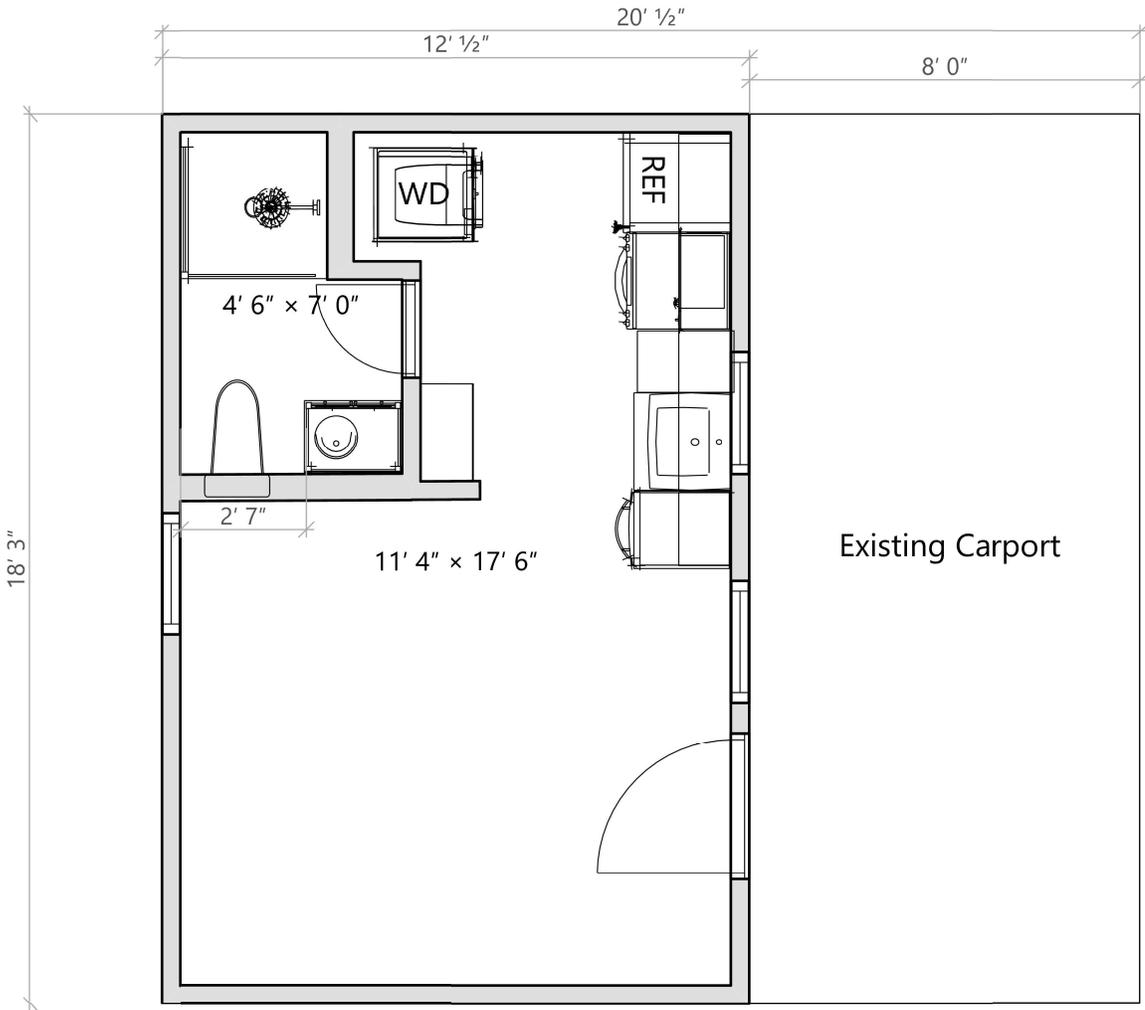




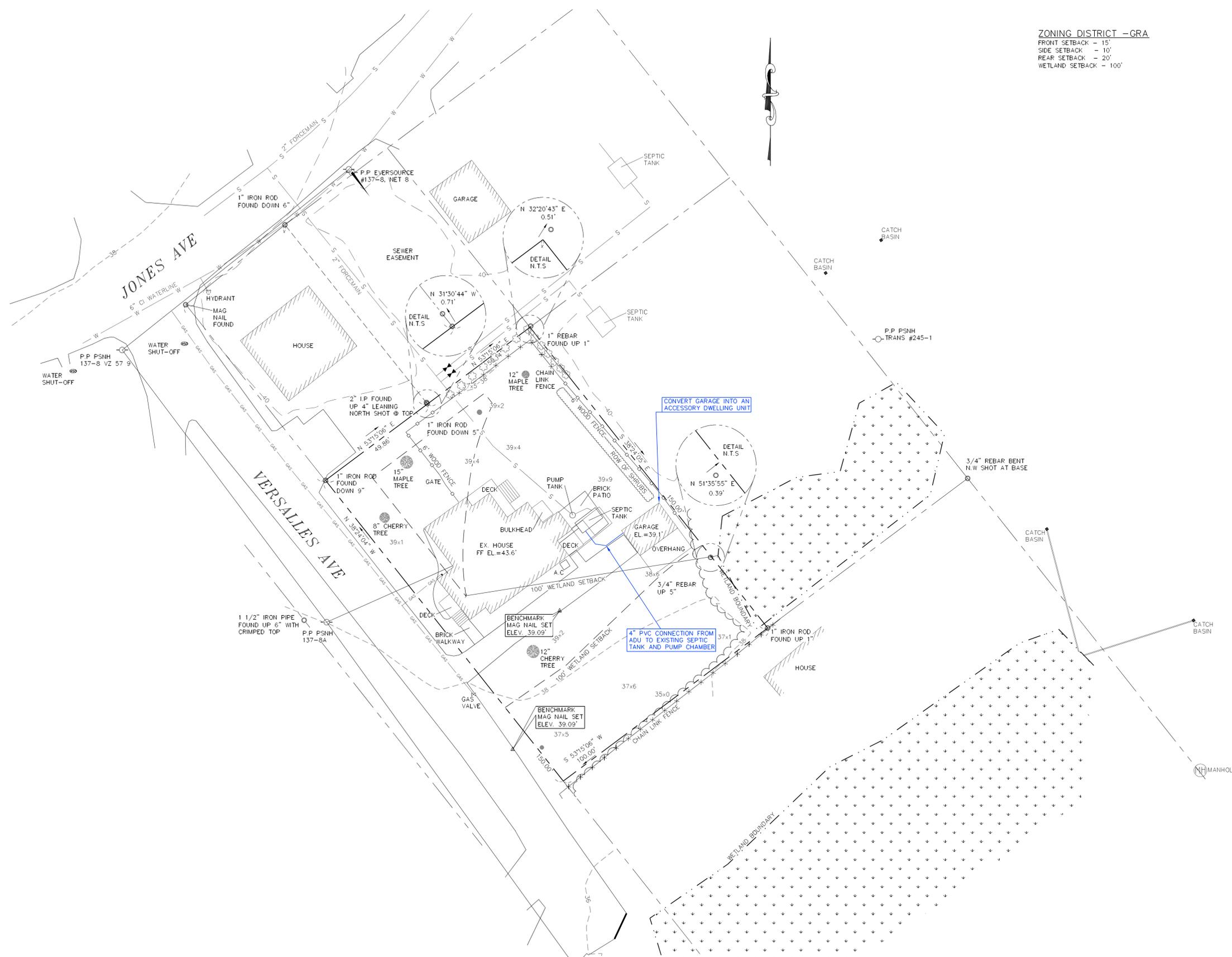
GARDEN COTTAGE CONVERSION
AT
29 VERSAILLES AVE, PORTSMOUTH



Garden Cottage
 In Existing
 Garage
 29 Versailles Ave
 7 Oct 2022

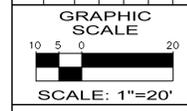


1/4" = 1'



ZONING DISTRICT - GRA
 FRONT SETBACK - 15'
 SIDE SETBACK - 10'
 REAR SETBACK - 20'
 WETLAND SETBACK - 100'

REVISIONS	
NO.	DESCRIPTION



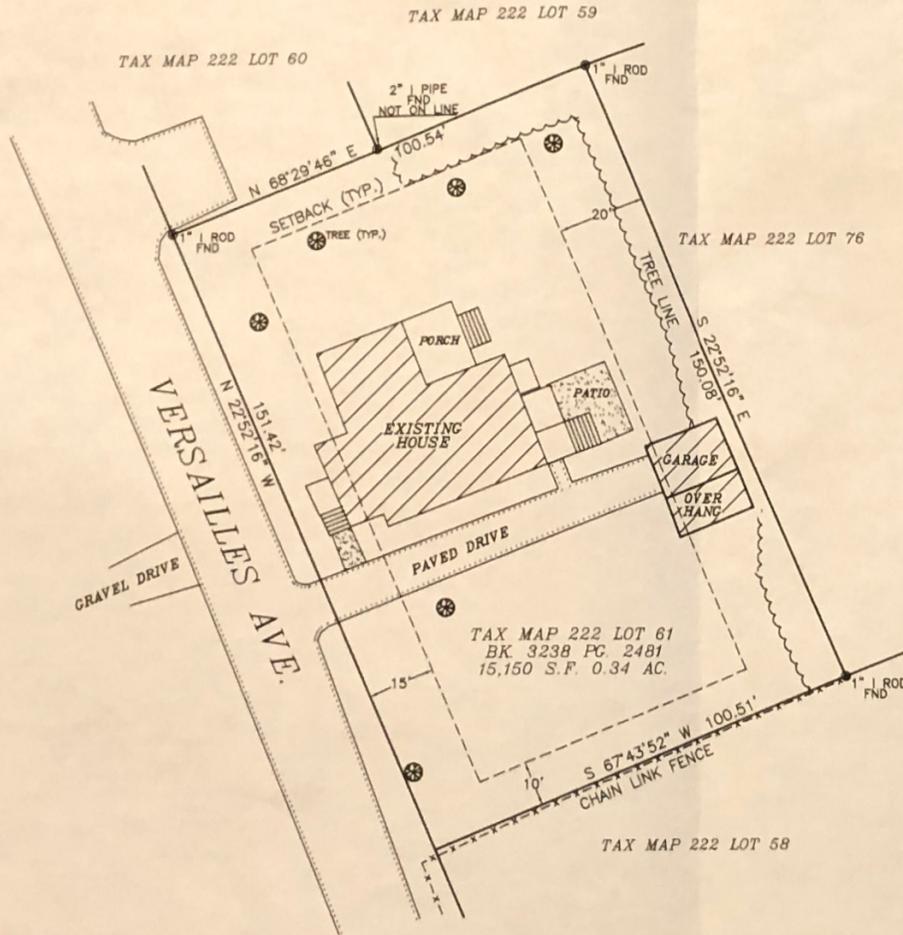
N.H. LAND Consultants
 SURVEYING • LAND PLANNING • REAL ESTATE
 A Veteran Owned Company

683 1/2 FIRST NH TURNPIKE, NORTHWOOD, NH 03251 PH. 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM

ACCESSORY DWELLING UNIT SEWER CONNECTION
 TAX MAP 222 LOT 61
KRISTIN BRITT
 29 VERSAILLES AVE. PORTSMOUTH, NH
 BOOK 5669 PAGE 1125

ROCKINGHAM CO.
 JOB NO: 490.01
 DATE: JUNE 13, 2022

EC-1
 SHT. 1 of 1



PLAN REFERENCE:

1. PLAN NAME, LIBERTY PLAINS PORTSMOUTH N.H. RECORDED AT R.C.R.D. PLAN# 0243. PLAN NAME, SUBDIVISION PLAN MAP 222-LOT 59 R.C.R.D. PLAN# 28637.

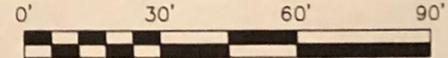
PLAN NOTES

1. OWNER OF RECORD, JOAN M. WALSH DEED REFERENCE: R.C.R.D. 3238/2481.
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES OF THE SUBJECT PARCEL WITH ALL EXISTING STRUCTURES AND SETBACKS.
3. PROPERTY LOCATION: 29 VERSAILLES AVE. PORTSMOUTH, N.H. TAX MAP 222 LOT 61.
4. THIS PROPERTY IS ZONED GENERAL RESIDENCE A (GRA) DISTRICT. SETBACKS: FRONT 15' SIDE 10' REAR 20'
5. SEE PAGE 7 OF DEED 3238/2481 FOR SKETCH OF SEWER EASEMENT.

**CERTIFIED
MORTGAGE PLOT PLAN
OF LAND**

IN
PORTSMOUTH N.H.
TAX MAP 222 LOT 61
AS DRAWN FOR
KRISTIN BRITT

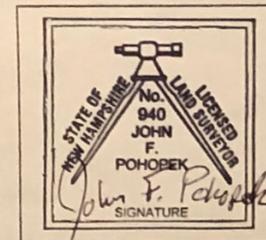
SCALE: 1"=30' DATE: OCTOBER 13, 2015

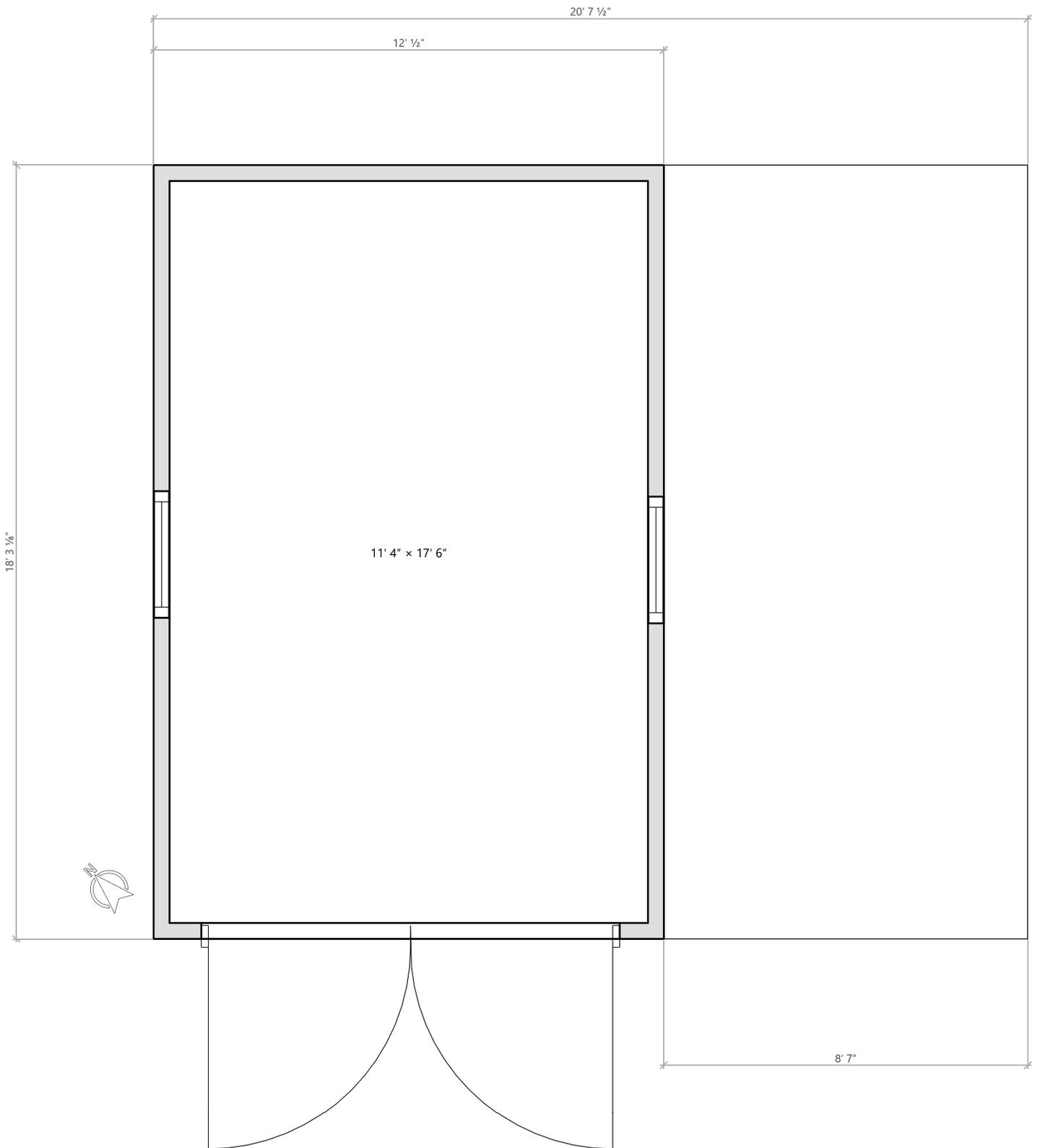


"I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. I CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

John F. Pohopek 10/13/2015
JOHN F. POHOPEK LLS 940 DATE

PREPARED BY:
JFP SURVEY & DESIGN LLC
13 KRISTY COURT
RAYMOND, NH 03077
(603) 895-3426
(603) 490-8308





10.815 Garden Cottage

Section 7 of Code

Scale Legend of Proposed Garden Cottage: 1/4" = 1'

Title: Convert One Car Garage to Garden Cottage

Address of Project: 29 Versailles Ave., Portsmouth, NH 03801

Current Date: June 29, 2022

Date of Proposed Conversion: ASAP

Source of Displayed Data: Drawing, Survey, and NH Land Consultant's Sewer Tie In Plan

Setbacks: front 15' side 10' rear 20'

Distance Between buildings: 15'

Lot Dimensions: 15,150 sq. feet

Abutting Streets: Versailles Ave. (front of property). Versailles Ave. dead end, Jones Ave. (to side and one house over), Lens Ave. (to back with one house in between)

Location and Dimensions of Driveways/Accessways: Driveway to right side of house (facing house from street). Driveway goes straight back from Versailles Ave. to one car garage/ proposed garden cottage. **Driveway length and width:** 10' wide x 90' long

Dimensions: Size and Height of Buildings: Proposed Garden Cottage: Existing 18' x 20' including overhang (which will become outside seating area), 12' x 18' dimensions of building for garden cottage, Height 12'

Dimensions, number and location of parking spaces both existing and proposed: 4 existing parking spaces in driveway, 10' x 20'

Location and description of open space and landscaping: Existing open space to each side of main house and back of main house. Open space to East is a large side lot of grass 45' x 100', open space in back of main house 40' x 80' mostly grass, some trees and shrubs, open space to West of main house 40' x 40' grass, shrubs, trees.

Labeled photo of existing buildings on property: See photos in PDF of Subject property: 29 Versailles Ave., House (backyard) to East: 8 Lens Ave, House (backyard) to West 179 Jones Ave.

Scaled Interior Floorplan, Gross Floor Area, Bedrooms: See floorplan in PDF, 199.4 square feet, studio with bathroom and kitchenette

Common Ownership: We will continue to maintain ownership of both the main house and the garden cottage in common ownership under one address.

Principle Place of Residence: This is our principle place of residence. See PDF page showing driver's licenses with address of subject property 29 Versailles Ave, Portsmouth and property tax bill.

Business Use: We do not have or plan to have a business with customers at the property.

Septic/City Sewer Hybrid: See PDF plan from NH Land Consultants with septic tie in plan. The current septic plan to the main house is a 1000 gallon tank, with a 500 gallon holding tank for effluent that is pumped across an easement to Jones Ave to the city sewer.

Noise, Traffic, Congestion: The garden cottage will be maintained, advertised, and enforced as a quiet space, parking will be contained on the property driveway.

Modification: No dimension or parking standard will need to be modified.

Neighbors: The project has been discussed with neighbors to the East and West.

29 Versailles Ave
(subject Property)



12 Lens Ave
(behind)



29 Versailles Ave
(subject property)

12 Lens Ave



29 Versailles Ave
(subject property)



179 Jones Ave

29 Versailles Ave
(subject property)