

APPLICATION OF LAURIE GRIFFIN
221 MCKINLEY ROAD, PORTSMOUTH

APPLICANT'S NARRATIVE

I. PROPERTY

The Applicant is seeking a Conditional Use Permit for an accessory dwelling unit in the basement of her property at 221 McKinley Road. The Application is for an attached accessory dwelling unit pursuant to Article 8, Section 10.814.40.

It is the Applicant's position that the Application meets all of the standards set forth in Article 10, Section 814.30:

A. The principal dwelling unit where Ms. Griffin resides is not in separate ownership from the proposed accessory dwelling unit.

B. The principal dwelling unit is and will continue to be occupied by the owner, Ms. Griffin.

C. Neither the principal dwelling unit nor the accessory dwelling unit will be used for any business. Presently, 221 McKinley Road is a single family residence utilized by Ms. Griffin and will continue to be that.

D. The required 4 parking spaces on-site are located as follows: 1 parking space for the principal dwelling unit in the garage with a second parking space for the principal dwelling unit located in the driveway behind the garage. The 2 parking spaces for the proposed accessory dwelling unit are located in the driveway to the left of the spaces proposed for the principal dwelling unit.

Pursuant to Section 814.40, the attached accessory dwelling unit meets the following standards:

A. There is an interior door between the principal dwelling unit and the accessory dwelling unit which is located at the top of the steps of the entryway.

B. The accessory dwelling unit has approximately 480 square feet which is less than the maximum 750 square feet of gross floor area.

C. There will be no exterior changes to the single family dwelling unit as the attached accessory dwelling unit currently exists at 221 McKinley Road, but is not occupied.

II. ARGUMENT

The property at 221 McKinley Road was acquired by Ms. Griffin in December, 2016. When the property was acquired by Ms. Griffin an accessory dwelling unit (unoccupied) existed in the basement of 221 McKinley Road.

The history of the second dwelling unit at 221 McKinley Road is well documented in the files of the Inspection Department. In approximately 2009, the basement dwelling unit was constructed without benefit of permits and was advertised for occupation by the then property owner, Ms. Plisko. An enforcement action was commenced by the City to terminate the illegal use of the second dwelling unit and subsequently, as a result, the unit was vacated. Furthermore, because work had been performed without benefit of plumbing, electrical, or building permits, inspections were required and permits for the electrical and plumbing work were mandated by the City.

The Inspection Department file reveals that permits were in fact pulled subsequent to the enforcement action and inspections were performed on the plumbing and wiring, which found that the work which was done was in accordance with the applicable building codes.

The attached accessory dwelling unit which existed, but has not been occupied remains.

Because of the changes to the zoning ordinance with regard to accessory dwelling units, the owner of the property, Ms. Griffin is now seeking to have the existing attached accessory dwelling unit approved per the provisions of the Conditional Use Permit as set forth in the ordinance.

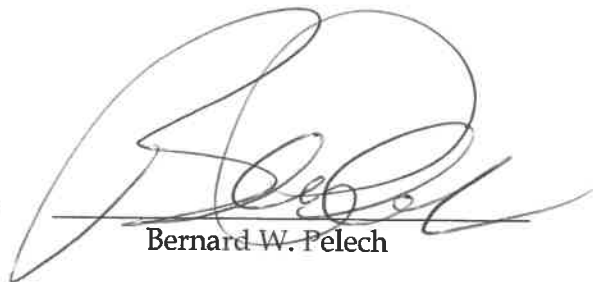
III. CONCLUSION

In conclusion, it is the Applicant's position that the attached accessory dwelling unit which exists in the basement now qualifies for a Conditional Use Permit pursuant to the provisions of Article 8, Section 10.814.40. As such, it is respectfully requested that the Planning Board grant the Conditional Use Permit Application.

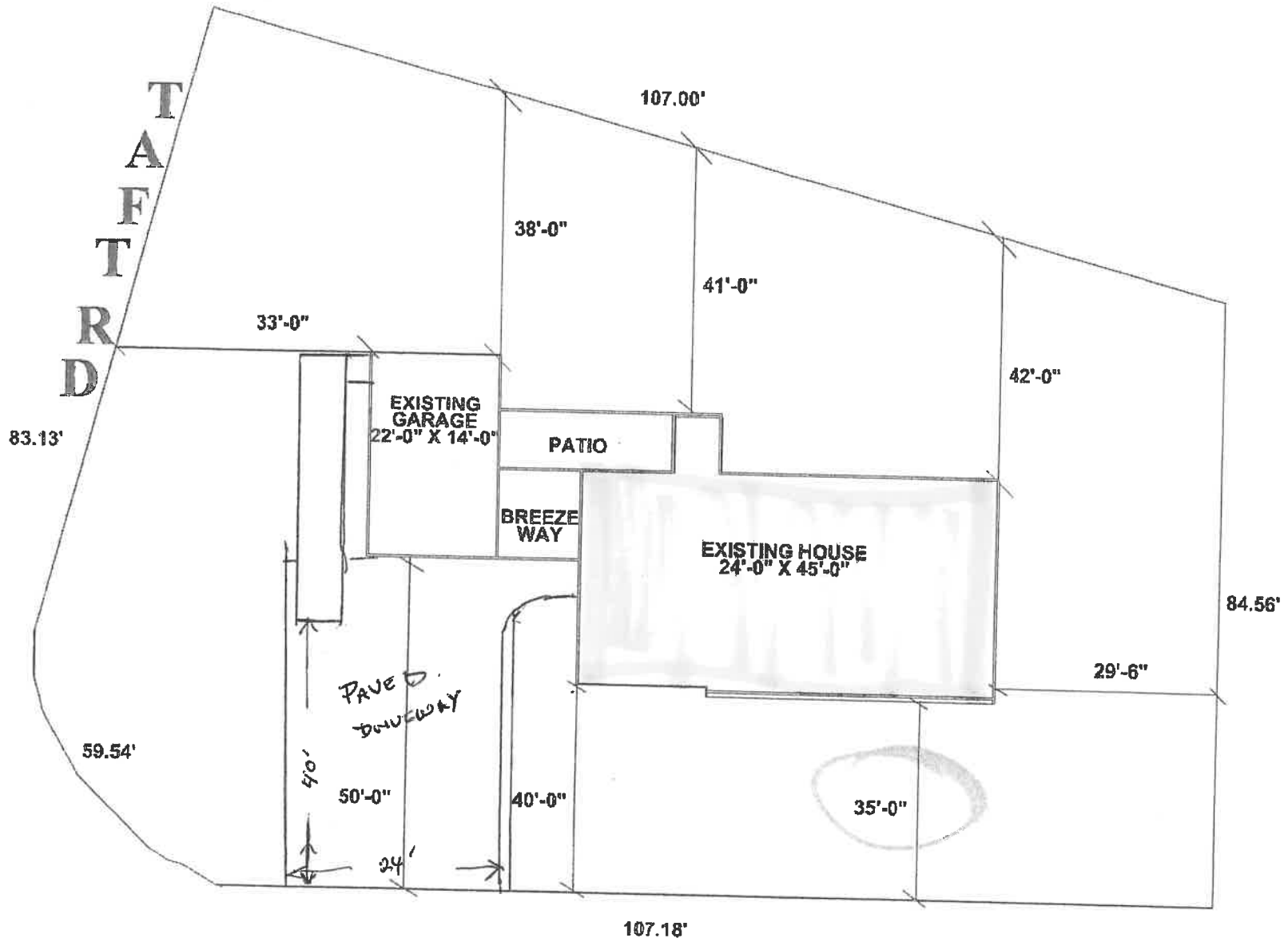
Respectfully submitted,

Dated: March 15, 2019

By:



Bernard W. Pelech



T
A
F
T
R
D

83.13'

59.54'

107.00'

38'-0"

41'-0"

33'-0"

42'-0"

EXISTING GARAGE
22'-0" X 14'-0"

PATIO

BREEZE WAY

EXISTING HOUSE
24'-0" X 45'-0"

84.56'

29'-6"

PAVED DRIVEWAY

40'

50'-0"

40'-0"

35'-0"

24'

107.18'

McKINLEY RD

TIME:

RECEIVED
MAY 01 2006

BULKHEAD

BASEMENT EXISTING FLOOR PLAN

RECEIVED

SEP 14 2009

TIME: _____

Bamsick



mckinley

Advanced Search

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2219 LAFAYETTE RD
2219 LAFAYETTE ROAD LLC
0272-0001-0000

221 WOODBURY AVE
RYAN MARTIN L
0175-0010-0000

221 SUMMER ST
LILYPAD TRUST
0137-0026-0000

221 MIDDLE RD
CLARK WILLIAM A
0168-0013-0000

221 HILLSIDE DR
FISHBEIN NAOMI E REVOC TRUST
0231-0015-0000

221 CONCORD WAY
COLEMAN CATHERINE T & FRANK J
0212-0088-0001

221 MCKINLEY RD
GRIFFIN LAURIE Y
0251-0026-0000

221 MACKEREL AVE
OPAROWSKI JANE
0291-0007-0221





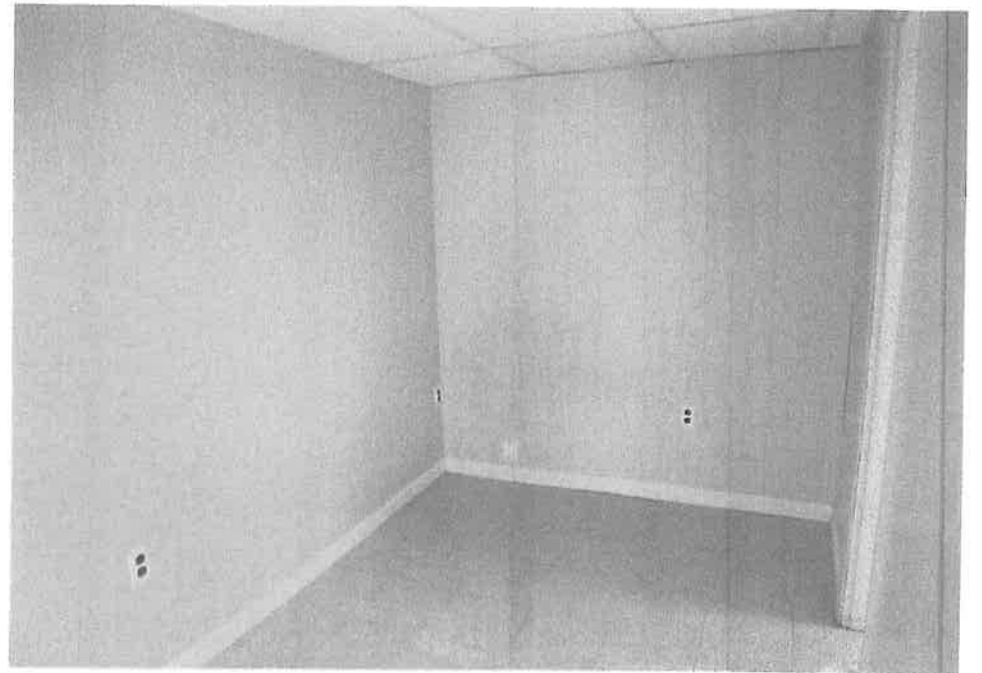
REAR EXIT



REAR EXIT



FAMILY ROOM



Bed room



BOAT EXIT



FRONT ENTRY

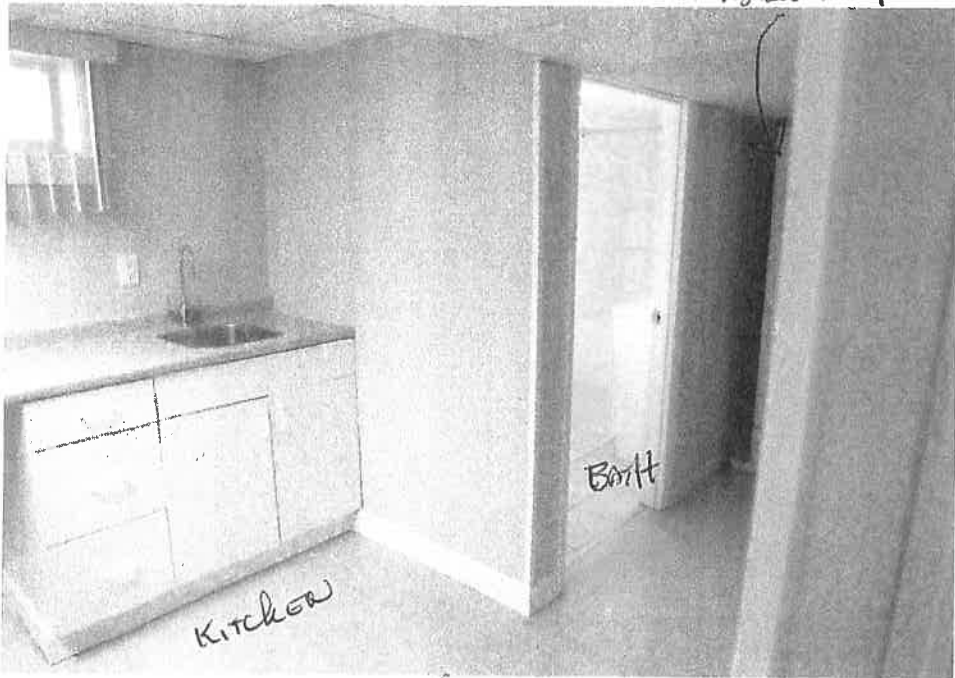


BATHROOM



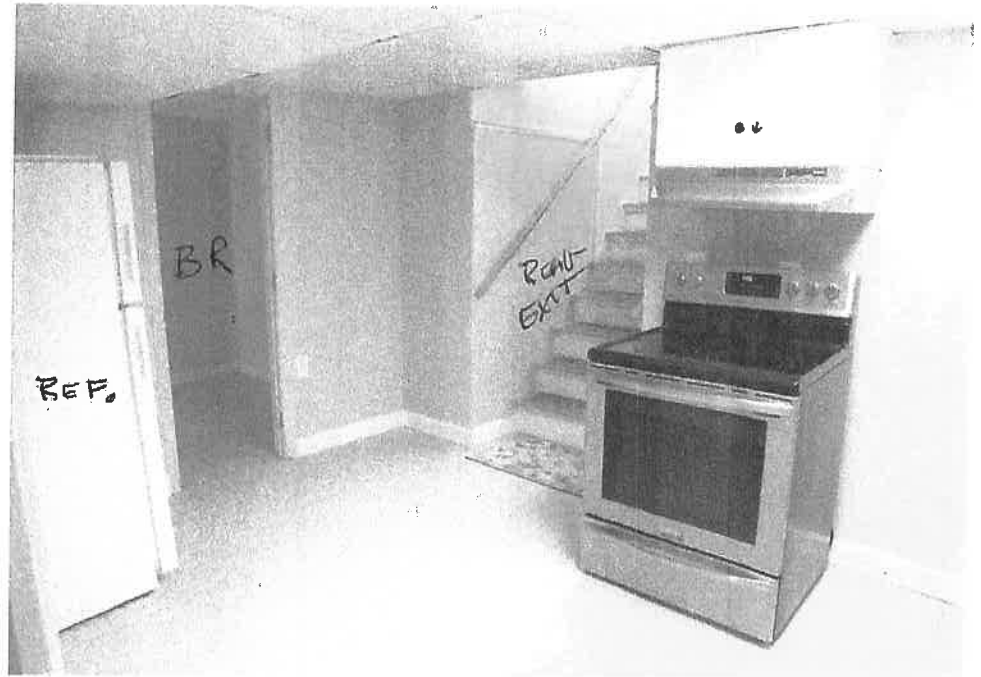
FRONT ENTRY

Washer & Dryer



KITCHEN

KITCHEN / BATH



KITCHEN



FAMILY ROOM



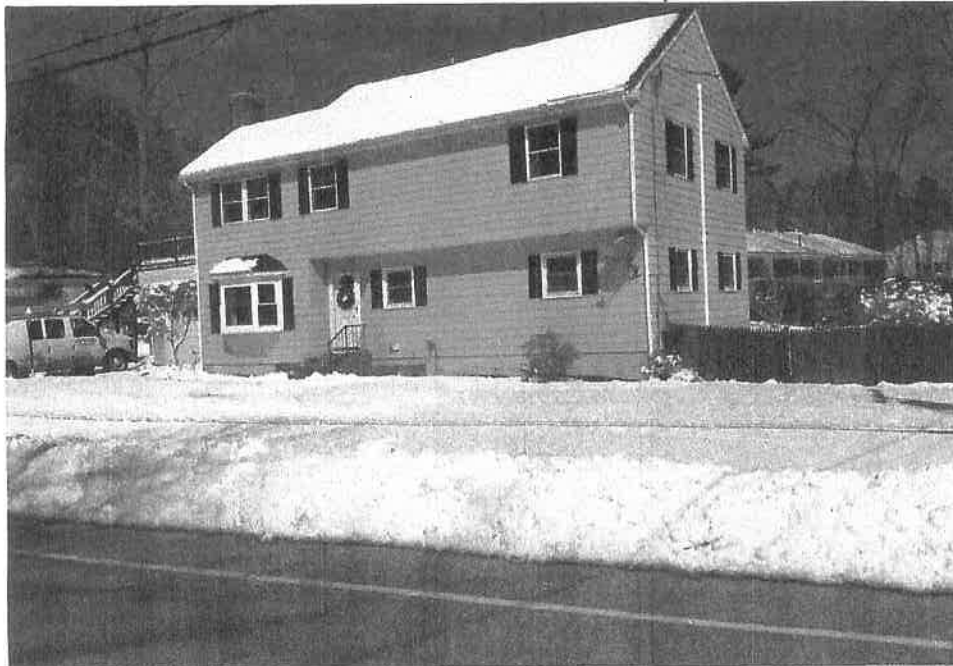
KITCHEN



From McKinley



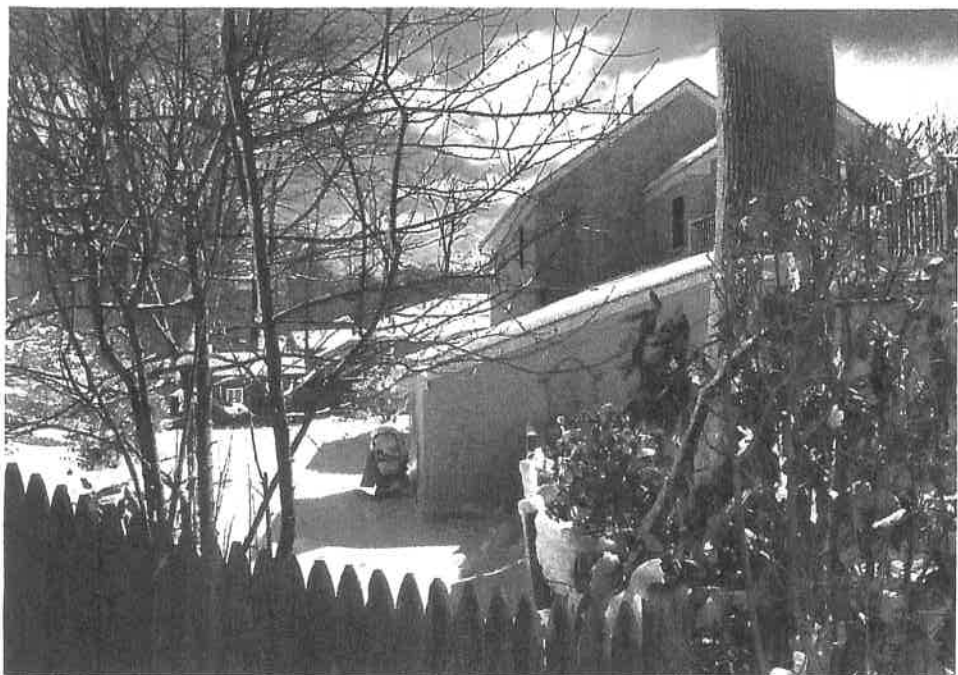
DRIVEWAY



VIEW FROM McKinley



VIEW FROM TAFT



VIEW OF BACK YARD



VIEW FROM PORCH

221 MCKINLEY RD

Location 221 MCKINLEY RD **Mblu** 0251/ 0026/ 0000/ /
Acct# 31072 **Owner** FINNERAL GARY M
PBN **Assessment** \$398,500
Appraisal \$398,500 **PID** 31072

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$242,000	\$156,500	\$398,500
Assessment			
Valuation Year	Improvements	Land	Total
2016	\$242,000	\$156,500	\$398,500

Owner of Record

Owner FINNERAL GARY M **Sale Price** \$395,000
Co-Owner FINNERAL LISA E **Certificate**
Address 221 MCKINLEY RD **Book & Page** 5434/0671
 PORTSMOUTH, NH 03801 **Sale Date** 05/01/2013
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FINNERAL GARY M	\$395,000		5434/0671	00	05/01/2013
PLITZKO RENATE	\$175,000		3718/1886	13	01/31/2002

Building Information

Building 1 : Section 1

Year Built: 1966
Living Area: 1,932
Replacement Cost: \$269,532
Building Percent 86
Good:
Replacement Cost
Less Depreciation: \$231,800

Building Photo

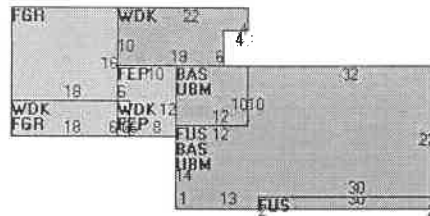
Building Attributes

Field	Description
Style	Garrison
Model	Residential
Grade:	B-
Stories:	2
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Fir 1	Hardwood
Interior Fir 2	Ceram Clay Til
Heat Fuel	Gas
Heat Type:	Warm Air
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	3
Total Rooms:	8
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	
WB Fireplaces	1
Extra Openings	1
Metal Fireplaces	0
Extra Openings	0



(<http://images.vgsi.com/photos2/PortsmouthNHPhotos/\00\00\42\00.JPG>)

Building Layout



Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	996	996
FUS	Upper Story, Finished	936	936
FEP	Porch, Enclosed	120	0
FGR	Garage, Attached	372	0
UBM	Basement, Unfinished	996	0
WDK	Deck, Wood	340	0
		3,760	1,932

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FBLA	FINISHED BSMNT	480 S.F.	\$9,400	1

Land

Land Use

Use Code 1010
Description SINGLE FAM MDL-01

Land Line Valuation

Size (Sqr Feet) 12996
Frontage

Zone SRB
Neighborhood 114
Alt Land Appr Category No

Depth
Assessed Value \$156,500
Appraised Value \$156,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			80 S.F.	\$800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$242,000	\$156,500	\$398,500
2014	\$224,700	\$159,200	\$383,900
2013	\$224,700	\$159,200	\$383,900

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$242,000	\$156,500	\$398,500
2014	\$224,700	\$159,200	\$383,900
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