



Ryan Residence
199 McDonough Street, Portsmouth
Application for 9'x9' addition

This application is for the approval of a 9' x 9' extension of an existing addition on the backside of the home. The addition would not be visible from McDonough Street (front of home). The addition has the following benefits:

- Creates one floor living for retirement ease
- The addition is to be utilized as a master bedroom closet and laundry room.
- Materials to be used will match the existing house

Variance Criteria:

1. THE VARIANCE IS NOT CONTRARY TO THE PUBLIC INTEREST.
2. THE SPIRIT OF THE ORDINANCE IS OBSERVED. Location not on street frontage which does not create distraction and architecturally kept the same. Size of addition squares off the back of house giving it a more uniformed look.
3. SUBSTANTIAL JUSTICE IS DONE. There is no harm to the general public that would be created by this installation of the addition. The additional square footage increases the value of this property. This would potentially increase the value of surrounding properties.
4. THE VALUES OF SURROUNDING PROPERTIES ARE NOT DIMINISHED. There would be a benefit to this house and its neighbors property values.
5. LITERAL ENFORCEMENT OF PROVISIONS OF THE ORDINANCE WOULD RESULT IN AN UNNECESSARY HARDSHIP.

We are proposing to make a more comfortable living arrangement for ourselves with this addition of a master bedroom closet/Laundry Room. It would create an additional 81 square feet of valuable space to the existing 1500 square feet. This is the only space available for the addition for one floor living ease.

NOTES:

- PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 144 AS LOT 42 & MAP 164 AS LOT 4.
- OWNERS OF RECORD:
 MAP 144 LOT 42
 CANDACE COUTURE
 199 McDONOUGH STREET
 PORTSMOUTH, NH 03801
 5451/2657

 MAP 164 LOT 4
 BOSTON AND MAINE CORPORATION
 IRON HORSE PARK
 NORTH BILLERICA, MA 01862
 VARIOUS DEED & PLAN REFERENCES
- PORTIONS OF MAP 164 LOT 4 ARE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005. MAP 144 LOT 42 IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- EXISTING AND PROPOSED LOT AREAS:
 MAP 144 LOT 42
 EXISTING 1,585 S.F.
 0.0364 ACRES
 PROPOSED 2,491 S.F.
 0.0572 ACRES

 MAP 164 LOT 4
 EXISTING 3.0± ACRES
 (PER ASSESSOR)
 PROPOSED 3.0± ACRES
- PARCELS ARE LOCATED IN THE GENERAL RESIDENCE C (GRC) & TRANSPORTATION CORRIDOR (TC) ZONING DISTRICTS.
- THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE RELOCATION TO CONVEY 978 S.F. FROM ASSESSOR'S MAP 164 LOT 4 TO ASSESSOR'S MAP 144 LOT 42 IN THE CITY OF PORTSMOUTH.
- PARCEL WAS OBTAINED BY PREDECESSOR IN TITLE VIA A PETITION TO QUIET TITLE. SEE DECREE OF ROCKINGHAM SUPERIOR COURT R.C.R.D. 4479/2287.
- BY OPERATION OF LAW CONTAINED WITHIN RSA 231:51 & 52, THE PORTION OF THE PUBLIC RIGHT OF WAY (PAPER STREET), SHOWN HEREON, OF SALEM STREET FROM THE NORTHWESTERLY LINE OF McDONOUGH STREET TO THE RAILROAD, HAVE BEEN EXTINGUISHED AND REVERT TO THE ADJUTERS. LOTS ADJACENT TO SAID STREET MAY HAVE PRIVATE RIGHTS OF WAY WITHIN SAID PAPER STREET.

NO.	DESCRIPTION	DATE
4	MISCELLANEOUS REVISIONS	5/15/20
3	ADD MONUMENTS AS SET & WAIVER GRANTED	3/3/20
2	ISSUED FOR APPROVAL	1/26/20
1	REVISE PER COMMENTS	12/10/19
0	ISSUED FOR COMMENT	11/26/19

LOT LINE RELOCATION PLAN
TAX MAP 144 - LOT 42 &
TAX MAP 164 - LOT 4
OWNER OF RECORD
TAX MAP 144 LOT 42
CANDACE COUTURE
OWNER OF RECORD
TAX MAP 164 LOT 4
BOSTON AND MAINE CORPORATION
PROPERTY LOCATED AT &
IMMEDIATELY ADJACENT TO
199 McDONOUGH STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

PLAN REFERENCES:

- PLAN OF TRACT OF LAND IN THE TOWN OF PORTSMOUTH; BELONGING TO A.W. HAVEN G.W. HAVEN & BENJ. CHEEVER ESQ.S AS LAID OUT INTO HOUSE LOTS. PREPARED BY BENJAMIN AKERMAN. DATED JULY 1846. R.C.R.D. PLAN #00561.
- PLAN OF LAND CONVEYED TO ALFRED W. HAVEN AND GEORGE W. HAVEN BY SAMUEL HALE JUNE 1, 1846. R.C.R.D. 323/81.
- STATION MAP--LANDS BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 2966+20 TO STATION 3019+0. PREPARED BY OFFICE OF THE VALUATION ENGINEER BOSTON, MASS. DATED JUNE 30, 1914, REVISED THROUGH AUGUST 2004. NOT RECORDED.
- VARIANCE APPLICATION PLAN 200 McDONOUGH STREET PORTSMOUTH, N.H. PREPARED BY AMBIT ENGINEERING, INC. DATED APRIL 2016, FINAL REVISION DATE JUNE 1, 2016. NOT RECORDED.
- LAND TRANSFER PLAN TAX MAP 164 - LOT 4 LAND OF: BOSTON AND MAINE CORPORATION TO BE CONVEYED TO: PORTSMOUTH LUMBER AND HARDWARE, LLC & CLIPPER TRADERS, LLC PROPERTY LOCATED AT: 105 BARTLETT STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED DECEMBER 2018, FINAL REVISION DATE DECEMBER 13, 2018. R.C.R.D. PLAN D-41242.

LOCATION MAP

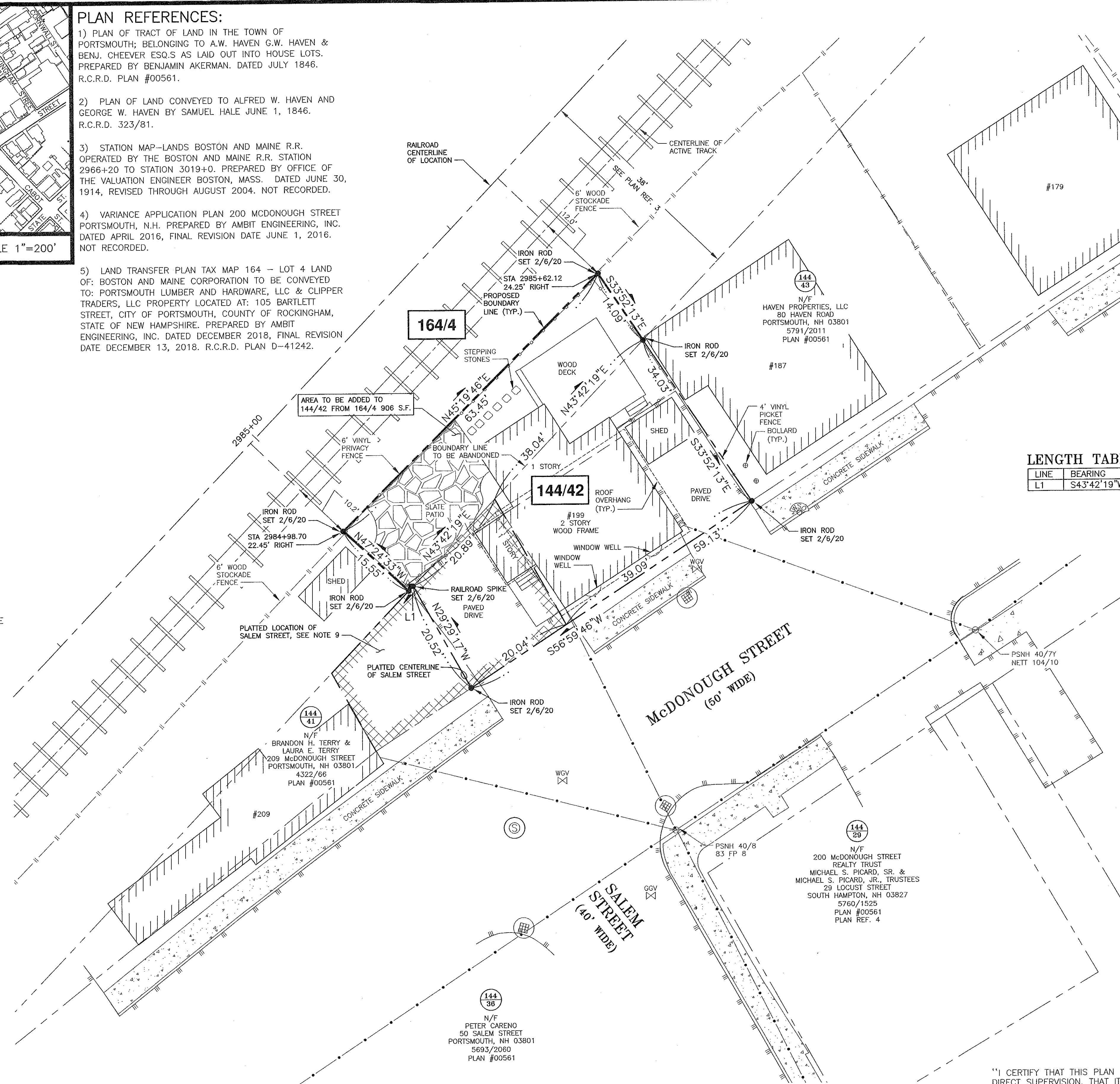
SCALE 1"=200'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
(11/21)	REGISTRY OF DEEDS
	MAP 11 / LOT 21
---	BOUNDARY
○	RAILROAD SPIKE FOUND
○	IRON ROD/PIPE FOUND
○	DRILL HOLE FOUND
○	STONE/CONCRETE BOUND FOUND
○	RAILROAD SPIKE SET
○	IRON ROD SET
○	DRILL HOLE SET
○	GRANITE BOUND SET
○	OVERHEAD ELECTRIC/WIRES
○	EDGE OF PAVEMENT (EP)
○	UTILITY POLE (w/ GUY)
○	WATER SHUT OFF/CURB STOP
○	GATE VALVE
○	CATCH BASIN
○	SEWER MANHOLE
TYP.	TYPICAL

WAIVER GRANTED:

- CITY OF PORTSMOUTH SUBDIVISION REGULATIONS SECTION VI.6 -- TO NOT SHOW METES & BOUNDS ON THE ENTIRETY OF MAP 164 LOT 4.



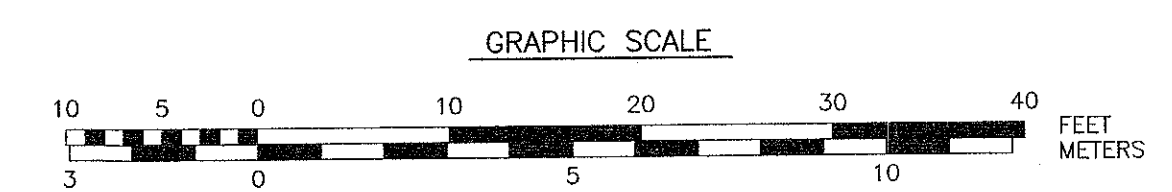
LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S43°42'19"W	1.16'

APPROVED BY THE PORTSMOUTH PLANNING BOARD

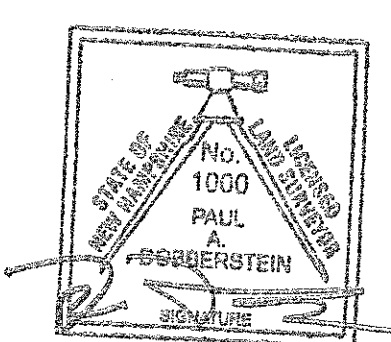
Paul A. Dobberstein
CHAIRMAN

5/22/2020
DATE



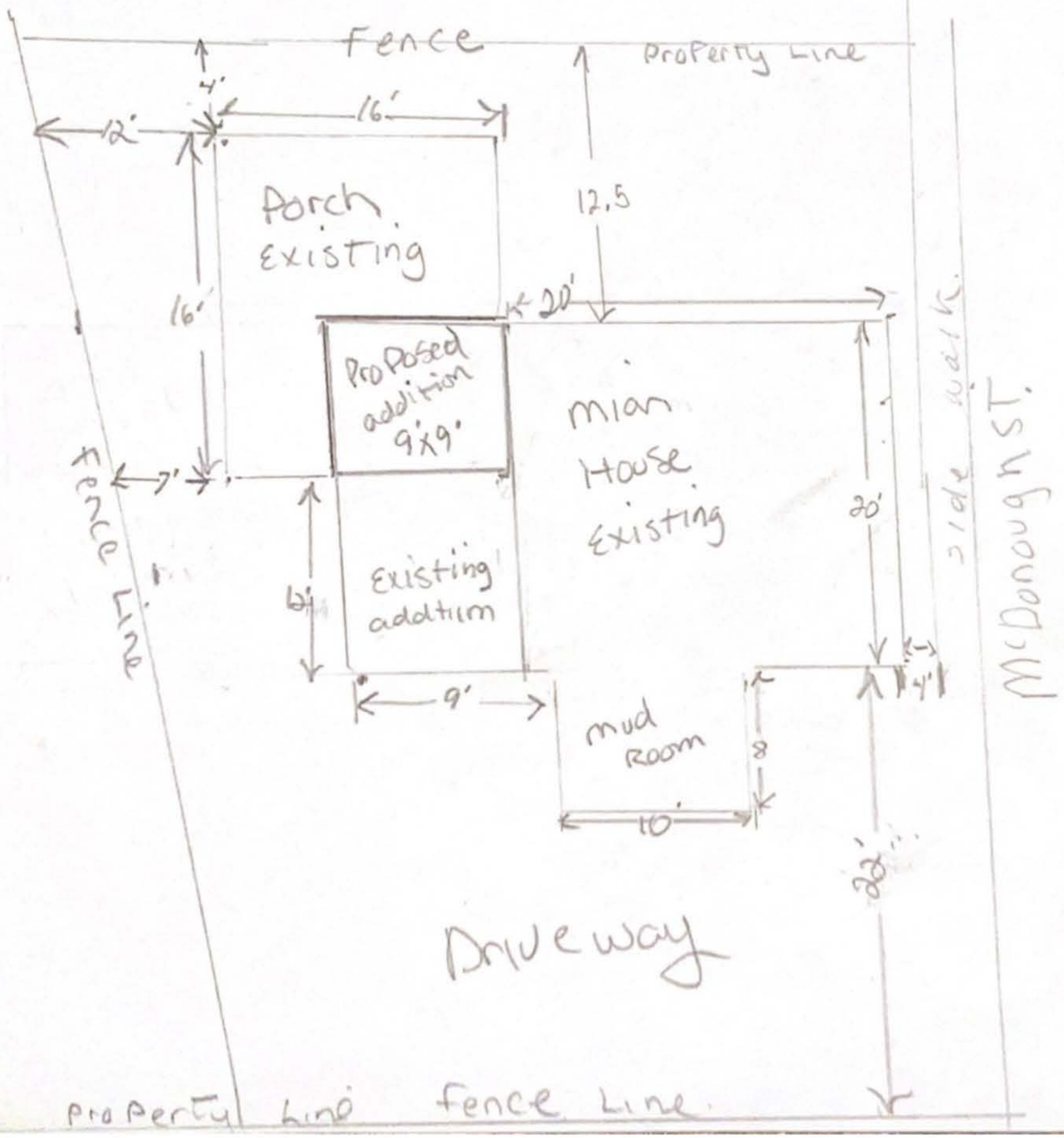
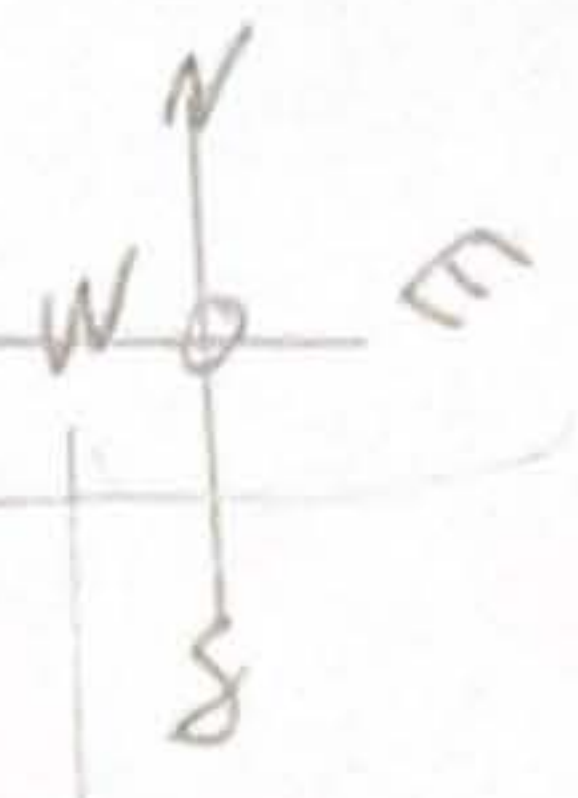
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

Paul A. Dobberstein
PAUL A. DOBBERSTEIN, LLS
DATE



A:\2020\1000\1000.dwg (10/20/20) 10/20/20 10:00:00 AM

#199 Mc Donough ST. Plot.





weber









weber

199 MCDONOUGH ST



Property Information

Property ID 0144-0042-0000
Location 199 MCDONOUGH ST
Owner RYAN FAMILY REV TRUST

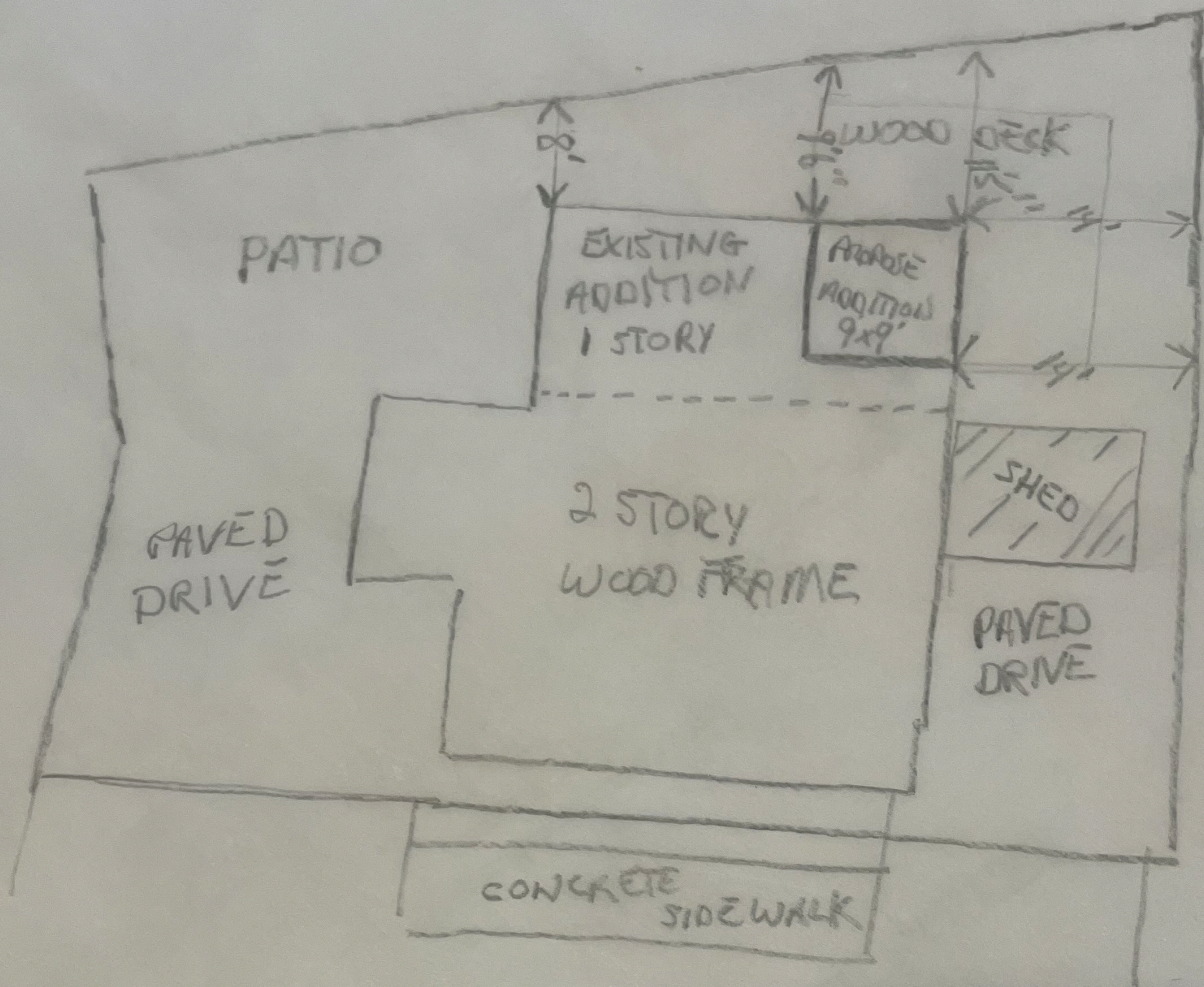


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 08/24/2023
 Data updated 3/9/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



McDONOUGH STREET

