

MDB DESIGN, LLC

Residential Design Services and Construction Consulting

City of Portsmouth
Planning Department

GARDEN COTTAGE NARRATIVE

Regarding the proposal to create a “Garden Cottage” in an existing garage structure located at 81 Lincoln Avenue, Portsmouth, NH.

- The principal residence at 81 Lincoln Ave is a single family dwelling owned by the Beebe-Jenny Revocable Trust and is occupied by the owners, Matthew Beebe and Barbara Jenny. The dwelling will remain under common ownership. The accessory dwelling would be located in the existing garage/studio structure, which would be converted to living space. The Garden Cottage is detached.

- The principal dwelling will remain occupied by the owners, Matthew Beebe and Barbara Jenny. A copy of the city tax card proving ownership and residency will be included in the application.

- The proposal is for an accessory dwelling unit. No structure will be used for business, other than home occupations as permitted by the zoning ordinance.

- A new municipal service line is planned for using an easement between the property at 81 Lincoln Ave and the property at 87 Lincoln Ave. A draft copy of the easement will be provided with the application.

- There is room for (4) parking spaces on the property as indicated in the site/parking plan. Therefore, no additional traffic or parking congestion would be created by the approval of the application.

- The applicants request a dimensional modification from Article 10.815.33 where no windows are allowed that exceed 8'-0" above grade. In this instance, the building proposed for conversion to a garden cottage has (4) existing windows in the elevation that faces the adjacent property (also owned by Mr. Beebe and Ms. Jenny). The applicant ask that those windows be allowed to remain as constructed in the interest of light and air for the garden cottage.

CONSULTANTS

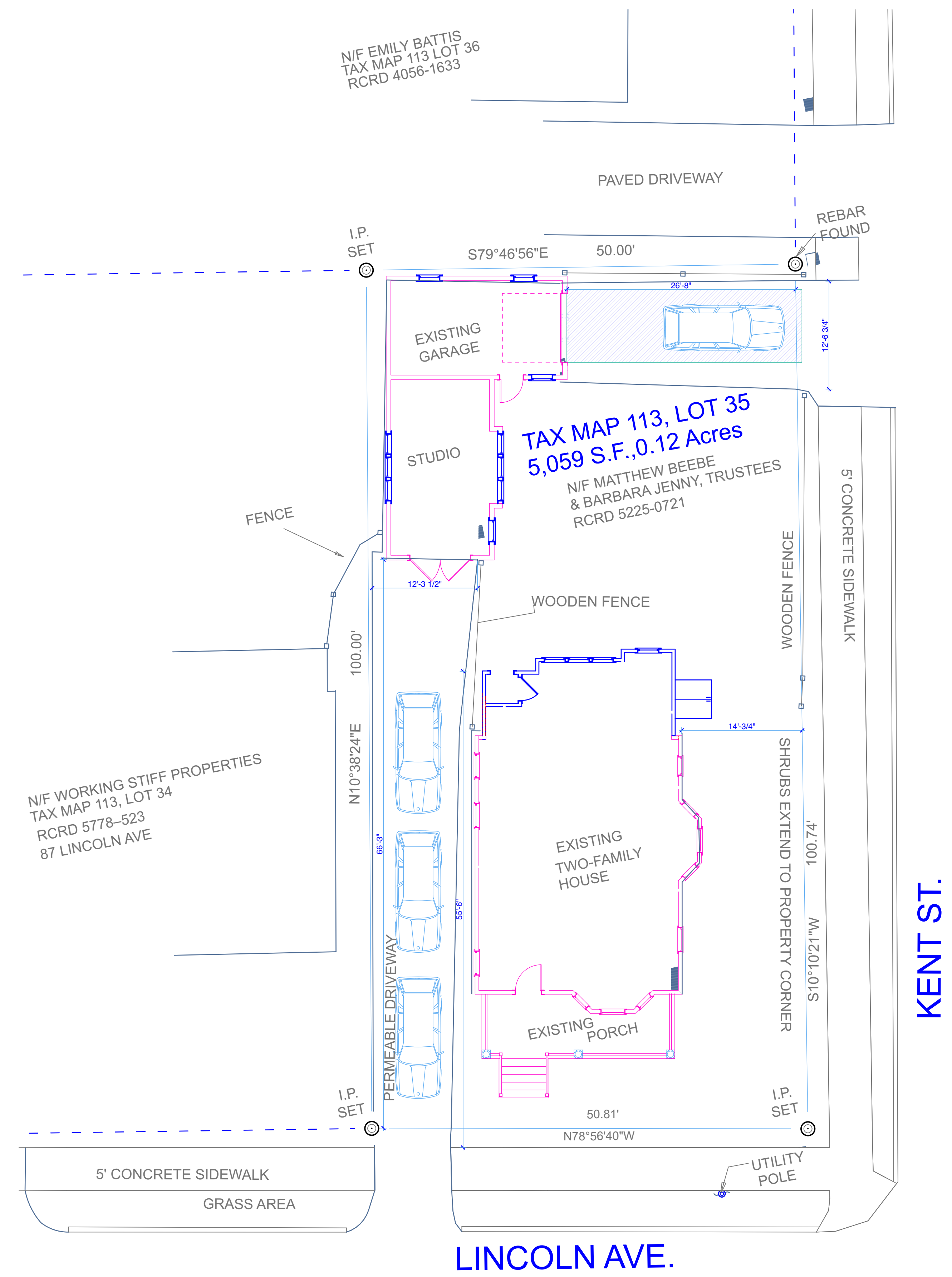
PARKING PLAN
BEEBE-JENNY RESIDENCE
81 LINCOLN AVE
PORTSMOUTH, NH 03801

MARK	DATE	DESCRIPTION
	2/05/21	SITE PLAN

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHK'D BY:
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SHEET TITLE

SITE PLAN W/ PARKING

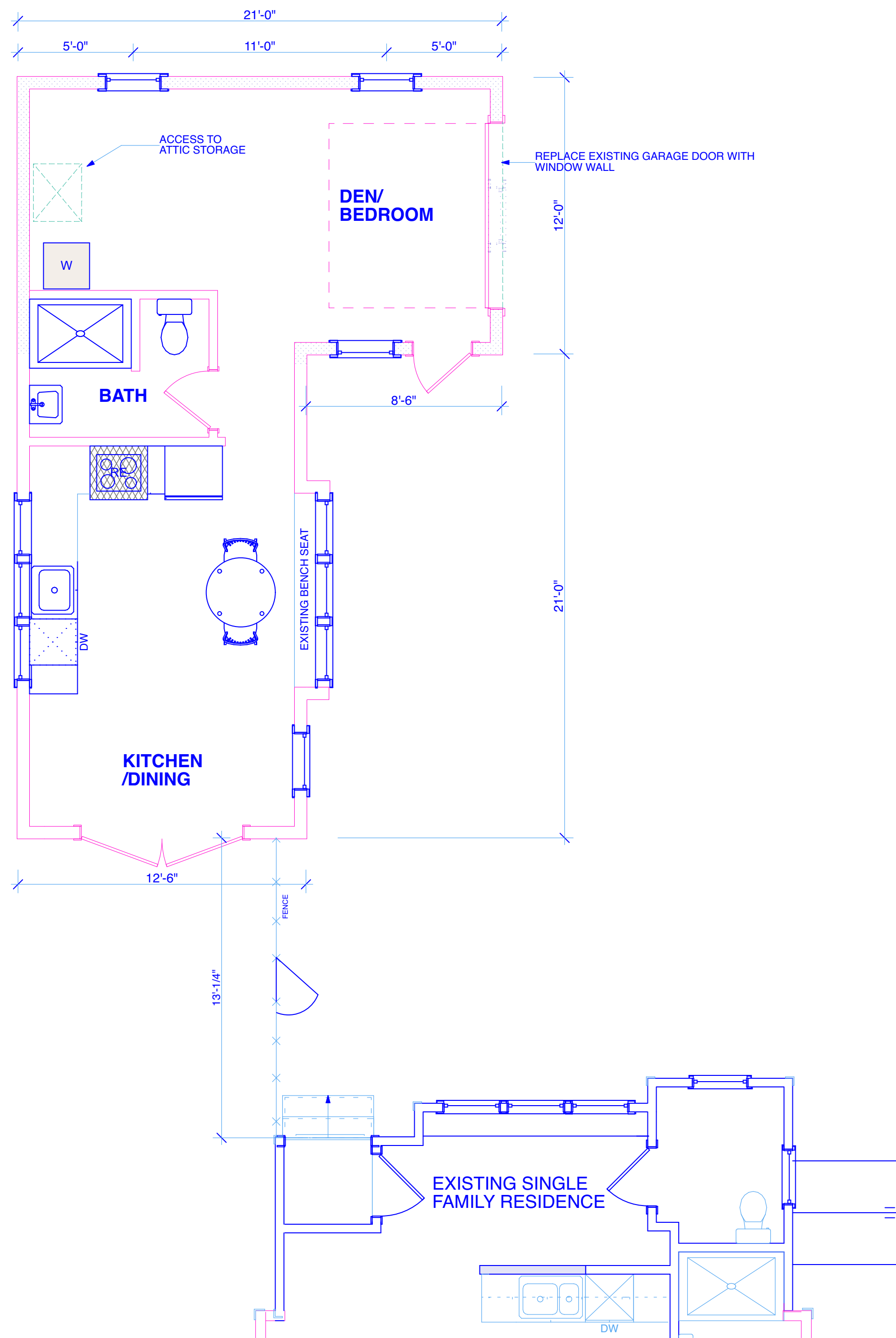


1 GARDEN COTTAGE PROPOSED PARKING PLAN
SCALE: 1/8" = 1'-0"

CONSULTANTS

BEEBE-JENNY RESIDENCE

GARDEN COTTAGE PROPOSAL
 81 LINCOLN AVE.
 PORTSMOUTH, N.H. 03801



1 PROPOSED GARDEN COTTAGE PLAN
 SCALE: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION
	1/22/21	REVISED
	12/06/20	FLOOR PLAN

PROJECT NO:
 MODEL FILE:
 DRAWN BY:
 CHK'D BY:

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SHEET TITLE

PROPOSED
 FLOOR
 PLAN

A1

CONSULTANTS

BEEBE-JENNY RESIDENCE

GARDEN COTTAGE PROPOSAL
81 LINCOLN AVE.
PORTSMOUTH, N.H. 03801

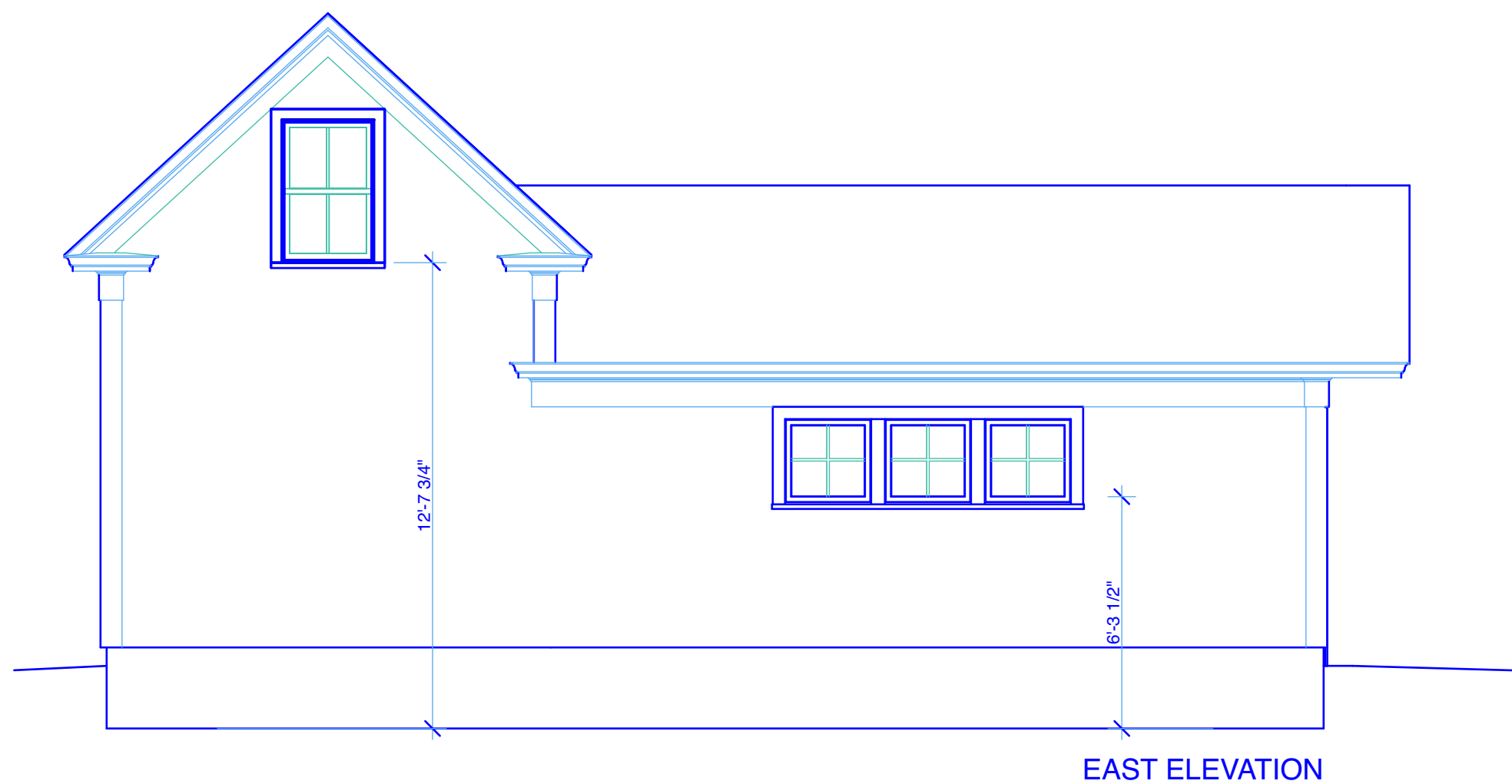
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	12/06/20	

PROJECT NO:
MODEL FILE:
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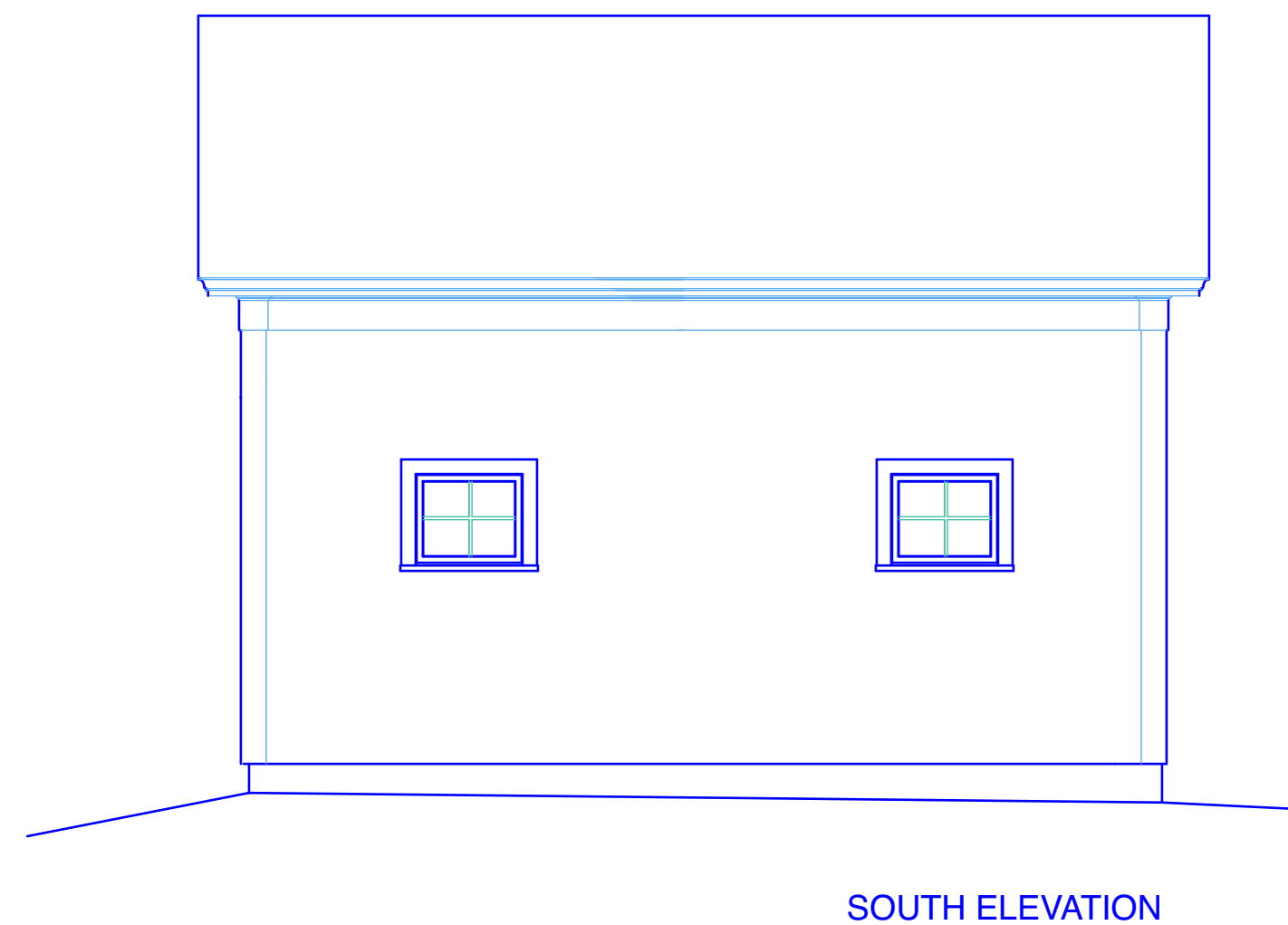
SHEET TITLE

EXTERIOR
ELEVATIONS

A3



EAST ELEVATION

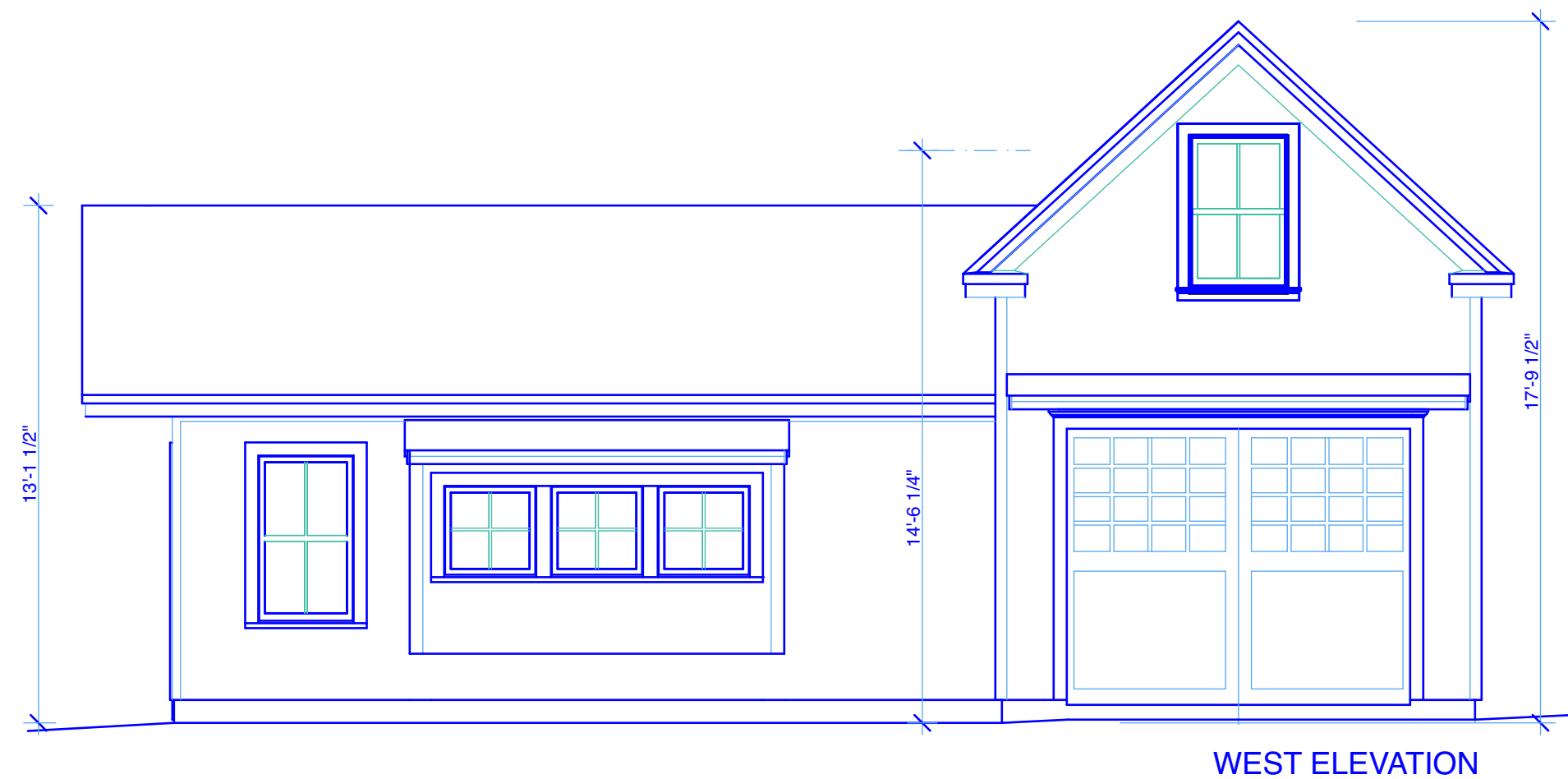


SOUTH ELEVATION

2 EAST AND SOUTH ELEVATIONS
A3 SCALE: 1/4" = 1'-0"



NORTH ELEVATION



WEST ELEVATION

1 NORTH AND WEST ELEVATIONS
A3 SCALE: 1/4" = 1'-0"

81 LINCOLN AVE

Location 81 LINCOLN AVE

Mblu 0113/ 0035/ 0000/ /

Acct# 33371

Owner BEEBE MATTHEW D REV TRUST
2006

PBN

Assessment \$786,400

Appraisal \$786,400

PID 33371

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$375,200	\$411,200	\$786,400

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$375,200	\$411,200	\$786,400

Owner of Record

Owner	BEEBE MATTHEW D REV TRUST 2006	Sale Price	\$0
Co-Owner	JENNY BARBARA R & BEEBE MATTHEW D TRSTEE	Certificate	
Address	81 LINCOLN AVE PORTSMOUTH, NH 03801	Book & Page	5225/0721
		Sale Date	06/28/2011
		Instrument	

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BEEBE MATTHEW D REV TRUST 2006	\$0		5225/0721		06/28/2011
BEEBE MATTHEW D	\$528,533		4487/0563	0	05/24/2005

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 1,938
Replacement Cost: \$439,395
Building Percent Good: 79
Replacement Cost Less Depreciation: \$347,100

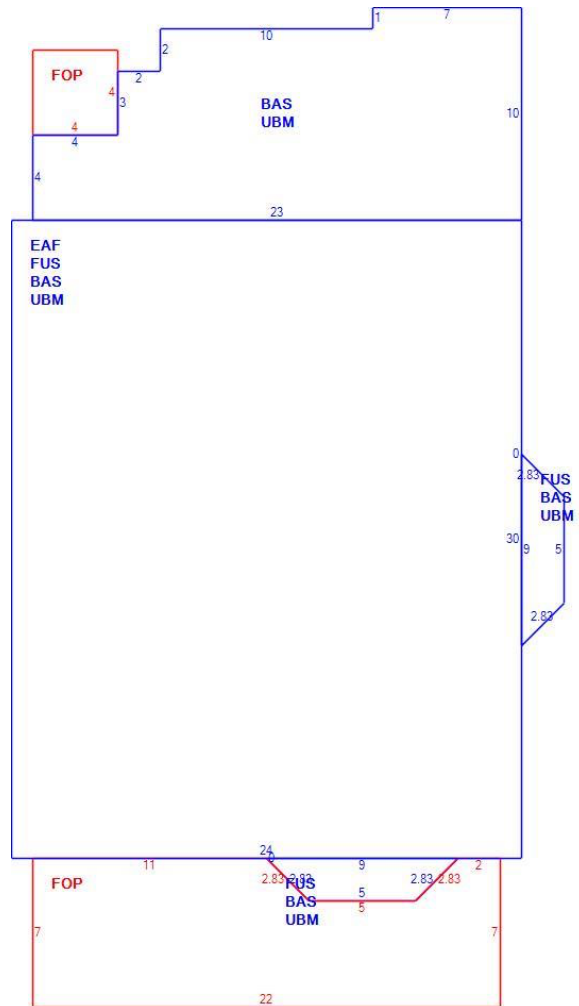
Building Attributes	
Field	Description
Style:	Conventional
Occupancy	1
Exterior Wall 2	Wood Shingle
Interior Wall 2	Drywall/Sheet
Interior Flr 2	Ceram Clay Til
Model	Residential
Grade:	B+
Stories:	2
Exterior Wall 1	Clapboard
Roof Structure:	Gable/Hip
WB Fireplaces	0
Extra Openings	0
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Extra Openings	0
Bsmt Garage	
Interior Flr 1	Hardwood
Heat Fuel	Gas
Heat Type:	Warm Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	3
Total Rooms:	10
Bath Style:	Above Avg Qual
Kitchen Style:	Above Avg Qual
Kitchen Gr	B
Metal Fireplaces	1

Building Photo



(<http://images.vgsi.com/photos2/PortsmouthNHPhotos/\00\02\27\48.jpg>)

Building Layout



(ParcelSketch.aspx?pid=33371&bid=33371)

Building Sub Area (sq ft)	Legend
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Building Sub-Areas (Sq Ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	938	938
FUS	Upper Story, Finished	748	748
EAF	Attic Expansion	720	252
FOP	Porch, Open	156	0
UBM	Basement, Unfinished	938	0
		3,500	1,938

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description SINGLE FAM MDL-01
Zone GRA
Neighborhood 103A
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.11
Frontage
Depth
Assessed Value \$411,200
Appraised Value \$411,200

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR4	GAR W/LFT AVE			252.00 S.F	\$11,600	1
RL1	STUDIO			294.00 S.F.	\$16,500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$375,200	\$411,200	\$786,400
2019	\$375,200	\$411,200	\$786,400
2018	\$341,600	\$373,800	\$715,400

Assessment			

Valuation Year	Improvements	Land	Total
2020	\$375,200	\$411,200	\$786,400
2019	\$375,200	\$411,200	\$786,400
2018	\$341,600	\$373,800	\$715,400

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