

**30 Parker Street  
Map 126 Lot 27**

**Rebuilt Shed with Porch at Side Entry**

**To permit the following:**

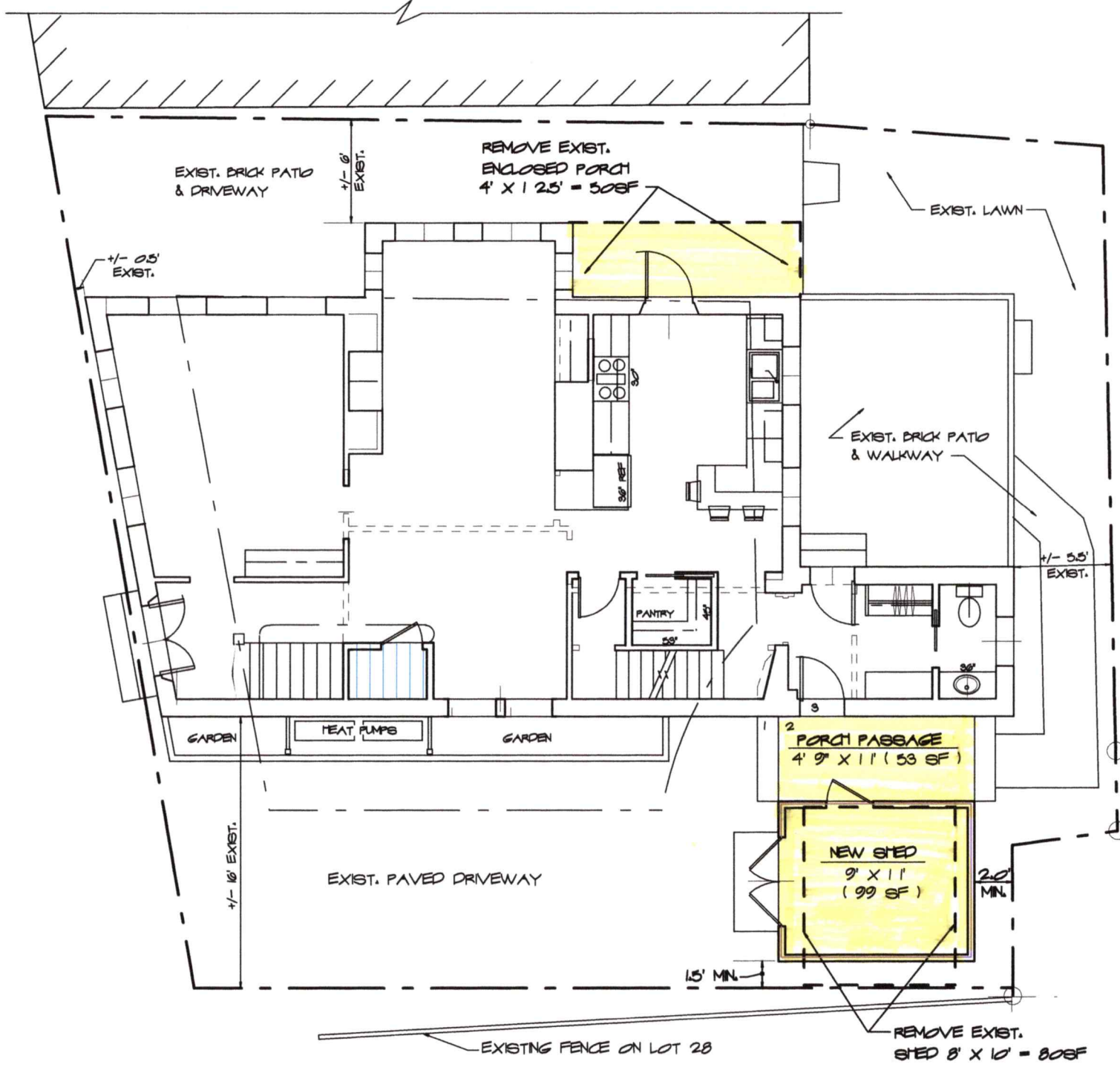
1. Building Coverage of 45% where 44% is existing & 35% is allowed.
2. A new larger Shed with a 1.5' Right Side & +/- 2.0' Rear Yard Setbacks.
3. Expansion of a non-conforming structure

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

1. The Proposed new Shed with Porch Passage will allow for covered access to the side entry door and to the rear yard. The 9' x 11' Shed will have access from both the Porch & Driveway and will provide needed storage. On the Left Side, a 1-Story Porch will be removed and the brick patio extended. These changes will result in a net 22 sf increase in Building Coverage.
2. Locating the Shed close to the Rear & Right Side will allow 2 cars to park in the driveway and allow for a covered side entry porch. A smaller shed is currently located on the Right Side Property Line.
3. The Existing Residence is non-conforming to both Building Coverage (44%) and Front, Rear, Right & Left Side Setbacks.

**Criteria for the Variance:**

1. The Variances are not contrary to the public interest in that many properties in this neighborhood are non-conforming to Building Area & Setbacks. The New Shed/Porch Structure is located to maintain parking and provide protected access to the Side Door
2. The Variances are consistent with the spirit of the ordinance in that it will allow this small footprint change, which will add needed access & storage space without adversely affecting the abutters & neighborhood.
3. Substantial justice will be done, as the Variances will allow this expansion with minimal changes to Building Coverage & Setbacks.
4. These Variances will not diminish the value of surrounding properties.
5. The special condition of this property is the non-conformity of the Existing Residence to all Yard Setbacks and Building Coverage.



SHED ADDITION & RENOVATIONS

30 PARKER STREET PORTSMOUTH, NH  
 FOR: BRYN & KATIE WALDWICK

MAP 126 LOT 27  
 GENERAL RESIDENCE C (GRC)

LOT AREA = 0.0614 ACRE, 2673 SF

ALLOW. BUILDING COVERAGE 35%

EXISTING BUILDING COVERAGE

3 STORY RESIDENCE	912 SF
2 STORY REAR ELL	96 SF
1 STORY BAY	46 SF
1 STORY SIDE ENTRY ( TO BE REMOVED )	50 SF
SHED ( TO BE REMOVED )	80 SF
<b>1184 SF ( 44% )</b>	

PROPOSED BUILDING COVERAGE

3 STORY RESIDENCE	912 SF
2 STORY REAR ELL	96 SF
1 STORY BAY	46 SF
NEW SHED WITH PORCH PASSAGE	152 SF
<b>1206 SF ( 45% )</b>	
( A NET INCREASE OF 22 SF )	

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

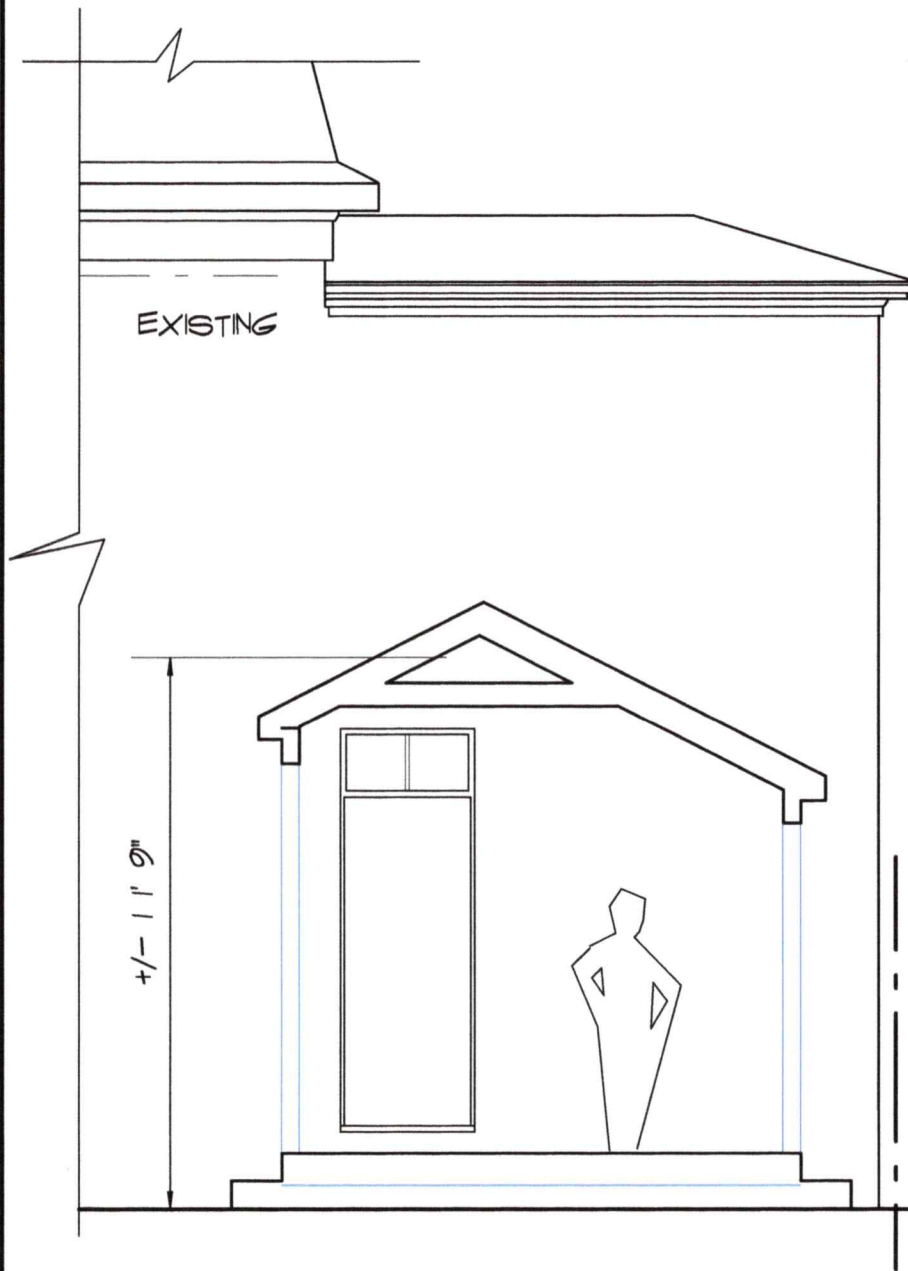
NOTE: LOT PLAN GENERATED FROM 6/20/23, BOUNDARY SURVEY  
 BY AMBIT ENGINEERING INC., DIVISION OF MALEY WARD INC.



**KEY**

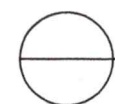
	NEW WALL
	EXIST. WALL
	EXIST. TO BE REMOVED

<p><b>SCHEMATIC DESIGN</b></p> <p>RENOVATIONS, WALDWICK RESIDENCE</p> <p>30 PARKER STREET PORTSMOUTH, NH</p>	<p>801 Islington St, Suite 32          Portsmouth NH 03801          603-502-4987          archwhit@aol.com</p> <p><b>ANNE WHITNEY ARCHITECT</b></p>	<p>Project: 2206 Date: 7/25/23</p> <p>Revisions:</p>
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EXISTING

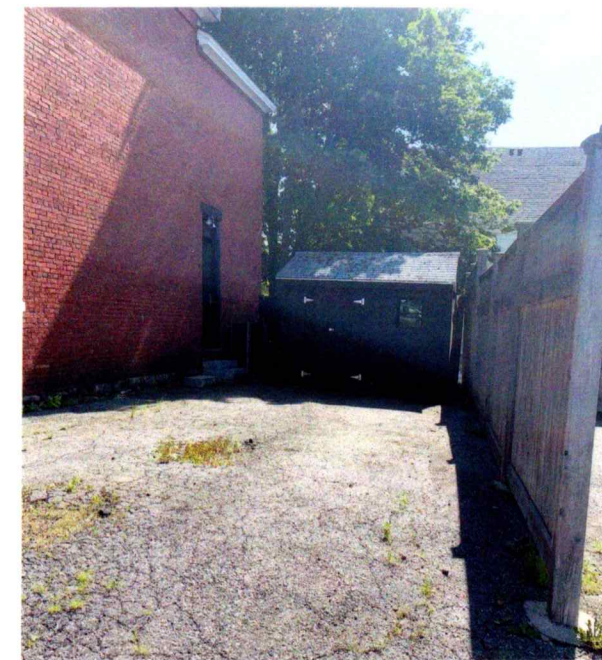
+/- 1' 9"



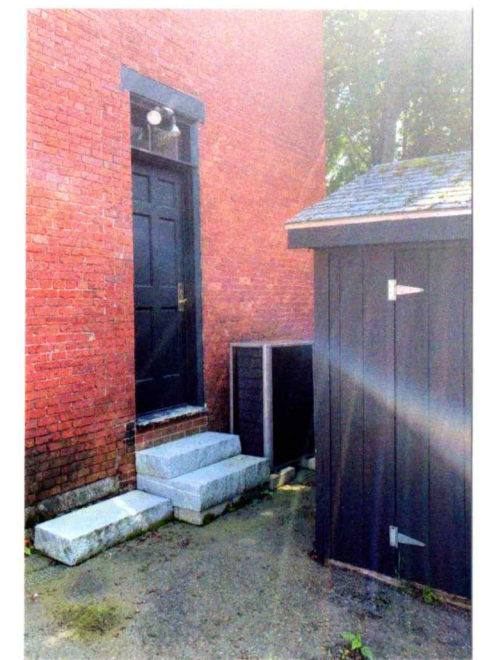
SHED & PORCH SECTION & DRIVEWAY ELEVATION  
SCALE : 1/4" = 1'-0"



VIEW OF 1 STORY AT LEFT SIDE

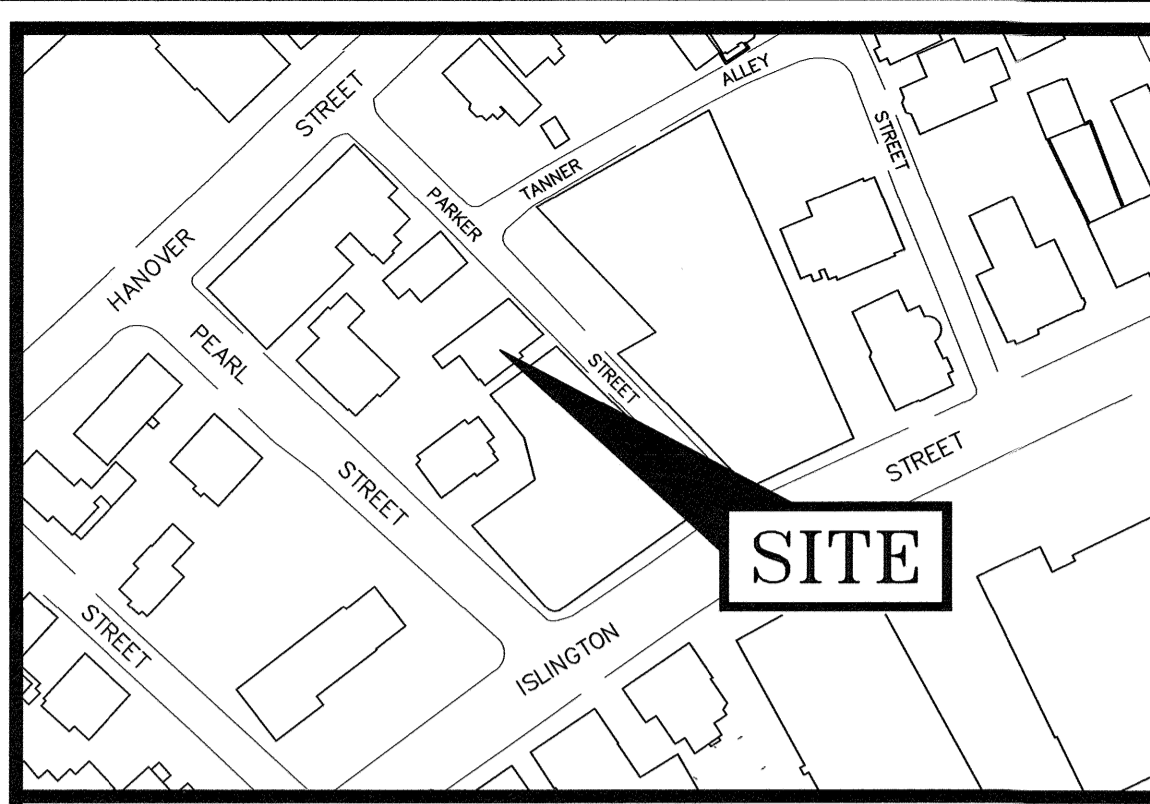


VIEW OF EXIST. SIDE DOOR & SHED



VIEW OF EXIST. RIGHT SIDE DRIVEWAY & SHED

<p><b>Schematic Design</b></p> <p>RENOVATIONS, WALDWICK RESIDENCE</p> <p>30 PARKER STREET PORTSMOUTH, NH</p>	<p>801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com</p> <p><b>ANNE WHITNEY ARCHITECT</b></p>	<p>Project: 2206</p>	<p>Date: 7/25/23</p>
		<p>Revisions:</p>	



**LOCATION MAP** SCALE: 1" = 100'

**LEGEND:**

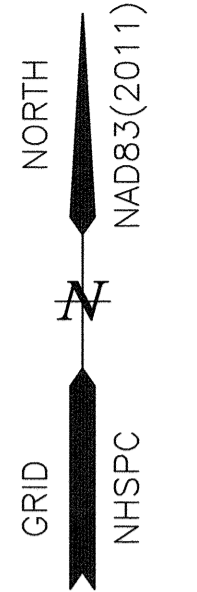
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
(11/21)	MAP 11 / LOT 21
---	BOUNDARY
- - -	SETBACK
○	RAILROAD SPIKE FOUND
○	IRON ROD/PIPE FOUND
○	DRILL HOLE FOUND
■	STONE/CONCRETE BOUND FOUND
■	RAILROAD SPIKE SET
●	IRON ROD SET
●	DRILL HOLE SET
■	GRANITE BOUND SET
---	EDGE OF PAVEMENT (EP)
---	WOODS / TREE LINE
○	UTILITY POLE (w/ GUY)
□	METER (GAS, WATER, ELECTRIC)
TYP.	TYPICAL
LSA	LANDSCAPED AREA

**PLAN REFERENCES:**

- 1) CONDOMINIUM SITE PLAN MAP 126 LOT 32, 19 PEARL STREET CONDOMINIUM FOR GREGORY MAHANNA. PREPARED BY AMBIT ENGINEERING, INC. SCALE: 1"=10', DATED: OCTOBER 2002, RCRD D-30944.
- 2) STANDARD BOUNDARY SURVEY PLAN, 63 ISLINGTON STREET PORTSMOUTH, NH, COUNTY OF ROCKINGHAM, OWNED BY RAP REALTY. PREPARED BY T.F. MORAN, INC. SCALE: 1"=10', DATED JULY 25, 2019. RCRD D-41959
- 3) PROPOSED PROPERTY TRANSFER & ACCESS EASEMENT PLAN, TAX MAP 126 LOT 33, 51 ISLINGTON STREET, LLC TO THE CITY OF PORTSMOUTH. PREPARED BY AMBIT ENGINEERING, INC. SCALE: 1"=10', DATED: JULY 2010, RCRD D-36601.
- 4) LOT CONSOLIDATION PLAN FOR GERTRUDE K BORDEN LIVING TRUST, PARKER, ISLINGTON, TANNER STREETS, & TANNER ALLEY, COUNTY OF ROCKINGHAM, PORTSMOUTH NH. PREPARED BY MILLETET, SPRAGUE, & COLWELL INC. SCALE: 1"=20', DATED: MAY 1, 1998, RCRD D-26280.
- 5) PLAN OF LAND FOR NETTY AND GERALD TAUBE, HANOVER STREET, COUNTY OF ROCKINGHAM, PORTSMOUTH NH. PREPARED BY MILLETTE, SPRAGUE, & COLWELL. SCALE: 1"=40', DATED: AUGUST 20, 2004, RCRD D-32051.

**LENGTH TABLE**

LINE	BEARING	DISTANCE
L1	N35°44'16"W	4.51'
L2	N45°29'51"E	6.00'
L3	N34°48'30"W	8.25'



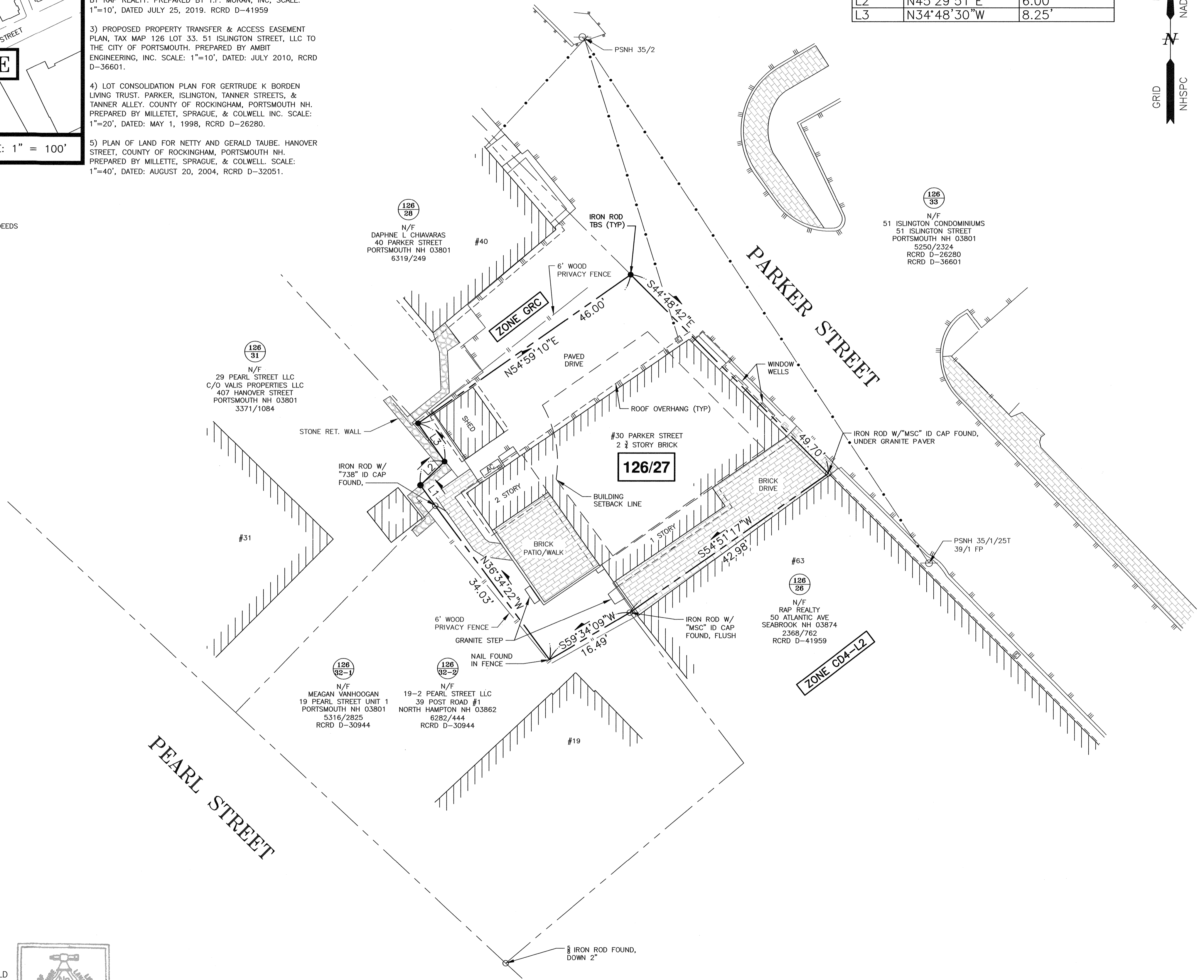
**AMBIT ENGINEERING, INC.**  
A DIVISION OF HALEY WARD, INC.

200 Griffin Road, Unit 3  
Portsmouth, NH 03801  
603.430.9282

WWW.HALEYWARD.COM

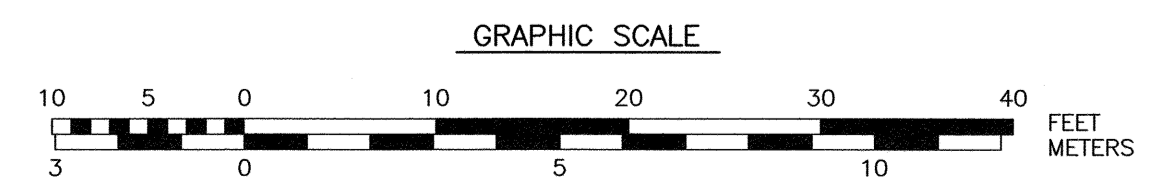
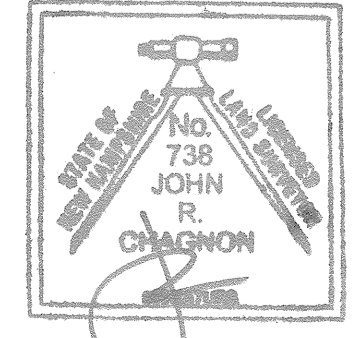
- NOTES:**
- 1) PARCEL IS SHOWN ON THE PORTSMOUTH ASSESSOR'S MAP 126 AS LOT 27.
  - 2) OWNER OF RECORD:  
KATHRYN WALDWICK &  
BRYN WALDWICK  
30 PARKER STREET  
PORTSMOUTH, NH 03801  
6263/2897  
PARCEL I & PARCEL II
  - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
  - 4) EXISTING LOT AREA:  
2,673 S.F.  
0.0614 ACRES
  - 5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE C (GRC) ZONING DISTRICT.
  - 6) DIMENSIONAL REQUIREMENTS:
 

MINIMUM LOT AREA:	3,500 S.F.
FRONTAGE:	70 FEET
SETBACKS: FRONT	5 FEET
SIDE	10 FEET
REAR	20 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM BUILDING COVERAGE:	35%
MINIMUM OPEN SPACE:	20%
  - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY OF ASSESSOR'S MAP 126 LOT 27 IN THE CITY OF PORTSMOUTH.



"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."

*John R. Chagnon*  
JOHN R. CHAGNON, LLS #738  
DATE 6-20-23



NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	6/20/23
REVISIONS		

**STANDARD BOUNDARY SURVEY  
TAX MAP 126 - LOT 27**

OWNERS:  
**KATHRYN WALDWICK &  
BRYN WALDWICK**  
30 PARKER STREET  
CITY PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE