

Land Use Application

New Accessory Dwelling Unit

My wife and I currently live in a single family house located at 130 Sherburne Rd in Portsmouth. The house is located on a 0.39 acre lot that is zoned SRB. The house was placed into a revocable trust and my wife and I are the beneficiaries of the trust.

We propose to change the use of the large room (20 ft x 30 ft) which is located over the garage in the house into an Accessory Dwelling Unit (ADU) as allowed by the zoning code. We currently use the room as a guest room for visiting family. Before we bought the house, the room was made into an apartment, but the kitchen was required to be removed when the apartment was determined to be illegal since the house is located in a single family zoned area.

Our plan is continue to live in the main part of the house and rent out the ADU. On a longer term we might rent out the ADU to a care giver. We are currently in our mid to late seventies and would like to stay in house as long as possible.

The room that we propose to convert to an ADU currently contains four closets and a full bathroom. There were walls inside the apartment to create a kitchen and a bedroom. These walls were torn down, presumably when the kitchen was torn out, leaving one large room. We are not proposing to erect walls so that the ADU will be a studio apartment.

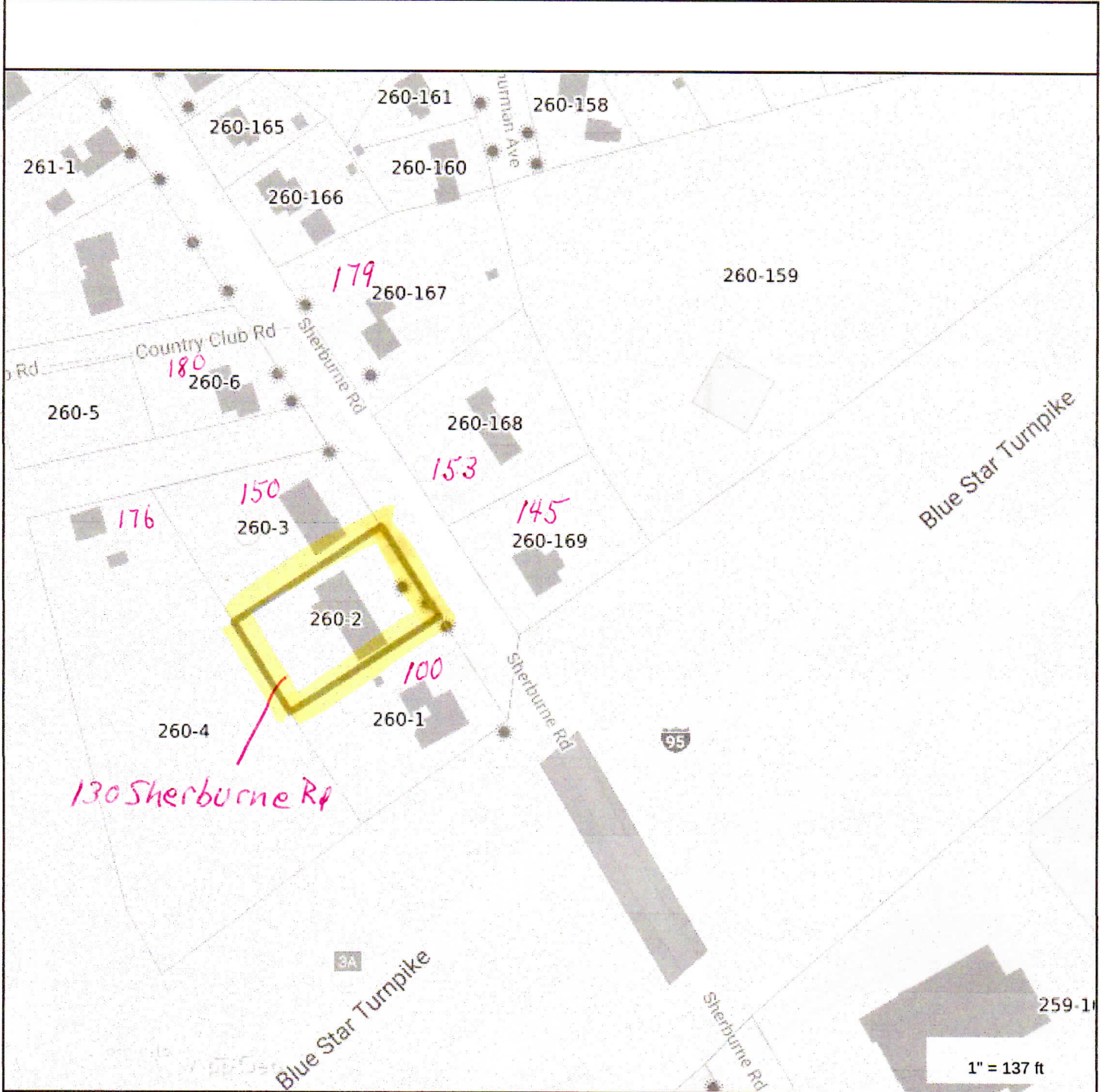
As currently envisioned, kitchen counters, a stove, sink and refrigerator would be installed. Also, five wood sash windows would be replaced. One set of casement windows would not be changed. The only changes to the outside of the house planned are the window replacements. This will maintain the single family appearance of the house.

A satellite photo from google maps shows foliage around the house, although the fact that the photo was taken during a period when the deciduous trees have no leaves means the photo does not show all the foliage present during the summer.


We have included two drawings of the inside of the house. The first is an older drawing of the whole house that was made back when this room was a separate apartment. It includes the walls that were removed that separated the bedroom and the kitchen. The second drawing is of the ADU as proposed.

There will be two entrances to the ADU. The primary entrance will be through the garage and up the stairs to the first floor. A second entrance is through the back door to the house, from the rear porch.

The garage provides parking for two cars and the driveway is large enough to provide parking for a third car. We expect the ADU to not result in excessive noise, traffic or parking congestion in the neighborhood.



Property Information	
Property ID	0260-0002-0000
Location	130 SHERBURNE RD
Owner	SQUIRES FAMILY REVOCABLE TRUST OF 2015


 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

Red numbers are addresses



130 Sherburne Rd



100 Sherburne Rd



150 Sherburne Rd



145 Sherburne Rd



153 Sherburne Rd



180 Sherburne Rd



179 Sherburne Rd

130 Sherburne Road, Portsmouth, NH Setback



1" = 48 ft

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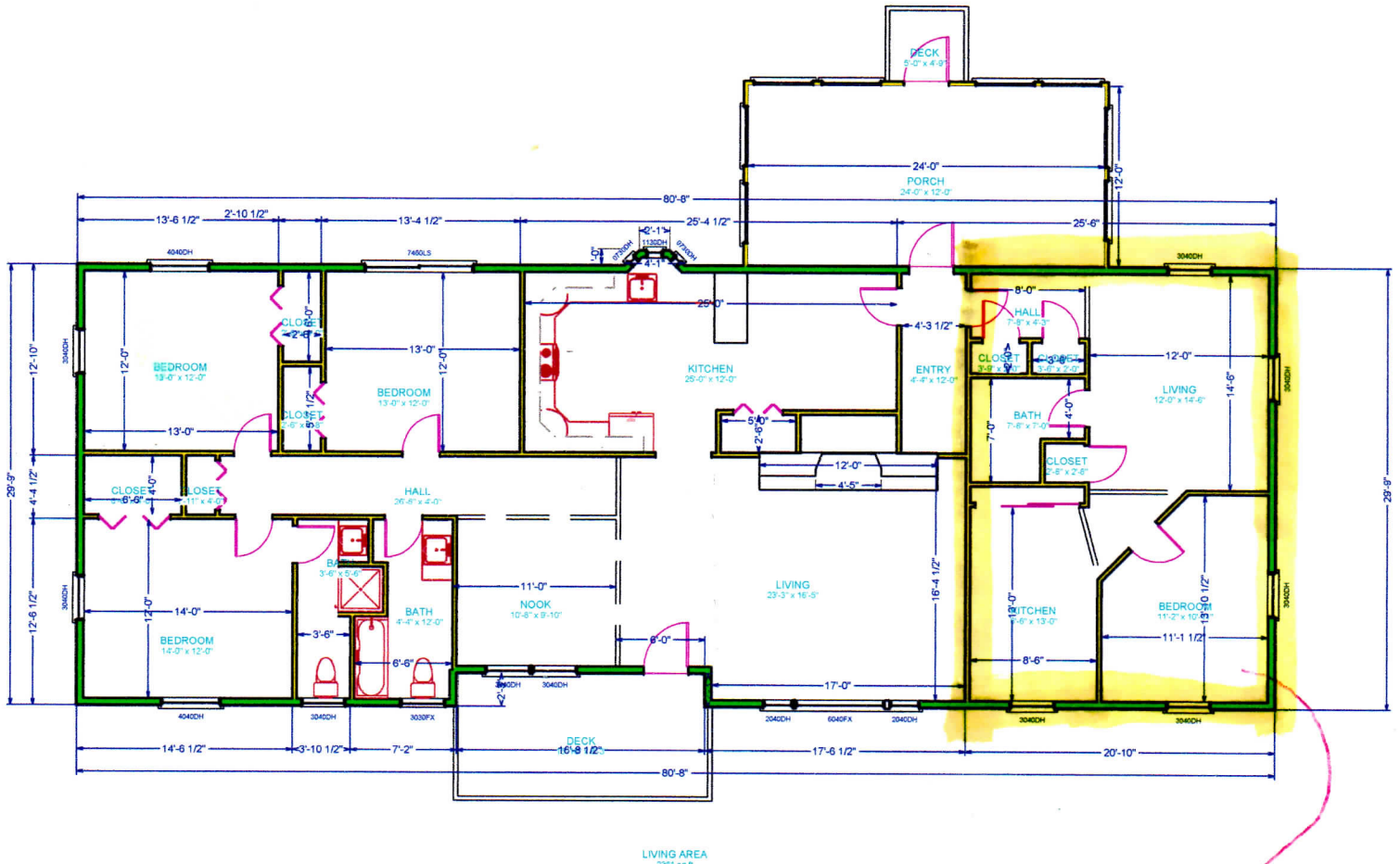


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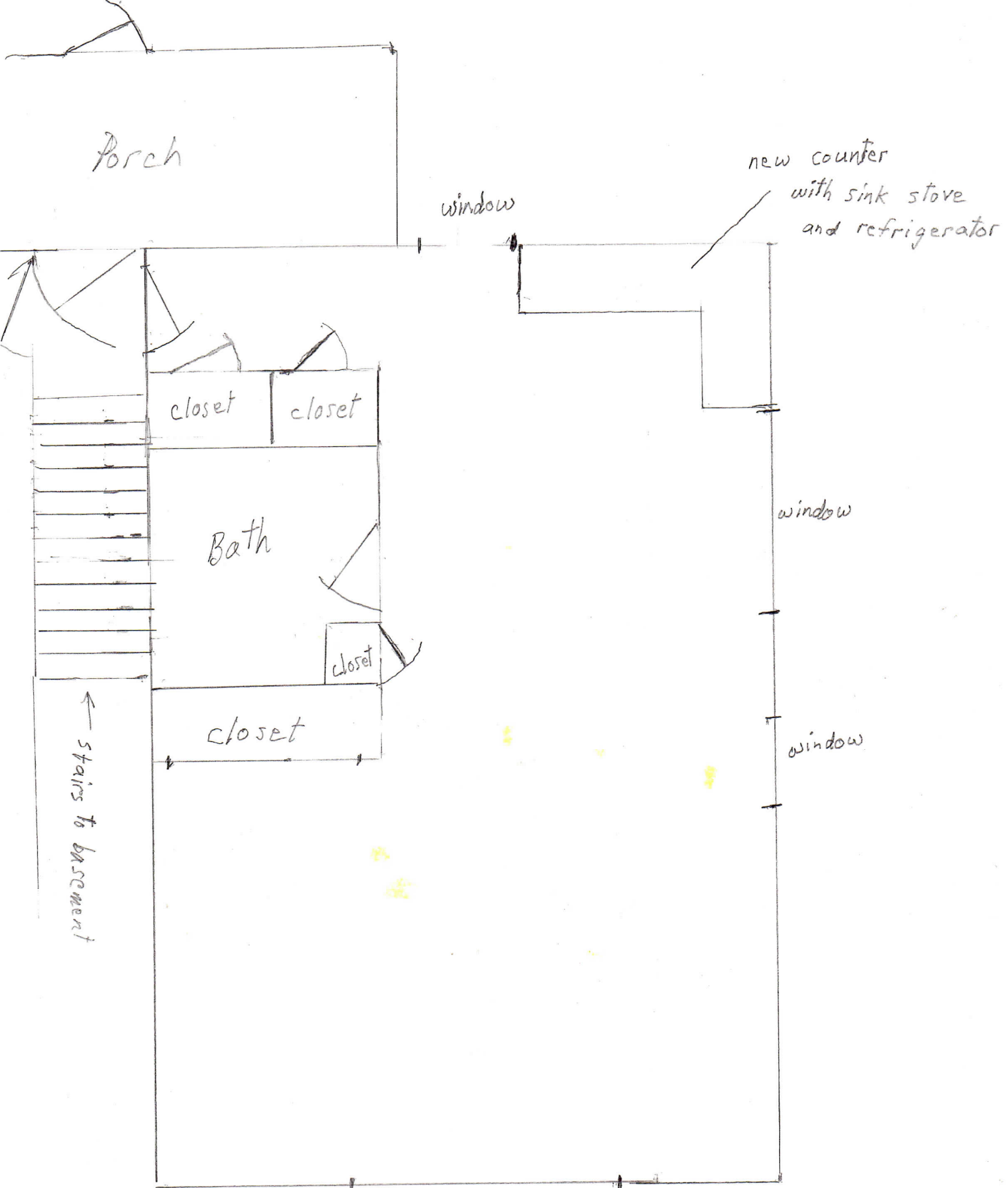
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130 Sherburne Rd
Portsmouth



Room
proposed
to be apartment.



Front of House

1" = 4ft