

Rev 2/28/22
2/24/22

Planning Department
Stefanie Casella, Planner
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Submission for Conditional Use Permit, Garden Cottage, 189 Gates Street
Patrick & Judy Nerbonne Owners.

Dear Ms Casella & Planning Board Members,

On behalf of the Nerbonne's, the attached Submission shows the conversion of an existing
Garage with a 12ft x 16ft 1-Story Addition to a Garden Cottage with a 546 total gsf area..

The following items are included in our submission:

- Owners statement
- Criteria for Garden Cottage
- Proposed Lot Plan which shows existing & proposed conditions
- Plans showing garden cottage floor plan, exterior elevations and photos of the 189 Gates St
& the neighboring buildings.

We are requesting a Waiver to 18.815.31, which prohibits the expansion of an existing
structure to be converted to a Garden Cottage. The Owners statement (attached) explains
their need to pursue this project and relates to their ability to stay in the home they have
occupied since 1998. Our reasoning for this request, is as follows:

- The existing Garage at 354sf is very small to accommodate a functional living space.
- The proposed Addition at 192sf is smaller than the allowed 300sf side or rear deck.
Both the Addition and proposed 84sf Deck add just 276sf.
- The Lot Size is non-conforming and to pursue a Detached ADU would require several more
Variances. The Lot size and building configuration is more in line with a Garden Cottage use.

We respectfully request your approval of this waiver & grant the CUP.

Sincerely,



Anne Whitney Architect for Patrick & Judy Nerbonne

City of Portsmouth
Planning Board
Application Narrative

Introduction

We are G. Patrick Narbonne (Pat) and M. Judy Nerbonne (Judy) owners of a single-family home located at 189 Gates Street in Portsmouth, NH, which is identified as Lot 6 on Tax Map 103.

As owners are hoping to convert our two car garage into a single floor one bedroom space to accommodate our single daughter or a caregiver as our needs are changing and we are in our 80's.

Pat was officially diagnosed with Alzheimer's disease five years ago and we are trying to make living arrangements to stay in the residence and neighborhood we love.

Our house was built in 1855 by Walter T. Brooks a ships carpenter. Our garage was his workshop. We purchased the house in 1995 and researched the history of the house and got to understand the neighborhood. We renovated the house and property in 1997-98 and received the Residential Restoration Award from the Portsmouth Advocates in 1999. We love this neighborhood and would like to be able to spend our last years here.

We plan to create an attractive garden cottage with an appearance that matches our home and the other existing homes in our neighborhood.

This project is important to us and hope it will fit into our wonderful neighborhood.

**Narrative for Garden Cottage Criteria
189 Gates Street**

2/25/22

10.815.30 Garden Cottage shall comply with the following criteria

- .31 The existing accessory building shall not be expanded either vertically or horizontally, other than through the addition of a front entry not to exceed 50sf or a side or rear deck not to exceed 300sf.

We are requesting a waiver from this requirement for a 12ft x 16ft Addition. Our reasoning for this waiver is described in the cover letter of the CUP Submission and repeated here. We are also proposing a 6' x 14' rear deck (84sf).

- *The existing Garage at 354sf is very small to accommodate a functional living space.*
- *The proposed Addition at 192sf is smaller than the allowed 300sf side or rear deck. Both the Addition and proposed 84sf Deck add just 276sf.*
- *The Lot Size is non-conforming and to pursue a Detached ADU would require several more Variances. The Lot size and building configuration is more in line with a Garden Cottage use.*
- *The existing driveway can easily accommodate 3 vehicles.*

- .32 A garden cottage shall not be larger than 600gsf area

The proposed garden cottage is 546 gross sf area, as show on dwg. 2 of 3.

- .34 A garden cottage that is within a required yard for the zoning district shall not have any windows or doors higher than eight feet above grade facing the adjacent property.

The right side elevation that encroaches the required setback will have no windows or doors, as shown on dwg. 2 of 3. This is a building code requirement, since that wall is within 3ft of the property line.

- .35 *This property has municipal sewer service.*

10.815.40 Before granting a CUP for a garden cottage the Planning Bd. shall make the following findings

- .41 Exterior Design of the garden cottage is consistent with the existing single family dwelling on the lot.

Exterior siding, trim, windows and details are consistent with the existing dwelling. The garage was renovated in 1998 to complement the newly renovated house. The elevation drawings and photos on dwg. 3 of 3 clearly show this.

10.815.40 continued

- .42 The site plan provides adequate and appropriate open space, landscaping, and off-street parking for both the garden cottage and the primary dwelling.

The garden cottage with the addition and deck is located to have minimal impact on the existing +/- 1800sf landscaped rear yard. This is shown on dwg. 1 of 3. The existing driveway will not change & can easily accommodate 3 vehicles.

- .43 The garden cottage will maintain a compatible relationship to adjacent properties in terms of location and design, and will not significantly reduce the privacy of adjacent properties.

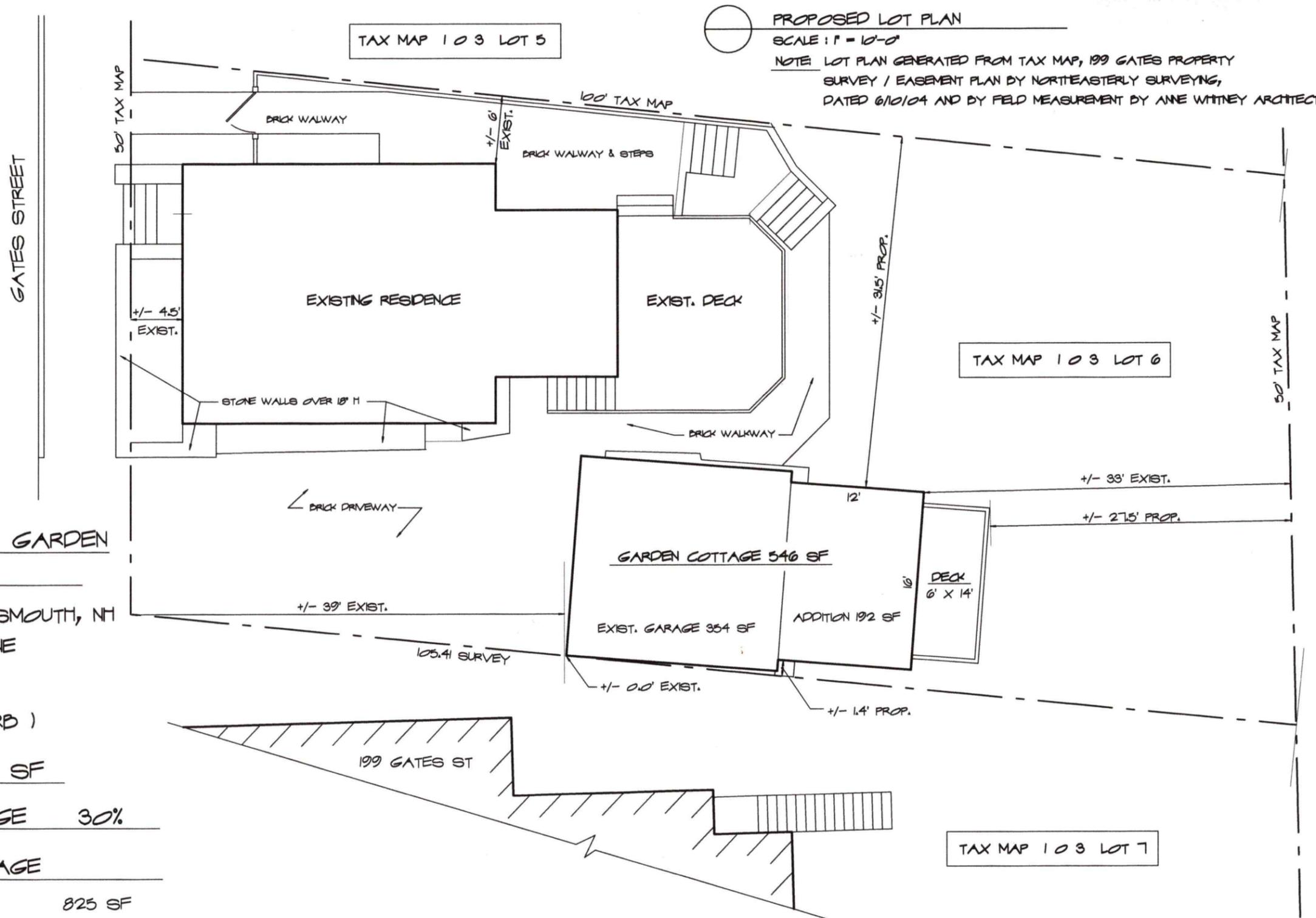
The garden cottage will have no windows on the right side and the deck will have just 6' of exposure to that right side. At the rear, the adjacent property is the Point of Graves Cemetery and the proposed addition to the garden cottage will break up the existing blank wall at the rear of the garage. At the left side the garden cottage is more than 30ft away from the adjacent property. All of the attached drawings & photos help to illustrate this.

- .44 The garden cottage will not result in excessive noise traffic or parking congestion.

There is adequate parking for the garden cottage (dwg. 1 of 3) and the family oriented residential use will not result in excessive noise.

Anne Whitney Architect

For: Patrick & Judy Nerbonne



PROPOSED LOT PLAN
 SCALE: 1" = 10'-0"
 NOTE: LOT PLAN GENERATED FROM TAX MAP, 199 GATES PROPERTY SURVEY / EASEMENT PLAN BY NORTHEASTERLY SURVEYING, DATED 6/10/04 AND BY FIELD MEASUREMENT BY ANNE WHITNEY ARCHITECT

GARAGE CONVERSION TO GARDEN COTTAGE WITH ADDITION

189 GATES STREET PORTSMOUTH, NH
 FOR: PATRICK & JUDY NERBONNE

MAP 103 LOT 6
 GENERAL RESIDENCE B (GRB)

LOT AREA 5184 SF

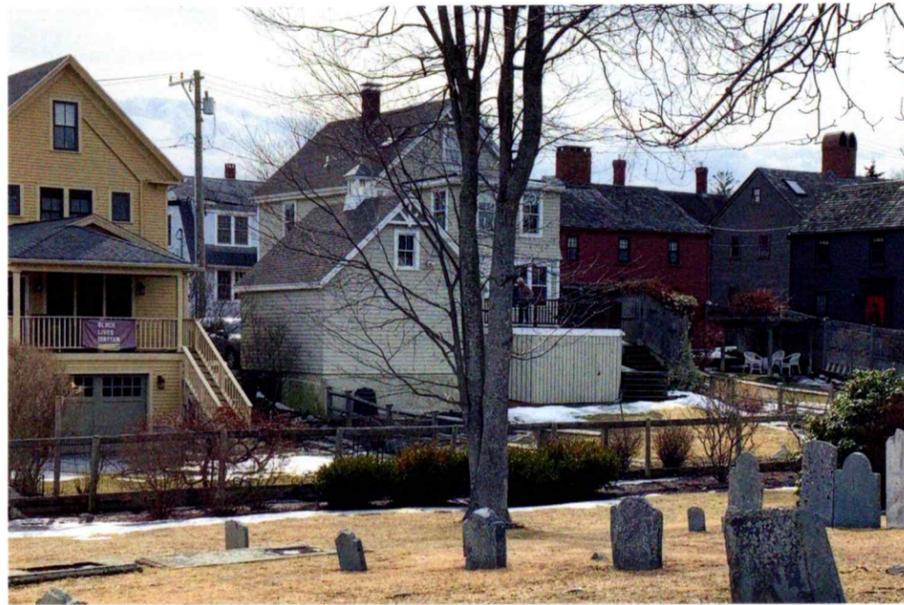
ALLOW. BUILDING COVERAGE 30%

PROPOSED BUILDING COVERAGE

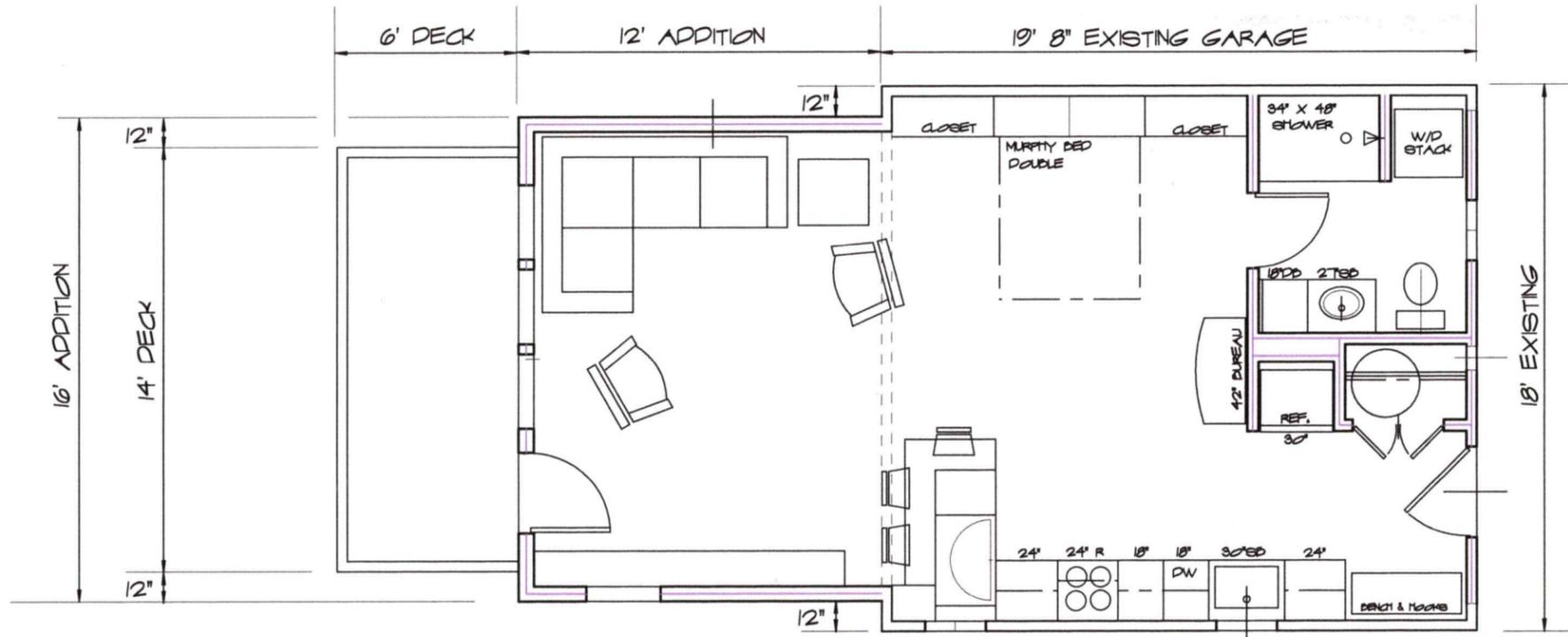
EXISTING RESIDENCE	825 SF
EXISTING DECK & STEPS OVER 18"	272 SF
EXISTING STONE WALLS OVER 18"	108 SF
EXIST. GARAGE CONVERTED TO GARDEN COTTAGE WITH ADDITION	546 SF
GARDEN COTTAGE DECK ADDITION	84 SF
TOTAL	1835 SF (35.5%)



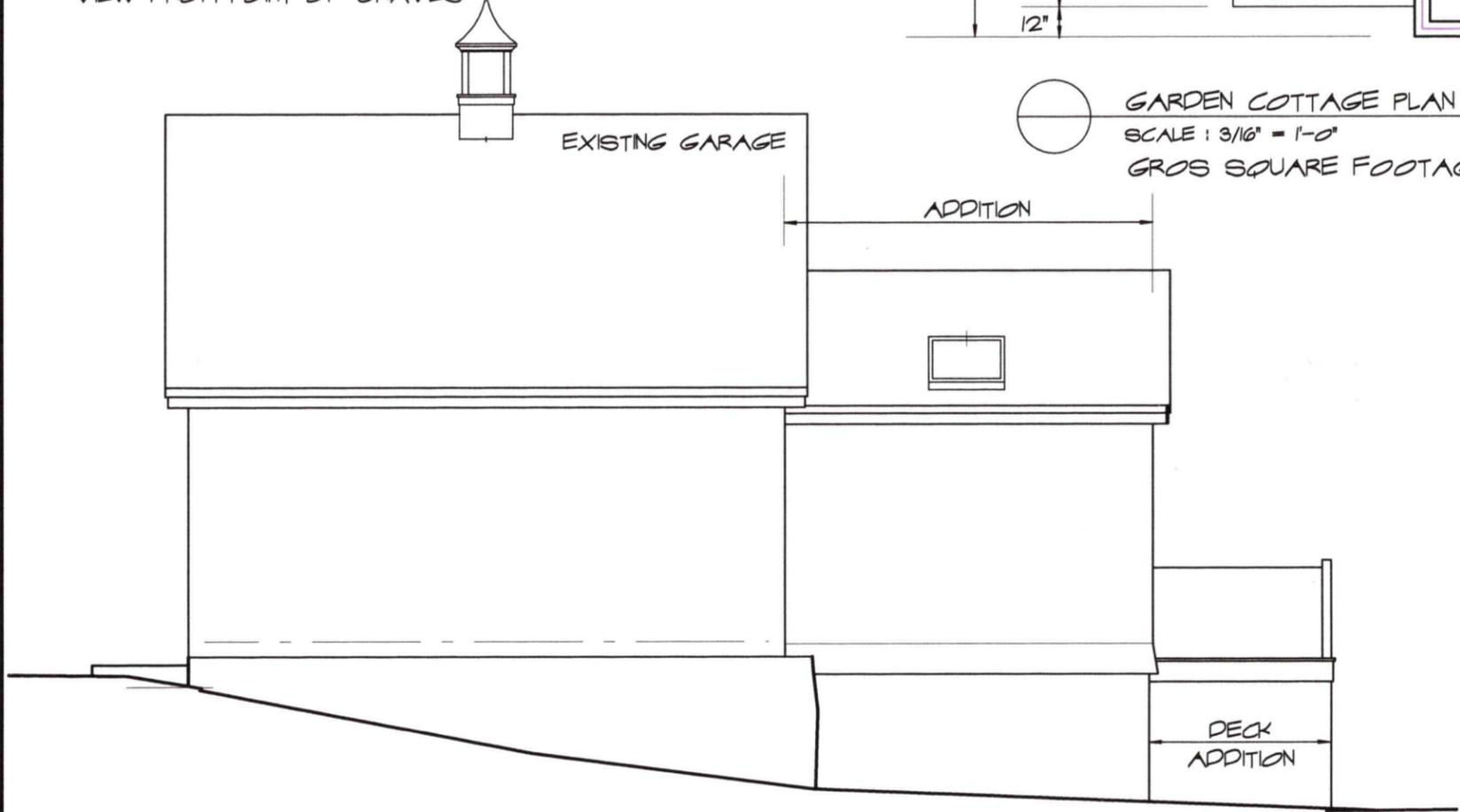
PROPOSED LOT PLAN NERBONNE RESIDENCE 189 GATES STREET PORTSMOUTH, NH	9 Sheafe Street Portsmouth NH 03801 603-427-2832	 ANNE WHITNEY ARCHITECT	Project: 2202	Date: 2/22/22
			Revisions: 2/23/22	1 OF 3



VIEW FROM POINT OF GRAVES



GARDEN COTTAGE PLAN
 SCALE: 3/16" = 1'-0"
 GROSS SQUARE FOOTAGE = 546 SF

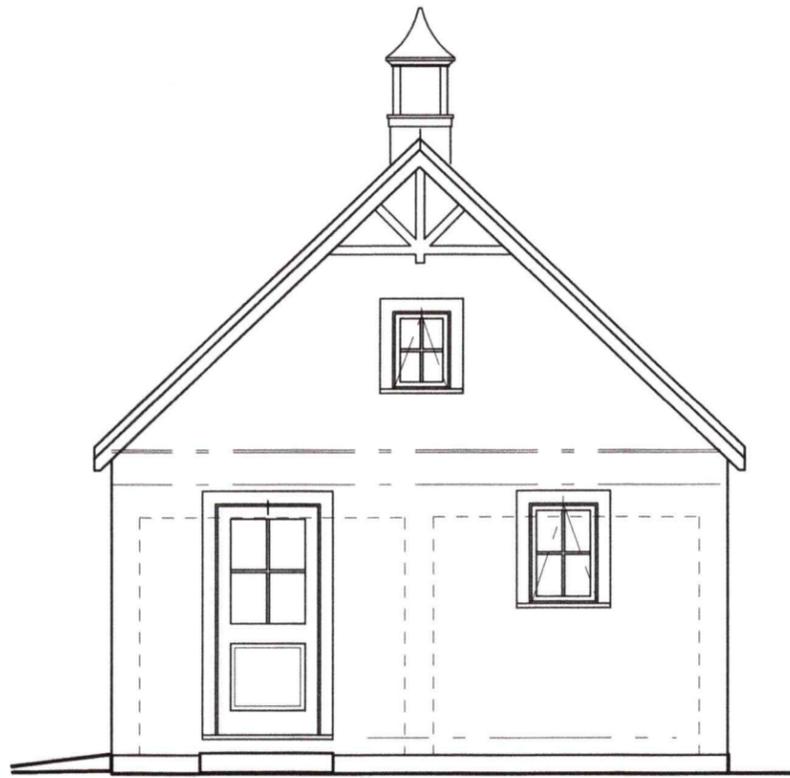


RIGHT SIDE ELEVATION
 SCALE: 3/16" = 1'-0"



GARAGE FRONT ELEVATION

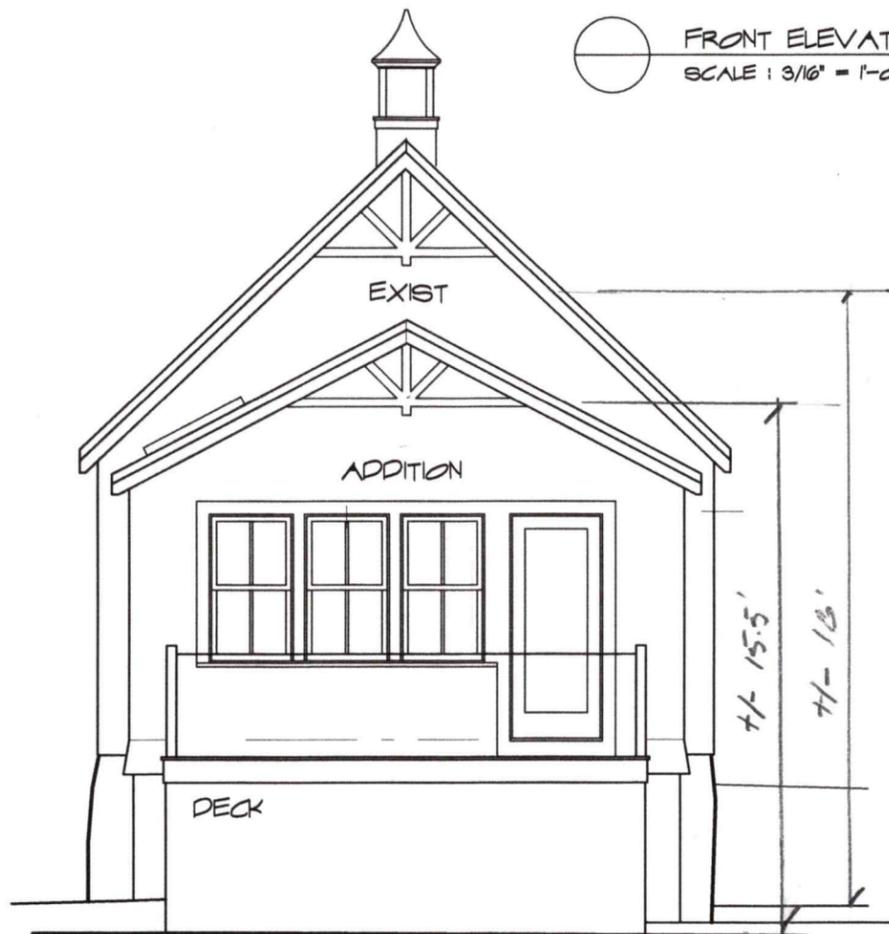
SCHEMATIC DESIGN ANNE WHITNEY ARCHITECT GARAGE CONVERSION TO GARDEN COTTAGE WITH ADDITION NERBONE RESIDENCE 189 GATES STREET PORTSMOUTH, NH	9 Sheafe Street Portsmouth NH 03801 603-427-2832	Project: 2202 Revisions: 2 / 23 / 22	Date: 2 / 22 / 22
	2 OF 3		



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



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



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



VIEW FROM POINT OF GRAVES

SCHMATIC DESIGN ANNE WHITNEY ARCHITECT GARAGE CONVERSION TO GARDEN COTTAGE WITH ADDITION NERBONE RESIDENCE 189 GATES STREET PORTSMOUTH, NH	9 Sheafe Street Portsmouth NH 03801 603-427-2832	Project: • 2202 Revisions: 2 / 23 / 22	Date: 2 / 22 / 22 3 OF 3