

OCT 29 2019

**Updated Request for Variance (10/29/19):**

BY: \_\_\_\_\_

We request a variance as per 10.812.11 – Conversion of existing dwelling to multi-family dwelling with a change to the exterior of the building. Our plan is to modernize and convert a pre-1980's home into two units. The first unit will be on the first and second floors and the second unit will be on the third floor. The basement will become a common area for laundry and storage. Currently, the CD4-L1 district has a 3,000 square foot lot area per dwelling unit requirement. The lot at 53 Tanner is approximately 2,178 (as per tax map). Since we are asking for a lot area per dwelling unit of 1,089 where 3,000 is required, we require a variance.

- 1) The variance is not contrary to the public interest:
  - Converting the current home to a home with two units is a minor change.
  - The proposed use will drastically improve the quality and safety of the existing building.
  - The proposed renovation will improve the essential character of the building.
  - The footprint of the building will not change.
  - The external character of the home will improve and blend in more with the neighborhood.
  - The renovation will improve and not threaten public health, safety or welfare.
- 2) The spirit of the ordinance is observed.
  - Converting the home to two units blends in with multi-unit buildings on Tanner street.
  - The proposed renovation will improve the value and quality of the home and property.
  - The renovation will have positive impact on neighboring properties.
  - The renovation will drastically improve safety for building inhabitants.
  - Upgrading the building to code is good for the safety of the neighborhood.
- 3) Substantial justice is done.
  - Benefit to the general public is significant.
  - Improving building electric, plumbing and HVAC reduces risk of potential fire.
  - Any toxic materials found in building will be removed according to regulations.
    - The property was examined by ATS professional for asbestos
    - Qualified professionals will remove problem materials (see inspection report)
  - Renovation will reduce the risk of explosion due to poor / outdated appliances.
  - Overall hazard to the public or adjacent properties is substantially reduced.
  - The renovation will improve the structural integrity of the building.
  - Egress on the 2<sup>nd</sup> and 3<sup>rd</sup> floor will be dramatically improved.
  - Dangerous stairways will be removed and replaced with stairways that are up to code.
  - Insulation and internal building materials will be brought up to code.
  - Improve building quality and safety will reduce chance of adverse odor, smoke, gas, dust or other pollutants, noise, heat, vibration and unsightly storage of materials or equipment.
  - There will be no change in traffic that could lead to hazards or congestion on Tanner Street.
  - Renovation will not place excessive demand on municipal services or have an adverse affect on water, sewer, waste disposal, police, fire protection, ambulance or schools.
  - There will be no change in storm water runoff to adjacent properties or streets.

- 4) The values of surrounding properties are not diminished.
  - Improving the interior and exterior of the building improves adjacent property values.
  - Improving building safety and quality reduces risk of problems and accidents.
  - Building egress on the 2<sup>nd</sup> and 3<sup>rd</sup> floor is drastically improved.
  - New stairways improve safety for building inhabitants reducing risk of accidents.
  - Backyard landscaping will improve the quality and character of the property.
- 5) Literal enforcement of the ordinance would result in unnecessary hardship.
  - The proposed change to a two-unit property is more than reasonable.
  - The current use (three bedrooms) will not change:
    - two bedrooms on the second floor
    - sleeping area in the third floor studio unit
  - The property does not currently make sense for a family – small backyard, etc.
  - The renovation will improve property quality for professional inhabitants.
  - Third floor renovation improves the quality and safety of the building (refer to plans)
  - The current bathroom/entry add-on addition on first floor was poorly constructed.
  - The current stairway (to be removed) to the third floor is steep, narrow and dangerous.
  - There currently is “no” egress to the third floor – very dangerous.
  - The internal layout of rooms throughout the building constricts use.
  - Floors are sagging and are in need of repair with new structural beams (LVLs).
  - Past owners parked 3-4 cars on property, so no change of parking use.
  - All windows will be removed – new energy efficient windows will be installed.
  - The structural integrity of the entire building will be improved.

Conclusion: Our intent is to dramatically improve the safety and quality of the existing building. The intent is to keep the external character of the home, but to improve use. The downtown location is ideal for young professionals who want to live and work in Portsmouth. Bringing the building up to code is good for the neighborhood and good for Portsmouth. We seek the variance to get the best use of the property. Use change to the neighborhood is minimal. Benefits to the neighborhood conform to recent upgrades in the area. We love Portsmouth and want to live on Tanner.

## Details

### Property

Location 53 TANNER ST  
Map-Lot 0126-0046-0000  
Vision Account Number 33659

### Ownership

Owner MDM RODGERS FAMILY LIMITED  
PARTNERSHIP  
Address 36 COUNTRY FARM RD, STRATHAM,  
NH 03885

### Valuation

Total \$415,000  
Last Sale \$456,000 on 2019-09-30  
Deed Date 2019-09-30  
Book/Page 6041/1204

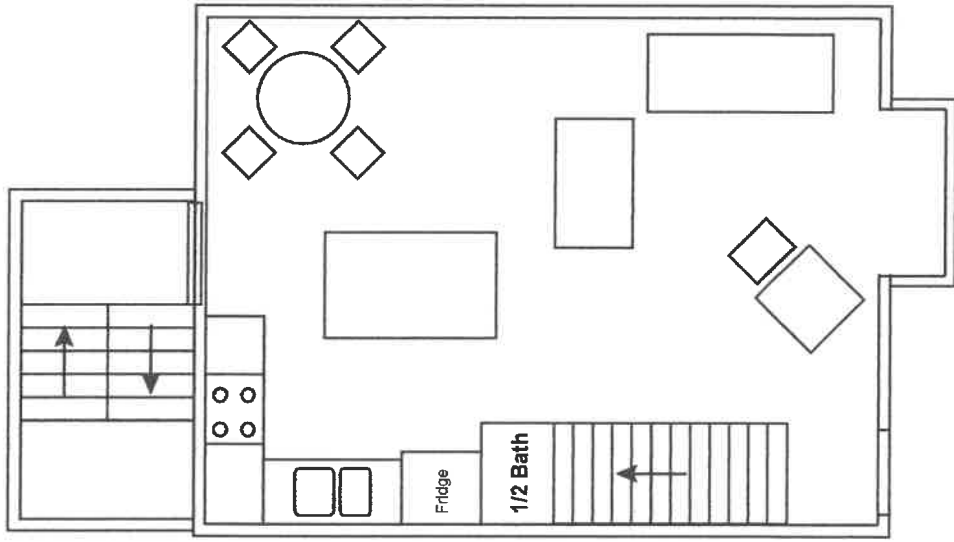
### Land

State Code 1010  
Land Use Description SINGLE FAM MDL-01  
Market Delineation 105  
Local District R  
Parcel Area (AC) 0.05

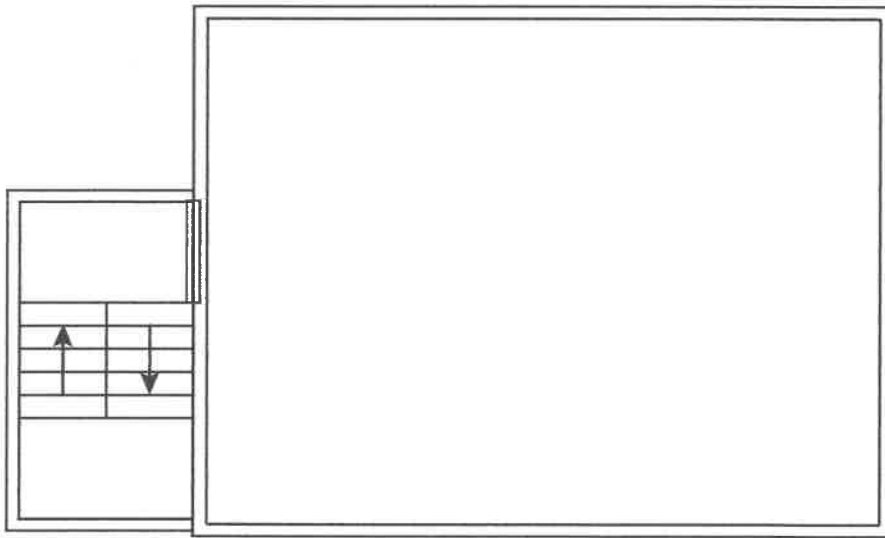
### Zoning

**Zoning**  
CD4-L1

1st Floor



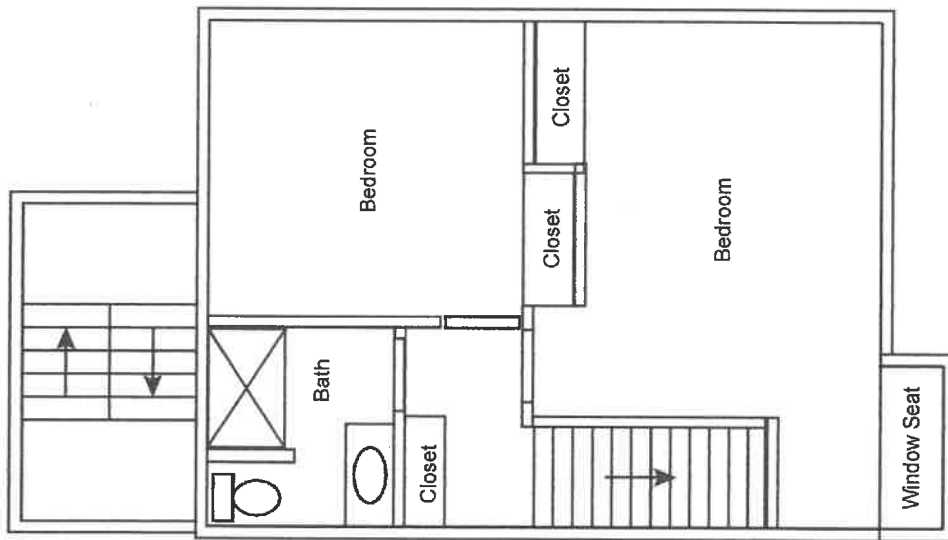
Basement



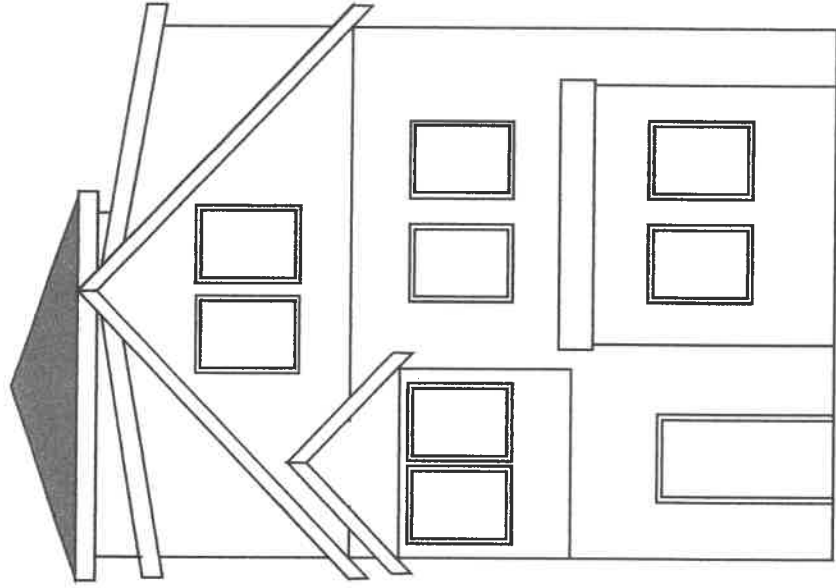
3rd Floor



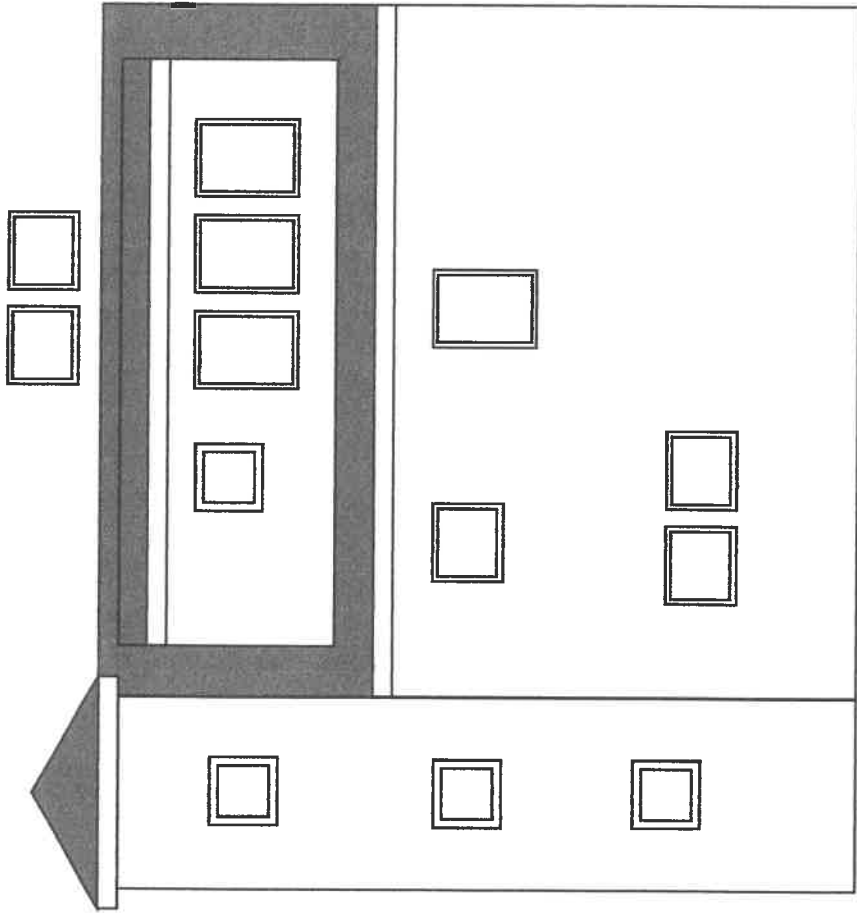
2nd Floor



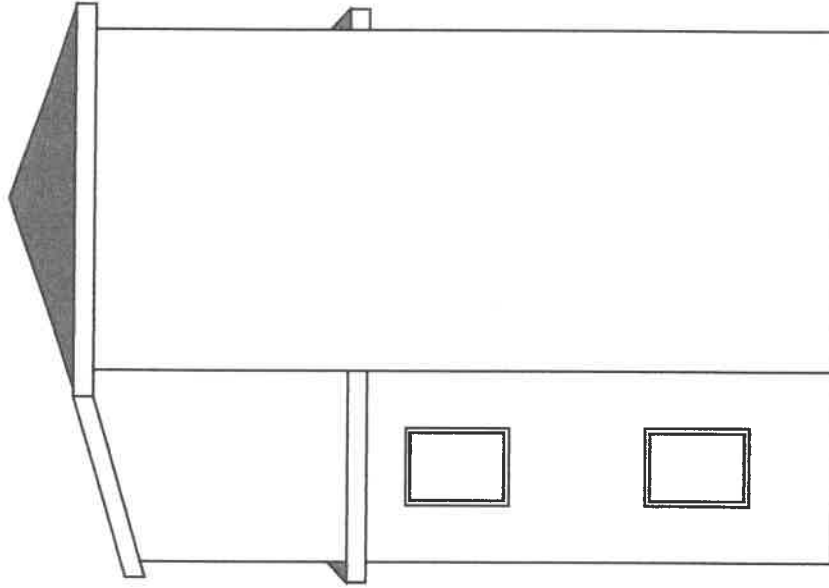
South Elevation



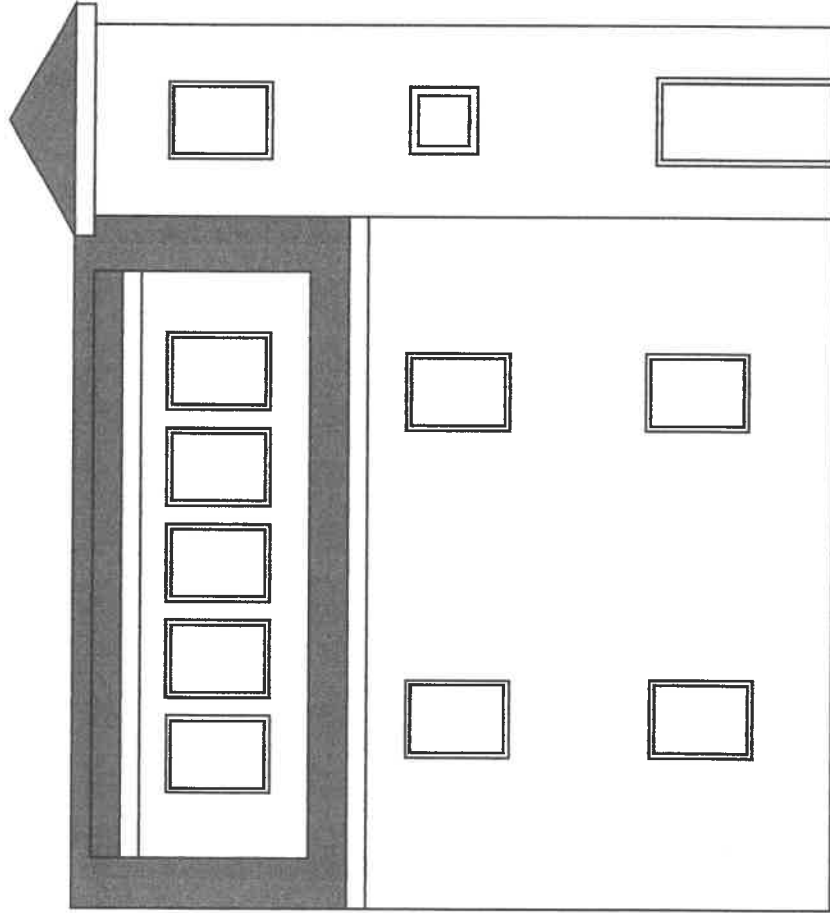
West Elevation



North Elevation



East Elevation



## Details of Proposed Renovation

The building has unique character.

Our goal is to improve the building from the inside out.

We want to improve structural integrity while getting rid of outdated materials.

We will bring electric, plumbing, HVAC and overall building efficiency up to code.

This will improve the overall safety and quality of the building for future inhabitants.

The current heating system will be converted to hot air with air conditioning.

All electric will be brought up to code.

Old insulation will be removed and updated to meet today's energy efficiency standards.

Plumbing in kitchens and bathrooms will be modernized to meet needs of professionals.



**Tanner Street Side View**





- The site plan shows property setbacks from property lines. The side yard is 3 feet on the west side and 18 feet on the east side, the front yard is 5 ft and the rear is 30 feet. There is room for 3-4 parking spaces as indicated on updated site plan (on last page). We can expand the driveway into the backyard a few feet to increase parking length to 19 feet per car.



- The existing property has steep and narrow internal stairways with poor egress. The proposed renovation would include a new stairway between the first and second floors. This will improve the quality of access between the first and second floor and bring the stairway up to code.



**Current stairway from first to second floor**

The existing stairway above would be torn down and rebuilt to meet code. The basement stairs under the current first to second floor stairway would be removed.



**Current stairway to third floor**

The current stairway to the third floor is steep, narrow and dangerous. These stairs would be removed and structural improvements would be made according to the new building plans.

- The existing bathroom on the first floor has no foundation. The current structure was built on the ground and is insulated poorly. Hence, there is no proper foundation or basement to protect pipes. This means that pipes can freeze during the winter.



**No foundation under bathroom**



**Existing interior stairway to basement**

- The proposed renovation would remove the existing added on bathroom and entry structure.
- We would build a new foundation based on the existing bathroom / entry footprint.



**Current First Floor Bathroom/Entry Add-On**

The new stairway structure (see plans) would replace the existing bathroom/entry add-on.

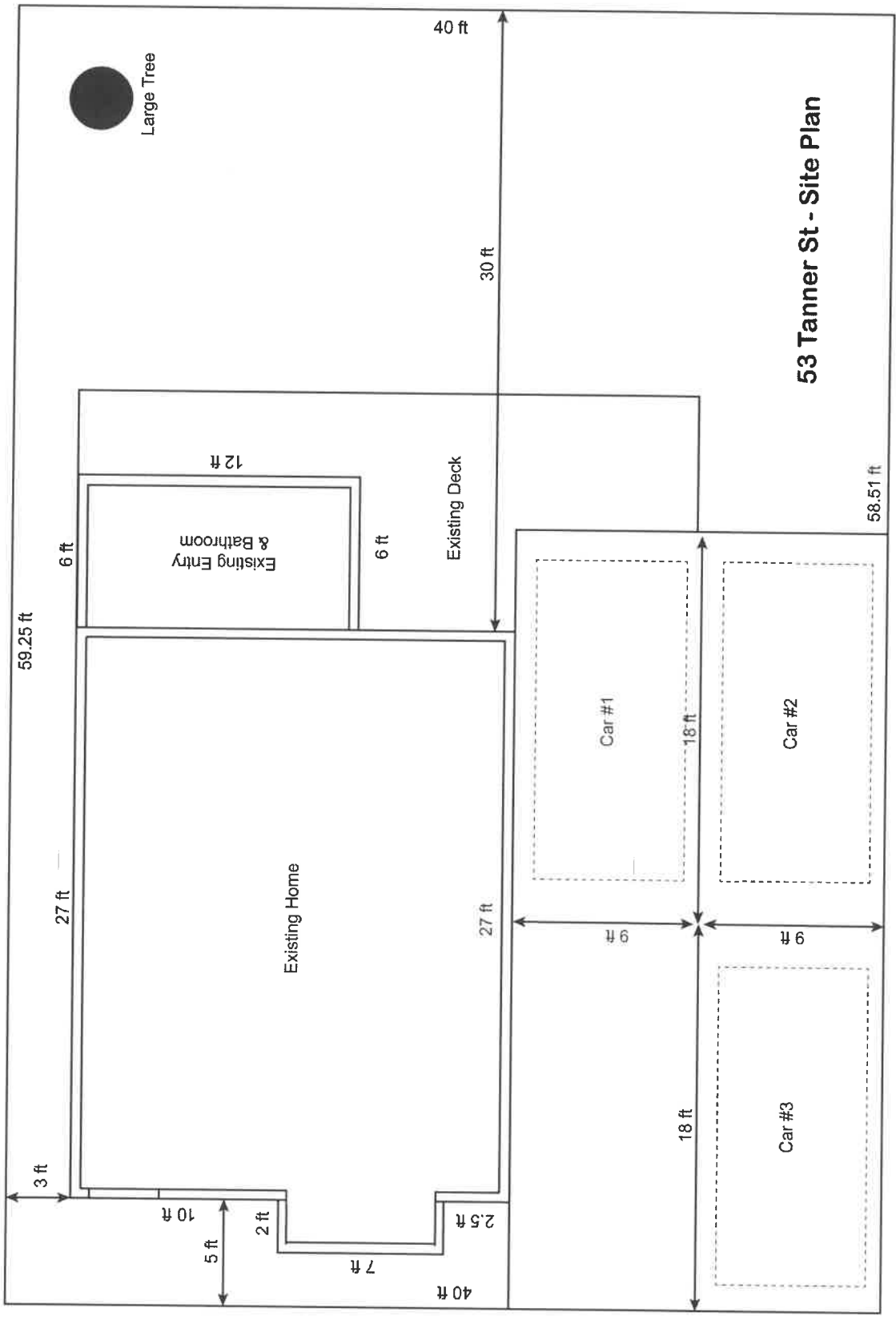
The new structure would have a full basement foundation.

The back deck would be removed and rebuilt and the backyard will be nicely landscaped.

Stairways in new structure will extend from the basement to the third floor.

This will drastically improve building safety and create modern egress to 2<sup>nd</sup> and 3<sup>rd</sup> floors.

The renovation will improve the structural condition of the building while creating a modern stairway and entry that is up to code.



**53 Tanner St - Site Plan**

