

Application Cover Letter

To:

City of Portsmouth
Planning Board
Attn: Dexter Legg, Chairman
1 Junkins Avenue
Portsmouth, NH 03801

Applicant:

Kenton Slovenski
175 Grant Avenue
Portsmouth, NH 03801
603-988-7060
kslovenski@gmail.com

RE: Conditional Use Permit for an attached accessory dwelling unit for Kenton Slovenski of 175 Grant Avenue (Tax Map 251, lot 41)

Dear Chairman Legg,

Attached herewith, please find the following materials for submission to the Planning Board for consideration at its next regularly scheduled meeting:

- 1) Narrative to Conditional Use Permit;
- 2) Plan Set (Site Plan, Floor Plans and Elevations);
- 3) Tax Map Image of property;
- 4) Photographs of the property; and
- 5) Letters from abutters

Should you have any questions or concerns regarding the enclosed application materials, do not hesitate to contact me at your convenience.

Sincerely,



Kenton Slovenski

Dated 9/22/2020

Introduction

I, Kenton Slovenski, am the owner of a single family home located at 175 Grant Avenue in Portsmouth, NH, which is identified as Lot 41 on Portsmouth Tax Map 251, and I am requesting a conditional use permit (“CUP”) for an attached accessory dwelling unit (“AADU”).

As the owner, I desire to renovate the home to add additional living space, create a more functional floor plan and accommodate an AADU on the proposed second floor. The existing home, which is long and narrow, would be renovated to include a two-story vertical expansion and a small bump-out in the front to accommodate a stairwell for the primary dwelling. The proposed renovation and vertical expansion of the home is designed similarly to other two-story homes within the immediate surrounding area. The overall appearance of the home will be markedly improved from what exists. A design narrative has been included herewith from Newmarket Plains LLC which explains the intent and goals of the design with some comparisons. See Exhibit A.

The property can be vertically expanded and add a front stairway bump-out without the need for any zoning relief with the exception of an AADU requirement set forth in Section 10.521 of the Ordinance (lot size) of which the ZBA approved a variance on 9/15/2020. Therefore, the proposed renovation and vertical expansion of the home will comply with all requirements set forth in Section 10.521 of the Ordinance. It will also comply with the ADU requirements set forth in Section 10.814 of the Ordinance.

Existing Property

The property is zoned as a Single-Family Residence B (“SRB”). It is a 0.32 acre (13,950 square feet) lot that contains a small one-level, ranch-style, single-family home with 3 bedrooms and 2 bathrooms. The home serves as my full-time primary residence.

I have happily owned this property since 2013 and would greatly hope to live here for many more years. Along with my desire to add additional living space and an AADU to the home to create a more attractive layout and appearance, the home needs maintenance and repair work regardless. The existing home was built in 1957. The bedrooms are small by current standards, the basement is damp, the roof needs to be re-done, the chimneys are in poor condition, insulation needs to be added and/or replaced (issues with ice dams), and the siding and soffits need repair and painting. Furthermore, the electrical, plumbing, and heating/cooling systems all need to be upgraded. For these reasons, the timing is ideal to use these large costs as an opportunity to invest in my future here versus simply repairing a house and leaving it as a smaller, older style home.

Proposed Additions to the Property

With the guidance of the city ordinances and the services of Paul LeBeau as my designer we came up with a second floor addition that would meet all the requirements outlined for this SRB zone and this AADU permit. I also contracted Ross Engineering for a site plan to ensure that my property was entirely compliant and conforming. See attached Floor Plan and Elevations (exhibit B) and Site Plan (exhibit C).

This property and proposed design conforms with all zoning regulations:

- This is a single family dwelling and will only have one AADU.
- Lot area - 13,950SF (where 15,000SF is needed)
 - Received relief from the ZBA in regards to the minimum lot size of 15,000SF.
- Setbacks - The existing and proposed design are within the set back requirements (see site plan)

- Also shown on the site plan are the minimums for front, side, and back along with frontage, and other dimensional requirements that this design conforms with and/or the scope of this application does not impact.
- Maximum building coverage (20%) – Proposed design increases the building coverage from 1,686SF to 1,871SF, which is only 13.4% coverage.
- Maximum height (35 feet) – The ridge line of the proposed design measures 26 feet high
- Parking (3 required) – Currently the parking area fits 4 cars. With the addition of the bump-out, 3 off-street parking spots would remain.
 - Two spots to the left of the bump-out (40ft x 9.5ft wide) and 1 spot in front of the bump-out (30 ft x 11.5 feet wide). See Parking plan in exhibit D.

Attached Accessory Dwelling Unit Detail and Compliance:

- The first floor of the home will remain a part of the principal dwelling with the exception of the back right (southerly) corner bedroom, which will become a common area.
 - From this common area there will be a connecting door to both the principal dwelling and the AADU. From this common area, a set of stairs will lead to the second floor where the AADU includes a bedroom, office, living room/dining area, kitchen and bathroom.
- To address specific ordinances:
 - 10.814.31 - The entire property will remain in my ownership and will not be separately owned.
 - 10.814.32 - 175 Grant avenue will remain my primary residence and a utility bill and/or license can be provided if requested.
 - 10.814.33 - The property will not be used as a business.
 - 10.814.34 - The property is on municipal sewer service.
 - 10.814.41 - A door in the 1st floor hallway connects the primary dwelling to the common area, while the common area connects to the AADU through a door at the top of the stairs to second floor.
 - 10.814.42 - The proposed AADU measures 750SF of gross floor area and will have one bedroom and an office.
 - 10.814.43 - The exterior design of the building will maintain the appearance of a single family dwelling by only having one door on the front and no distinguishable characteristics that would suggest two dwellings. The AADU entrance will be on the southerly side of the home, not facing the street. The primary dwelling's front door will have a porch with an overhang and clearly be the primary door.
 - 10.814.44 - The AADU will be entirely internal to the principal building and no part of the AADU will be closer to the front lot line.
 - 10.814.451 - The AADU will have a façade area of 28.8% (vs the allowable 40%)
 - 10.814.452 - The principal building is being expanded at the same time. As such, all increases to the footprint are entirely related to the principal building. These include the overhang, porch, and the stair bump-out on the front, which all relate to the principal dwelling. There is a small set of stairs on the side of the house that go to a common area as well.
 - 10.814.453 – Note the 10.814.452 details above. The roof line/height will be equal to the primary building which is allowable as no building footprint expansion is related to the AADU. However, a gabled pitch and secondary gable bump-out have been added to the left (northerly) side of the primary building to provide prominence in comparison to the AADU.
 - 10.814.454 & 10.814.61 - The AADU siding, appearance, architecture, materials, roof pitch will all be consistent with the primary dwelling. The primary dwelling and AADU will be constructed/renovated together.
 - 10.814.62 - The site plan shows a well thought out design that is appropriate and more than adequate in regards to open space, landscaping, and off-street parking for both the AADU and the primary dwelling.

- 10.814.63 - The AADU will remain compatible in location, design, and off-street parking with adjacent properties as no additional footprint will be created related to the AADU. Special care was put into the design to limit the impact of the second floor as well as the AADU. Windows were limited and reduced in size and all directly adjacent neighbors were given the opportunity to discuss my plans. The roof height was lowered in response to neighbor comments/concerns and a rear balcony was removed.
- 10.814.64 – The property will remain in appropriate use and number of occupants to prevent excessive noise, traffic, or parking congestion.

Conclusion

For all the reasons outlined within this narrative and supplemental documents, I respectfully request a conditional use permit be granted as the proposed plan complies with all relevant ordinances and meets all the necessary criteria.

Respectfully Submitted,



Dated 9/22/2020

Kenton Slovenski
175 Grant Avenue
Portsmouth, NH 03801

August 20, 2020

Exhibit A

Newmarket Plains, LLC

Home Design and Drafting Service
443 Wadleigh Falls Road
Newmarket, NH 03857

To whom it may concern,

My name is Paul LeBeau and I helped Kenton Slovenski with the preliminary design of his 2nd floor addition as a home designer, which includes an ADU. The appearance, height, and roof design are consistent with other nearby two-story homes. The mixed use of brick and vinyl siding can be seen throughout the neighborhood. Mr. Slovenski provided 2 photos of 187 and 190 Grant Ave (just up the street) that are consistent with my design. Most notable are the slight bump outs of the second floor to help break up the two floors and tie the house together. 187 Grant is an example of a house that has a brick exterior section and siding on other areas of the house.

The other main element is the roof. Most houses in the surrounding area are single story ranch homes with a roof pitch that is flatter than what would be recommended by current standards. It is worth noting that the house directly across the street is a cape located on a hill with a pitch of approximately 12:12. This house is much higher than the surrounding houses due to its location on top of a prominence and its large roof. Although I felt I could match a steeper pitch given this, and other more modern houses in the neighborhood, Mr. Slovenski asked that I lower my roof height and pitch from my original plan.

Mr. Slovenski also provided a picture of 184 Grant avenue which has 2 shed dormers, which I referenced when designing the double gable facade on the left side of the house.

The existing home is long and narrow which limits layout options and makes it challenging to create room sizes and layouts that are consistent with modern preferences. Furthermore, brick is used as an interior wall between the living room and the kitchen and there are two chimneys that needed to be accommodated for and planned around. As such, the current layout of the house was not conducive to simple internal adjustments and required the loss of a bedroom for one set of stairs that follows the path of the basement stairs below. The other staircase could not be fit within the existing structure due to the chimney structures and layout of the house. That is why I chose to use a stair tower to allow for the proper layout to be accomplished and add necessary width to the house. By doing a stair tower the footprint of the home is minimally increased. The existing deck is lengthened and includes a small roof element to connect the stair tower and tie the facade together, which allows for a more visually appealing design.

The ADU was designed in accordance with local, state, and federal requirements related to fire safety, building standards, and ADU stipulations. The ADU was limited to 750 square feet, designed to be subordinate in regards to door location as well as the roof design (adding the gable design to the primary residence and ensuring appearance and height of the ADU are equal or less than the primary residence). Windows were also limited in an effort to minimize the impact of the second floor and ADU on neighbors.

Overall, this design was conservative and consistent with the neighborhood and was executed with consideration.

Respectfully,

Paul LeBeau

Referenced Homes

187 Grant Ave

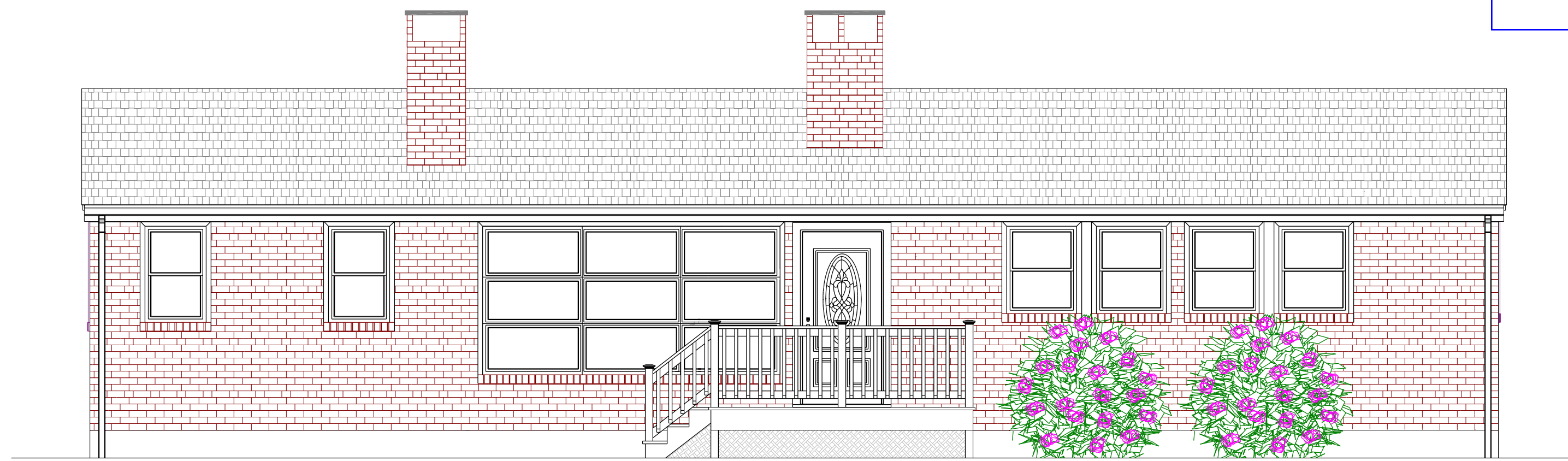


190 Grant Ave

184 Grant Ave



Exhibit
B



EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



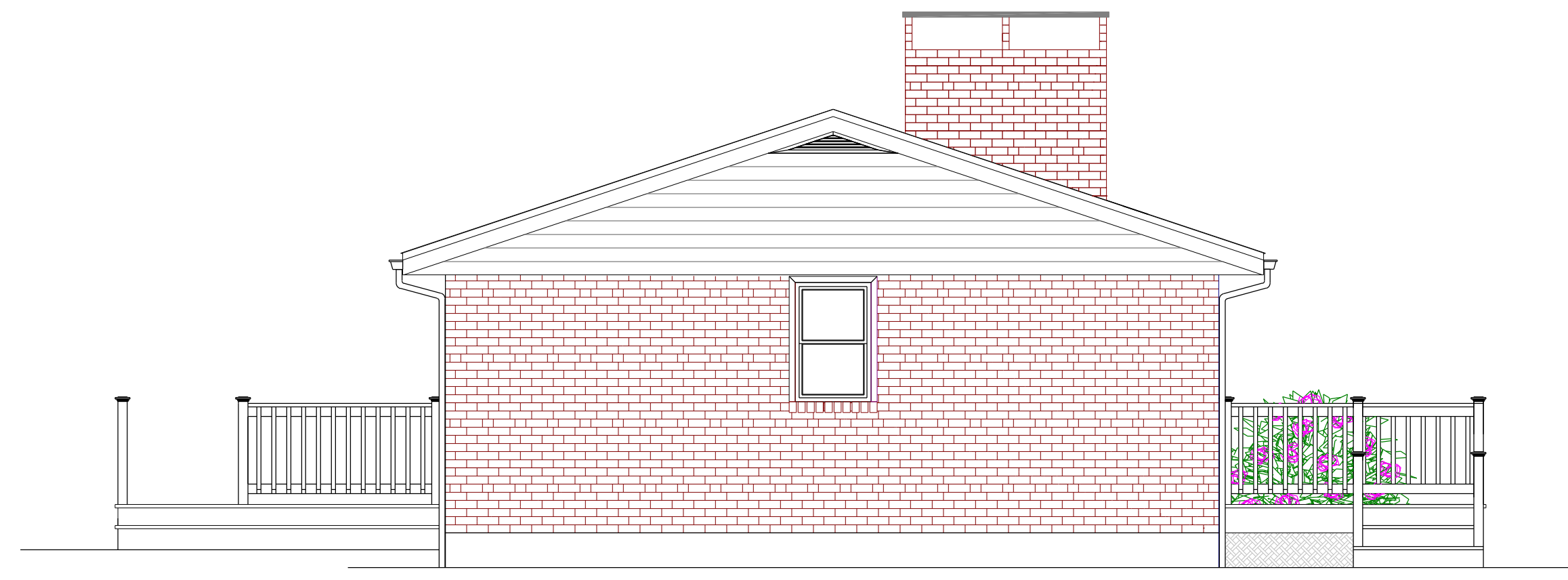
REAR ELEVATION

SCALE: 1/4" = 1'-0"

DATE	DESCRIPTION
5/12/20	DRAFT PLANS
6/11/20	REVISED PLANS
6/13/20	REVISED PLANS
7/23/20	REVISED PLANS
8/19/20	REVISED PLANS

KENTON SLOVENSKI
175 GRANT ROAD
PORTSMOUTH, NH 03801

SHEET NUMBER
A1
PLAN NUMBER
1137



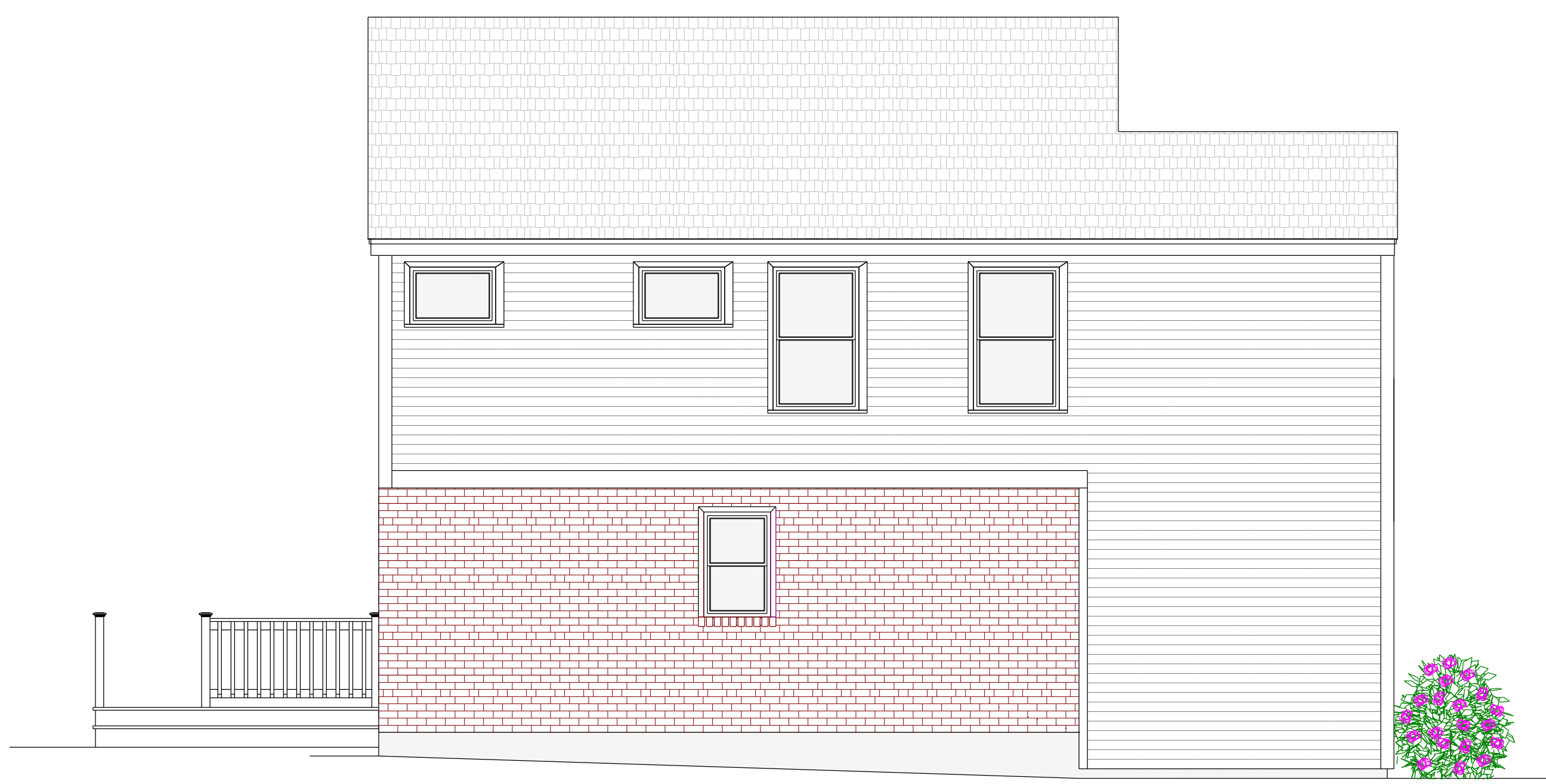
EXISTING LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ADU Entrance

DATE	DESCRIPTION
5/12/20	DRAFT PLANS
6/11/20	REVISED PLANS
6/13/20	REVISED PLANS
7/23/20	REVISED PLANS
8/19/20	REVISED PLANS

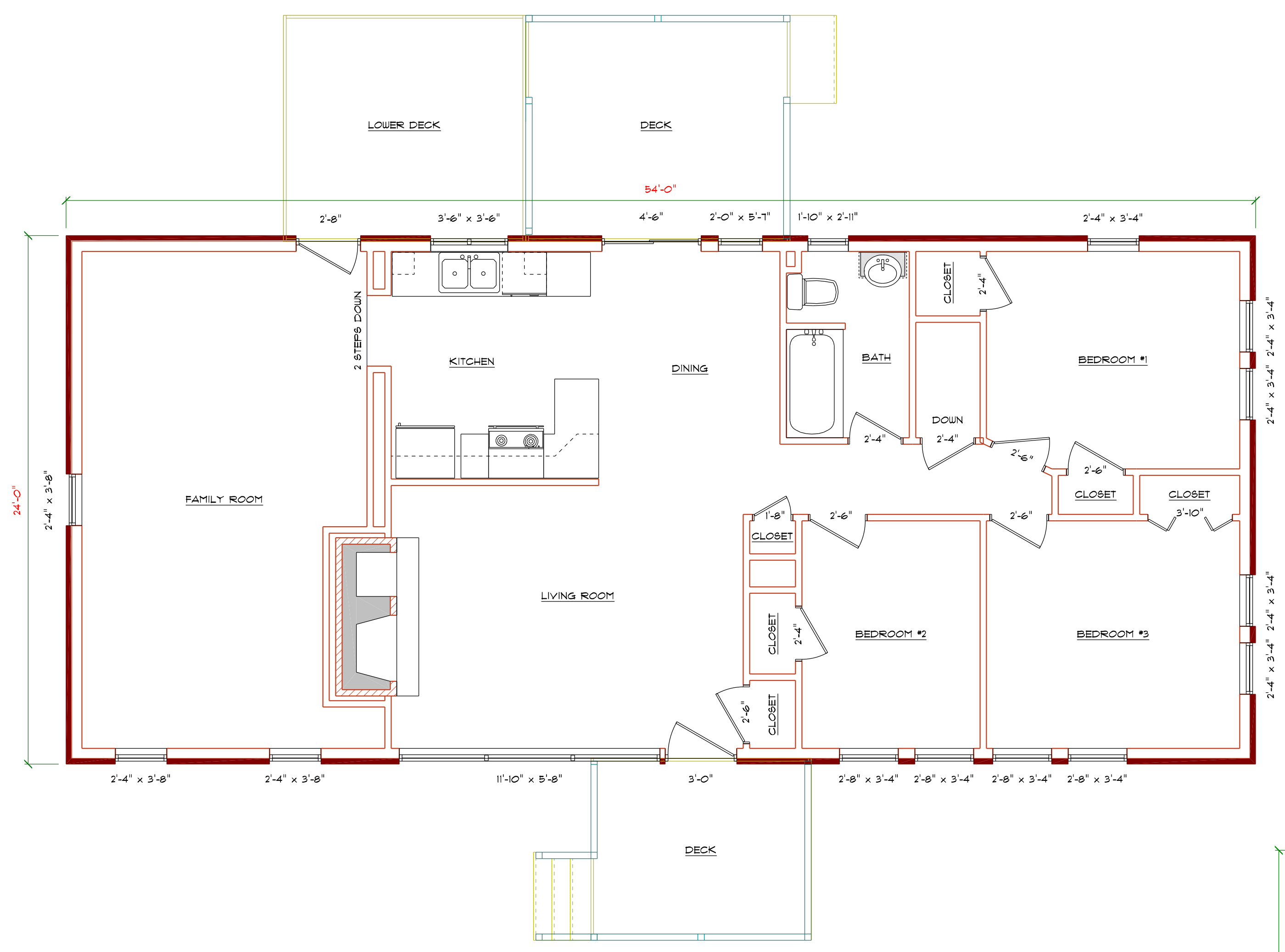
KENTON SLOVENSKI
 115 GRANT ROAD
 PORTSMOUTH, NH 03801

SHEET NUMBER

A2

PLAN NUMBER

1137

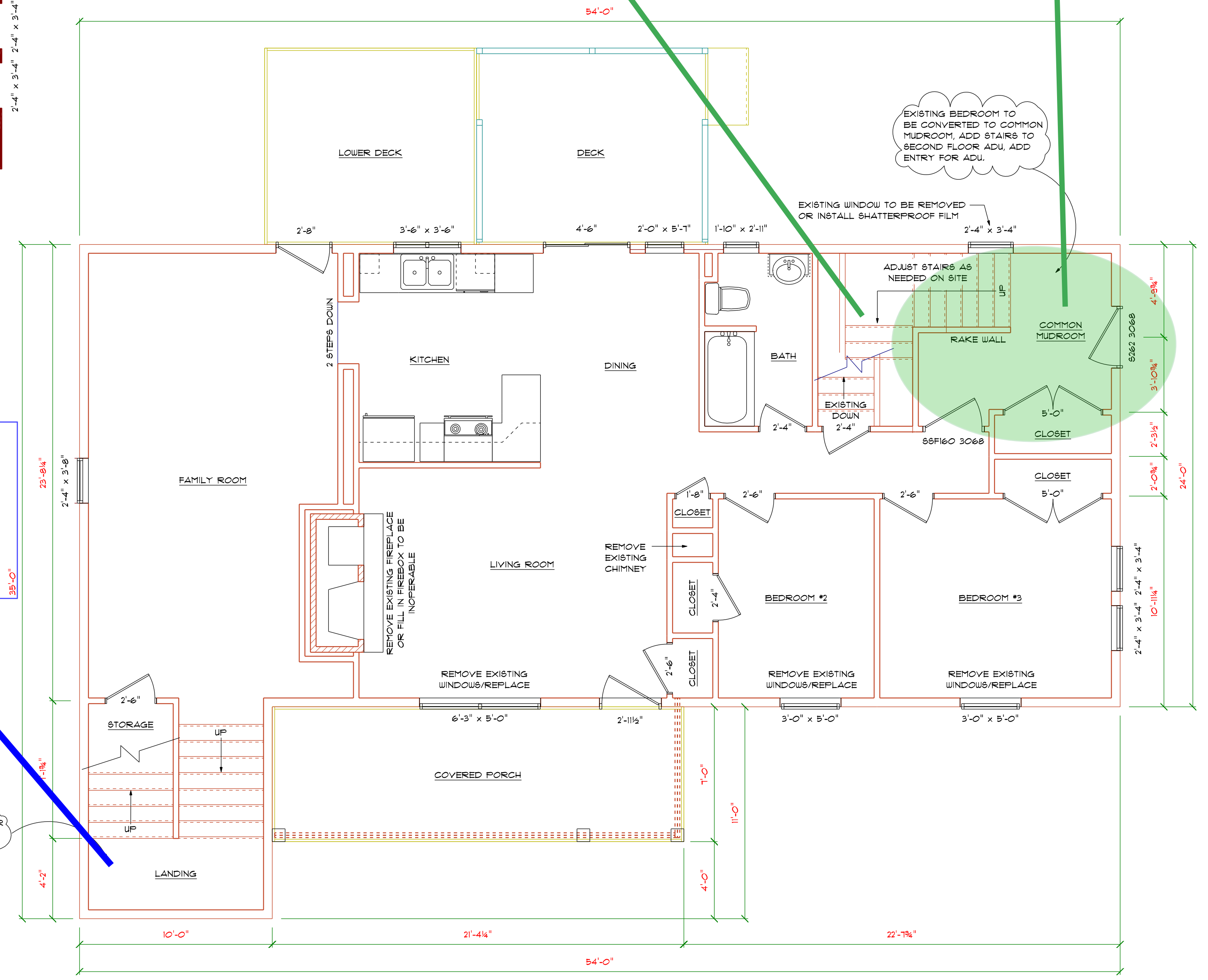


EXISTING LEVEL ONE PLAN
 EXISTING PRINCIPAL UNIT 1236 S.F. GROSS FLOOR AREA

Principal Dwelling
 stairs to second floor
 master area

Stairwell to second floor. This is the ADU stairwell

Green oval highlights the common mudroom. The door from the exterior to the mudroom would be the primary entrance for the ADU. Note that the ADU is entirely on the second floor



LEVEL ONE PLAN

EXISTING PRINCIPAL UNIT 1236 S.F. GROSS FLOOR AREA
 PROPOSED PRINCIPAL UNIT 1265 S.F. GROSS FLOOR AREA
 PRINCIPAL/ADU COMMON MUDROOM 143 S.F. GROSS FLOOR AREA

DATE	DESCRIPTION
5/12/20	DRAFT PLANS
6/11/20	REVISED PLANS
6/13/20	REVISED PLANS
7/23/20	REVISED PLANS
8/19/20	REVISED PLANS

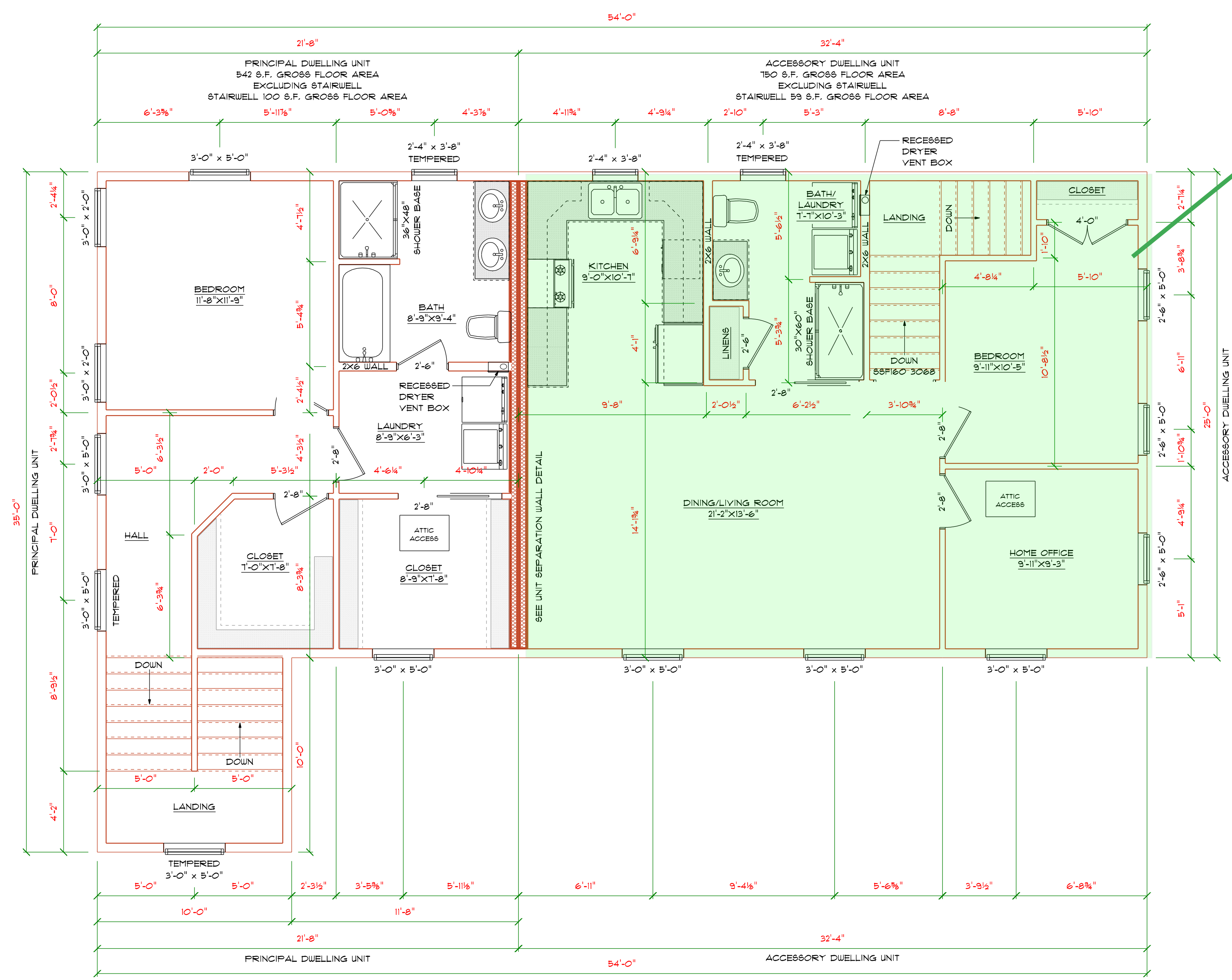
KENTON SLOVENSKI
 175 GRANT ROAD
 PORTSMOUTH, NH 03801

SHEET NUMBER

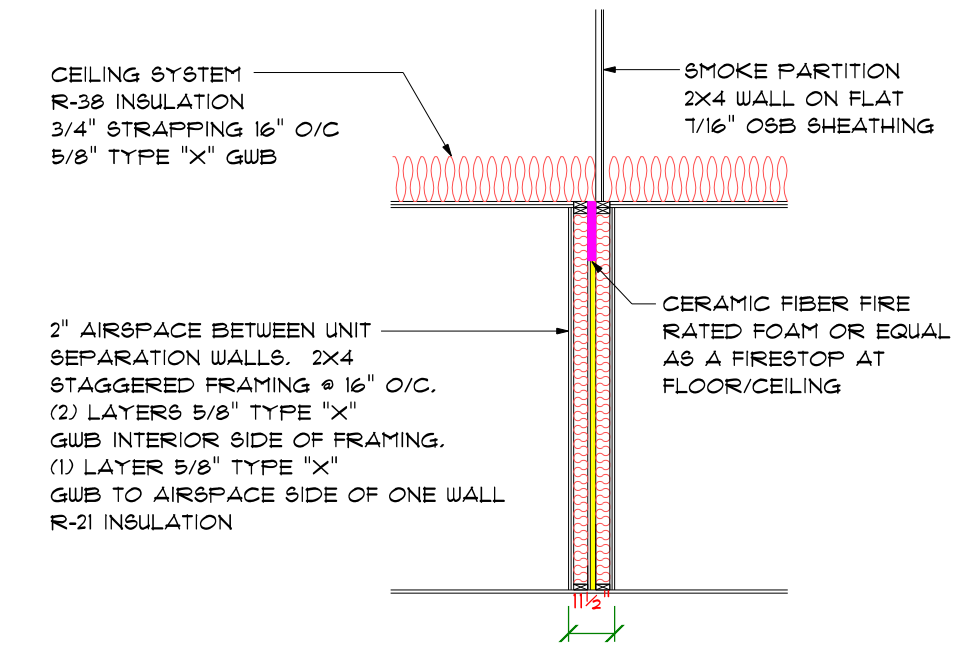
A3

PLAN NUMBER

1137



ADU area shaded in green



SECTION THROUGH PARTY WALL

LEVEL TWO PLAN



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

DATE	DESCRIPTION
5/12/20	DRAFT PLANS
6/11/20	REVISED PLANS
6/13/20	REVISED PLANS
7/23/20	REVISED PLANS
8/19/20	REVISED PLANS

KENTON SLOVENSKI
 115 GRANT ROAD
 PORTSMOUTH, NH 03801

SHEET NUMBER

A4

PLAN NUMBER

1137

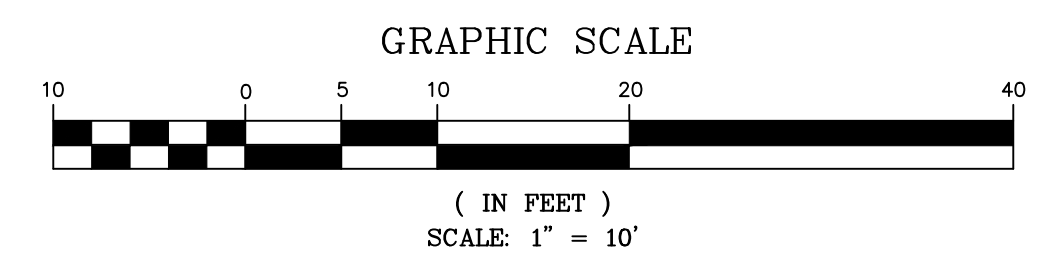
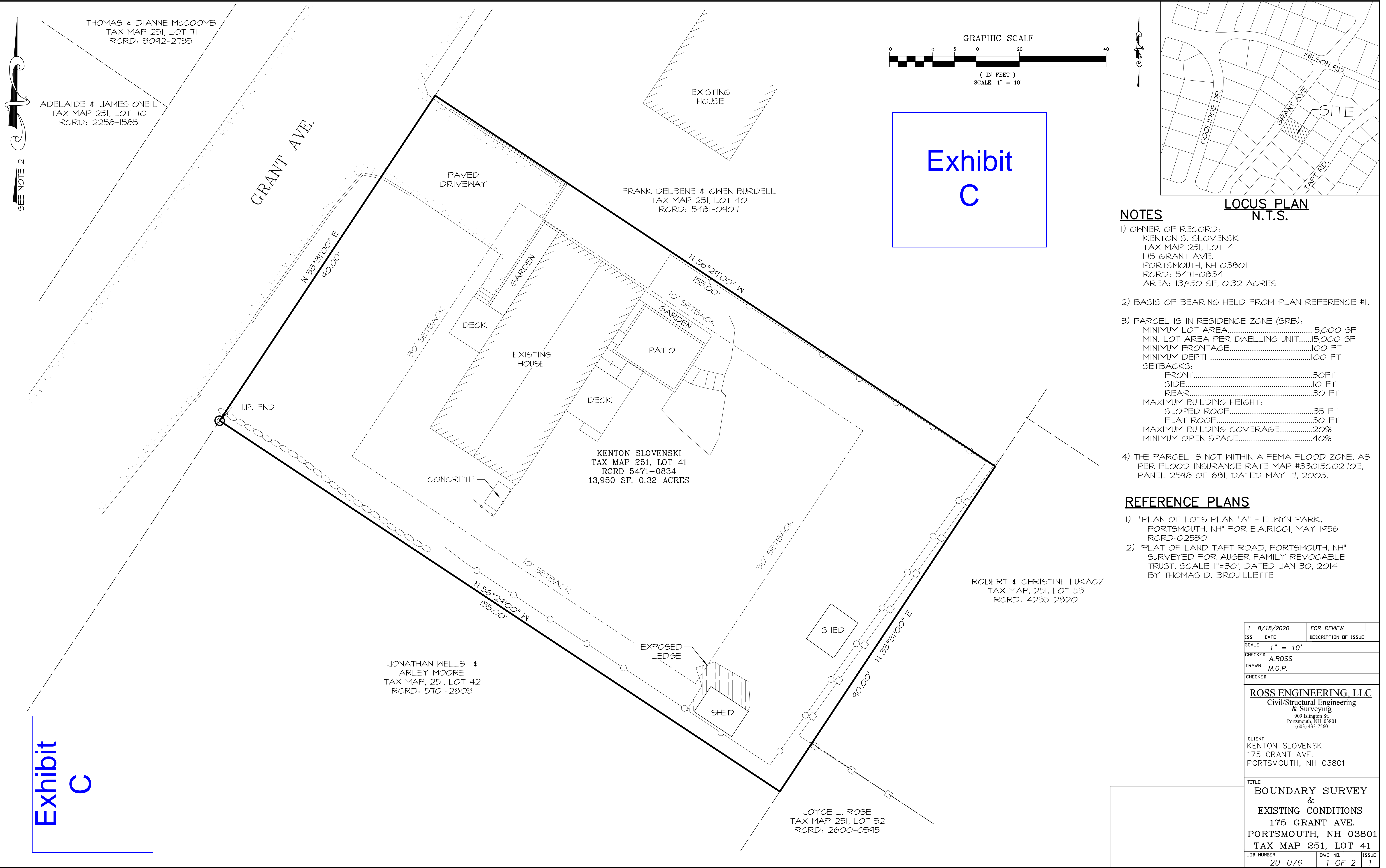
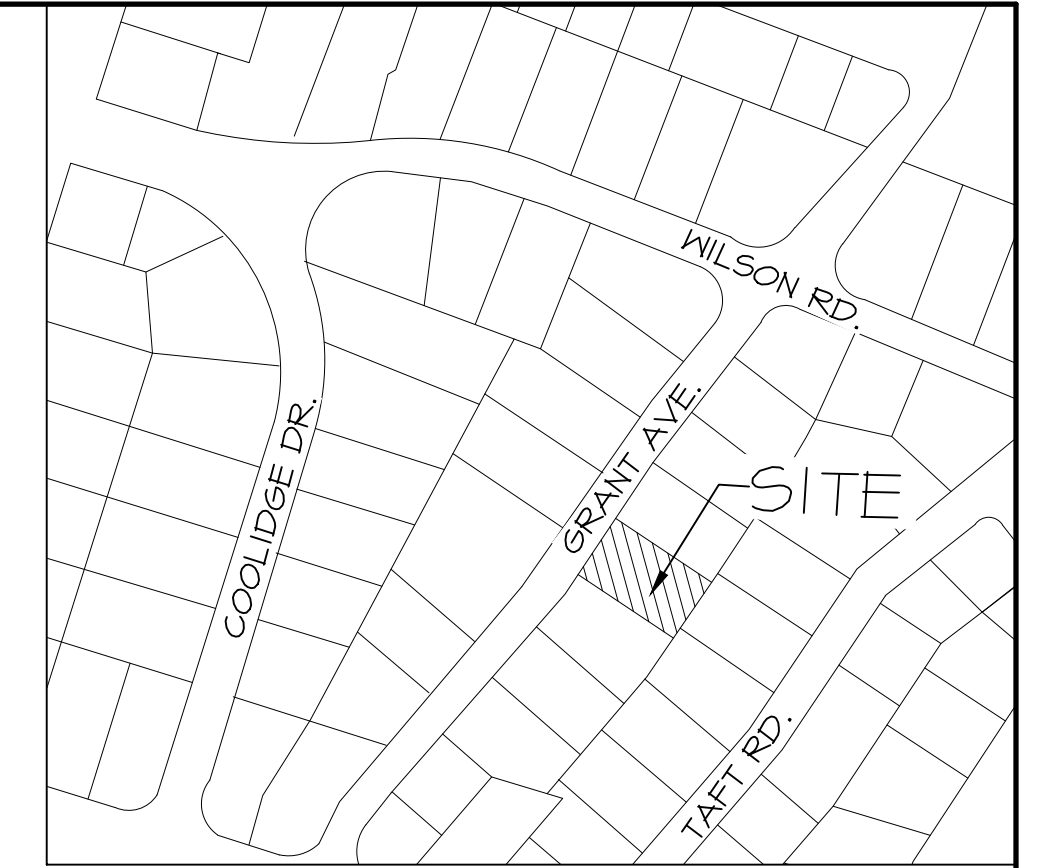


Exhibit
C

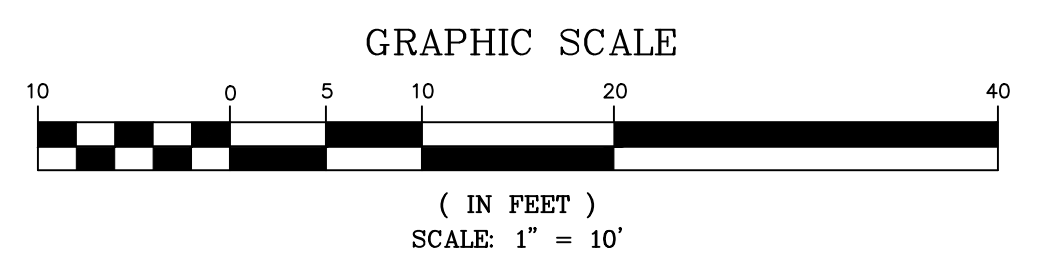
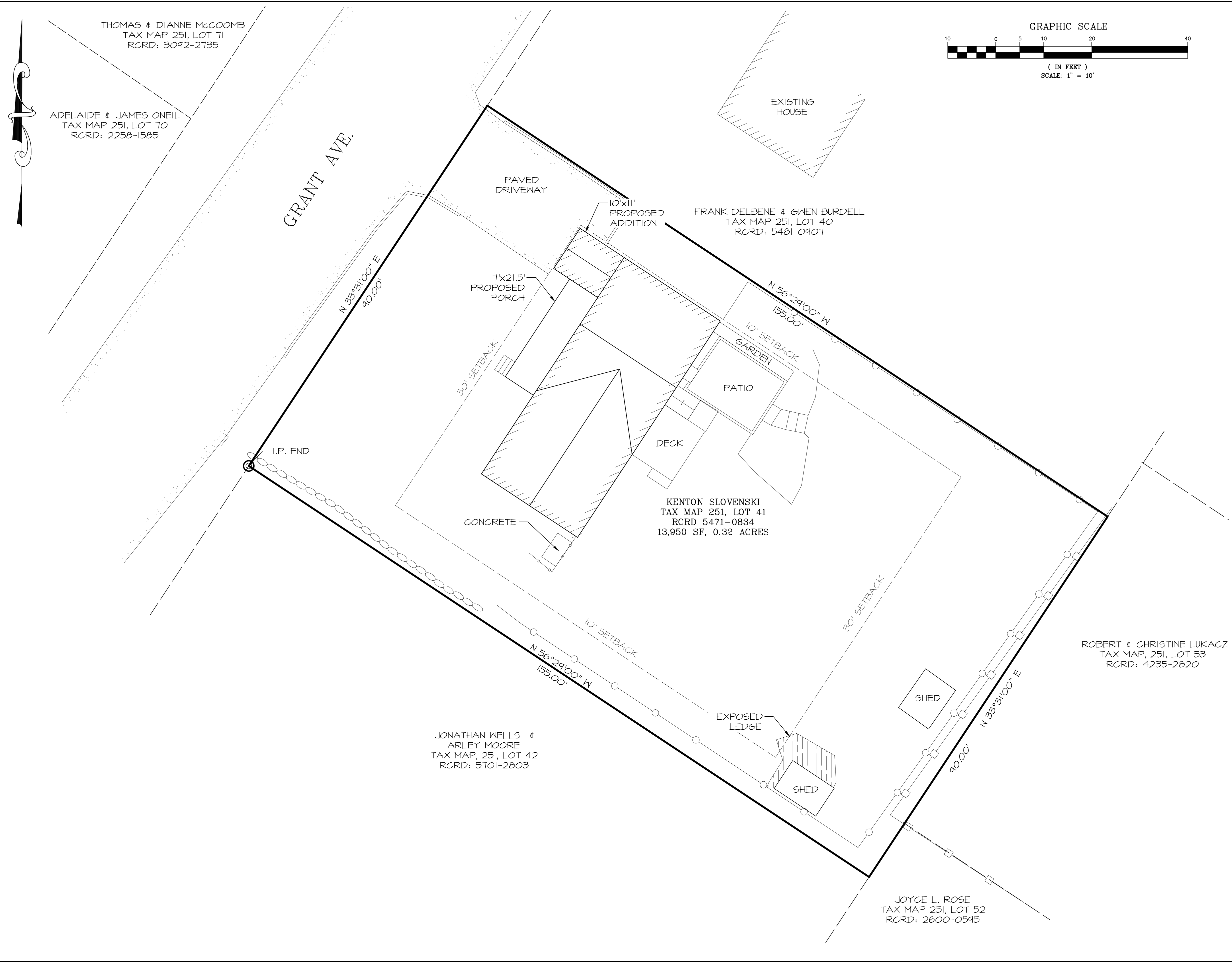


- NOTES**
- OWNER OF RECORD:
KENTON S. SLOVENSKI
TAX MAP 251, LOT 41
175 GRANT AVE.
PORTSMOUTH, NH 03801
RCRD: 5471-0834
AREA: 13,950 SF, 0.32 ACRES
 - BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
 - PARCEL IS IN RESIDENCE ZONE (SRB):
MINIMUM LOT AREA.....15,000 SF
MIN. LOT AREA PER DWELLING UNIT.....15,000 SF
MINIMUM FRONTAGE.....100 FT
MINIMUM DEPTH.....100 FT
SETBACKS:
FRONT.....30 FT
SIDE.....10 FT
REAR.....30 FT
MAXIMUM BUILDING HEIGHT:
SLOPED ROOF.....35 FT
FLAT ROOF.....30 FT
MAXIMUM BUILDING COVERAGE.....20%
MINIMUM OPEN SPACE.....40%
 - THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0210E, PANEL 2598 OF 681, DATED MAY 17, 2005.

- REFERENCE PLANS**
- "PLAN OF LOTS PLAN "A" - ELWYN PARK, PORTSMOUTH, NH" FOR E.A.RICCI, MAY 1956 RCRD: 02530
 - "PLAT OF LAND TAFT ROAD, PORTSMOUTH, NH" SURVEYED FOR AUGER FAMILY REVOCABLE TRUST. SCALE 1"=30', DATED JAN 30, 2014 BY THOMAS D. BROUILLETTE

1	8/18/2020	FOR REVIEW	
ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE 1" = 10'			
CHECKED	A.ROSS		
DRAWN	M.G.P.		
CHECKED			
ROSS ENGINEERING, LLC			
Civil/Structural Engineering & Surveying			
909 Islington St. Portsmouth, NH 03801 (603) 433-7560			
CLIENT KENTON SLOVENSKI 175 GRANT AVE. PORTSMOUTH, NH 03801			
TITLE BOUNDARY SURVEY & EXISTING CONDITIONS 175 GRANT AVE. PORTSMOUTH, NH 03801 TAX MAP 251, LOT 41			
JOB NUMBER	DWG. NO.	ISSUE	
20-076	1 OF 2	1	

Exhibit
C



NOTES

1) OWNER OF RECORD:
KENTON S. SLOVENSKI
TAX MAP 251, LOT 41
175 GRANT AVE.
PORTSMOUTH, NH 03801
RCRD: 5471-0834
AREA: 13,950 SF, 0.32 ACRES

2) PARCEL IS IN RESIDENCE ZONE (SRB):
MINIMUM LOT AREA.....15,000 SF
MIN. LOT AREA PER DWELLING UNIT.....15,000 SF
MINIMUM FRONTAGE.....100 FT
MINIMUM DEPTH.....100 FT
SETBACKS:
FRONT.....30 FT
SIDE.....10 FT
REAR.....30 FT
MAXIMUM BUILDING HEIGHT:
SLOPED ROOF.....35 FT
FLAT ROOF.....30 FT
MAXIMUM BUILDING COVERAGE.....20%
MINIMUM OPEN SPACE.....40%

3) COVERAGES:
BUILDING COVERAGE
EXISTING BUILDING COVERAGE
HOUSE.....1,296 SF
SHEDS.....148 SF
STAIRS AND LANDING.....31 SF
DECKS.....211 SF
TOTAL.....1,686 SF
BUILDING COVERAGE 1,686 / 13,950 = 12.1%
PROPOSED BUILDING COVERAGE
HOUSE.....1,296 SF
HOUSE ADDITION.....110 SF
SHEDS.....148 SF
STAIRS AND LANDING.....29 SF
PORCH.....143 SF
DECK.....145 SF
TOTAL.....1,871 SF
BUILDING COVERAGE 1,871 / 13,950 = 13.4%

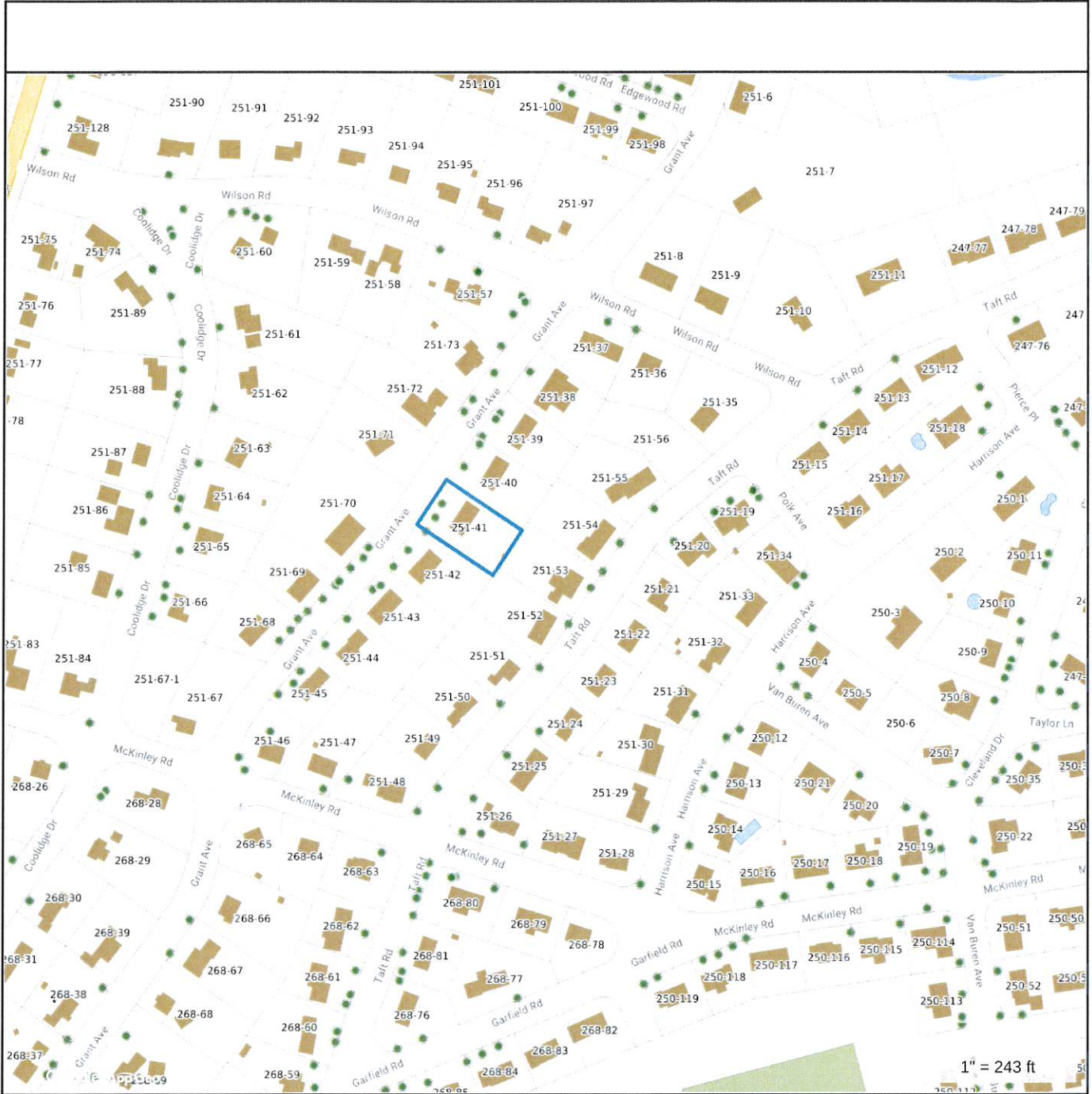
OPEN SPACE
EXISTING OPEN SPACE
BUILDING COVERAGE.....1,686 SF
CONCRETE PAD.....14 SF
PAVER PATIO.....199 SF
ASPHALT DRIVEWAY.....808 SF
WOODEN RETAINING WALL.....62 SF
OVERHANGS.....157 SF
BULKHEADS.....21 SF
TOTAL LOT COVERAGE.....2,947 SF
EXISTING OPEN SPACE = 13,950-2,947 = 11,003 SF
EXISTING OPEN SPACE = 11,003 / 13,950 = 78.9%
PROPOSED OPEN SPACE
BUILDING COVERAGE.....1,871 SF
CONCRETE PAD.....14 SF
PAVER PATIO.....199 SF
ASPHALT DRIVEWAY.....683 SF
WOODEN RETAINING WALL.....34 SF
OVERHANGS.....200 SF
BULKHEADS.....23 SF
TOTAL LOT COVERAGE.....3,024 SF
PROPOSED OPEN SPACE=13,950-3,024 = 10,926 SF
PROPOSED OPEN SPACE = 10,926 / 13,950 = 78.3%

1	8/18/2020	FOR REVIEW	
ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE 1" = 10'			
CHECKED	A.ROSS		
BRAWN	M.G.P.		
CHECKED			
ROSS ENGINEERING, LLC			
Civil/Structural Engineering & Surveying			
909 Islington St. Portsmouth, NH 03801 (603) 433-7560			
CLIENT KENTON SLOVENSKI 175 GRANT AVE. PORTSMOUTH, NH 03801			
TITLE SITE PLAN			
175 GRANT AVE. PORTSMOUTH, NH 03801 TAX MAP 251, LOT 41			
JOB NUMBER	DWG. NO.	ISSUE	
20-076	2 OF 2	1	


Close up look at parking spaces from the site plan shows 2 spaces in tandem can fit the 9ft x38ft requirement (orange and green boxes). The blue box shows the 3rd off-street parking space.

Exhibit
D



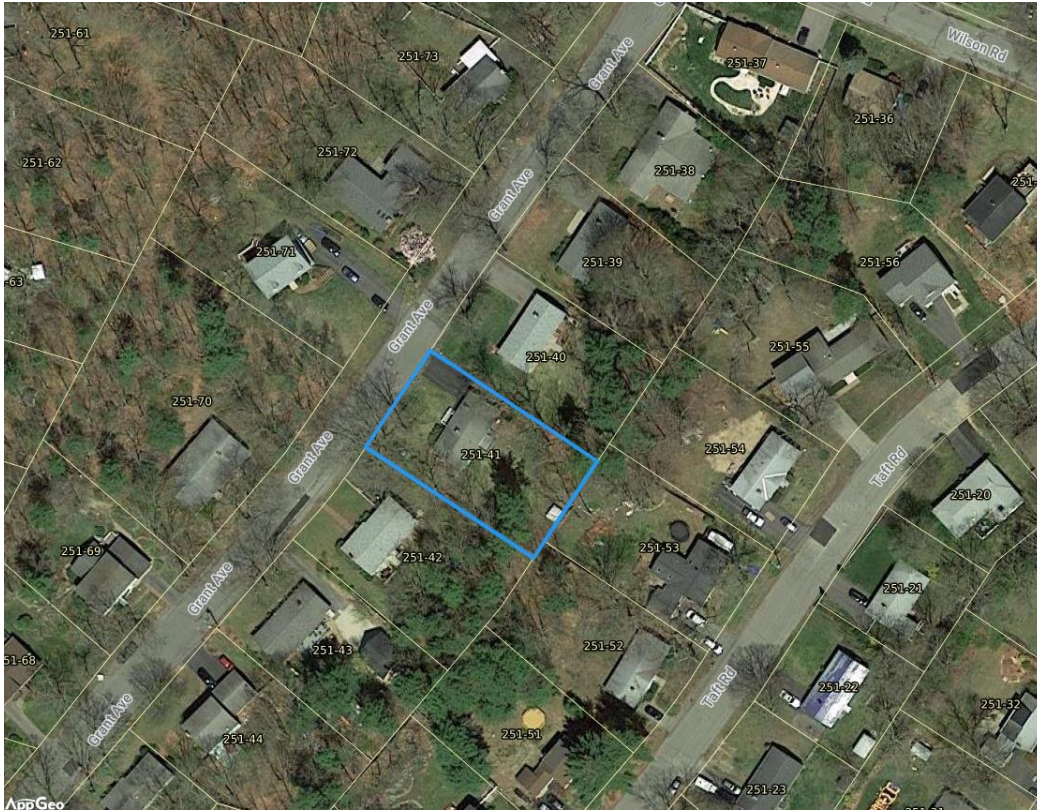


Property Information	
Property ID	0251-0041-0000
Location	175 GRANT AVE
Owner	SLOVENSKI KENTON S

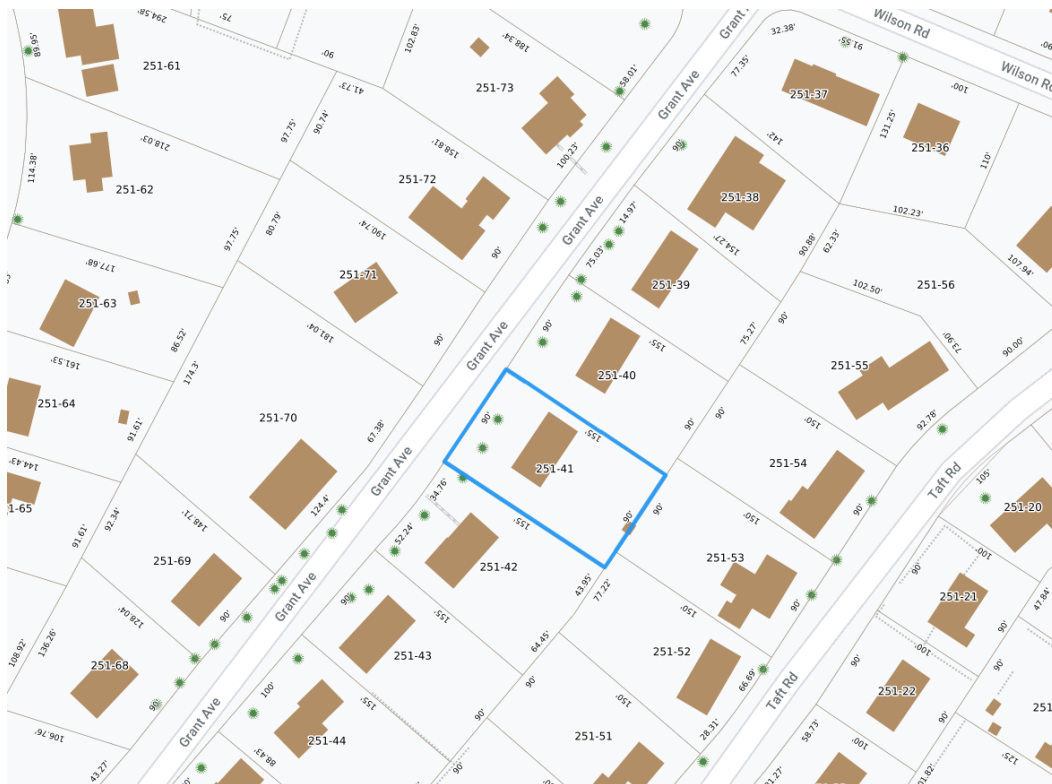

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT
 City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.
 Geometry updated 4/1/2019
 Data updated 7/17/2019

1" = 243 ft

Satellite aerial of 175 Grant from MapGeo (highlighted in blue)



Aerial of 175 Grant from MapGeo (highlighted in blue)



Front of existing home from Grant Ave



Left side of existing home from Grant Ave (northern side of house)



Back Side of existing home (East side)



Right side of existing home from Grant Ave (southern side)



Driveway



Left side with neighbor



Right side with neighbor



**Email received from Christine Lukacz of 45 Taft Rd (abutter on eastern side)
August 19th 2020**

Good morning Kenton,

Thank you for the consideration you are giving your neighbors with respect to privacy and aesthetics regarding the 2nd story addition you wish to build. We have reviewed the plans provided and think the home improvements will fit nicely with the neighborhood provided the pitch of the roof is reduced to conform with existing homes and not look like a skyscraper from our backyard. Being the neighbors that are most directly affected by loss of privacy with a 2nd story addition, we are writing to let you know you have our blessings to move forward. We appreciate the opportunity to you gave us to review plans and wish you good luck with your endeavor!

Sincerely,

Christine Lukacz

**Email received from Thomas McCoomb of 184 Grant Ave (abutter across the street)
August 16th 2020**

To whom it may concern:

I Thomas McCoomb at 184 Grant Avenue live directly across the street from Kenton Slovenski and have mixed emotions regarding expansion of his home on Grant Avenue for an Accessory Dwelling Unit. I am comfortable with paving some of the front yard to accommodate a car or two. However, I am concerned the bumped out addition on the left front for a second set of stairs will be architecturally unattractive and wish the stairs could be incorporated within the existing footprint or in the back of the house. I also think the small bedrooms are proliferating an obsolete floor plan and now would be the time to correct their function. I also like the windows and shutters from the road view of the proposed rendering but feel it will be expensive to retrofit the brick for new windows thus resulting less attractive then the rendering. I trust Kenton and Portsmouth board members will see to it that the finished product will be an improvement to our neighborhood and property values.

Thank you for your time and consideration,

Thomas J. McCoomb