

**209 Marcy Street
Map 103 Lot 2**

2nd Floor Addition and 1 Story Right Side Addition

To permit the following:

1. 2nd Floor Addition with a +/- 12' rear setback where 25' is required.
2. 1 Story Right Side Addition with a +/- 14.5 rear setback where 25' is required.
3. Expansion of a non-conforming structure

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

1. This Corner Lot has an address & primary front line on Marcy St & a secondary front line on Gates St. The Gates St line is just over 50', so the 25' rear setback covers half of that property and with the front setback leaves just 20' of buildable area.
2. The Existing Residence is set back +/-12' from that rear line and adding a 2nd floor will continue that non-conformity. The 1 Story Addition with a +/-14.5' rear setback is located to best connect to the Residence between the Kitchen & Dining Area. This will allow minimal interior renovations.
3. The Existing 1.5 Story Residence has a Dormer on the rear roof with an interior wall height of just 6'. The eve of the proposed 2nd Floor roof will be less than 12" higher than the current Dormer eve, and the ridge will be 7' higher than the existing ridge.
4. If the property Address was on Gates St, this lot with the proposed Additions would be conforming. The rear setback in that case would be 44'. The Building Area at 23.8% and Open Space at 52% are conforming. Given the density of structures on Gates St, this property is unusual with the amount of open space at the property lines.

Criteria for the Variance:

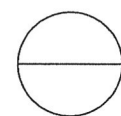
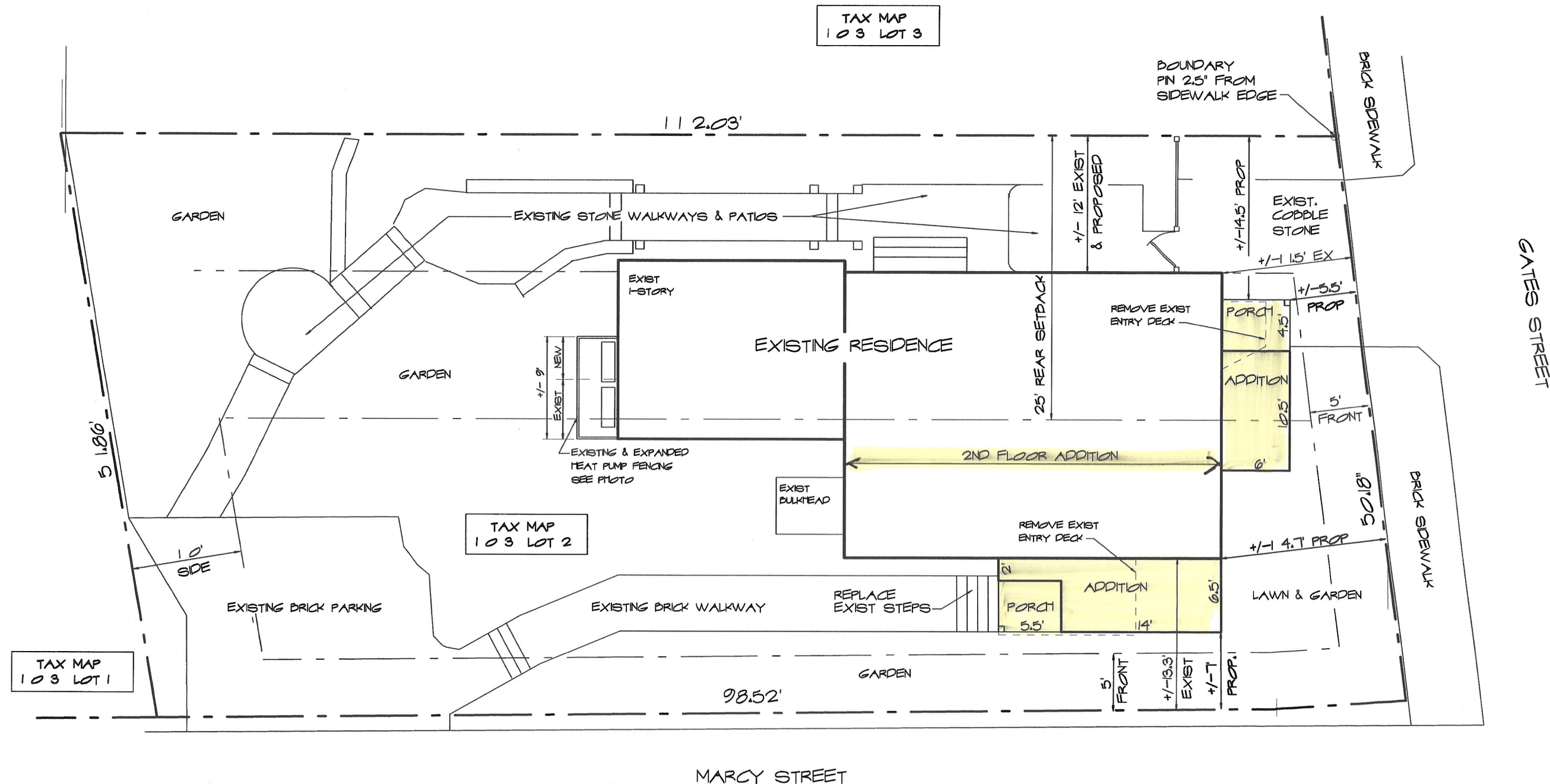
1. The Variances are not contrary to the public interest in that the proposed Additions are in keeping with the fabric of the Marcy & Gates Street neighborhood. Most Residences in this area are 2 Story and many are built on or close to the front and side property lines.
2. The Variances are consistent with the spirit of the ordinance in that setbacks are needed to maintain separation between structures. This narrow property still maintains setback that are greater than most properties along Gates Street.
3. Substantial justice will be done, as the Variances will allow needed expansion of the Living Space without adversely affecting the abutters.
4. These Variances will not diminish the value of surrounding properties.
5. The special condition of this property is the narrow depth of the Lot and the location of the Existing Residence within the rear setback. The zoning restriction as applied interferes with the landowners reasonable use of the property, considering the unique setting of the property in its environment (Simplex analysis).



VIEW OF MARCY ST, LOOKING SOUTH FROM HANCOCK ST



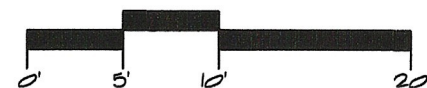
VIEW FROM MARCY ST, LOOKING EAST, DOWN GATES ST.



SCHEMATIC SITE LAYOUT PLAN

SCALE: 1" = 10'-0"

NOTE: SITE LAYOUT PLAN GENERATED FROM MAP GEO
& FIELD MEASUREMENTS BY ANNE WHITNEY ARCHITECT



SCHEMATIC DESIGN

ADDITIONS & RENOVATIONS, LORENC RESIDENCE

209 MARCY STREET

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

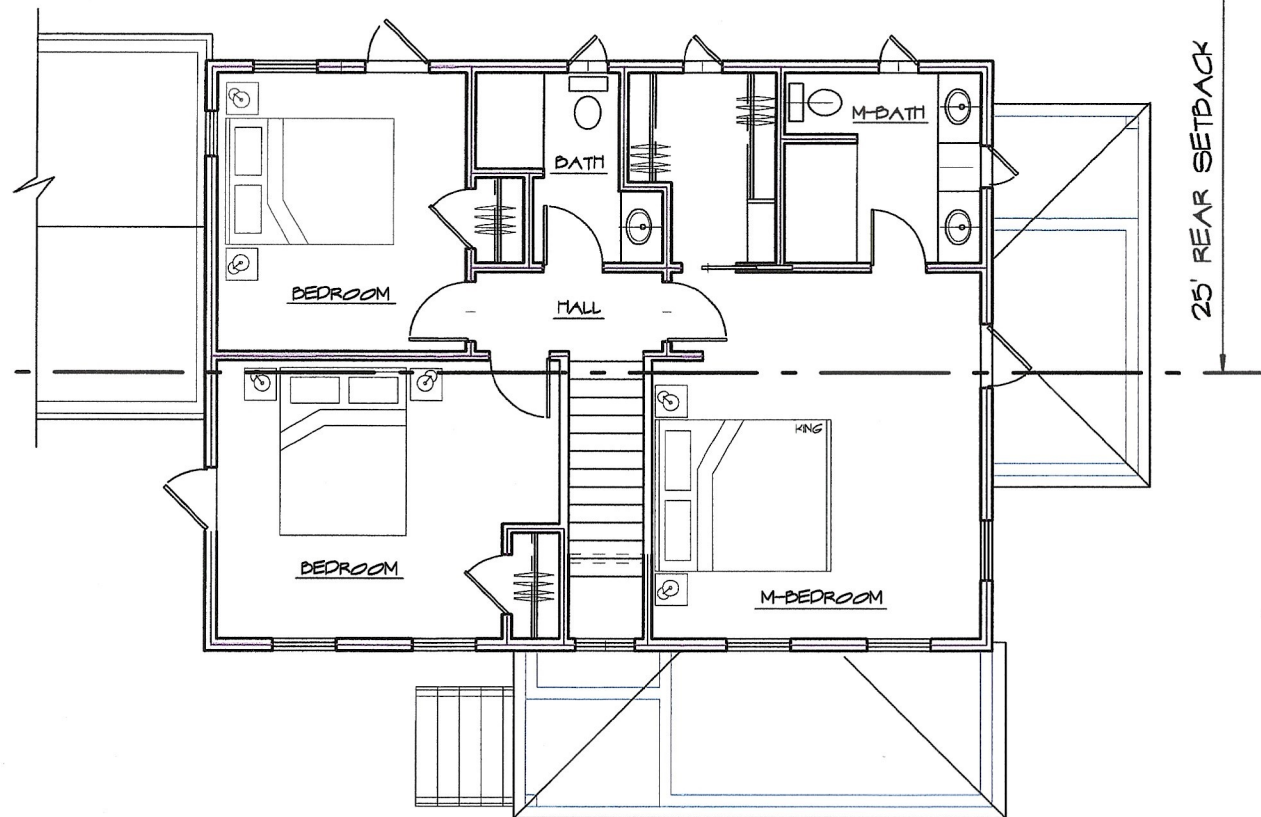
ANNE WHITNEY ARCHITECT

PORTSMOUTH, NH

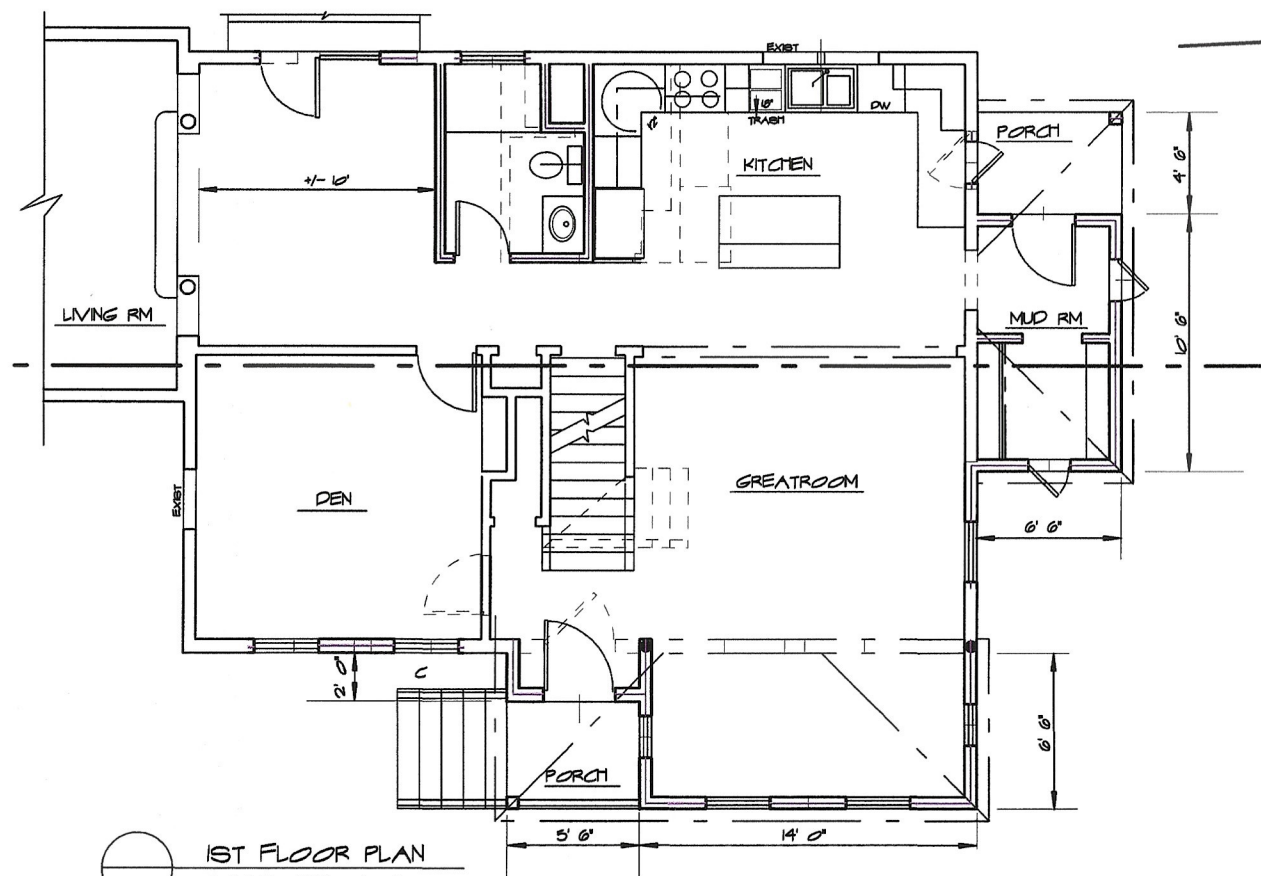
Project: # 2407
Revisions:
REV, 8/28/25

Date: 8/14/25

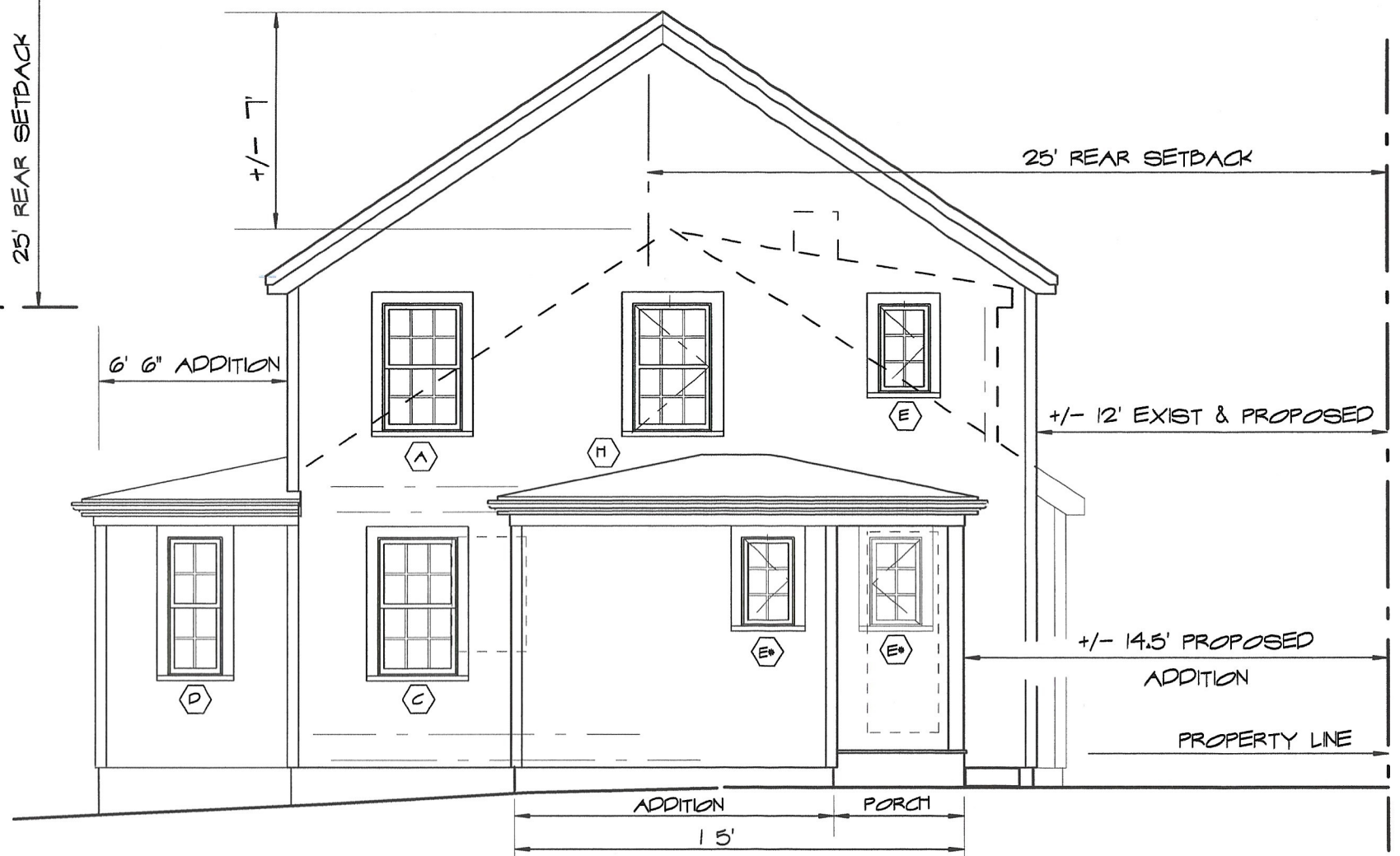
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1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



EXISTING GATES ST ELEVATION

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rear elevation
SCALE: 3/16" = 1'-0"



EXISTING REAR ELEVATION



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