Supporting Statement for Conditional Use Permit
for The Parkington Residence
92 Dennett Street, Portsmouth NH

January 28, 2020

Planning Board
1 Junkins Avenue, 3rd floor
Portsmouth, NH 03801

Dear Members of the Planning Board,

I, Brayden Tucher of Tuscher Design Group, am acting on behalf of James and Mallory Parkington, the owners of a Single Family Residence located at 592 Dennett Street in Portsmouth NH, to design a new attached two car garage with an Accessory Dwelling Unit above. This supporting statement is referencing the site and building plans generated by Tuscher Design Group for the referenced project dated January 28, 2020 and submitted as supporting documentation with the Land Use application.

It is our belief that the proposed plans for this project meet all of the requirements set by the City of Portsmouth Zoning Ordinance as amended March 04, 2019 with some modifications and clarifications as follows:

Parking Modification Request

- A request is being made for modifications to the required number of parking spaces as allowed by the board per Article 8 section 10.814.70. Per Article 11 section 10.1112.311 this proposed use is required to have 3 parking spaces. The current arrangement as illustrated on sheet A1 of the submitted plans shows space for 3 parking spaces albeit all of which are on City property. The proposed plan actually reduces the paved driveway area on City property and allows for two compliant off street parking spaces within the new garage. The submitted proposed plans clearly illustrate ample room for additional parking in the new driveway, however those spaces would be on City property and thereby it is acknowledge that they are not compliant and therefore cannot be counted towards the required number. It is also worth noting that parking on Whipple street by the general public is a common occurrence. With all of of these factors combined it is our belief that this project warrants this modification request.
General Conditions

As illustrated in the submitted drawings this proposed plan meets all general aesthetic and neighborhood characteristics. The principal dwelling unit and proposed ADU ownership will remain with the Parkingtons. The Parkingtons will remain living in the primary dwelling unit. The main intent of the ADU is for a possible tenant space but more immediately as a place for friends and extended family to stay. There will be no other business related activity on the premises. The garage will be for vehicle storage only - no mechanical work or other loud activities will be taking place. Furthermore, the proposed structure itself will be built to exceed current energy code and as a result will also do an above average job of sound attenuation - thereby reducing the possibility of any occupant activities generating excessive noise or disturbances to adjacent properties. The proposed location of the driveway and its relationship to the garage entrance are such that there will be no adverse effect on traffic patterns, line of sight or congestion.

This projected was granted dimensional relief relating to the 4’-0” setback as illustrated on sheet A5 by the Zoning Board of Adjustment on January 22, 2020.

It is our hope that you agree with our findings and approve this project for permitting. Thank you in advance

Sincerely,

Brayden Tuscher
Tuscher Design Group
PO Box 74
York Beach, Maine 03910
tdgdesign@hotmail.com
(603) 583-6469
1) These plans are intended for town approvals & contractor pricing only. *Not for construction.*

2) General project notes:
   A) A new 2-car garage attached via a new conditioned entranceway.
   B) A new accessory dwelling unit (ADU) above garage.
   C) Minor portions of existing structure to be removed.
   D) A request for modifications to the number of parking spaces is being made to the planning board per article 8 section 10.5.4.10 via these plans and supporting written statement provided with the owners application.

3) Dimensions:
   A) All exterior dimensions pulled from exterior face of foundation wall to centerline of doors & windows, U.N.O.
   B) All interior dimensions pulled from interior face of wall framing material.
   C) All structural dimensions pulled from exterior face of foundation wall to centerline of referenced structural member, U.N.O.

4) All interior walls are to be 2x4 studs @ 16" O.C. with 1/2" drywall finish. All bathroom walls to be tiled.
   All garage walls & ceilings common to the primary structure & the ADU are to be finished with 5/8" type-X drywall.

5) All exterior walls to be per plan and details.

6) All egress windows shall have a minimum net clear opening of 5.7 square feet at the clear opening height a min of 44". All egress windows shall be set no more than 44" A.F.F.

7) Stair & railing requirements:
   - All risers to be closed with a max height of 7-3/4".
   - All treads to be a max width of 10".
   - Top of railing @ 34" A.F.F. to be a min of 1-1/2" in diameter.
   - All balusters to be spaced so as to not allow the passage of a 4" sphere.

8) Energy performance:
   - All windows to have a max U-value of 0.32.
   - All exterior doors to have a max U-value of 0.32.
   - All exterior walls to be R-20 or better.
   - All flat ceilings to be a min of R-46.
   - All sloped ceilings to be a min of R-46.
   - Roof insulation to extend over top plates.
   - Floor R-value to be R-30.

ARCHITECTURAL
A0 Cover Sheet
A1 Existing Site Plan
A2 Existing Floor Plan
A3 Existing Building Elevations
A4 Existing Site Photographs
A5 Proposed Site Plan
A6 Proposed First Floor Plan
A7 Proposed ADU Floor Plan & Building Sections
A8 Proposed Building Elevations & Facade Detail
**EXISTING SITE PLAN**

- **Lot Information**
  - **Zoning District:** SROA
  - **Proposed Lot Size:** 15,000 sq ft
  - **Actual Lot Size:** 15,000 sq ft
  - **Maximum Building Height:** 30 ft
  - **Accessory Structure:** 30 sq ft
  - **Proposed Open Space:** 300 sq ft
  - **Existing and Proposed Uses:** Residential

- **Plans:**
  - **Existing:**
    - **Porch:** 10 ft x 10 ft
    - **Originally:** Porch to remain
    - **Wood Fence:** Section along northern edge of lot line to be removed
  - **Proposed:**
    - **Paved Driveway:**
    - **Deck:** 15 ft x 15 ft
    - **Shed:** 10 ft x 10 ft
    - **Two Story Single Family Residence (as proposed):**
      - **Deck:** 10 ft x 10 ft
      - **Deck:** 10 ft x 10 ft
    - **Lot Size:** 33,000 sq ft

- **Scale:** 1" = 10'-0"
EXISTING FLOOR PLAN

THE PARKINGTON RESIDENCE
592 DENNETT ST
PORTSMOUTH, NH

SHEET TITLE: EXISTING FLOOR PLAN
SHEET NUMBER: A2
PROJECT INFO: Duscher Design Group
603.583.6469
tdgdesign@hotmail.com

SCALE: 1/8"=1'-0"

WHITTLE STREET
DENNET STREET

LOT LINE

EXISTING DRIVEWAY TO BE REMOVED
WOOD FENCE TO BE REMOVED
DECK TO BE REMOVED
PAVED DRIVEWAY
1) Photograph of existing structure from corner of Dennett and Whipple.

2) Photograph of existing alignments on Whipple from corner of Dennett.

3) Photograph of existing structure from Whipple.
GREEN SHADED AREA REPRESENTS
VISUAL FACADE CALCULATION
TOTAL VISIBLE = 1,286 SQ.FT.
MAXIMUM ALLOWABLE ADU VISIBLE FACADE = 40% (515 SQ.FT.)
ACTUAL VISIBLE FACADE OF ADU = 22% (274 SQ.FT.)