

Ruth & Bill Faribault

35 Park St.

To: City of Portsmouth, Zoning Board of Adjustments

Application #LU-21-150



We are seeking to reclassify our single family home as a two family dwelling. We love living in our Portsmouth house, and want to continue to do so. The house is larger than we need, and is already nicely divided into (2) living units, downstairs & upstairs. Renting an apartment upstairs will allow us to retire and stay in our home. There has been an additional kitchen upstairs since the 1980s, and the house has (2) electric meters, one for each floor. We plan to upgrade the kitchen with no change to original layout, as well as updating the electric & plumbing upstairs. Upstairs will receive fresh paint & carpet to provide noise reduction.

Summary to Address Special Exception Criteria

Special exceptions shall meet all of the following standards:

10.232.30

Special exception approvals may be subject to appropriate conditions, including but not limited to the following:

10.232.21 10.232.22 10.232.23

10.232.24 10.232.25

10.232.26

Standards as provided by this Ordinance for the particular **use** permitted by special exception;

Use: We are seeking an adjustment allowing our (1) family dwelling to become (2) apartments (the (2) units are already in existence as described by the (2) floor plan layouts included), and to allow 3,000 sq ft per/unit GRA where 9,147.6 sq ft total is available.

No hazard to the public or **adjacent** property on account of potential fire, explosion or release of toxic materials;

There will be no change to the current use of the property as residential housing, and no exterior changes are necessary other than any minimum egress components required for compliance with the Building Code. An earlier examination of the premises by the Portsmouth Building Insp Dept determined the plaster walls meet the fire rating requirement. As such there is no danger to adjacent property of potential fire, explosion or toxic material.

No detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of **buildings** and other **structures**, parking areas, **accessways**, odor, smoke, gas, dust, or other pollutant, noise, **glare**, heat, vibration, or unsightly **outdoor storage** of equipment, vehicles or other materials;

There will be no change on the property which changes the essential characteristics of the residential area. We currently reside, and shall continue to reside in the 1st floor unit, and plan to rent the 2nd floor unit. The existing driveway can provide off-street parking for another 1-2 cars. No additional equipment, etc. will be stored outside the house.

No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;

We intend to rent to no more than (2) people in the additional apartment. The existing garage and driveway (picture included) can provide (4) off-street parking spaces, so there will be no substantial increase in the level of traffic congestion.

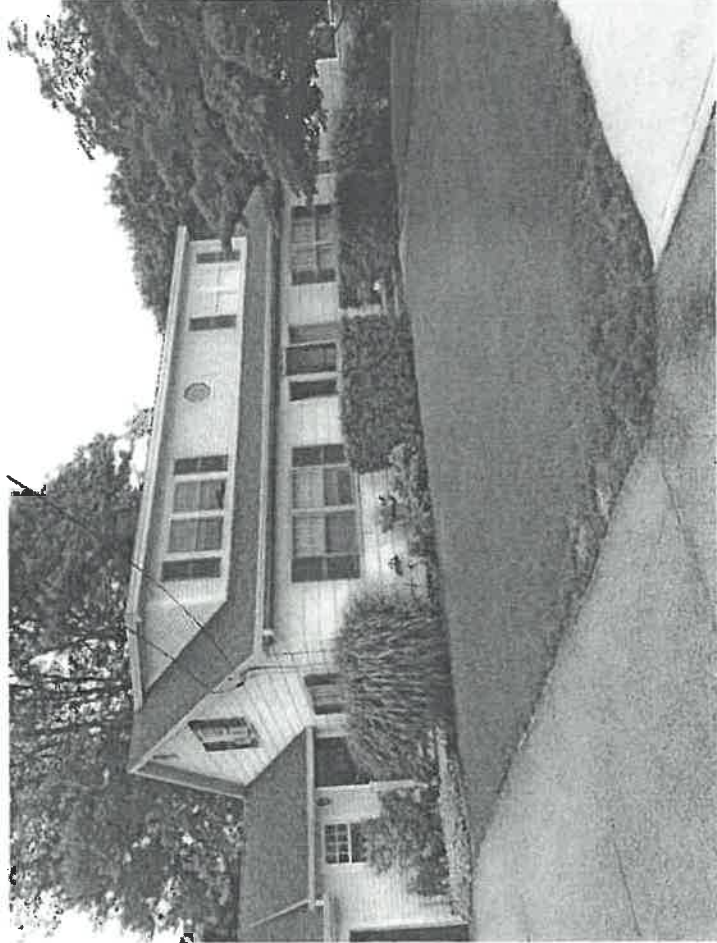
No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools; and

No significant increase of stormwater runoff onto **adjacent** property or **streets**.

There will be no excessive demand on municipal services by the addition of only (2) more persons, and the same for increase of stormwater runoff. Currently as a single dwelling, the house has 4 bedrooms and can house a family of 5 or 6 persons.

One additional point is the fact that our neighboring houses on either side of the Park St / Middle St. intersection are both apartment buildings. We think perhaps one additional apartment in our house will not change the current neighborhood makeup in anyway.

Thank you for your consideration,
Ruth & Bill Faribault



RUTH & BILL FARIBAWFT
35 PARK ST.

Ruth & Bill
Faribault

35 PARK ST.



DRIVEWAY

Width = 17'2"

Length

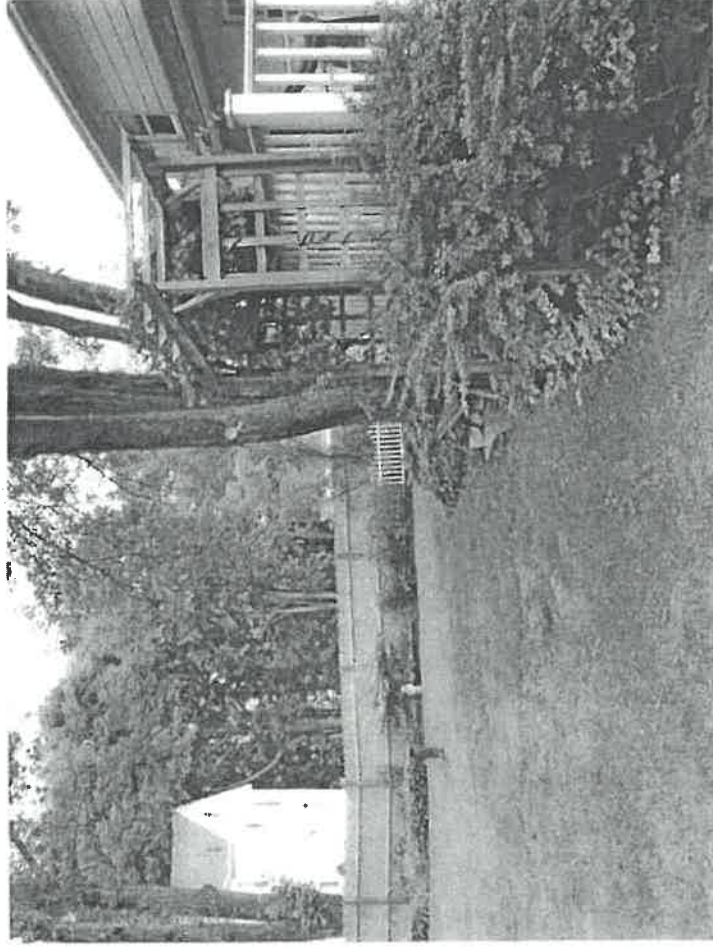
to sidewalk = 25'

to street = 43.5'

Note: Stockade fence
from sidewalk to
rear of property

RUTH & BILL FARIBALL
35 PARK ST.

BACKVIEW -
STAIRCASE FENCE
SURROUNDS PROPERTY
to back right corner of
house with forsythia hedge
completing perimeter to
sidewalk.



35 PARK ST

Location 35 PARK ST

Mblu 0148/ 0045/ 0000/ /

Acct# 34579

Owner FARIBAULT FAMILY REV TRUST OF 2019

PBN

Assessment \$702,300

Appraisal \$702,300

PID 34579

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$304,900	\$397,400	\$702,300

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$304,900	\$397,400	\$702,300

Owner of Record

Owner FARIBAULT FAMILY REV TRUST OF 2019

Sale Price \$0

Co-Owner

Certificate

Address 35 PARK ST

Book & Page 6048/1805

PORTSMOUTH, NH 03801

Sale Date 10/21/2019

Instrument 38

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FARIBAULT FAMILY REV TRUST OF 2019	\$0		6048/1805	38	10/21/2019
FARIBAULT RUTH R	\$0		5531/1582	20	05/19/2014
KELLEY IRENE	\$0		2349/1128		

Building Information

Building 1 : Section 1

Year Built 1940

Building Photo

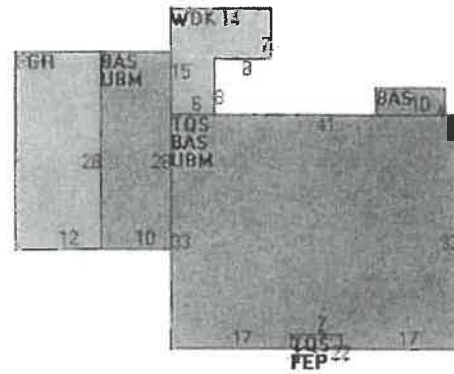
Living Area: 2,674
Replacement Cost: \$398,541
Building Percent Good: 76
Replacement Cost Less Depreciation: \$302,900

Building Attributes	
Field	Description
Style	Cape Cod
Model	Residential
Grade:	C+
Stories:	1.75
Occupancy	2
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Vinyl Siding
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Warm Air
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	3
Total Rooms:	10
Bath Style:	Avg Quality
Kitchen Style:	Above Avg Qual
Kitchen Gr	
WB Fireplaces	1
Extra Openings	0
Metal Fireplaces	0
Extra Openings	0
Bsmt Garage	



(http://images.vgsi.com/photos2/PortsmouthNHPhotos/A00\02\00\46.jpg)

Building Layout



(http://images.vgsi.com/photos2/PortsmouthNHPhotos/Sketches/34579)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,659	1,659	
TQS	Three Quarter Story	1,353	1,015	
FEP	Porch, Enclosed	14	0	
FGR	Garage, Attached	336	0	
UBM	Basement, Unfinished	1,619	0	
WDK	Deck, Wood	146	0	
		5,127	2,674	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
KIT	EXTRA KITCHEN	1 UNITS	\$2,000	1

Land

Land Use

Use Code 1010
Description SINGLE FAM MDL-01
Zone GRA
Neighborhood 103B
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.21
Frontage
Depth
Assessed Value \$397,400
Appraised Value \$397,400

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

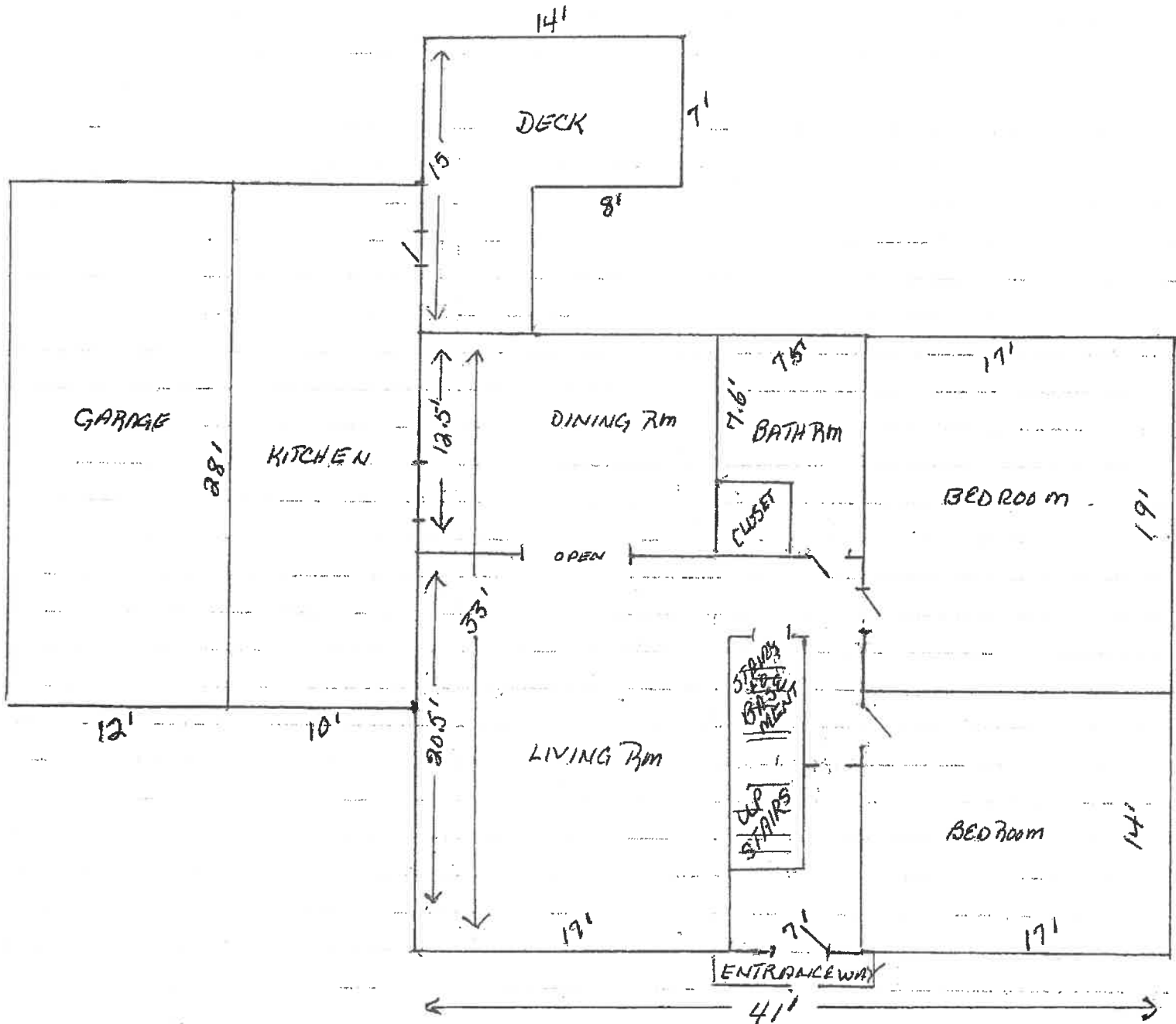
Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$267,000	\$361,200	\$628,200
2017	\$230,300	\$361,200	\$591,500
2016	\$202,600	\$297,500	\$500,100

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$267,000	\$361,200	\$628,200
2017	\$230,300	\$361,200	\$591,500
2016	\$202,600	\$297,500	\$500,100


RUTH & BILL FARIBAUT

35 PARK ST.

GROUND FLOOR LAYOUT UNIT 1



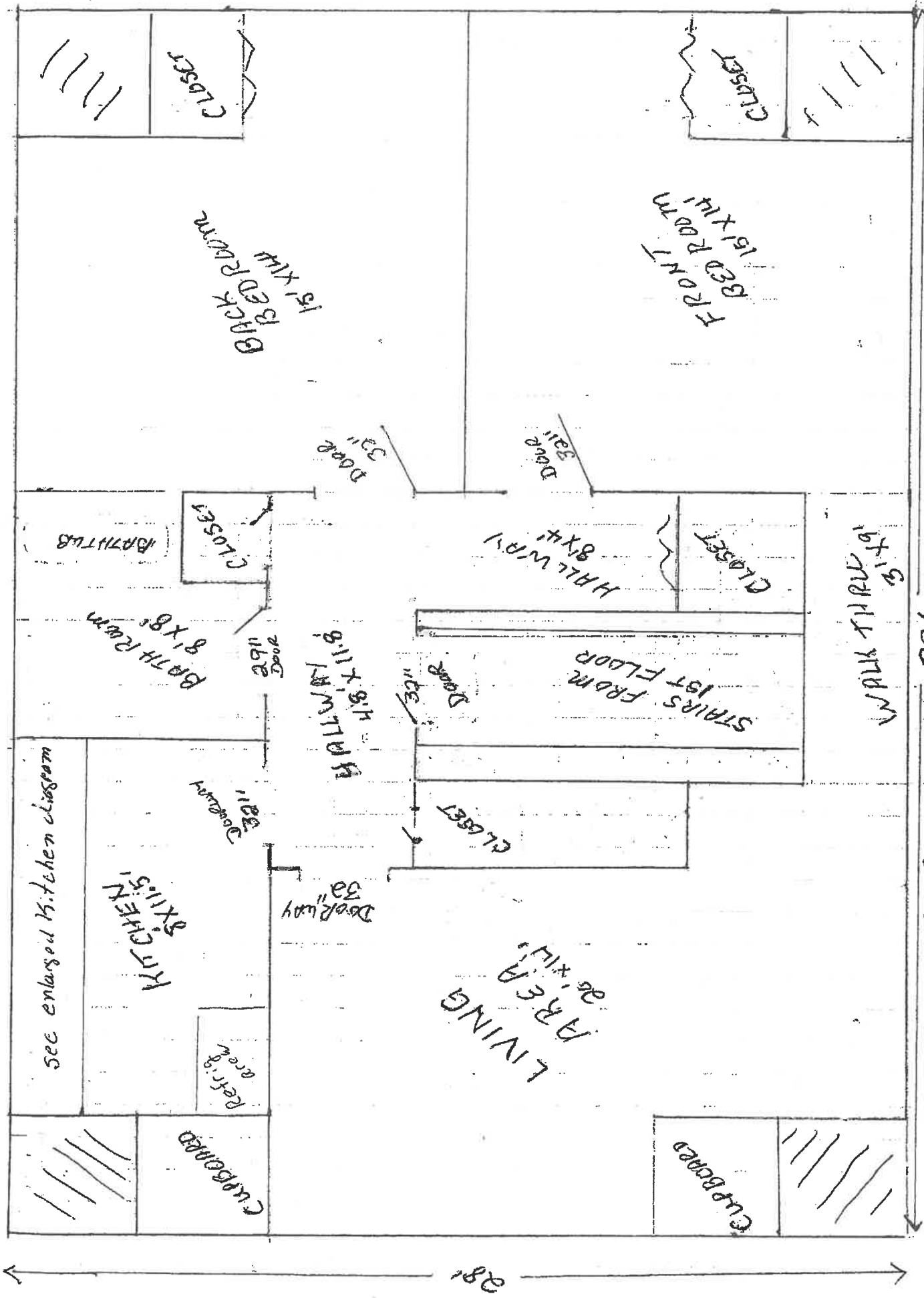
ceiling height: 86" (7.2')

Scale 1  = 2 sqft.

1000 S DILL FRIKI D HULL I
35 PARK ST

BACK
YARD

2nd Floor LAYOUT UNIT 2



Ceiling height - 8'11" 1/2 SCALE 1/8" = 1' SAFT 37' 11" 1/2 # 11064 #

38'

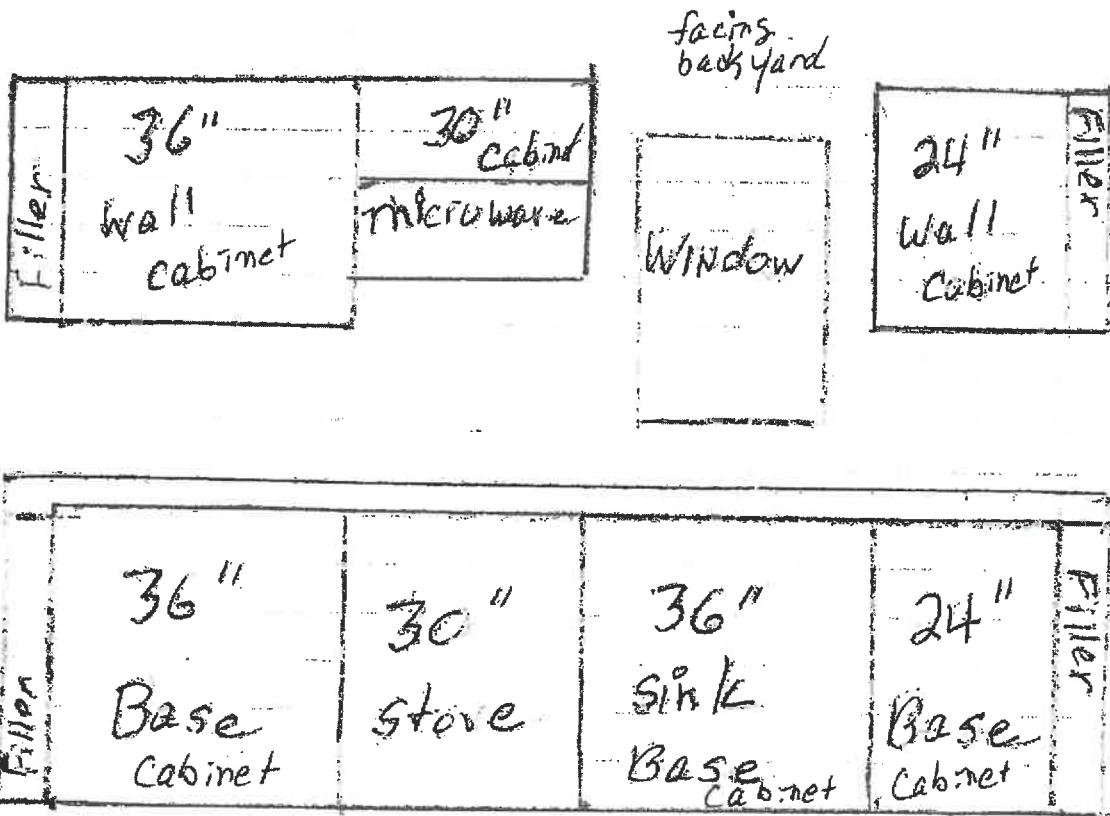
28' ← →

RUTH & BILL FARRIBALLT
35 PARK ST.

Kitchen diagram

Existing kitchen to be updated
using same footprint.

BACK
WALL

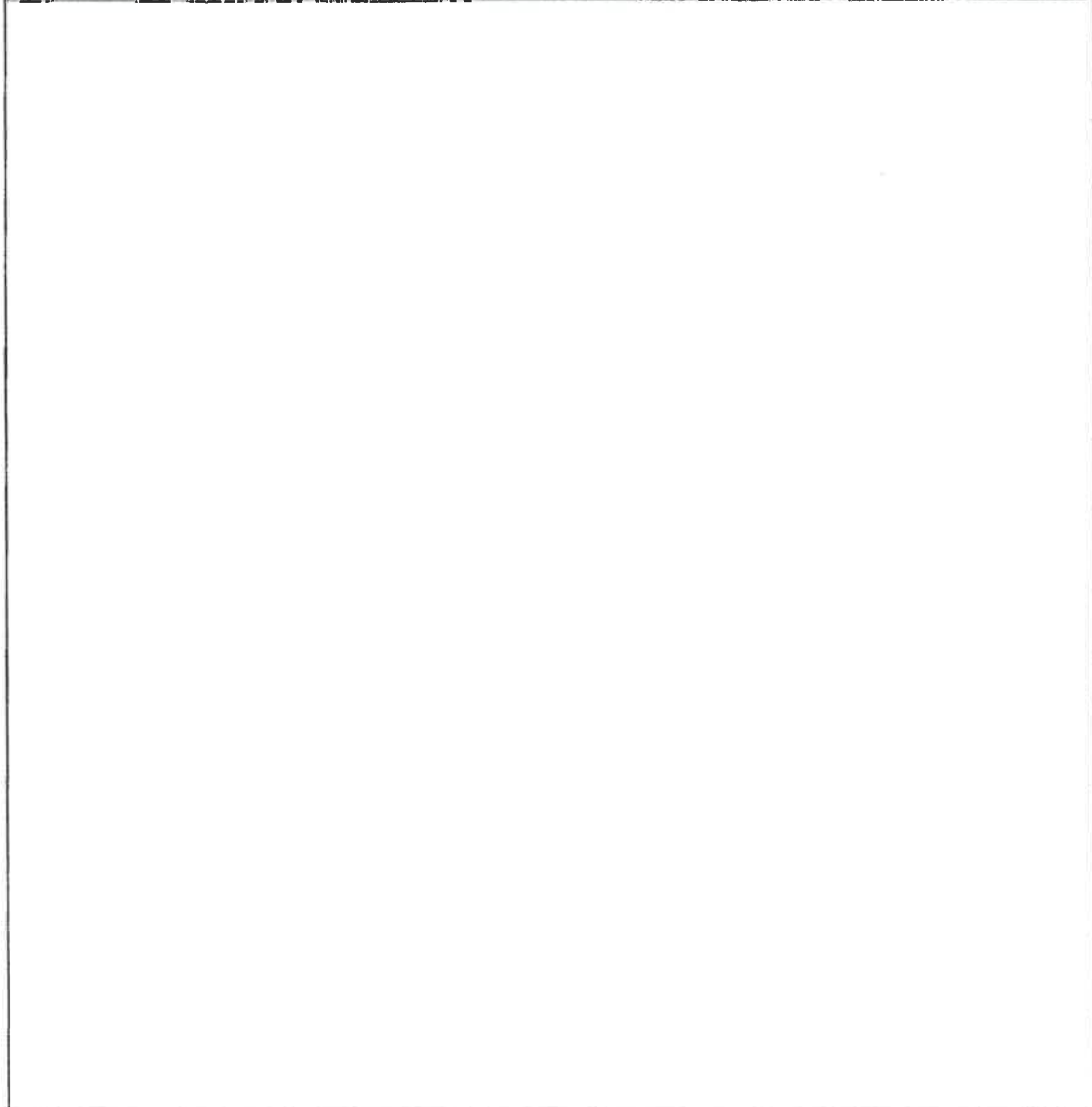
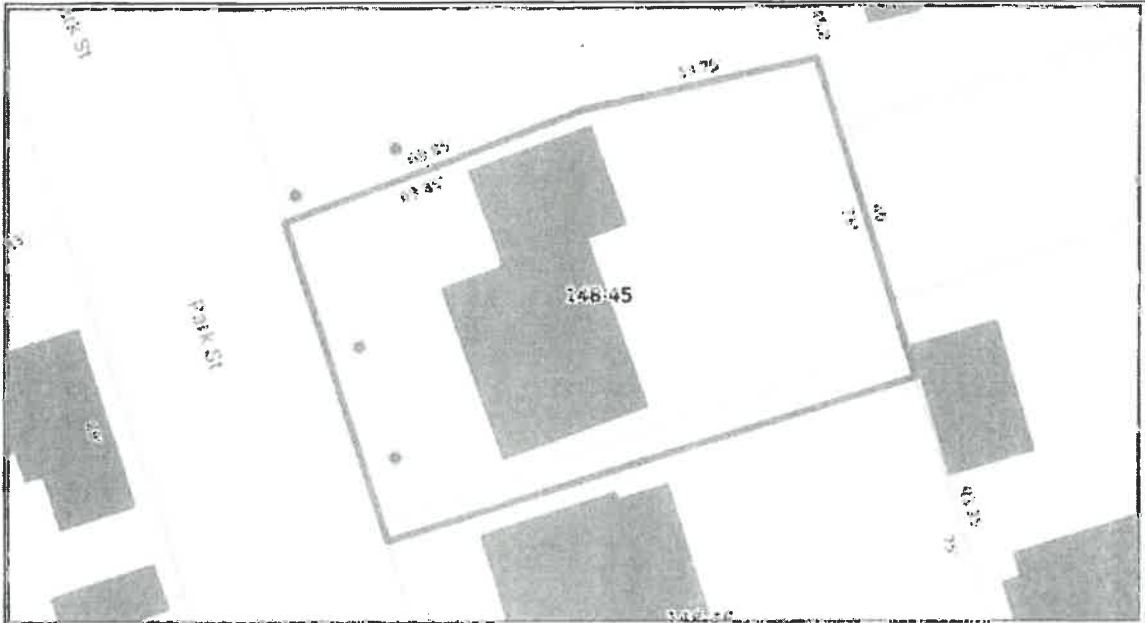


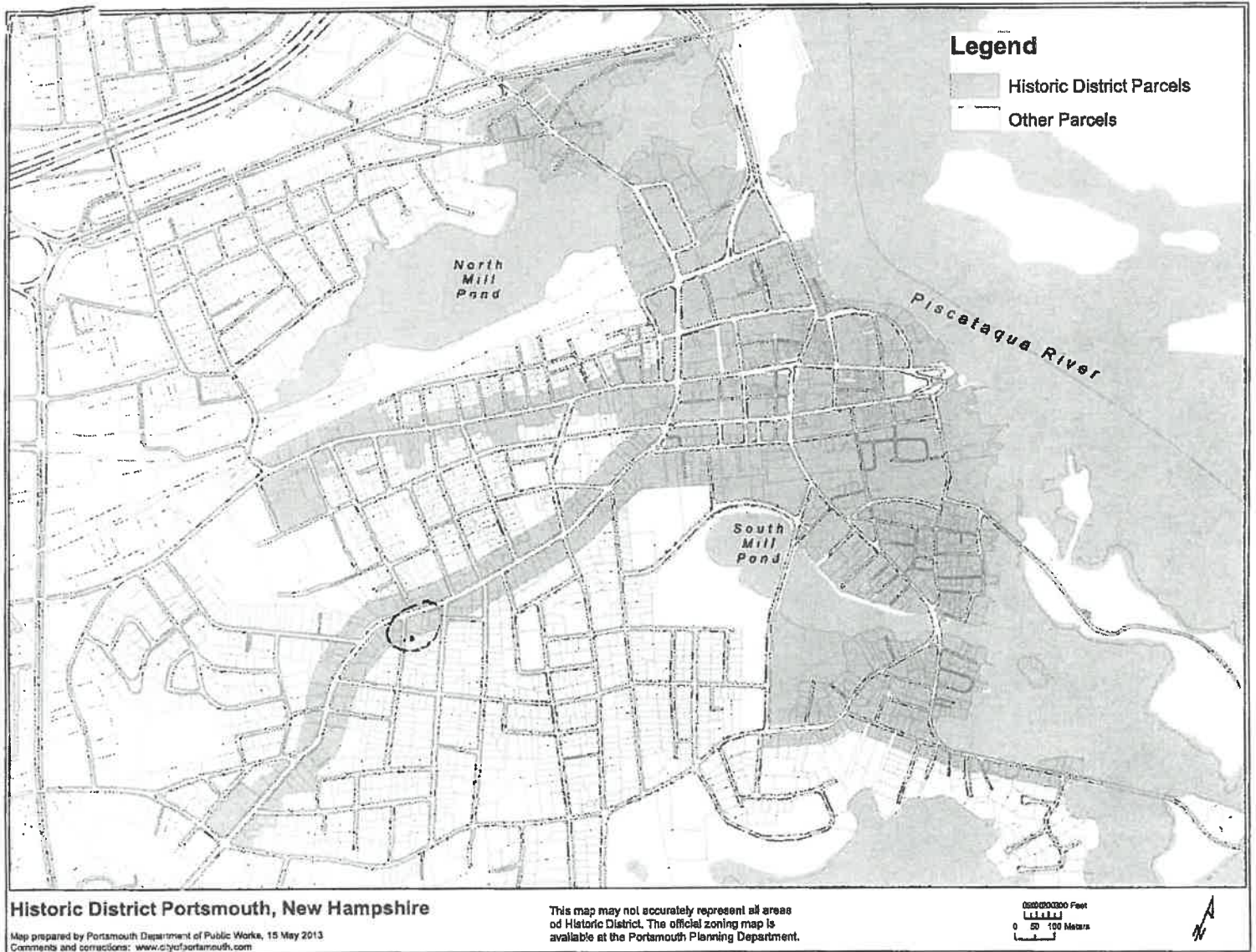
Scale 1  = 6"

PLAT MAP ADDENDUM

File # 191114-2

Borrower/Client	Ruth Faribault		
Property Address	35 Park St		
City	Portsmouth	County	Rockingham
State	NH	Zip Code	03801
Lender	Peoples United Bank, N.A.		





* Please note that both dwellings on the corners of Park St & Middle St. are apartment buildings.

