

Robin Husslage
27 Rock Street
Portsmouth, NH 03801
rhusslage@hotmail.com
Cell: 603-553-1525

July 29, 2020

Board of Adjustment
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

Re: **27 Rock Street, Portsmouth, NH**
Application for Special Exception: *Conversion of an Existing Dwelling to a Multifamily Dwelling with less than the required minimum lot area per dwelling unit*

Dear Board Members:

Enclosed please find twelve (12) copies of my Application for Special Exception and related materials for consideration by the Zoning Board of Appeals which has been completed online via the City's online land use permitting system, Viewpoint:

1. Narrative to Special Exception Application
2. Photographs of Property (annotated)
3. Immediate Neighborhood Showing Mix of Homes
4. Survey of 27 Rock Street (to scale)
5. Lot and 1st Floor Plan (to scale)
6. Home-Current State: Single Family Home (to scale on 11X17" Sheet)
7. Home-After Renovation: 2-Family Home (to scale on 11X17" Sheet)

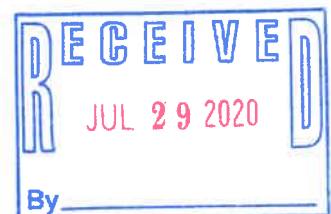
I, the owner and applicant, am seeking a special exception to convert my Single-Family dwelling built in 1860 to a 2-family dwelling which is located on a non-conforming lot in the GRC-zoned part of Portsmouth.

I respectfully request that this matter be placed on the Board's August 18th meeting agenda. In the meantime, if you have any questions or require further information, please don't hesitate to contact me.

Very truly yours,



Robin Husslage



**City of Portsmouth
Zoning Board of Adjustment
Application for Special Exception**

**Robin Husslage
(Owner/Applicant)
Tax Map 138, Lot 2
27 Rock Street
Portsmouth, NH 03801**

Introductory Statement

It is the owner/applicant's desire to convert their Existing Single-Family Dwelling built in 1860 located in the GRC zoned area of Portsmouth at 27 Rock Street (Tax Map 138, Lot 2) which is a non-conforming lot (.06 acres, 2,675 sq ft) into a Two-Family Dwelling. Zoning Ordinance 10.812 states that the conversion of a dwelling existing on January 1, 1980, to additional dwelling units with less than the minimum required lot area per dwelling unit (per Section 10.440, use 1.5) can be allowed by special exception if the resulting property complies with all requirements in 10.812.11 and 10.812.12.

This property, when converted into a two-family dwelling, will meet all requirements of the required Zoning Ordinances 10.812.11 and 10.812.12 as required in Article 2, Section 10.232.20, for a Special Exception. Therefore, the owner/applicant respectfully requests that the Board grant this Special Exception, allowing the owner/applicant to convert their Single-Family Dwelling into a Two-Family Dwelling.

Information Required for Relief from Land Use Requirements - Special Exception Application

- **Total Number of Dwelling Units (for residential projects):**
2 Dwelling Units: (1) 1-bedroom unit (1st floor) and (2) 4-bedroom unit (2nd & 3rd Floors)
- **Lot area:**
.06 acres (2,675 SQ FT per survey)
- **Description of existing and proposed land uses:**
 - **Existing Uses:** *Single-Family Dwelling in GRC*
 - **Proposed Land Uses:** *2-Family Dwelling in GRC*
- **Location and gross floor area of the area devoted to the existing and proposed land uses:**
 - **Existing land use location and gross floor area:**
The single-family dwelling located in GRC has 3 floors of living space for a total of: 1,872 SQ FT gross floor area (1st Floor: 711 SQ FT; 2nd Floor: 693 SQ FT; 3rd Floor: 468 SQ FT)

- **Proposed land use location and gross floor areas:**
 - **1-Bedroom Unit (1st Floor):** 711 SQ FT gross floor area
 - **4-Bedroom Unit (2nd & 3rd Floors):** 1,161 SQ FT gross floor area
(2nd Floor: 693 SQ FT gross floor area and 3rd Floor: 468 SQ FT gross floor area)

- **Existing and proposed number of parking spaces:**
 - **Existing # of Parking Spaces:** 4 parking spaces
 - **Proposed # of Parking Spaces:** 4 parking spaces

- **Project representatives – names and contact information**

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Portsmouth, NH 03801
Cell: 603-553-1525
Email: rhusslage@hotmail.com

Special Exception Criteria

10.232.20 Special exceptions shall meet all of the following standards:

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

Zoning Ordinance Responses

10.812: Conversion of Existing Dwelling to Multifamily Dwelling. The conversion of a dwelling existing on January 1, 1980, to additional dwelling units as a permitted use or by special exception with less than the minimum required lot area per dwelling unit (per Section 10.440, use 1.5) shall comply with all of the following requirements:

10.812.11: The conversion shall not include any change to the exterior of the building except for minimum egress components required for Building Code compliance.

The conversion of this small, single-family dwelling to a two-family dwelling with two small dwelling units will not require any changes to the exterior of the dwelling unless it is determined that a new egress is required from the 2nd floor for Building Code compliance.

10.812.12: The lot shall comply with the applicable minimum open space and maximum building coverage requirements in Article 5 and the off-street parking requirements in Article 11.

- **Open Space on property:**
The lot provides 44% of Open Space which is not covered by buildings or driveway, where a minimum of 20% is required in GRC.

- **Building Coverage:**
The lot has just 27% of Building Coverage where 35% maximum Building Coverage is allowed in GRC.

- **Off-Street Parking Requirements:**

4 parking spaces are provided on the lot where 2.3 parking spaces are required for residential uses (1 unit is 500-750 sq ft = 1 parking spot; 1 unit is 750+ sq ft = 1.3 parking spots)

- **Lot Area Required per dwelling Unit:**

The lot (.06 Acres = 2,675 SQ FT) provides 1,338 SQ FT per dwelling unit in the proposed 2-family dwelling where 1,000 SQ FT per dwelling unit are required in GRC for the conversion of an Existing Dwelling to a Multifamily Dwelling thus meeting this minimum square footage requirement per dwelling unit.

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

There will be no change in purpose or use by conversion of this single-family dwelling to a two-family dwelling and as such poses no hazard to the public or adjacent properties on account of potential fire, explosion or release of toxic materials.

- **10.232.23 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:**

When this single-family dwelling is converted to a two-family dwelling, there will be no change to the exterior of the building or its appearance. The dwelling will remain in keeping with the immediate GRC neighborhood composed of single family, two-family, and multifamily dwellings. As such, no detriment to property values in the vicinity or change in the essential characteristics of the neighborhood will be experienced on account of the location or scale of the converted 2-family dwelling, parking areas, accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials.

- **10.232.24 No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity:**

Conversion of this dwelling from a single-family dwelling to a two-family dwelling will not create a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity. In fact, by the recent addition of a 4-car driveway in anticipation of this two-family conversion, the traffic safety hazard and level of traffic congestion are reduced as there is now a place for all inhabitants living in the home as well as guests to quickly exit the street and park in the driveway which provides 4 parking spots where 2.3 parking spots are required.

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

Conversion of this single-family dwelling to a two-family dwelling will not result in any external changes to the building, change its use, nor increase the number of bedrooms, and, therefore, will not create excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools.

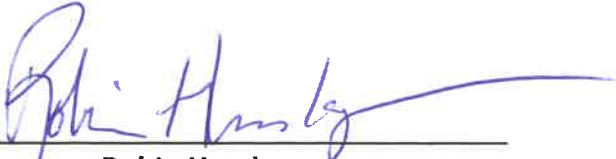
- **10.232.26 No significant increase of stormwater runoff onto adjacent property or streets:**

Conversion of this dwelling from a small, single-family home to a two-family dwelling with no change in footprint or size, will not increase the stormwater runoff onto adjacent property or streets. During the recent street renovations on Rock Street, gutter downspouts from the majority of the home's roof were piped underground and connected to the new stormwater drain system installed by the Portsmouth DPW. The remaining downspout at the rear of the property is piped to a large French drain located underground in the back yard. Additionally, the newly installed 4-car driveway was carefully prepared to facilitate drainage into the underlying soils and is finished with a permeable gravel surface.

Conclusion

This property, when converted into a two-family dwelling, will meet all requirements of the required Zoning Ordinances 10.812.11 and 10.812.12 as required in Article 2, Section 10.232.20, for a Special Exception. Therefore, the owner/applicant respectfully requests that the Board grant this Special Exception, allowing the owner/applicant to convert their Single-Family Dwelling into a Two-Family Dwelling.

Respectfully Submitted,



Robin Husslage
Owner/Applicant

July 29, 2020

Date

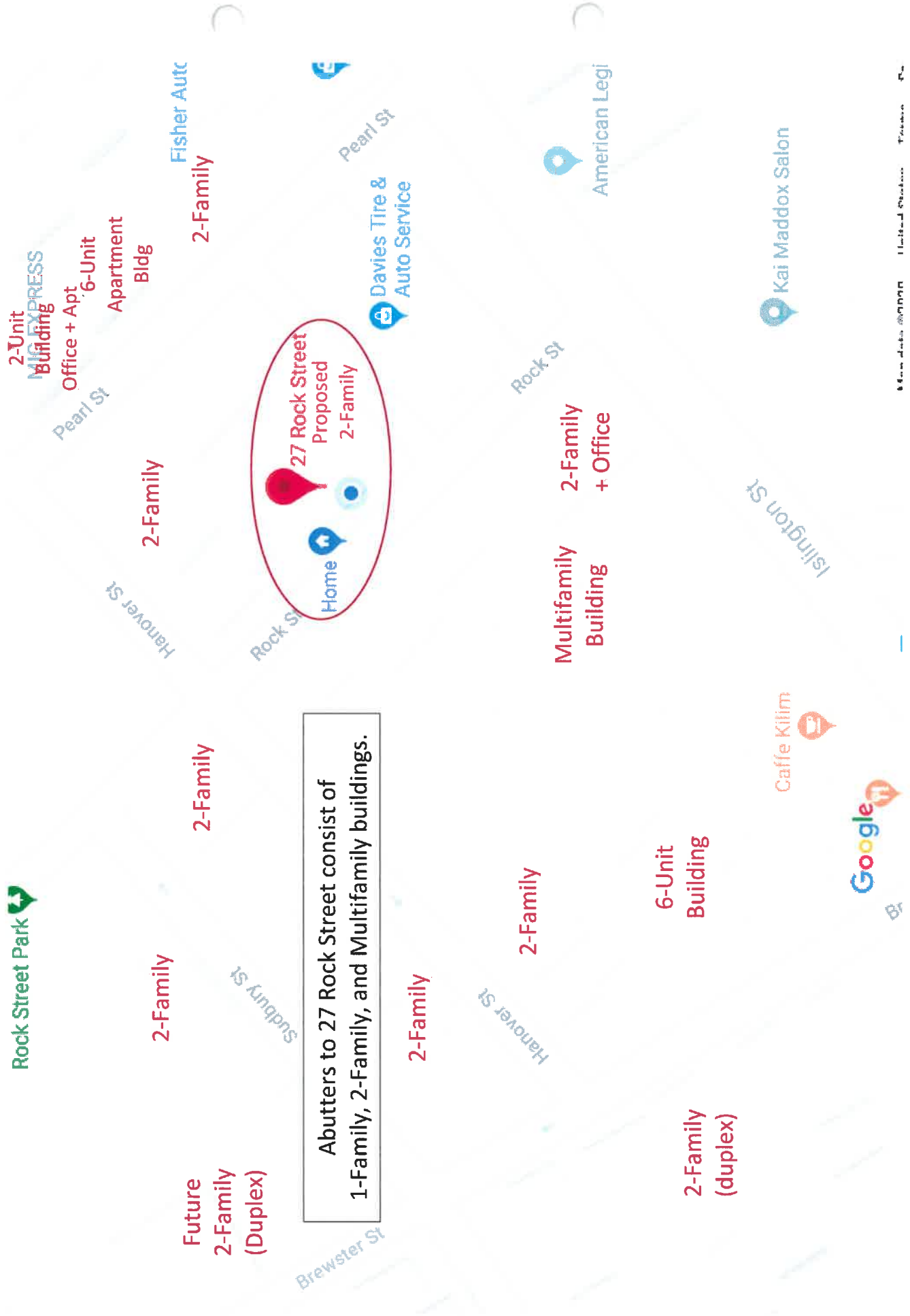
27 Rock Street – Tax Map 138, Lot 2

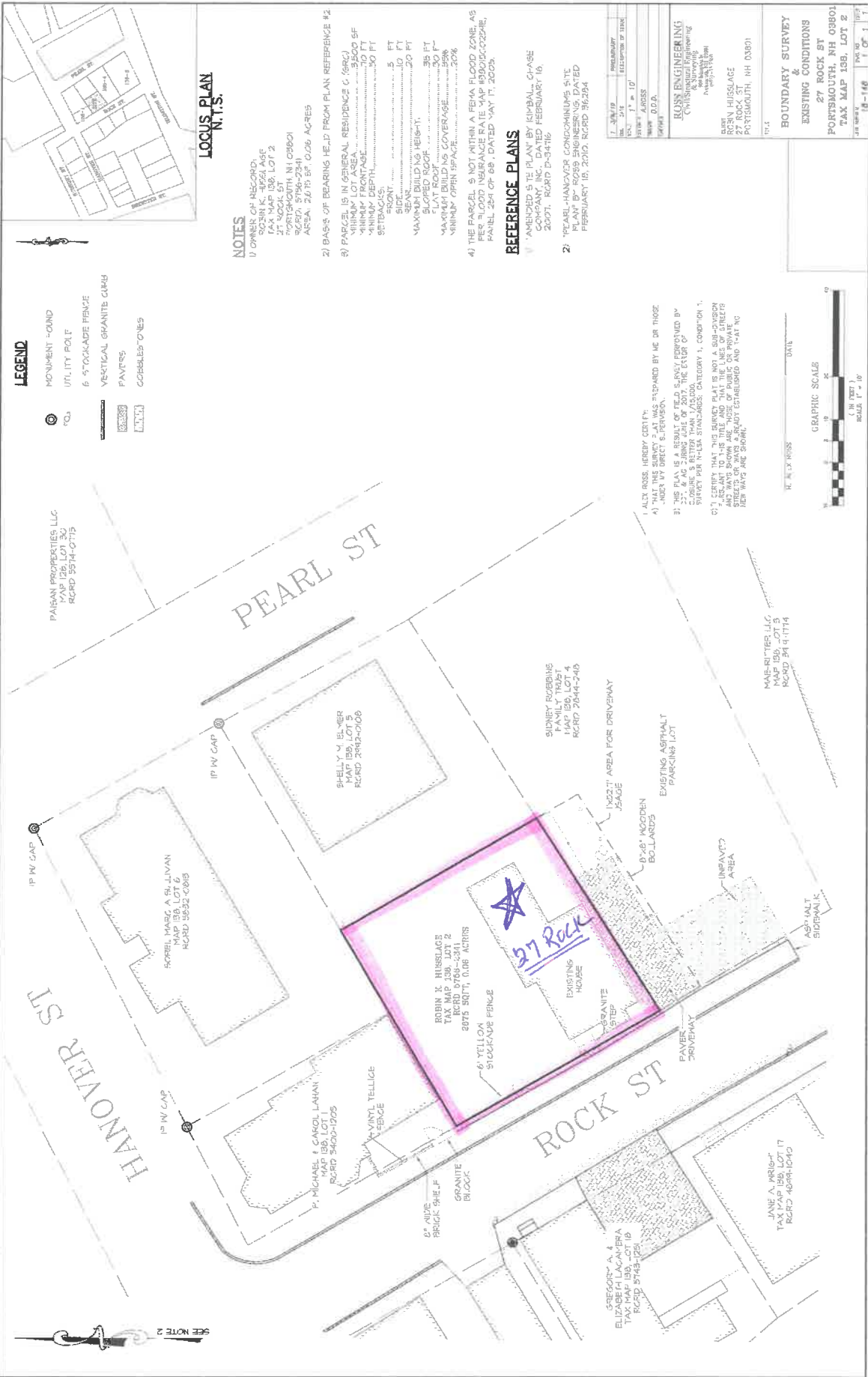


Front View of Home
From Rock St



Immediate Neighborhood: a Mix of Single-, Two-Family, & Multifamily Homes





LEGEND

- MONUMENT - ROUND
- UTILITY POLE
- 6" STICKURITE FENCE
- VERTICAL GRANITE CURB
- PAVERS
- COBBLES/STONES

LOCUS PLAN N.T.S.

NOTES

1) OWNER OF RECORD, SUDNEY ROSSBUS, FAMILY TRUST, AS SHOWN ON MAP 126, LOT 4, RCRD 2044-248, 27 ROCK ST, PORTSMOUTH, NH 03801, AREA: 2,615 SQ. FT., 0.06 ACRES

2) BASIS OF BEARINGS HEJD FROM PLAN REFERENCE #2

3) PARCEL IS IN GENERAL RESIDENCE C (GRD) VIKING LOT AREA: 9,500 SF

MINIMUM FRONTAGE: 70 FT

MINIMUM DEPTH: 30 FT

SETBACKS:

FRONT: 5 FT

SIDE: 10 FT

REAR: 10 FT

MAXIMUM BUILDING HEIGHT: 38 FT

FLAT ROOF

MAXIMUM BUILDINGS COVERAGE: 30 F'

MINIMUM OPEN SPACE: 20%

4) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP 1950050C0224R, PANEL 254 OF 68, DATED MAY 11, 2005.

REFERENCE PLANS

- 1) 'AMENDED SITE PLAN' BY KIMBALL, CHASE COMPANY, INC., DATED FEBRUARY 10, 2007, RCRD 0-04116
- 2) 'PEARL-HANOVER CONDOMINIUMS SITE PLAN' BY ROSS ENGINEERING, DATED FEBRUARY 10, 2005, RCRD 36254

DATE	PREPARED BY
11/10/17	107
PROJECT NO.	107
OWNER'S ADDRESS	
TOWN	D.O.A.
ROSS ENGINEERING Civil/Structural Engineering 107 Main Street Portsmouth, NH 03801 PH: 603.431.1100	
DREW: J. HINSLAGE CHECKED: J. HINSLAGE PORTSMOUTH, NH 03801	
BOUNDARY SURVEY & EXISTING CONDITIONS	
27 ROCK ST PORTSMOUTH, NH 03801 TAX MAP 199, LOT 2	
DATE	SCALE
11/10/17	1" = 10'

ALLY ROSS SURVEY CERT. NO. 107

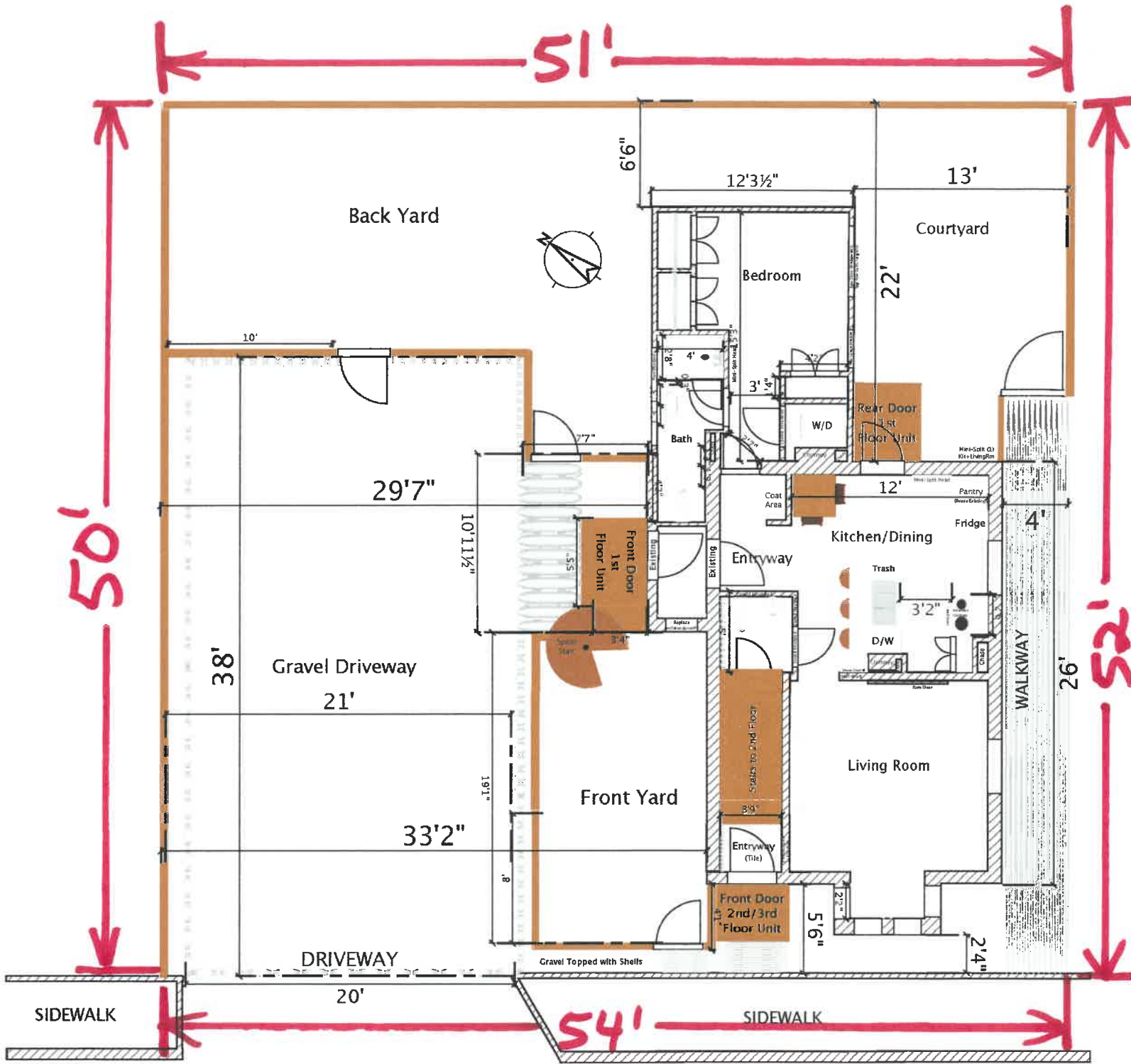
4) THAT THIS SURVEY WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

5) THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED BY ME OR THOSE UNDER MY DIRECT SUPERVISION ON 11/10/17. THE EXISTING SURVEY PER N.E.S.A. STANDARDS, CATEGORY 1, CONDITION 1.

6) I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUB-DIVISION OF A LARGER SURVEY AND THAT THE LINES OF STREETS, ALLEYS, DRIVEWAYS AND OTHER RIGHTS-OF-WAY AND THAT ANY NEW WAYS ARE SHOWN.

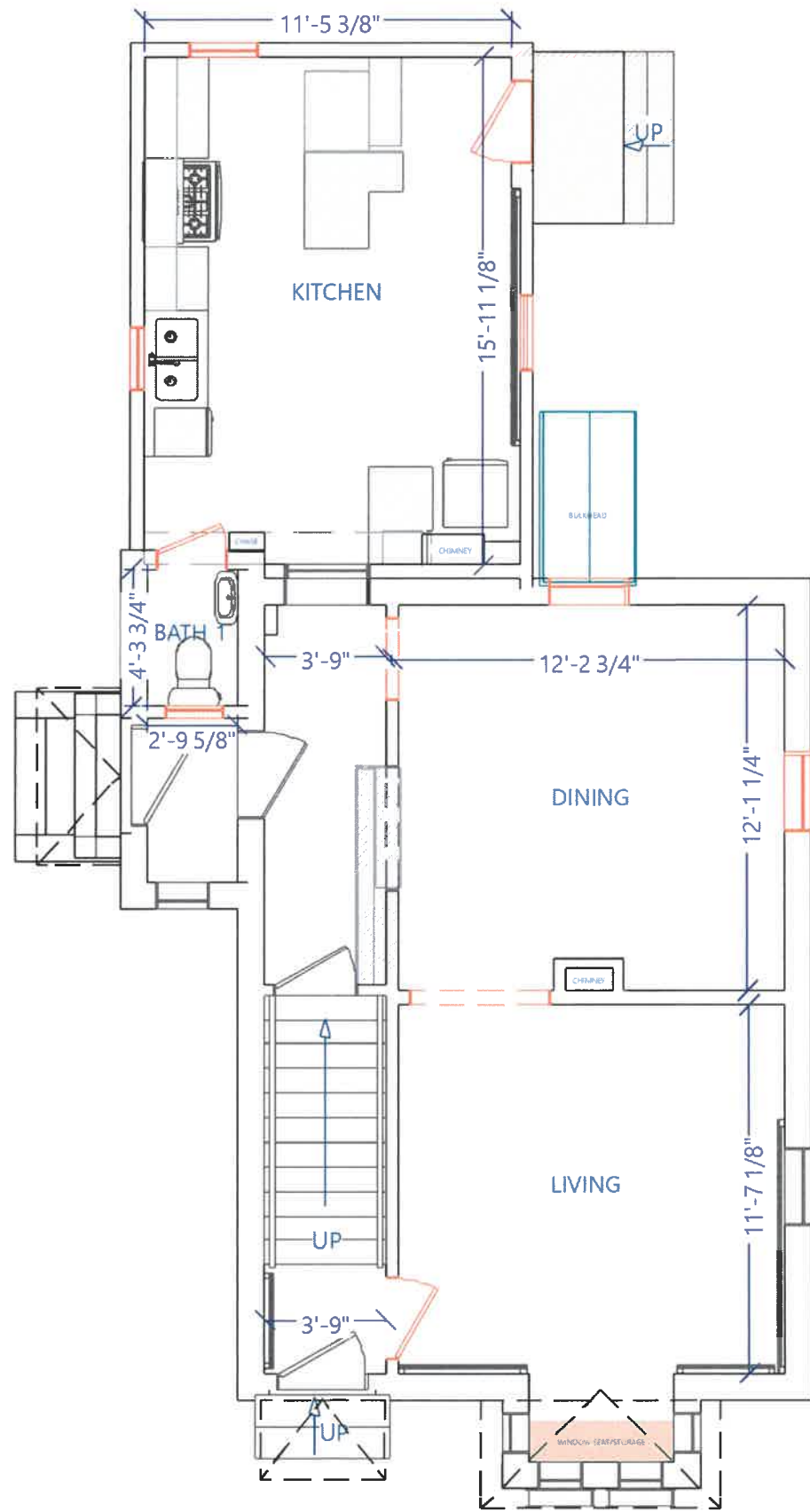


SEE NOTE 2

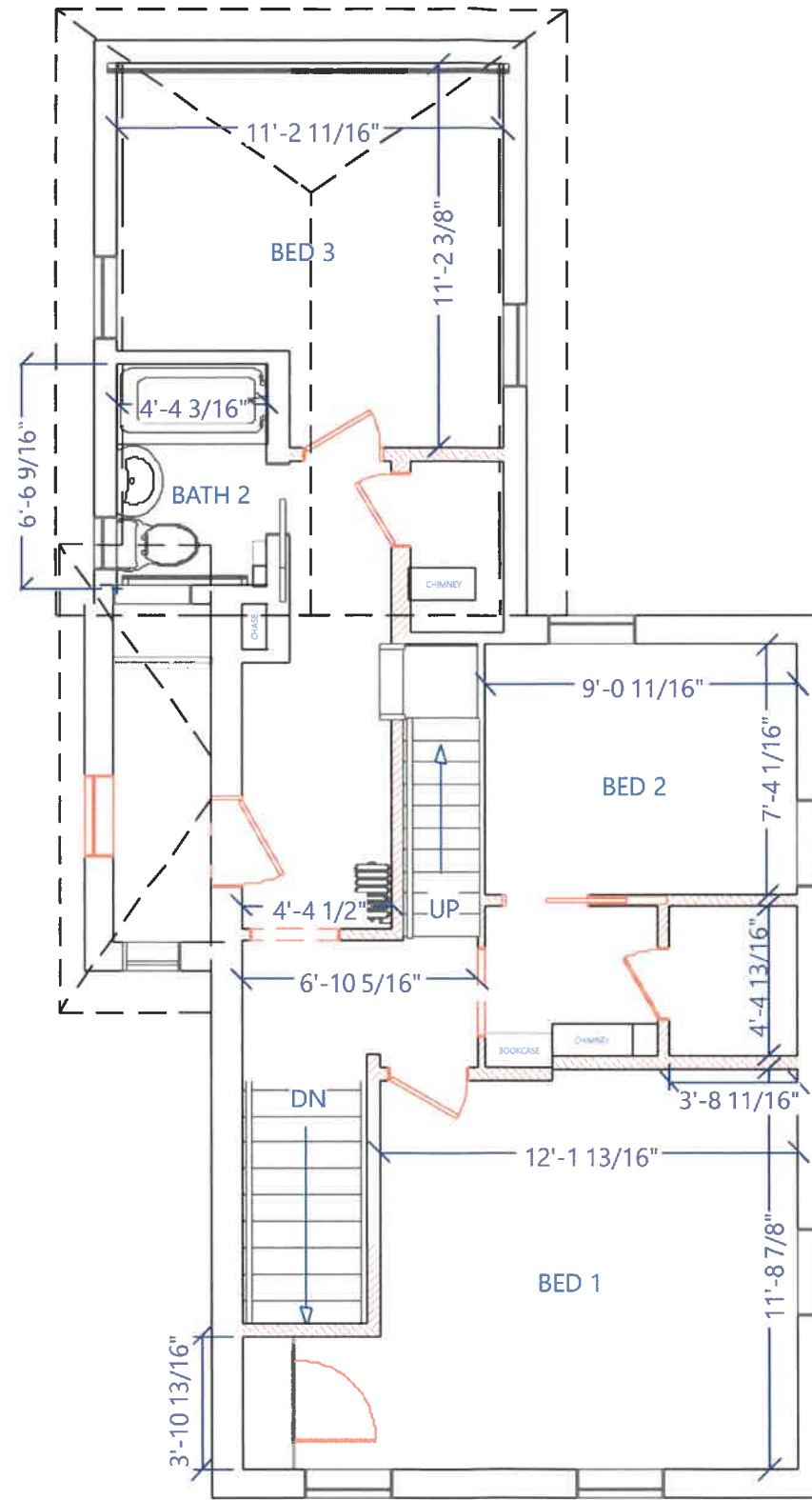


27 Rock Street: 1st Floor: 1-Bedroom 1 1/2-Bath Unit
 2nd/3rd Floors: 4-Bedroom 2 Full Bath Unit

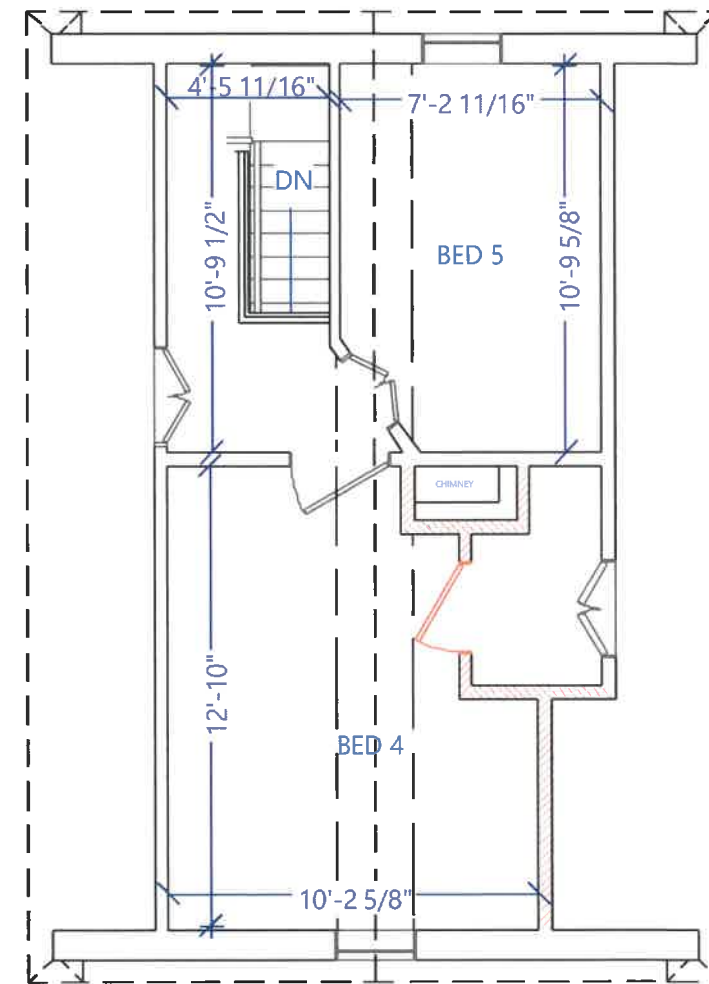
Plan Scale: 1/100



1st FLOOR



2nd FLOOR



3rd FLOOR

Roof ridge line ~29' above ground
Flat roof ~19'4" above ground

■ Demo



HUSSLAGER | 27 Rock St | Portsmouth NH 03801

EXISTING CONDITIONS

DRAWINGS PROVIDED BY:

Oxland Builders, LLC
PO Box 357
Stratham, NH 03885

7/28/2020

3/16" = 1'

A1



HUSSLAGE | 27 Rock St | Portsmouth NH 03801

REMODELED DESIGN

DRAWINGS PROVIDED BY:

Oxland Builders, LLC
PO Box 357
Stratham, NH 03885

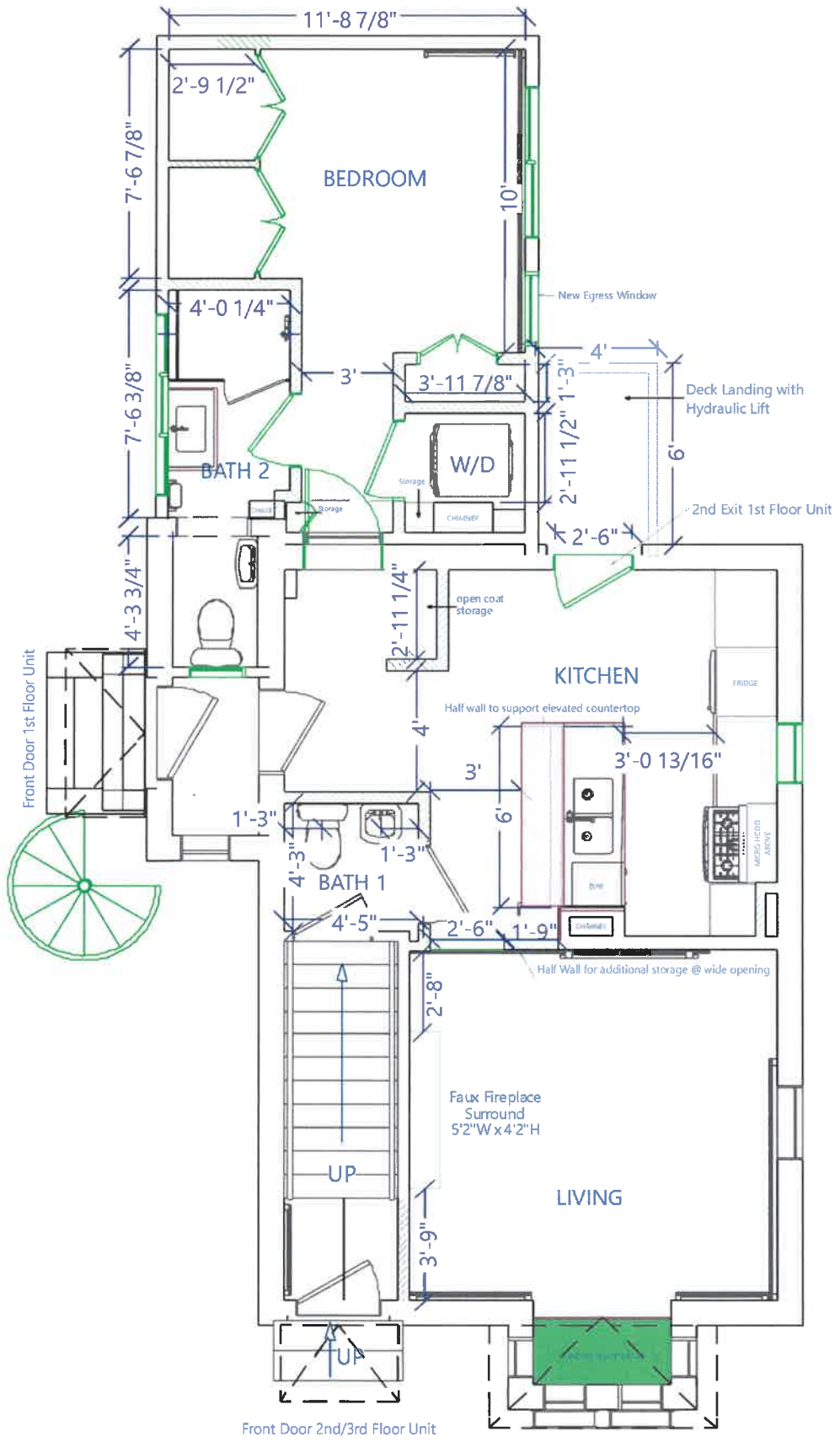
7/28/2020

3/16" = 1'

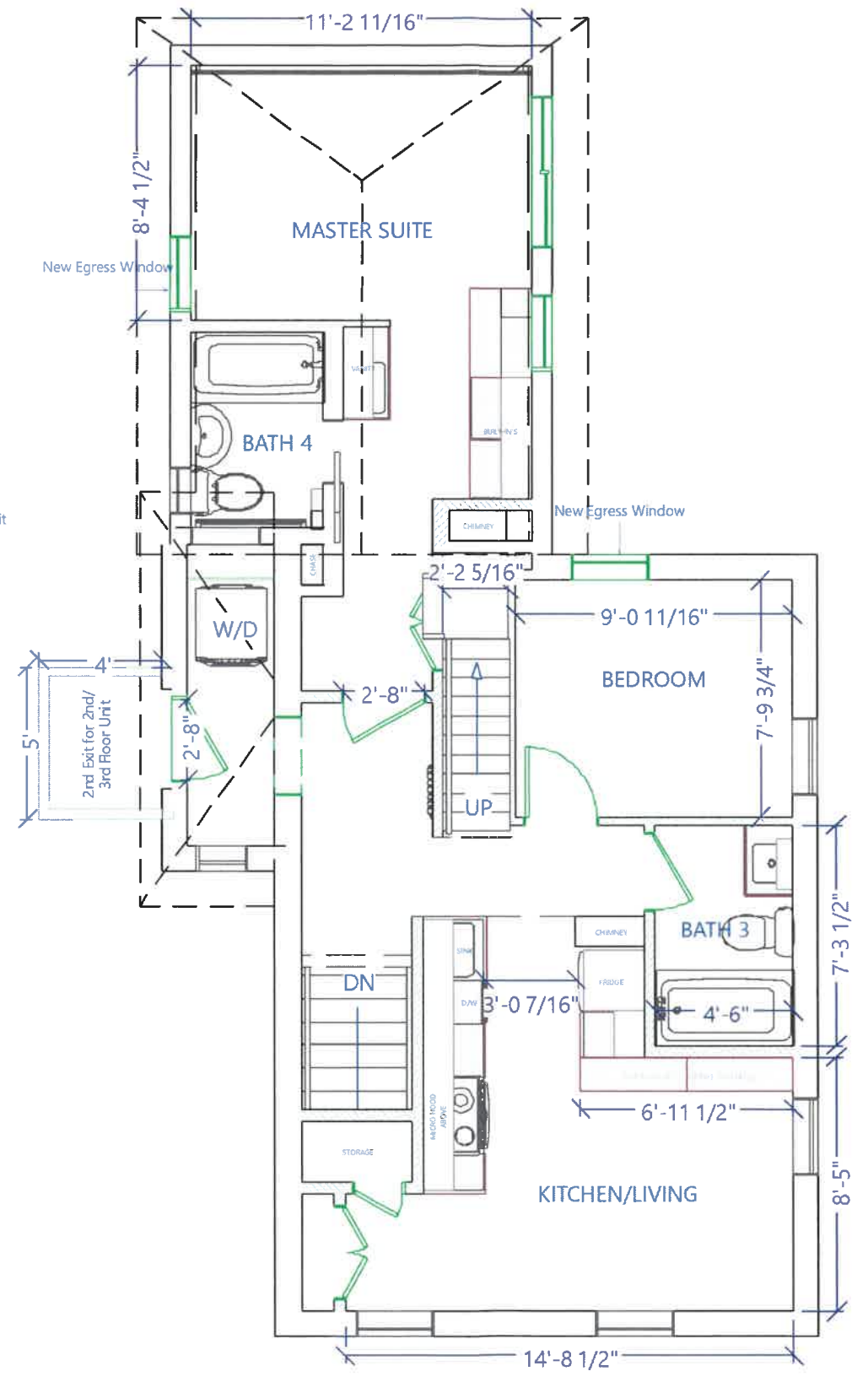
A2

Measures to provide acoustic privacy throughout will be taken

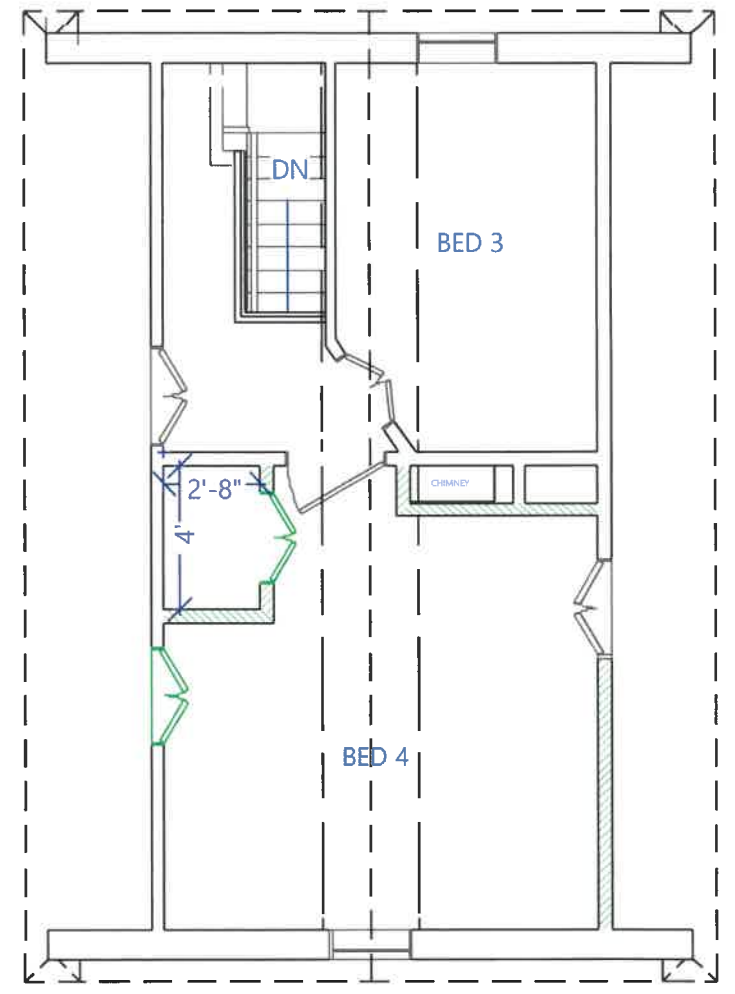
New



1st FLOOR



2nd FLOOR



3rd FLOOR