

# CITY OF PORTSMOUTH

## Zoning Board of Adjustment Application

<i>Department Use Only</i>	Date _____
Assessor Plan # <u>145</u>	Lot # <u>3</u>
Zone <u>CD4-L2</u>	Lot area <u>4,748 sf</u>
	Fee _____
	By _____

Fill in below by printing in ink or typing / Complete all Blanks or indicate "N/A" if not applicable

Applicant STEPHEN BUCKLIN Owner of Record SAME

Applicant Street Address 322 ISLINGTON ST Owner Street Address \_\_\_\_\_

Applicant City / State / Zip PORTSMOUTH, NH 03800 Owner City / State / Zip \_\_\_\_\_

Applicant phone (603) 496 8274 Owner phone (\_\_\_\_) \_\_\_\_\_

Applicant e-mail socoboxes@yahoo.com

Location (street address) of proposed work: 322 ISLINGTON ST.

Existing use: (2) FAMILY DWELLING

Undersigned hereby requests:

Article and Section

- |   |                                    |
|---|------------------------------------|
| <input type="checkbox"/> Appeal from an Administrative Decision<br>See Article 2, Section 10.234.30 |                                    |
| <input type="checkbox"/> Special Exception<br>See Article 2, Section 10.232.20                      | <u>ARTICLE 5A</u>                  |
| <input checked="" type="checkbox"/> Variance<br>See Article 2, Section 10.233.20                    | <u>SECTION 10.5A40 10.5A41.10A</u> |
| <input type="checkbox"/> Other _____<br>See Article 2, Section 10.233.20                            |                                    |

To permit the following:

MOVE EXISTING CARRIAGE HOUSE TO NEW FOUNDATION & BUILD (1) STORY CONNECTION TO EXISTING HOUSE. REAR SET BACK TO BE 1' WHERE 5' REQUIRED. LEFT SIDE SETBACK TO BE 2' WHERE 5' REQUIRED. PARKING SPACES TO BE 15' DEEP WHERE 20' REQUIRED.

The undersigned alleges that the required conditions exist for granting of this request according to the terms of the Zoning Ordinance as demonstrated in the attached submittals.

Only complete applications will be accepted by the deadline date. A complete application shall consist of: a completely filled out application with original signatures, the application fee, and 12 packets of required plans and any supporting documents or photos. Incomplete applications will not be accepted. Applications received after the deadline will be scheduled for the following month. The owner or his/her representative is required to attend the Public Hearing for the above appeal.

Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

Please PRINT name here STEPHEN BUCKLIN

**CONTENTS, BOA APPLICATION FOR PROPOSED REMODEL, ADDITION AND CHANGES TO CARRIAGE HOUSE AT #322 ISLINGTON ST., PORTSMOUTH, NH.**

**\*2-Narrative**

**\*3-Tax Map, locating property.**

**\*4-Photographs, Existing Conditions, from Cabot St..**

**\*5-Site Plan, Existing Conditions (reduced to fit 11x17).**

**\*6-Proposed Site Plan, (reduced to fit 11x17).**

**\*7-Proposed South (Cabot St.), West and North Elevations,  $\frac{1}{4}''=1'0''$ , reduced to fit 11x17.**

**\*8-Proposed East Elevation,  $\frac{1}{4}''=1'0''$ , reduced to fit 11x17.**

**\*9-Proposed Carriage House, 1<sup>st</sup> Floor Plan.**

**\*10-Proposed Carriage House, 2<sup>st</sup> Floor Plan.**

**\*11-Proposed Carriage House, Basement Plan.**

**\*12-Addressing the (5) "criteria" and "unnecessary hardship".**

**PROPOSED REMODEL, ADDITION AND CHANGES TO CARRIAGE HOUSE  
AT #322 ISLINGTON ST., PORTSMOUTH, NH.**

**NARRATIVE**

The property is on the corner of Islington and Cabot Streets. Driveway access is from Cabot St. Tax card information suggests the original structure was built in 1890. However the actual date of construction of the Mansard Carriage House at the rear is unclear. It may well have been constructed at the same time

The existing structure consists of a 2 ½ story “front” portion, with a rear (2) and single story, “utility” section. The Carriage House is at the rear of this with an accumulation of sheds at the rear of it.

The main house is divided into (2) Units, with (2) Bedrooms each. (1) Unit at First Floor and (1) Unit at Second floor. However, (1) of the bedrooms on the First Floor is actually the original front “Parlor”. There is joint access through an Entry on the Cabot St. side.

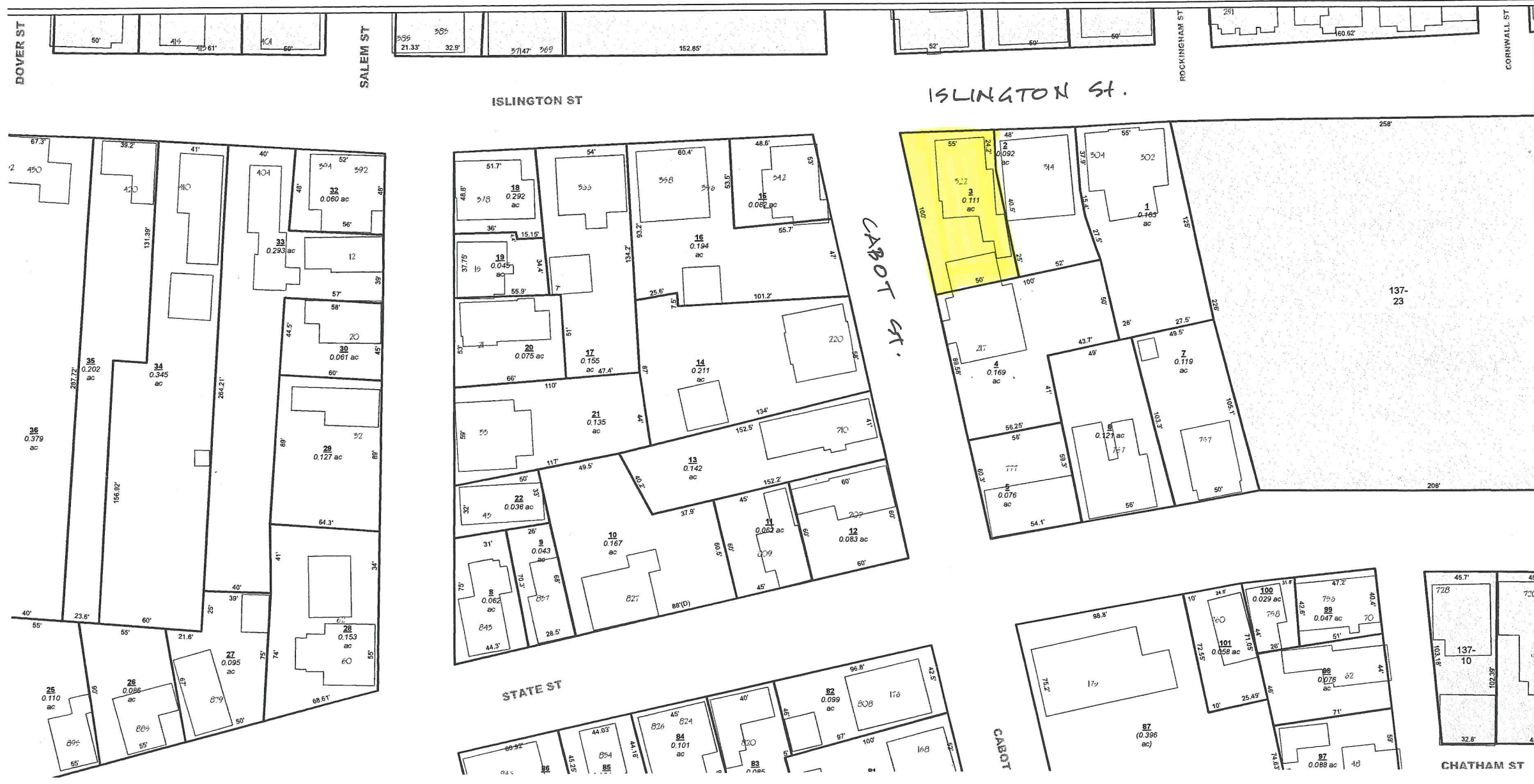
The Carriage House, built on brick piers, is in a very poor state of repair and is collapsing in its center section. However, upon closer inspection, the damage is very localized and caused by floor structure rot and central mansard roof failure. The perimeter wall and roof framing is actually in quite good shape and of superior materials and craftsmanship.

It is proposed to restore the Carriage House and re-purpose its use, connecting it to the main house structure as a Master Bedroom “wing”, in a new location. The intention is to move the existing structure temporarily (to the courtyard), pour a new foundation, and place the old structure on this. It is further proposed to change the

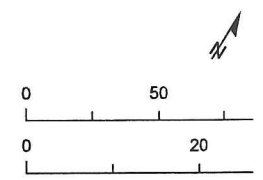
center mansard pitch to a 4:12 for long term durability. Single story connector structures would then be built.

The new location of the Carriage House is designed to move it further from the side/rear lot line, and to move it further away from Cabot St., to allow more appropriate parking.

New Green Mountain windows and doors would be used throughout. Due to the proximity to the lot lines and fire code requirements, fire resistant substrate and noncombustible trim and siding will need to be used to the East and North sides.



- Partial Legend**  
 See the cover sheet for the
- 7-5A** Lot or lot-unit number
  - 2.56 ac Parcel area in acres
  - 25 Address number
  - 233-137 Parcel number from previous map
  - 68 Parcel line dimension
- SIMS AVE** Street name
- Parcel/Parcel boundary
  - Parcel/ROW boundary
  - Water boundary
  - Structure (1994 or earlier)
  - Parcel covered by other map
  - Parcel from a neighboring map (see other map file)



This map is for assessment purposes only and is not intended for legal description. Parcels are mapped as of August 1, 2006. Building footprints are 2006 representations of current structures. Streets appearing on this map are those that have been built or are planned to be built. Lot numbers take precedence over address numbers. Address numbers may not represent posted or actual addresses.

**Nearby Tax Maps**  
 157

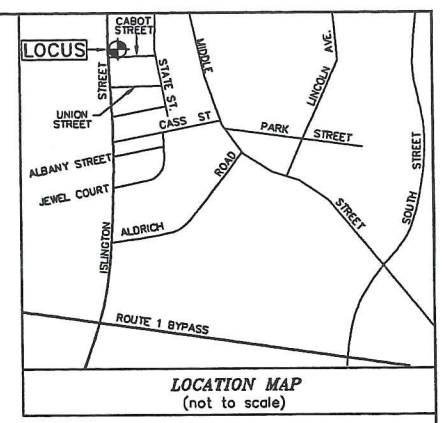
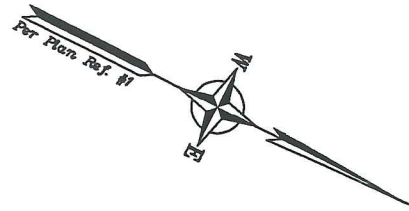




VIEWS FROM CABOT ST.  
(LOOKING NORTH'ISH)



BUILDING & LOT DIMENSIONAL ANALYSIS			
STANDARD	EXISTING	PROPOSED	CHANGE
LOT AREA	4,748sf	4,748sf	-
BUILDING AREA COVERAGE	2,643sf (55.7%)	2,620sf (55.2%)	-23sf
DRIVEWAY AREA	209sf	272sf	+63sf
TOTAL COVERAGE AREA	2,852sf (60.1%)	2,892sf (61.0%)	+40sf
SEASONAL PARKING	425sf	425sf	-
OPEN SPACE	1,296sf (27.3%)	1,218sf (25.7%)	-78sf
OPEN SPACE LESS SEASONAL PARKING	1,721sf (36.3%)	1,643sf (34.6%)	-78sf



ZONING DATA PER CITY OF PORTSMOUTH ZONING ORDINANCE (LAST AMENDED: AUGUST 20, 2018):

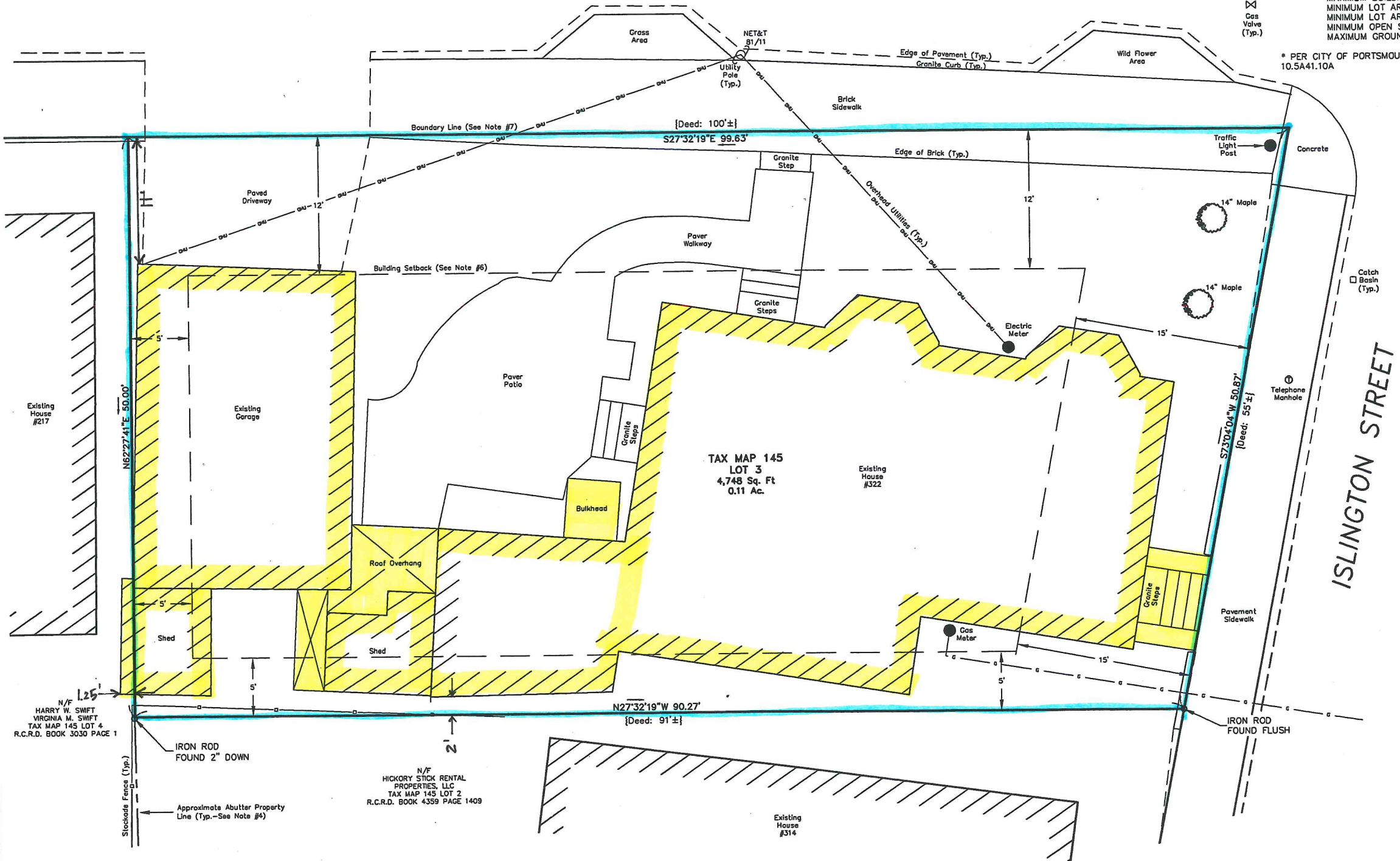
ZONE: CHARACTER DISTRICT 4 - LIMITED 2 (CD4-L2)

REQUIREMENTS: \*

BUILDING PLACEMENT - PRINCIPAL BUILDING  
 MAXIMUM PRINCIPAL FRONT YARD: 15 FT  
 MAXIMUM SECONDARY FRONT YARD: 12 FT  
 SIDE YARD: 5 FT TO 20 FT MAX.  
 MINIMUM REAR YARD: GREATER OF 5 FT FROM REAR LOT LINE OR 10 FT FROM CENTER LINE OF ALLEY.  
 FRONT LOT LINE BUILDOUT: 60% MIN. TO 80% MAX.

BUILDING AND LOT OCCUPATION:  
 MAXIMUM BUILDING BLOCK LENGTH: 80 FT  
 MAXIMUM FACADE MODULATION LENGTH: 50 FT  
 MAXIMUM ENTRANCE SPACING: NR  
 MAXIMUM BUILDING COVERAGE: 60%  
 MAXIMUM BUILDING FOOTPRINT: 2,500 SQ. FT  
 MINIMUM LOT AREA: 3,000 SQ. FT  
 MINIMUM LOT AREA PER DWELLING UNIT: 3,000 SQ. FT  
 MINIMUM OPEN SPACE: 25%  
 MAXIMUM GROUND FLOOR GFA PER USE: NR

\* PER CITY OF PORTSMOUTH ZONING ORDINANCE SECTION 10.5A41.10A



PLAN REFERENCES:

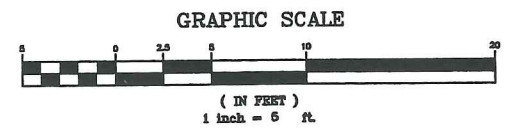
- "AMENDED CONDOMINIUM SITE PLAN, TAX MAP 145 LOT 2, PROPERTY OF COBBLESTONE CONDOMINIUMS, 314 ISLINGTON STREET, PORTSMOUTH, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM" PREPARED BY MSC CIVIL ENGINEERS & LAND SURVEYORS, INC., DATED MARCH 7, 2014 AND RECORDED AT THE R.C.R.D. AS PLAN D-38184

NOTES:

- OWNERS OF RECORD:  
TAX MAP 145 LOT 3  
STEPHEN G. BUCKLIN  
R.C.R.D. BOOK 5692 PAGE 1929  
DATED FEBRUARY 12, 2016
- TOTAL EXISTING PARCEL AREA:  
TAX MAP 145 LOT 3  
0.11± Ac.
- BASIS OF BEARING IS PER PLAN REFERENCE #1.
- APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
- EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
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N/F HARRY W. SWIFT  
 VIRGINIA M. SWIFT  
 TAX MAP 145 LOT 4  
 R.C.R.D. BOOK 3030 PAGE 1

N/F HICKORY STICK RENTAL  
 PROPERTIES, LLC  
 TAX MAP 145 LOT 2  
 R.C.R.D. BOOK 4359 PAGE 1409



**EXISTING CONDITIONS SITE PLAN**  
 FOR PROPERTY AT  
**322 Islington Street**  
 Portsmouth, Rockingham County, New Hampshire  
 OWNED BY  
**Stephen G. Bucklin**  
 322 Islington Street, Portsmouth, NH 03801

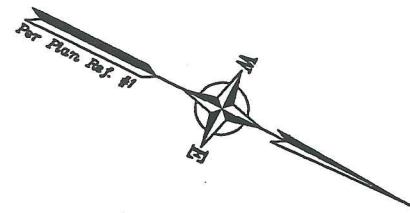
North  
 W EASTERLY  
**SURVEYING, Inc.**  
 SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1  
 (207) 439-6333 KITTERY, MAINE 03904

SCALE: 1" = 5'	PROJECT NO: 18735	DATE: 11/15/18	SHEET: 1 OF 1	DRAWN BY: P.J.T.	CHECKED BY: P.L.A.
DRAWING No: 18735_EXISTING_CONDITIONS			Tax Map 145 Lot 3		
FIELD BOOK No: "Portsmouth #16"					

REV.	DATE	STATUS	BY	CHKD	APPD.

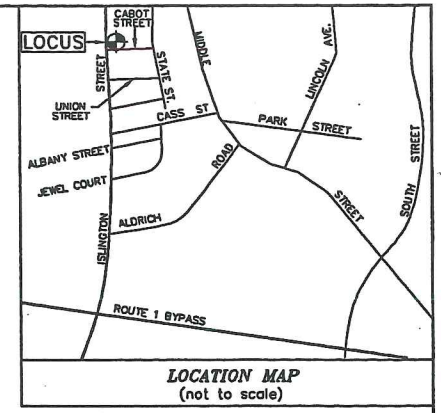
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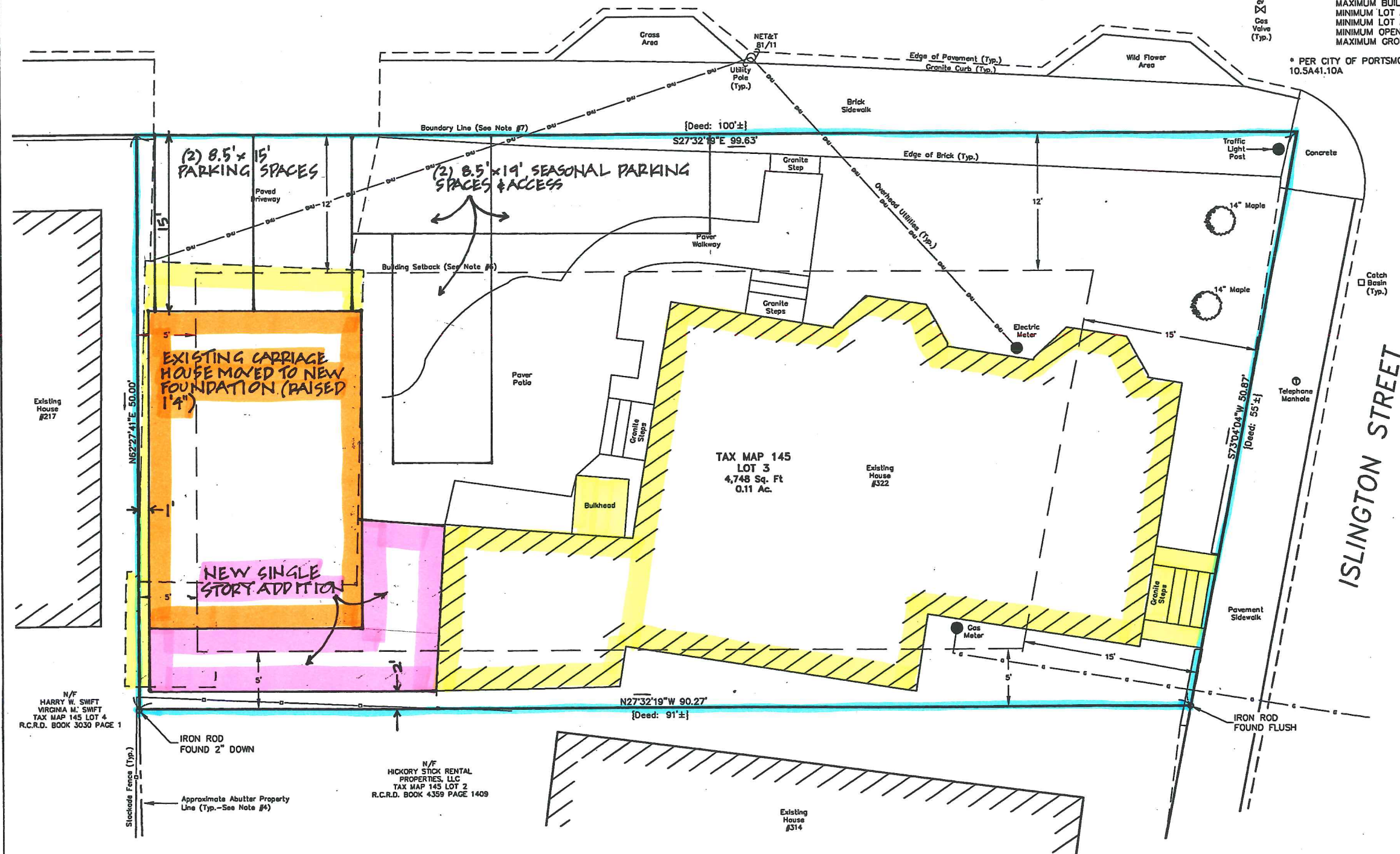


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CABOT STREET

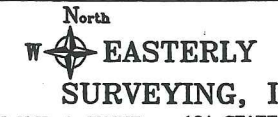


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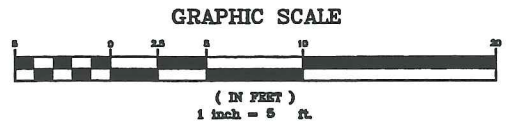
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AMENDED BY BRENDAN McNAMARA

**PROPOSED CONDITIONS SITE PLAN**  
 FOR PROPERTY AT  
**322 Islington Street**  
 Portsmouth, Rockingham County, New Hampshire  
 OWNED BY  
**Stephen G. Bucklin**  
 322 Islington Street, Portsmouth, NH 03801



SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1  
 (207) 439-6333 KITTERY, MAINE 03904



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N/F HARRY W. SWIFT VIRGINIA M. SWIFT TAX MAP 145 LOT 4 R.C.R.D. BOOK 3030 PAGE 1

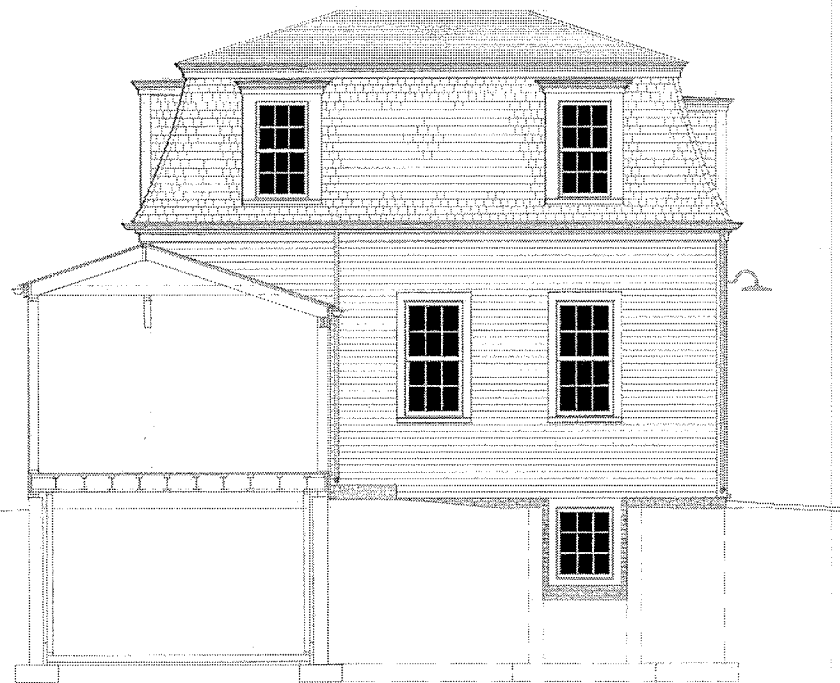
N/F HICKORY STICK RENTAL PROPERTIES, LLC TAX MAP 145 LOT 2 R.C.R.D. BOOK 4359 PAGE 1409

Existing House #314

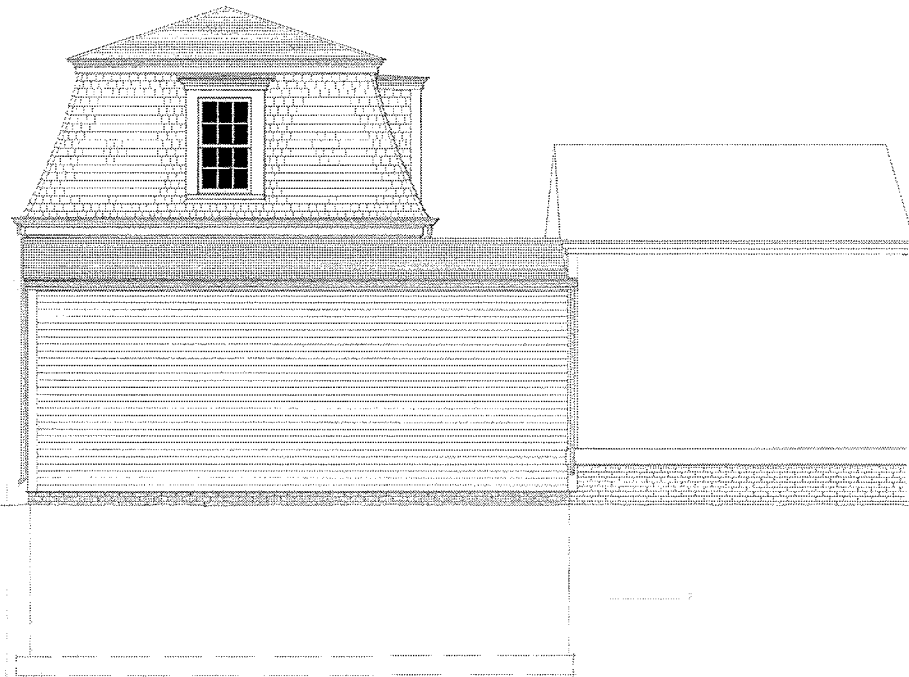




PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

PROPOSED REMODEL  
 of 922 ISLINGTON ST.,  
 PORTSMOUTH, NH

TITLE: PROPOSED SOUTH, WEST & NORTH ELEVATIONS

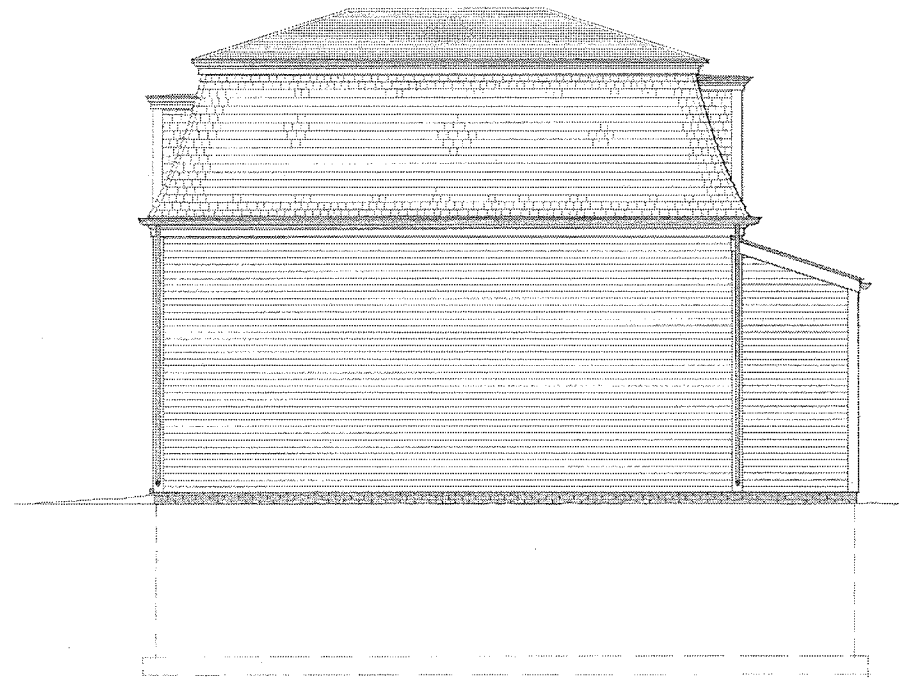
SCALE: 1/4" = 1'-0"

DATE: 1.14.2014

REVISIONS:

Brandan McNamee  
 19 Dow Drive  
 Beth, ME 05093  
 207-698-3257 Phone & Fax  
 brandan@brandanmcnamee.com  
 BrandanMcNamee.com



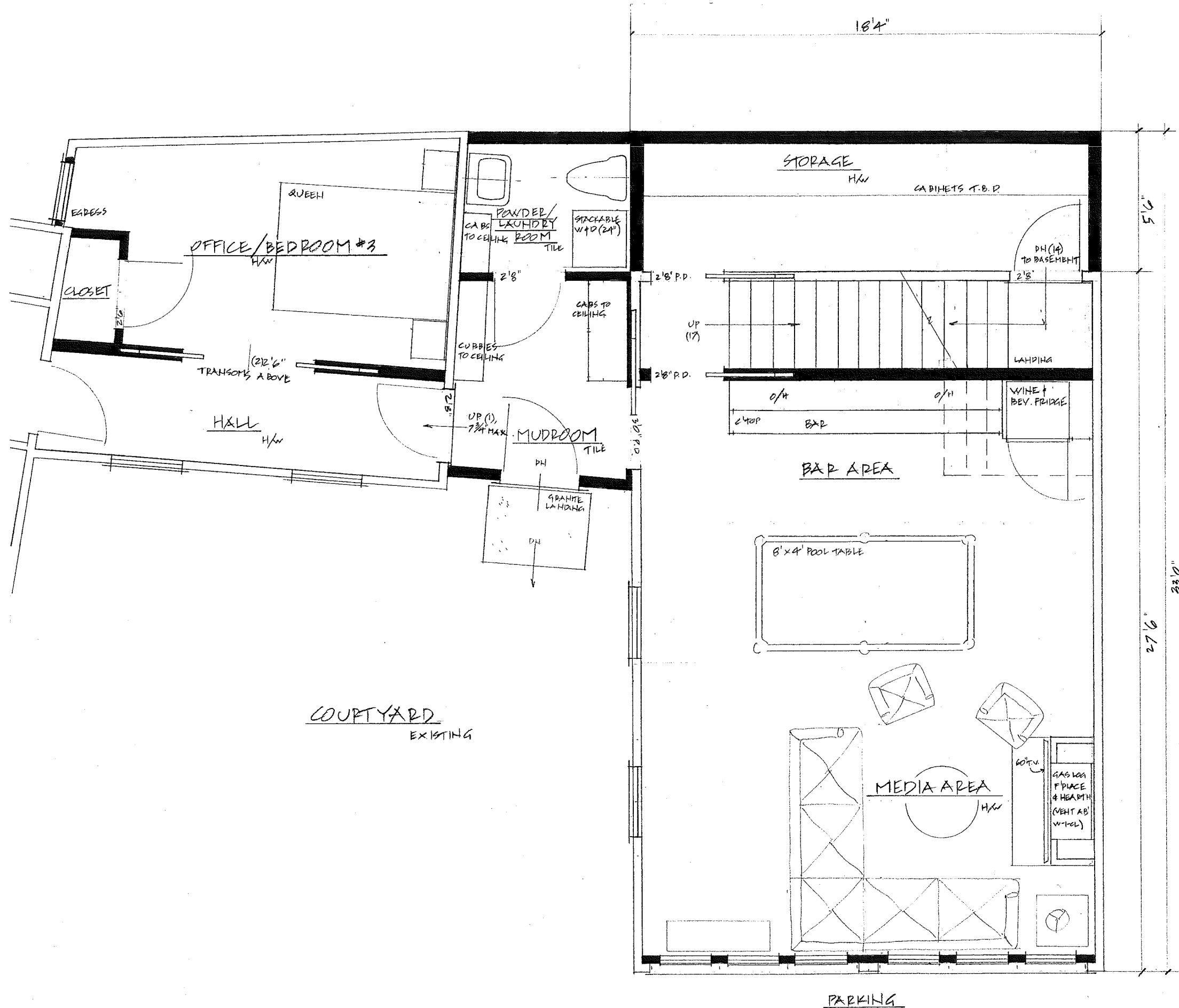


PROPOSED EAST ELEVATION

PROPOSED REMODEL  
# 322 ISLINGTON ST,  
PORTSMOUTH, NH

TITLE: SCHEDULES & PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"  
DATE: 1.14.2019  
REVISIONS:

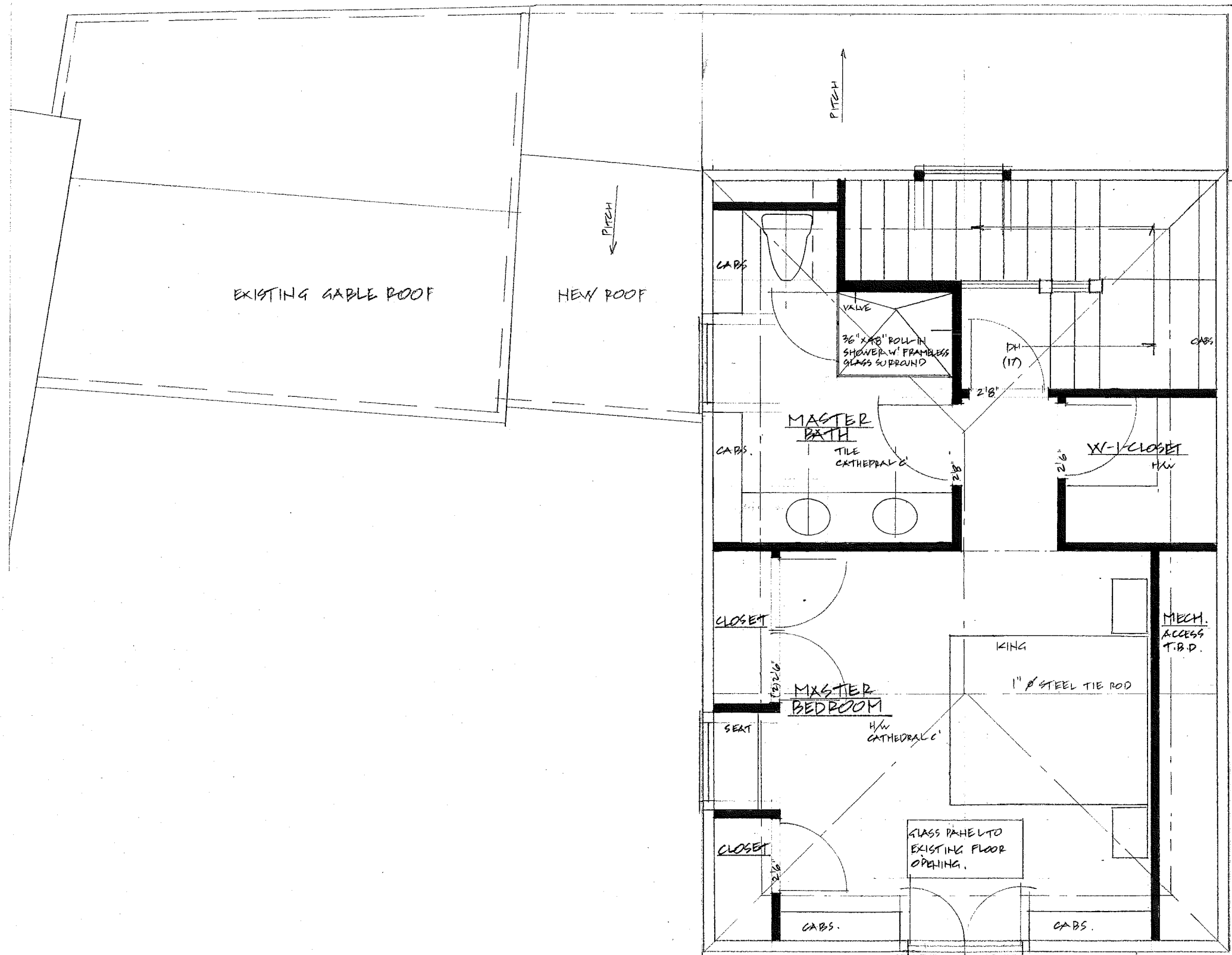
Brendan McNamara  
Architect  
Brendan McNamara  
322-148-8271 (Phone & Fax)  
brendan@brendanmcnamara.com  
BrendanMcNamara.com



FIRST FLOOR PLAN

PROPOSED REMODEL TITLE: PROPOSED PLANS, CARRIAGE HOUSE REMODEL  
 at 322 ISLINGTON ST., SCALE: 1/4" = 1'-0"  
 PORTSMOUTH, NH. DATE: 12.18.2018  
 REMISIONS:

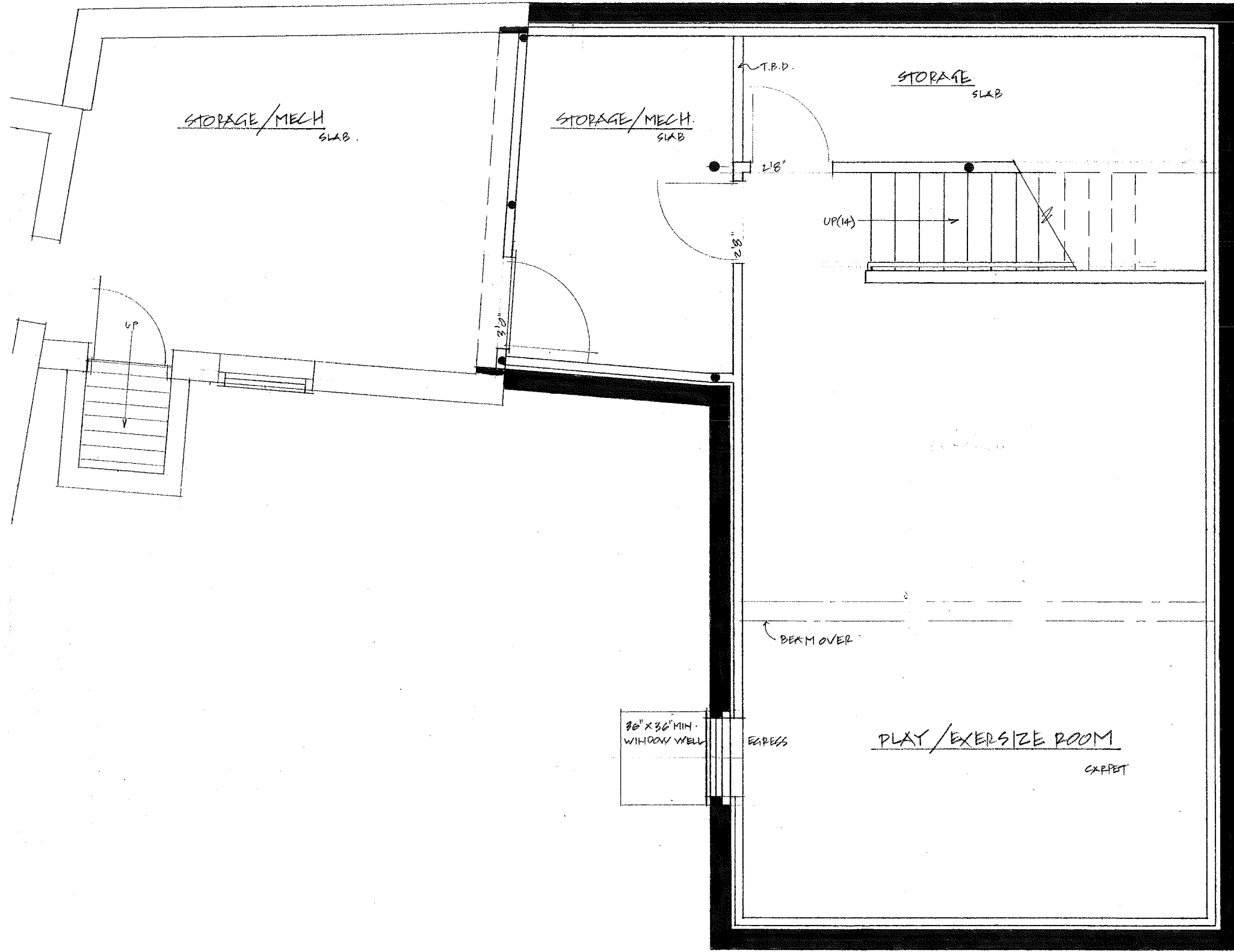




SECOND FLOOR PLAN

TITLE: PROPOSED PLANS, CARRIAGE HOUSE REMODEL  
 SCALE: 1/4" = 1'-0"  
 DATE: 12.18.2018  
 REMISIONS:

PROPOSED REMODEL  
 at 322 ISLINGTON ST.,  
 PORTSMOUTH, NH



BASEMENT FLOOR PLAN

PROPOSED REMODEL  
 at 322 ISLINGTON ST.,  
 PORTSMOUTH, NH.  
 TITLE: PROPOSED PLANS, CARRIAGE HOUSE REMODEL  
 SCALE: 1/4" = 1'0"  
 DATE: 12.13.2018  
 REVISIONS:



**ADDRESSING THE (5) "CRITERIA" AND "HARDSHIP", #322 ISLINGTON ST., PORTSMOUTH, NH.**

**1: PUBLIC INTEREST.**

The existing Carriage House and associated structures are in poor and deteriorating condition and, to the rear (right side from Cabot St.), on, or over the lot line. The proposal decreases the existing non-conformities. Through the moving and restoration of this building the essential character of the neighborhood will be enhanced. Through the necessity of meeting code compliance, the buildings will become more safe. There does not appear to be any Public Interest contrary to this proposal.

**2: SPIRIT OF THE ORDINANCE.**

The proposal continues some of the original building's historic non-conforming use, but reduces the level of non-conformity. The re-developed structure will be more in keeping with the intent of the Zoning Ordinance.

**3: SUBSTANTIAL JUSTICE.**

The proposed use does not cause any harm to the general public or other individuals and accommodates substantive and costly restoration and improvements to the property.

**4: VALUE OF SURROUNDING PROPERTIES WILL NOT BE DIMINISHED.**

The increased investment and preservation of this property will enhance and elevate the value of the properties surrounding it.

**5: LITERAL ENFORCEMENT WOULD RESULT IN "UNNECESSARY HARDSHIP".**

The property is unique given its great age and its historic use in its current form. This use predates the implementation of the current zoning ordinance. The proposed use, while continuing some non-conformities, more aligns with the intent of the ordinance. The historic nature of this property, and the existing structure, make it a special case to accommodate preservation and restoration.