

**170-172 Gates Street
Map 103 Lot 14**

Rebuild Existing Detached Garage

To permit the following:

1. Rebuild Garage at 12.3' wide x 20.4' long, 251sf, Variance approved on 7/16/24 had the Garage at 12' wide by 20' long, 240sf. The Building Coverage of 45% remains the same.

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

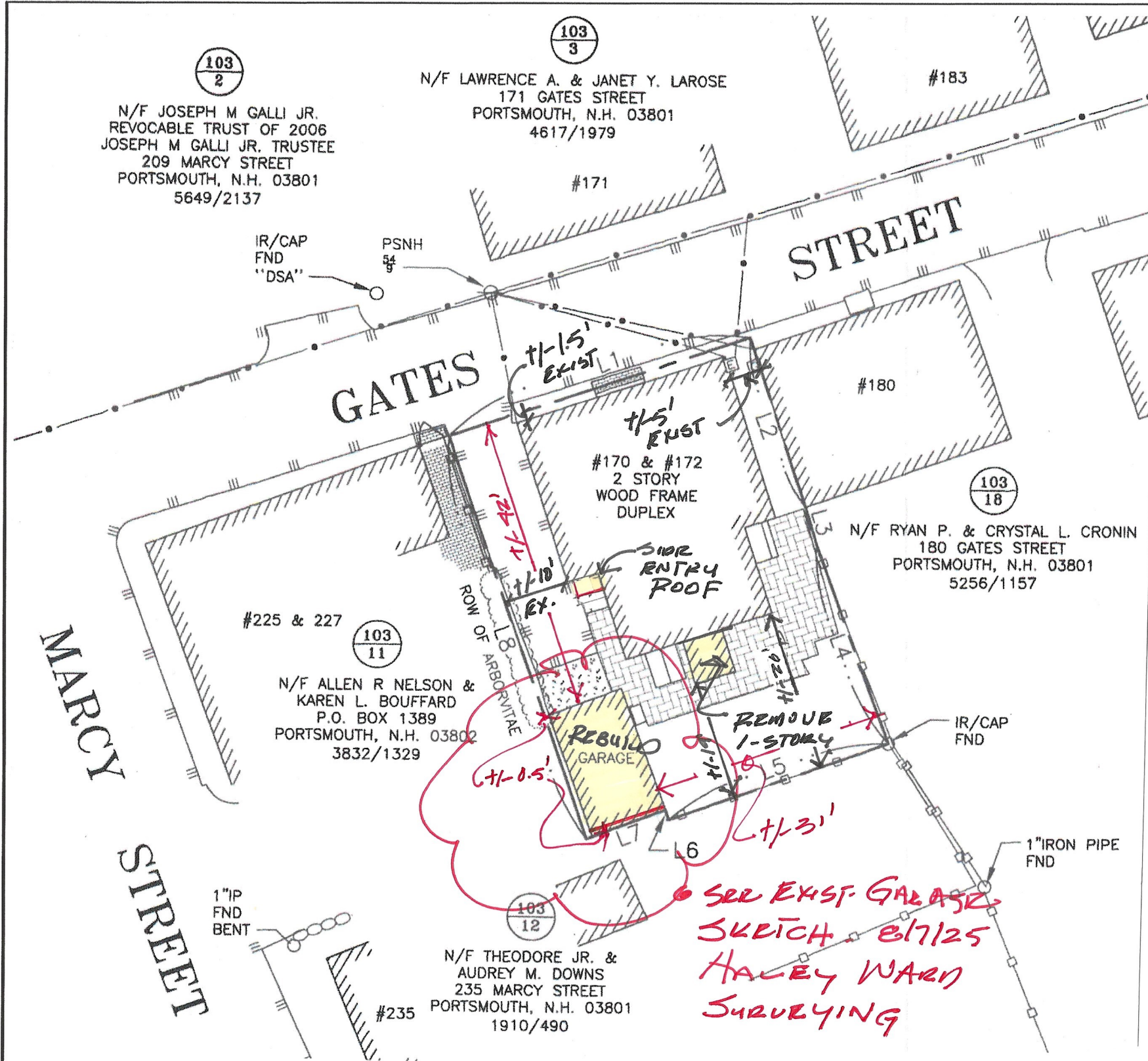
1. As stipulated for the Building Permit, the Existing Garage was surveyed prior to scheduling demolition and the exact dimensions and setbacks were documented. The minor increase in size is the reason for this request. It does not change the approved variances, but adds 11 sf to the non-conforming structure. The added 11sf, does not change the approved Building Coverage (BC) of 45%. The approved BC was 44.47% and the requested BC is 44.78%

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 Garage will be rebuilt over the existing footprint
2. The Variances are consistent with the spirit of the ordinance in that it will allow this current Garage Use to be continued.
3. Substantial justice will be done, as the Variances will not expand the approved building coverage.
4. These Variances will not diminish the value of surrounding properties. The rebuilt Garage will replace a dilapidated structure.
5. The special condition of this property is the non-conformity of the Existing Garage and Lot. The Lot at 3393sf is just 67% of the required 5000sf in this Zone.

8/12/25, Anne Whitney Architect

For: Katherine Bradford



RENOVATIONS & GARAGE REBUILD

170-172 GATES STREET PORTSMOUTH, NH
 FOR: KATHERINE BRADFORD

MAP 103 LOT 19
 GENERAL RESIDENCE B (GRB)

LOT AREA 3393 SF

ALLOW. BUILDING COVERAGE 30%

EXISTING BUILDING COVERAGE

EXISTING RESIDENCE	1254 SF
1-STORY REAR ADDITION TO BE REMOVED	49 SF
EXISTING GARAGE	252 SF
	1555 SF (46%)

PROPOSED BUILDING COVERAGE

EXISTING RESIDENCE	1254 SF
REBUILT GARAGE	251 SF
SIDE ENTRY ROOF	15 SF
	1520 SF (45%)



ONE STORY ELL TO BE REMOVED

PROPOSED LOT PLAN

RENOVATIONS & GARAGE REBUILD, BRADFORD RESIDENCE
 170 - 172 GATES STREET PORTSMOUTH, NH

801 Islington St, Suite 32
 Portsmouth, NH 03801
 603-502-4387
 archwhit@aol.com

ANNE WHITNEY ARCHITECT

Project: #2304 Date: 6/18/24

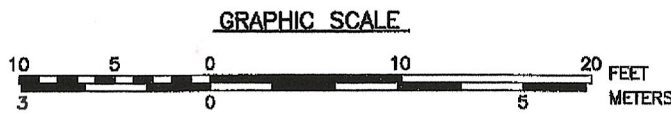
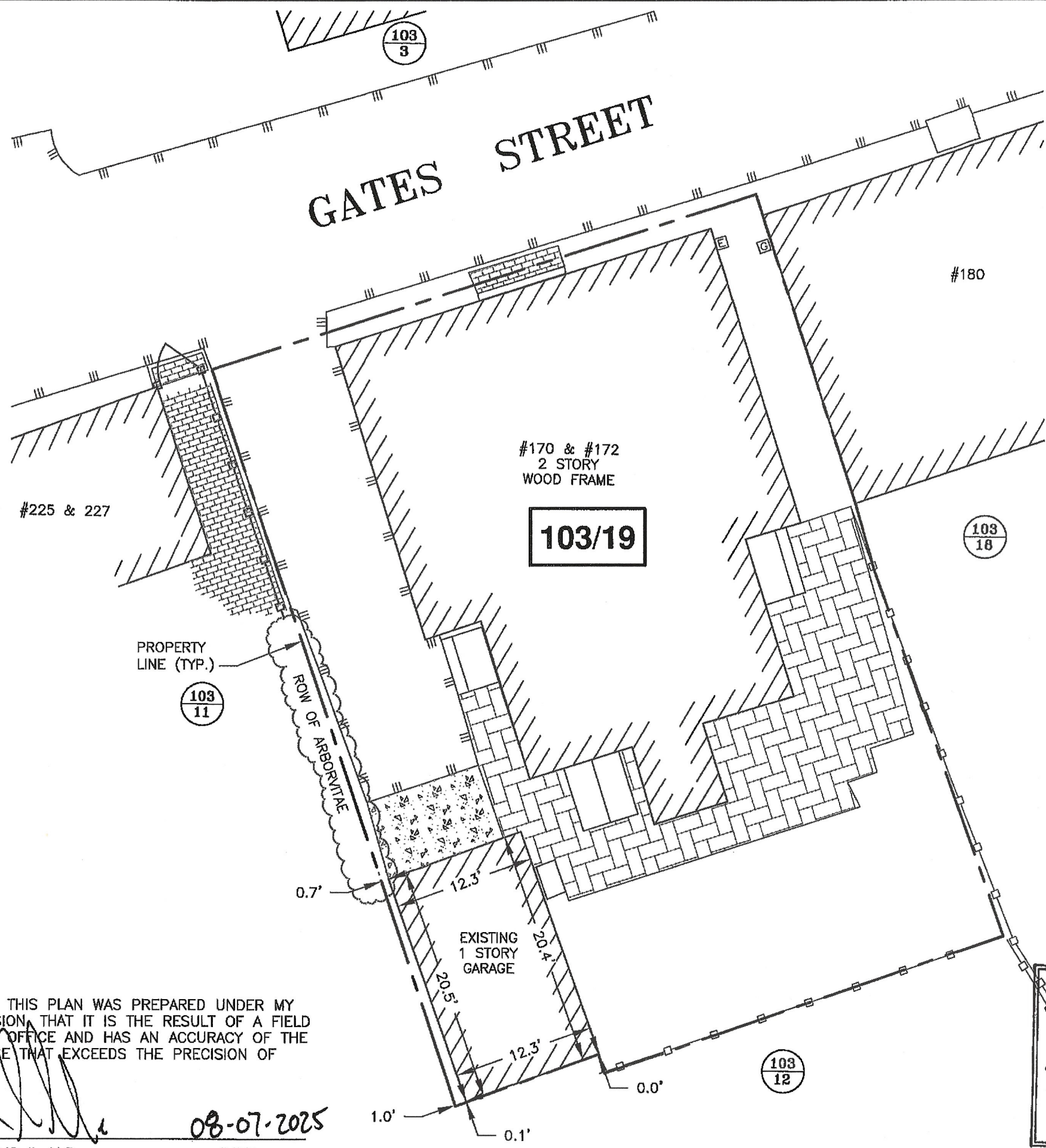
Revisions:
 REV 8/11/25

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EXISTING GARAGE SKETCH

OWNER: KATHERINE ANN BRADFORD 2020 REVOCABLE TRUST
PROPERTY LOCATION: 170-172 GATES STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

- NOTES:
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 103 AS LOT 19.
 - 2) PARCEL AREA: 3,393 S.F.
 - 3) DIMENSION FROM PROPERTY LINES TO EXISTING GARAGE ARE MEASURED PERPENDICULAR TO PROPERTY LINES.
 - 4) THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION AND DIMENSIONS OF THE EXISTING GARAGE.



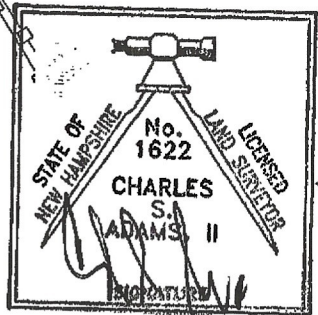
DEED REFERENCE: 6190/1306
PLAN REFERENCE: J.W.DURGIN PLAN NO. 3287

SCALE: 1" = 10' AUGUST 2025

"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."

CHARLES S. ADAMS II, LLS

08-07-2025
DATE



HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282



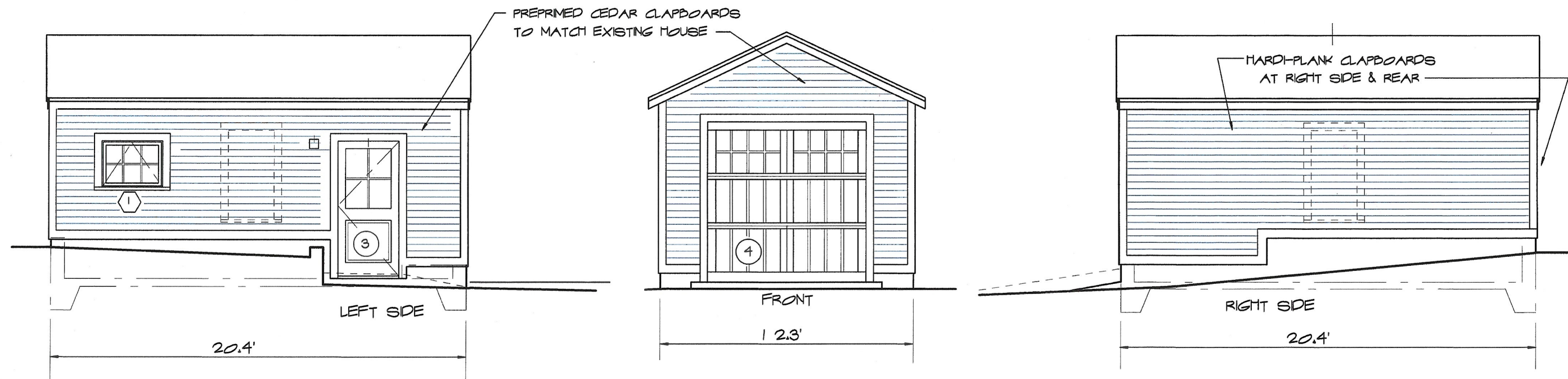
GARAGE EXIST LEFT SIDE



GARAGE EXIST FRONT



GARAGE EXIST RIGHT SIDE



REBUILT GARAGE ELEVATIONS
SCALE: 3/16" = 1'-0"

REVISED REBUILT
GARAGE DIMENSIONS

RENOVATIONS & GARAGE REBUILD, BRADFORD RESIDENCE

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603-562-4387
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ANNE WHITNEY ARCHITECT

PORTSMOUTH, NH

Project: # 2304
Revisions:
REV. 8/11/25

Date: 10/9/24

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