

3/22/22

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 10.5ft x 14.5ft 1-Story Addition to a Garden Cottage with a 507 total gsf area. Right Side Yard and Building Area Variances were approved by the BOA on March 15th 2022.

The following items are included in our submission:

- Owners statement
- Letter from Dr. Logan
- Letter from Nancy Euchner, Seacoast Village Project
- Narrative for Garden Cottage Criteria
- 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 153sf is smaller than the allowed 300sf side or rear deck.
- 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,

A handwritten signature in black ink, appearing to read 'Anne Whitney'.

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.

From: judy@gatesstreet.com,
To: archwhit@aol.com,
Subject: Fwd: Letter in case you can't open the attachment
Date: Sun, Mar 13, 2022 8:42 pm

Sent from my iPhone

Begin forwarded message:

From: Kathleen Logan <kathleenblogan@gmail.com>
Date: March 13, 2022 at 5:50:34 PM EDT
To: Judy Nerbonne <judy@gatesstreet.com>
Subject: Letter in case you can't open the attachment

Kent Logan, MD
21 Blossom Street
Portsmouth, NH 03801

March 13, 2022

My name is Dr. Kent Logan. I am Mr. Pat Nerbonne's treating neurologist and a resident of the South End. I understand that Judy and Pat Nerbonne wish to make medically appropriate and adaptive home changes in the setting of Mr. Nerbonne's health condition.

Of note, the Nerbonne's have requested that I discuss openly and freely Mr. Nerbonne's health.

Mr. Nerbonne has mild cortical dementia of the Alzheimer's disease type. This is a progressive neurodegenerative disorder. Mr. Nerbonne fares well at present with only mild memory and cognitive concerns, yet with time there is heightened potential of progression of his memory and cognitive loss. He may have impaired activity of daily living function, such as the inability to bathe and dress himself. He may also experience neuropsychiatric symptoms of hallucinations, agitation, and fear.

It is well known in the medical community that a secure familiar home environment with family and friends nearby remarkably reduces the likelihood of these distressing symptoms. In such a safe environment, patients with dementia fare better with less stress, confusion, the above mentioned neuropsychiatric symptoms, as well as injurious falls. Most importantly, the patient is more apt to live in comfort and peace as he faces this life challenge.

It is my medical opinion that appropriate home living conditions in accordance with the Garden Cottage plan be granted to the Nerbonne's. The Garden Cottage plan will give the Nerbonnes the ability to have a family member or caregiver living in close proximity to provide the care necessary for Pat to stay in his home. I applaud the city for beginning to look at ways to help families as the population grows older and faces these problems.

Kent Logan, M.D

From: judy@gatesstreet.com,

To: archwhit@aol.com,

Subject: Fwd: letter of support

Date: Tue, Mar 15, 2022 1:53 pm

Attachments: Nerbonne Letter of Support.docx (14K)

Begin forwarded message:

From: Nancy Euchner <nancy@seacoastvillageproject.org>

Subject: Fwd: letter of support

Date: March 14, 2022 at 10:08:57 AM EDT

To: Judy Nerbonne <judy@gatesstreet.com>

If you look around Portsmouth today, you will no doubt see benefits that were built through the hard work of its citizens – people who invested time, talent and treasure to develop and sustain our neighborhoods, parks, cultural venues and good governance. As some of these citizens, like Judy and Pat Nerbonne, got older, they invested even more deeply in providing very local support to neighbors and friends who needed a little help – through family crisis, temporary illness or challenges of aging. They took a proactive stance – exploring aging in place options with others in the South End. They prepared.

Today, the Nerbonnes' situation the importance of this planning. Pat was diagnosed with Alzheimer's disease. Not the best news in the world, but also not the worst. Pat has a loving family and friends, and his positive spirit and humor continue to be gifts to those who know him. But an additional part of this picture is the reality of his changing needs. The current need for supervision, and the eventual need for personal care and support beyond what Judy can provide on her own.

If we learned anything from the pandemic that hit the world and our community in the past year, it's that our health care support systems are strained to the breaking point. Smart citizens are doubling down on ways to get connected (to each other and community and family resources), get smart (about normal aging and some of its challenges) and helping each other out. In my work as an eldercare professional for the past 40 years and the leader of the Seacoast Village Projecy, a local non-profit organization promoting aging-in-place, I applaud the efforts of those who take active steps to plan and strengthen their support systems before crises occur.

The proposal that the Nerbonnes are presenting to you tonight is an example of such a proactive plan. It provides close and affordable living space for a family member that doesn't tax the systems of an historic old house, leaving space within the home to be adapted to fit changing needs. It allows Judy and Pat to remain together in familiar surroundings with people who know and care about them. And it allows Judy to continue to contribute to her community and age successfully herself.

Co-housing and inter-generational housing options (like the one proposed) are progressive, flexible strategies that strengthen our communities. I urge you to support this application.

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

3/22/22

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 10.5ft x 14.5ft Addition. Our reasoning for this waiver is described in the cover letter of the CUP Submission and repeated here.

- *The existing Garage at 354sf is very small to accommodate a functional living space.*
- *The proposed Addition at 153sf is smaller than the allowed 300sf side or rear deck.*
- *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 507 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.

- .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 1998 Project received a Portsmouth Advocates Residential Restoration Award. 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 is located to have minimal impact on the existing +/- 1900sf 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.

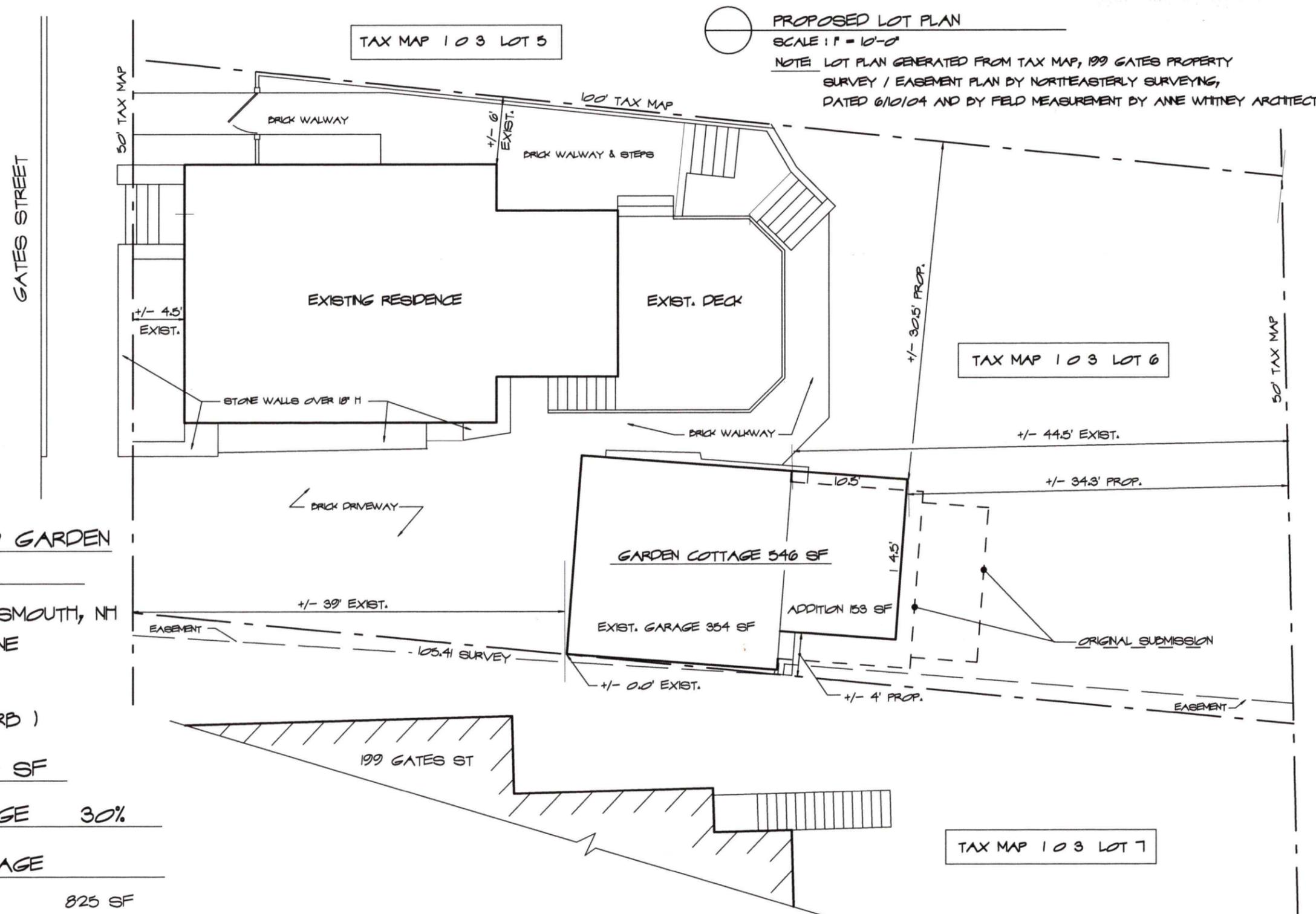
The garden cottage will have no windows on the right side, which is within the 10ft Right Yard Setback. At the rear, the adjacent property is the Point of Graves Cemetery and the proposed addition to the garden cottage will break up the existing blank wall at the rear of the garage. At the left side 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

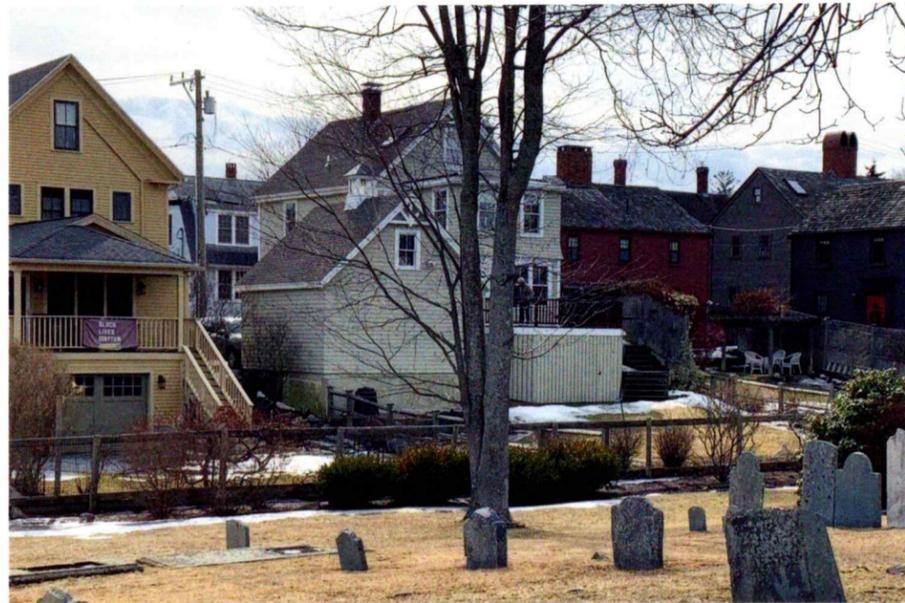
ALLOW. BUILDING COVERAGE 30%

PROPOSED BUILDING COVERAGE

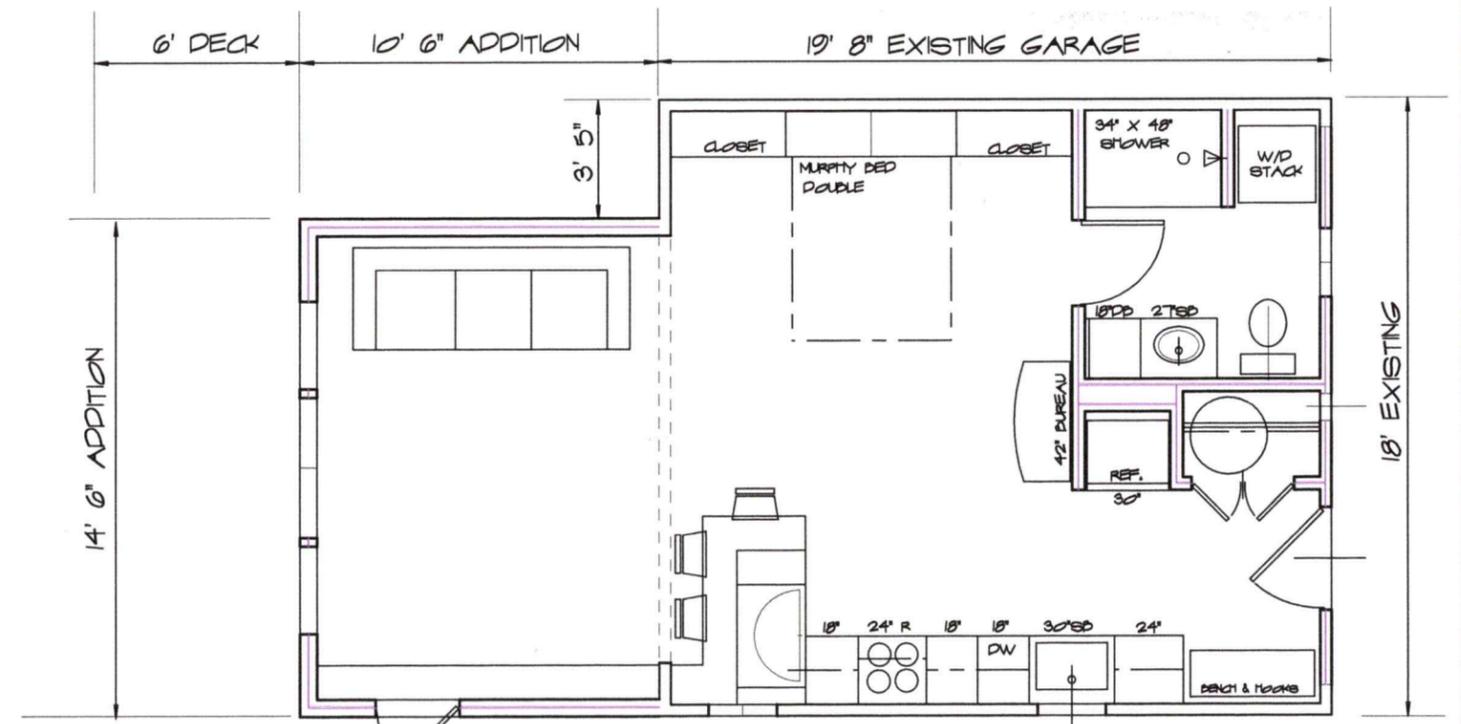
EXISTING RESIDENCE	825 SF
EXISTING DECK & STEPS OVER 18"	272 SF
EXISTING STONE WALLS OVER 18"	108 SF
EXIST. GARAGE CONVERTED TO GARDEN COTTAGE WITH ADDITION	507 SF
<hr/>	
	1604 SF (30.9%)



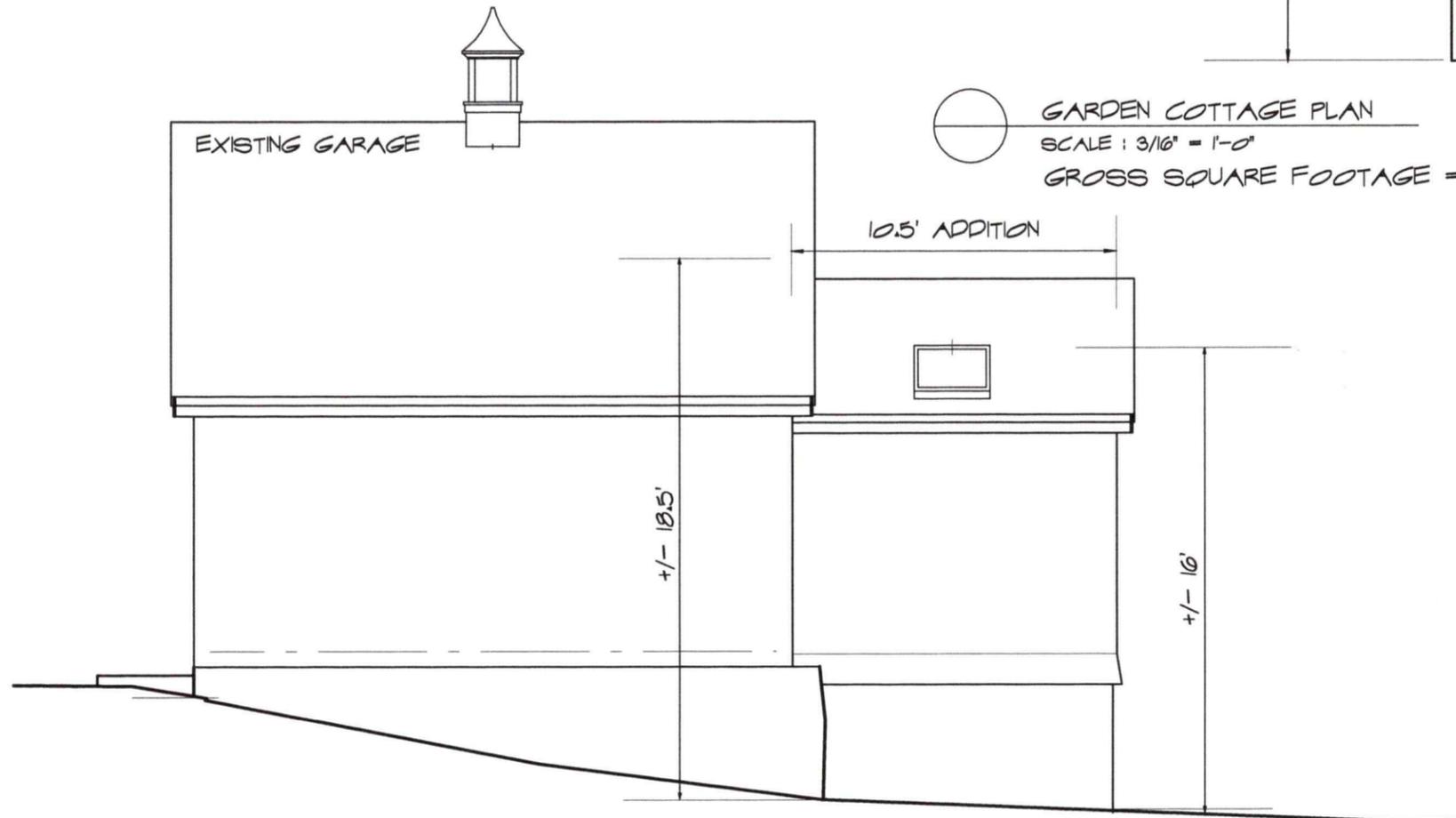
PROPOSED LOT PLAN NERBONNE RESIDENCE 189 GATES STREET PORTSMOUTH, NH	8 Sheafe Street Portsmouth NH 03801 603-427-2832		Project: # 2202	Date: 2/22/22
			Revisions: 2/23/22 3/15/22 3/22/22	1 OF 3



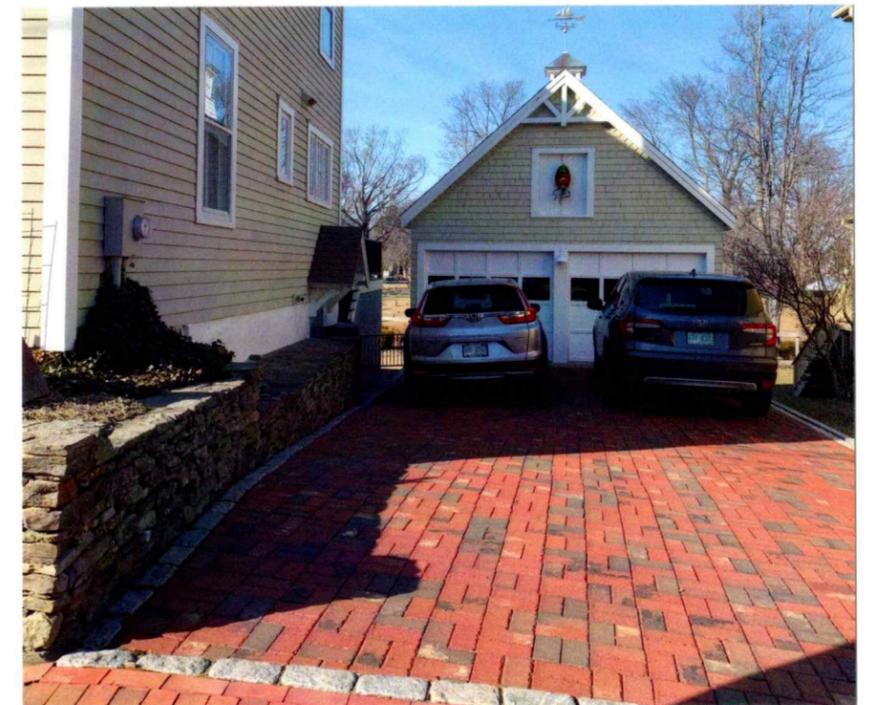
VIEW FROM POINT OF GRAVES



○ GARDEN COTTAGE PLAN
 SCALE : 3/16" = 1'-0"
 GROSS SQUARE FOOTAGE = 507 SF

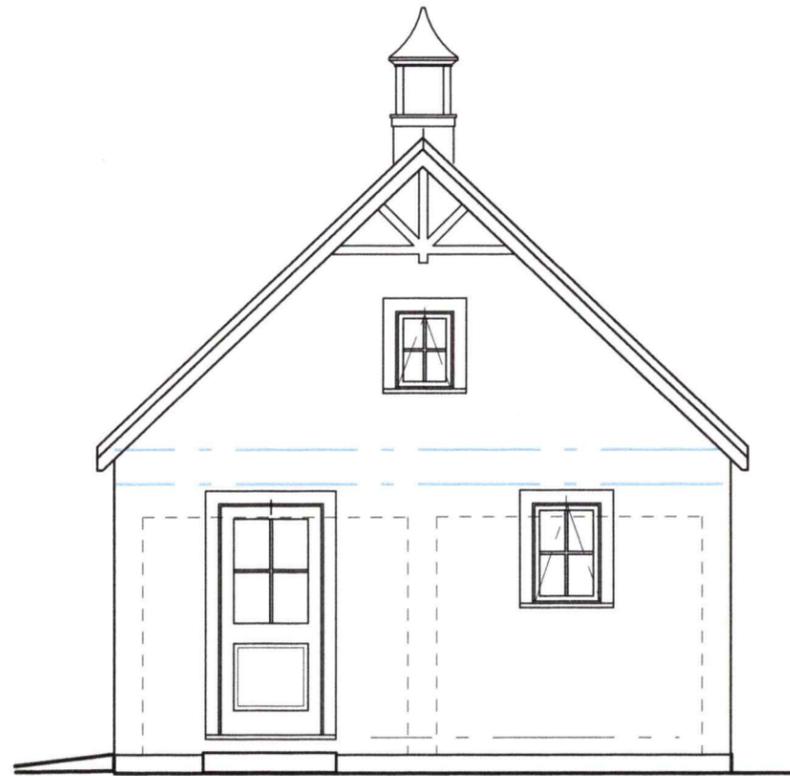


○ RIGHT SIDE ELEVATION
 SCALE : 3/16" = 1'-0"

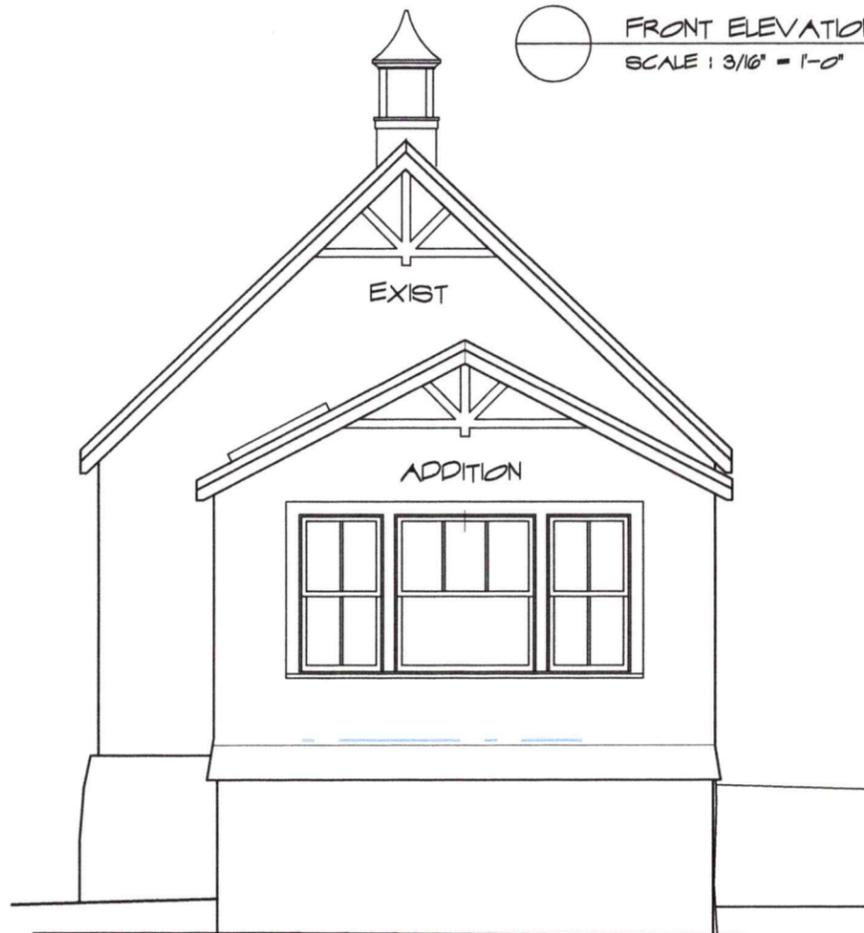


GARAGE FRONT ELEVATION

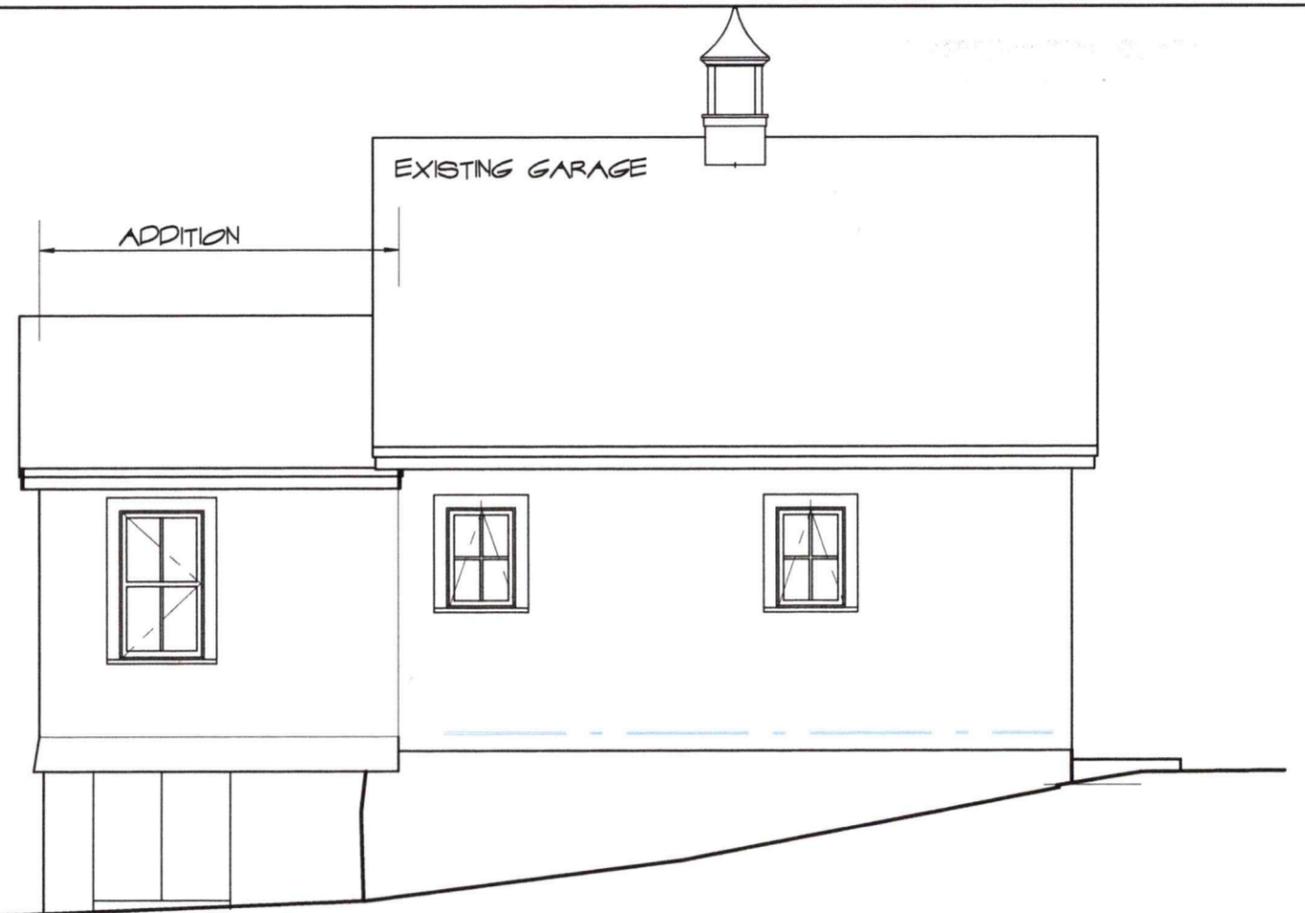
SCHEMATIC DESIGN ANNE WHITNEY ARCHITECT	9 Sheafe Street Portsmouth NH 03801 603-427-2832	Project: 2202 Date: 2 / 22 / 22
	GARAGE CONVERSION TO GARDEN COTTAGE WITH ADDITION NERDONE RESIDENCE 189 GATES STREET PORTSMOUTH, NH	Revisions: 2 / 23 / 22 3 / 15 / 22 3 / 22 / 22



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



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



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



VIEW FROM POINT OF GRAVES

Schematic Design ANNE WHITNEY ARCHITECT	9 Sheafe Street Portsmouth NH 03801 603-427-2832	Project: # 2202 Date: 2 / 22 / 22
	GARAGE CONVERSION TO GARDEN COTTAGE WITH ADDITION NERBONE RESIDENCE 189 GATES STREET PORTSMOUTH, NH	Revisions: 2 / 23 / 22 3 / 15 / 22 3 / 22 / 22

