Zoning Dimensional Data: SRB District

<table>
<thead>
<tr>
<th></th>
<th>SRB Regulations</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>15,000 sf</td>
<td>34,850 sf</td>
<td>34,850 sf</td>
</tr>
<tr>
<td>Lot Area per Dwelling Unit</td>
<td>15,000 sf</td>
<td>34,850 sf</td>
<td>17,425 sf</td>
</tr>
<tr>
<td>Continuous Street Frontage</td>
<td>101 ft</td>
<td>182.5 ft</td>
<td>182.5 ft</td>
</tr>
<tr>
<td>Lot Depth</td>
<td>100 ft</td>
<td>326 ft</td>
<td>326 ft</td>
</tr>
<tr>
<td>Minimum Front Yard</td>
<td>30 ft</td>
<td>42.5 ft</td>
<td>42.5 ft</td>
</tr>
<tr>
<td>Minimum Side Yard</td>
<td>101 ft</td>
<td>left side 48.75 ft</td>
<td>left side 28 ft</td>
</tr>
<tr>
<td></td>
<td></td>
<td>right side 19.5 ft</td>
<td>right side 19.5 ft</td>
</tr>
<tr>
<td>Minimum Rear Yard</td>
<td>30 ft</td>
<td>216.4 ft</td>
<td>203.75 ft</td>
</tr>
<tr>
<td>Maximum Sloped Roof Height</td>
<td>35 ft</td>
<td>30 ft</td>
<td>30 ft</td>
</tr>
<tr>
<td>Roof Apertureaance Height</td>
<td>6 ft</td>
<td>0 ft</td>
<td>0 ft</td>
</tr>
<tr>
<td>Maximum Building Coverage</td>
<td>20%</td>
<td>8.4%</td>
<td>11.2%</td>
</tr>
<tr>
<td>Minimum Open Space</td>
<td>40%</td>
<td>89%</td>
<td>82.3%</td>
</tr>
<tr>
<td>Min. Parking Spaces:</td>
<td>1 unit</td>
<td>2+</td>
<td>3+</td>
</tr>
<tr>
<td>Dwelling Unit 500sf/750sf</td>
<td>1.3/ unit</td>
<td></td>
<td></td>
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</tbody>
</table>

Project Description:
Renovations and additions to an existing single-family dwelling include adding an accessory dwelling unit on the first floor, adding 2 covered entry overhangs, adding a new shared screen porch and adding a new shared mudroom. An existing bedroom will be converted into a den, shutters will be removed, all roofing will be replaced and all siding will be painted. All dimensions of the proposed project shall conform with SRB Zoning regulations. Wetlands are present at the rear/ western corner of the property but the proposed work shall not disturb them.

List of Drawings:
- Cover Sheet
- Existing Site Plan
- Proposed Site Plan
- Photographs of Existing Structure
- Photographs of Adjacent Properties
- Existing Basement Plan
- Existing First Floor Plan
- Existing Second Floor Plan
- Proposed First Floor Plan
- Proposed Second Floor Plan
- Proposed Front Elevation
- Proposed Rear Elevation
- Proposed Site Elevation
Site Features Area Chart

<table>
<thead>
<tr>
<th>FEATURE</th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building</td>
<td>2,230 S.F.</td>
<td>+936 S.F.</td>
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<tr>
<td>Lawn</td>
<td>10,500 S.F.</td>
<td>-1,200 S.F.</td>
</tr>
<tr>
<td>Decorative Landscape</td>
<td>1,000 S.F.</td>
<td>+200 S.F.</td>
</tr>
<tr>
<td>Driveway</td>
<td>1,003 S.F.</td>
<td>No Change</td>
</tr>
<tr>
<td>Other Hardscapes</td>
<td>301 S.F.</td>
<td>+200 S.F.</td>
</tr>
<tr>
<td>Permeable Decks</td>
<td>830 S.F.</td>
<td>-30 S.F.</td>
</tr>
<tr>
<td>Forest/Natural Area</td>
<td>18,390 S.F.</td>
<td>-200 S.F.</td>
</tr>
</tbody>
</table>

Data Sources:

Parcel Plan:
City of Portsmouth NH MapGeo online map
Building & Landscape Features:
Architect's field measurements
Surveyed topo & wetlands information:
"Septic System Plans, PUD Lot 20, Eastwood Drive, Portsmouth NH" by MIAH Inc., Sprague & Cohen, Inc.
Dated September, 30 1991
(on file with City of Portsmouth Building Department, received Sept. 23, 2000)

LOT AREA= 34,850 SF ±

EASTWOOD DRIVE

Proposed Site Plan

Mullen Residence
97 Eastwood Drive, Portsmouth, NH
May 28, 2009

© 2009 by Savoie Nolan Architects LLC
Photographs of Adjacent Properties & Neighborhood Context
Rear Elevation - Proposed Addition

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

Existing Bldg. Hgt.
31.90'

Bldg. Hgt. (addition)
31.94.5'

First Floor
T.O.D. 31.93.5'

Grade Plane
31.50'

New roofing to match pitch of existing rear low roof & clerestory
New screen porch to match panel & trim details of existing Breakfast Area bump-out
New roofing to match pitch of existing rear low roof & clerestory
2nd flr. windows taking place wall

Principal Dwelling to Remain

 Proposed Additions
May 29, 2019

City of Portsmouth Planning Department  
1 Junkins Ave., 3rd Floor  
Portsmouth NH,

Conditional Use Permit Application Statement  
New Attached Accessory Dwelling Unit

To Whom it May Concern,

Paul Mullen, our client, is the current Owner of the single-family residence located at 97 Eastwood Drive in Portsmouth, NH. He requests the Board to consider his application for an Accessory Dwelling Unit Conditional Use Permit to construct additions to his existing home and create an in-law suite for his mother.

The Project shall comply with the Zoning Ordinance in the following ways:

LOT

- The principal and accessory dwelling units will conform to all the municipal regulations.
- The Lot currently contains only one dwelling unit.
- The lot area is 34,850 SF +/- Zoning for SRB regulates 15,000SF lot area per dwelling unit.
- The current driveway meets off street parking requirements for an ADU, therefore no modifications will be necessary. There will be no impact on traffic or parking in the neighborhood.
- More than 50% of the lot is undisturbed, natural landscape and more than 30% is lawn and decorative gardens. The AADU will have a negligible impact on the open space and building coverage regulations.
- The principal dwelling is 2 stories, with a building height of approximately 30ft. The AADU will be one story, with a building height of 14.5ft.
- The principal and AADU shall comply with all yard setbacks

OWNERSHIP

- Paul Mullen shall maintain ownership of both the principal and accessory dwelling units
- 97 Eastwood Drive is his principal place of residence and shall continue to be so
- A copy of Paul Mullen's NH State driver's license is included in the application exhibits to demonstrate 97 Eastwood Drive is his principal place of residence.
USE

- Neither the principal unit nor the AADU shall be used for business activities other than home occupation as permitted in the zoning ordinance.
- The existing septic system is designed for a 4 Bedroom Occupancy. One new bedroom will be located in the AADU. One bedroom in the principal unit will be converted into a den. Therefore the 4 Bedroom Occupancy will be maintained.

ARCHITECTURAL FEATURES

- An interior door shall be provided between the principal and accessory dwelling units
- The AADU shall be comprised of a total area of 746sf including cooking, sanitation, living and sleeping quarters
- The AADU shall have no more than 1 bedroom
- The appearance of the structure shall be maintained as a single-family home with a primary entry and a secondary entry along the street façade.
- The AADU aligns with the front wall of the principal unit which is setback furthest from the street.
- The front wall of the AADU facing the street comprises only 16% of the total façade as seen from the street.
- The addition shall match architectural features of the existing principal unit including windows, doors, trim, and siding details. The project includes replacing the existing roof, therefore the addition and principal structure shall be consistent.
- The hip roof of the addition is designed to maintain the existing architectural character, the pitch matches the pitch of an existing 1 story feature, and the addition shall not obstruct the windows of the second floor.

Sincerely,

Abbie Zuker

Project Manager
May 31, 2019

George Chadwick, P.E.
Bedford Design Consultants Inc.
177 East Industrial Park Drive
Manchester, NH 03109

Re: 97 Eastwood Drive, Portsmouth
Subject: Delineation Letter

Dear Mr. Chadwick:

Per your request, this letter is to verify that Gove Environmental Services, Inc., performed a site inspection to delineate the wetlands at the above-referenced property. The presence of wetlands were evaluated based on the following standards:

   United States Department of Agriculture (2010).
4. Classification of Wetlands and Deepwater Habitats of the United States.

One wetland was found on site and was delineated by flags 1-8. This wetland appears on the rear of the site and continues beyond the property line to the west. This wetland is classified as a scrub shrub forested wetland, dominated by red maple and yellow birch in the tree layer, highbush blueberry, speckled alder and winterberry in the shrub layer and cinnamon and sensitive fern in the herbaceous layer. The house is greater than 100 feet away from the wetland.

Please let me know if you have any questions

Sincerely,

Luke D. Hurley, CWS, CSS
Vice President
Gove Environmental Services, Inc.