Lot. The Lot at 2439sf is less than half of the required 5000sf in this Zone.

March 24, 2022

To: Planning Department
City of Portsmouth

Re: 138 Gates Street

To Whom It May Concern:

We Fredrick & Sandra Wiese, authorize Anne Whitney to act as our agent in matters relating to planning, permitting and other requirements related to Addition & Renovations Plans for our home at 138 Gates Street.

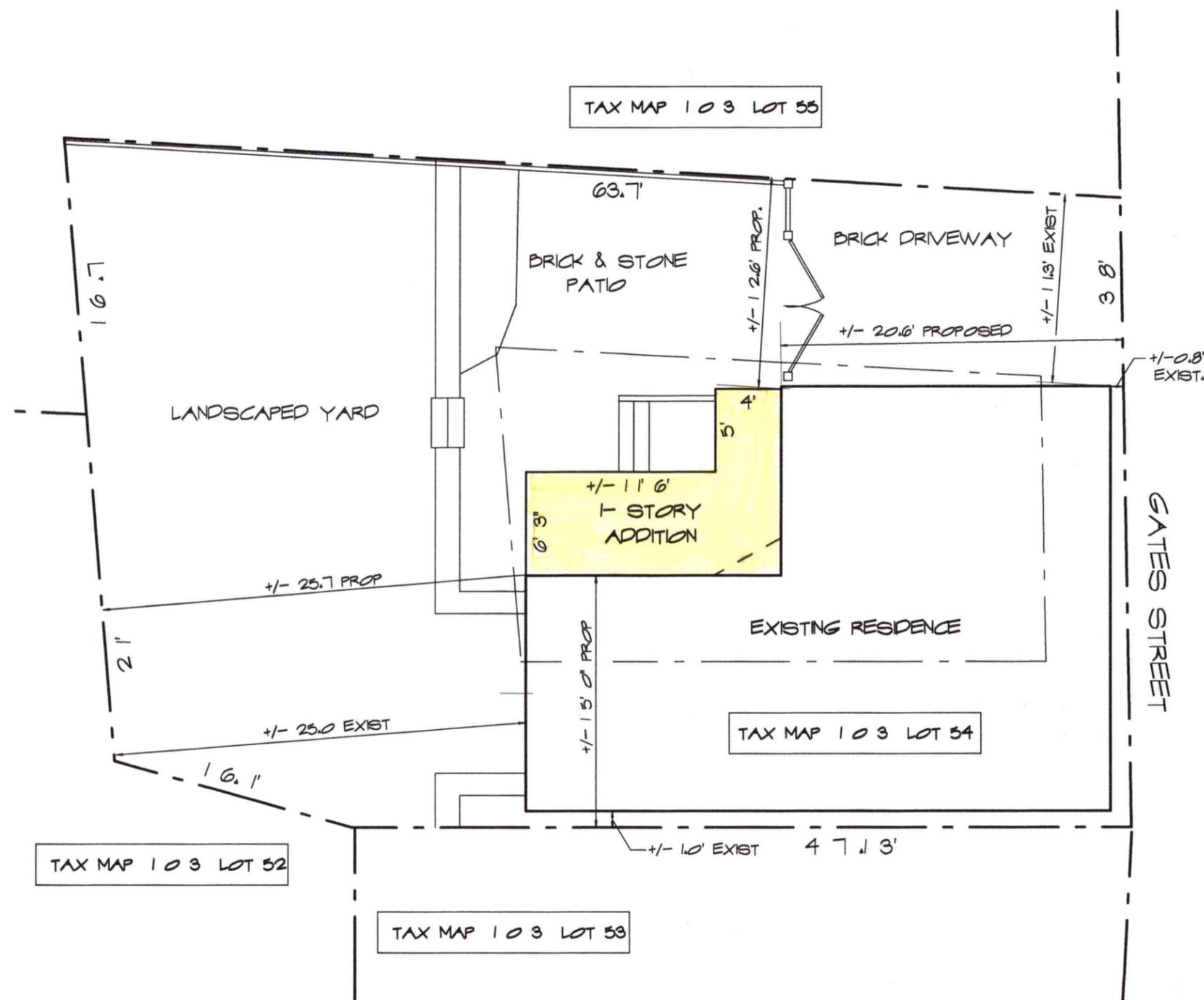
Regards,



Fredrick Wiese



Sandra Wiese



ADDITION & RENOVATIONS

138 GATES STREET PORTSMOUTH, NH
 FOR: FREDRICK & SANDRA WIES
 MAP 103 LOT 54
 GENERAL RESIDENCE B (GRB)

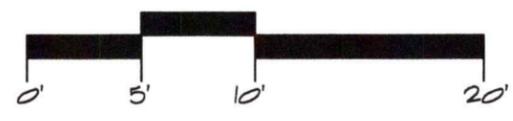
LOT AREA 2439 SF

ALLOW. BUILDING COVERAGE 30%

PROPOSED BUILDING COVERAGE

EXISTING RESIDENCE	738 SF
1-STORY REAR ADDITION	117 SF
NEW LANDING OVER 18"	19 SF
TOTAL	874 SF (35.8%)

PROPOSED LOT PLAN
 SCALE: 1/8" = 10'-0"
 NOTE: LOT PLAN GENERATED FROM TAX MAP AND BY
 FIELD MEASUREMENT BY ANNE WHITNEY ARCHITECT



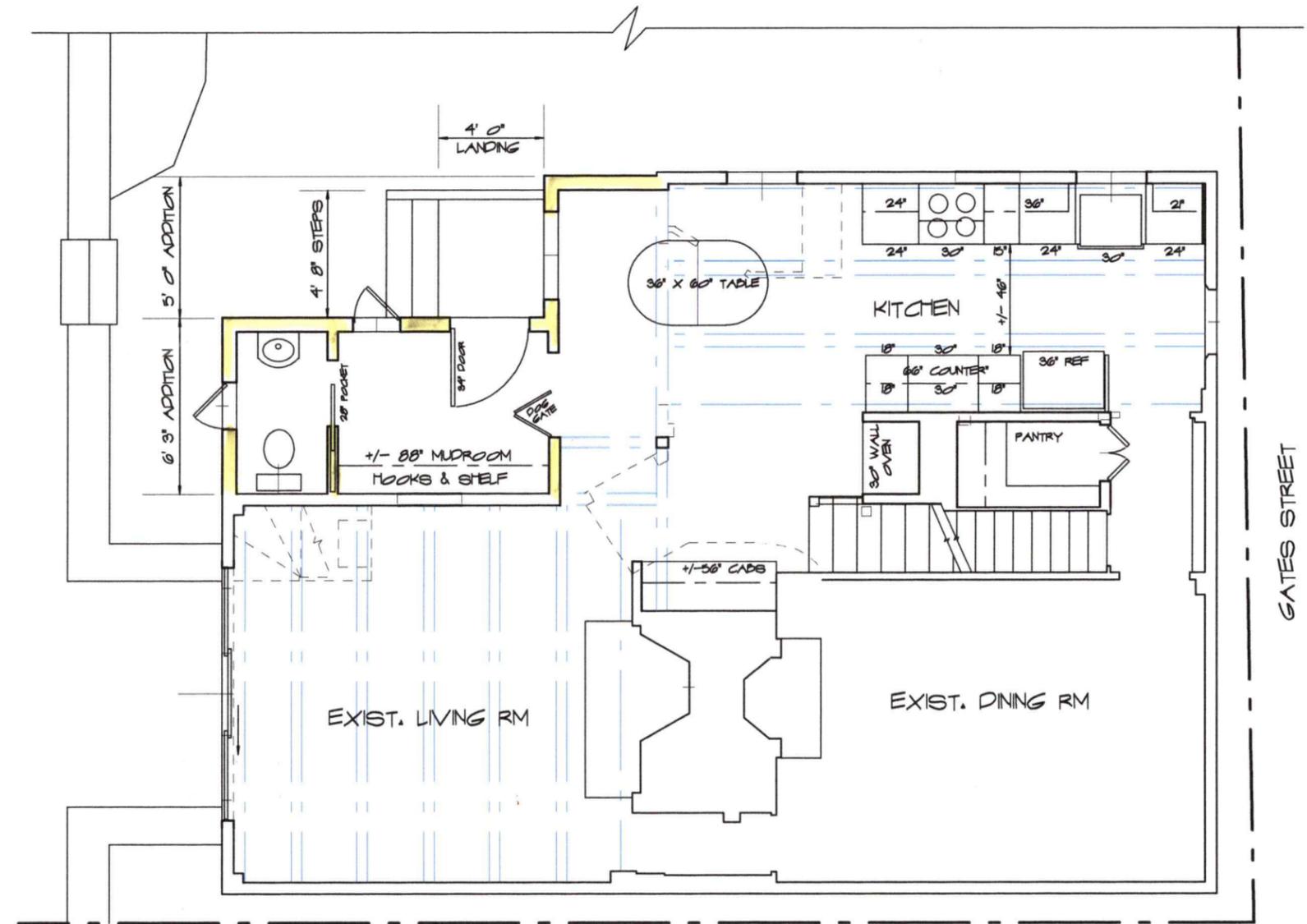
SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, WIESE RESIDENCE 138 GATES STREET PORTSMOUTH, NH	9 Sheafe Street Portsmouth NH 03801 603-427-2832	Project: 2109 Revisions:	Date: 3/28/22 1 OF 3
	ANNE WHITNEY ARCHITECT		



VIEW FROM GATES STREET



VEWS OF REAR ELEVATIONS



○ 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

SCHEMATIC DESIGN

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832



ANNE WHITNEY ARCHITECT

ADDITIONS & RENOVATIONS, WESE RESIDENCE

138 GATES STREET

PORTSMOUTH, NH

Project: 2109

Date: 3/28/22

Revisions:

2 OF 3



VIEW OF ADDITION LOCATION

SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, WIESE RESIDENCE 138 GATES STREET PORTSMOUTH, NH	9 Sheafe Street Portsmouth NH 03801 603-427-2832	 ANNE WHITNEY ARCHITECT	Project: # 2109	Date: 3 / 28 / 22
			Revisions:	3 OF 3