

APPLICATION OF 404 ISLINGTON STREET
404 Islington Street, Portsmouth, New Hampshire
Map 145, Lot 33

APPLICANT'S NARRATIVE

404 Islington Street, LLC seeks a special exception to convert the existing Martin Hill Inn, comprising seven guest units and a caretaker apartment, at the above location into an inn with ten guest units. The property's present, long-standing use as an inn is a non-conforming, grandfathered use. Other than the increase in the number of guest rooms, there are no significant changes to the property proposed beyond the installation of an ADA compliant wheelchair ramp, for which the applicant has already received approval from the Historic District Commission.

The property lies in the CD4-L2 zone, the purpose of which is "to promote the development of walkable, mixed-use, human-scaled places by providing standards for building form and placement and related elements of development." §10.410. The proposed inn use is permitted only by special exception. §10.440.10.30.

The applicant believes the proposal easily meets the criteria for the necessary special exception. Those criteria are set forth in the ordinance at §10.232.20.

First, the use proposed here, "inn," is permitted within this district by special exception, see §10.440 Table of Uses, no. 10.30. §10.232.10.

Second, the proposed use will pose no hazard to the public or adjacent properties on account of potential fire, explosion or release of toxic materials. §10.232.22. No explosives, toxic materials or unusual accelerants will be stored on site.

Third, there will be 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. §10.232.23. The proposed is entirely consistent with the property's longstanding use as an inn. The building already exists and no new construction, with the minor exception of an ADA compliant wheelchair ramp, is contemplated.

Fourth, there will be no creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity. §10.232.23. The existing use is comprised of a seven unit inn with caretaker apartment and has functioned within the vicinity without issue for over thirty years. The applicant has 10 parking spaces where 13 are required, and will seek an appropriate conditional use permit from the Planning Board.

Fifth, there will be no excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools. §10.232.24. None of these services will be implicated by this proposal.

Finally, the project will result in no significant increase of stormwater runoff onto adjacent property or streets. §10.232.25. There will be no change to the existing building footprint, with the exception of the proposed addition of an ADA compliant wheelchair ramp, which will require HDC approval.

For the foregoing reasons, the applicant respectfully requests the Board grant the special exception as requested and advertised.

Respectfully submitted,

Dated: 6-14-2022

By: *John K. Bosen*
John K. Bosen, Esquire

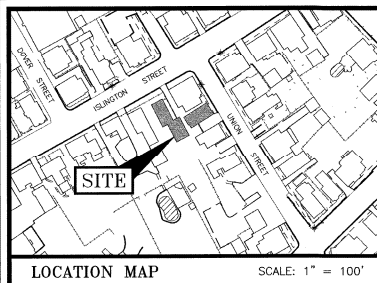


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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 3/9/2022
Data updated 3/9/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
RR SPK	RAILROAD SPIKE
MAP 11/LOT 21	
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
IP SET	IRON PIPE SET
RR SPK SET	RAILROAD SPIKE SET
NHMB	NHDOT BOUND FOUND
TOWN BOUND	
BOUND WITH DRILL HOLE	
STONE BOUND WITH DRILL HOLE	

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N62°24'01"E	40.00'
L2	S27°45'24"E	47.60'
L3	N60°12'25"E	56.28'
L4	S30°11'55"E	39.00'
L5	S59°14'36"W	58.05'
L6	S27°45'24"E	44.50'
L7	S29°30'56"E	41.85'
L8	S60°19'34"W	39.82'

EASEMENT LENGTH TABLE

LINE	BEARING	DISTANCE
E1	N59°45'13"E	63.75'
E2	S30°14'47"E	15.00'
E3	S59°45'13"W	48.94'
E4	S29°30'56"E	25.07'
E5	S53°00'51"W	15.13'

EASEMENT AREA: 1,347 S.F.

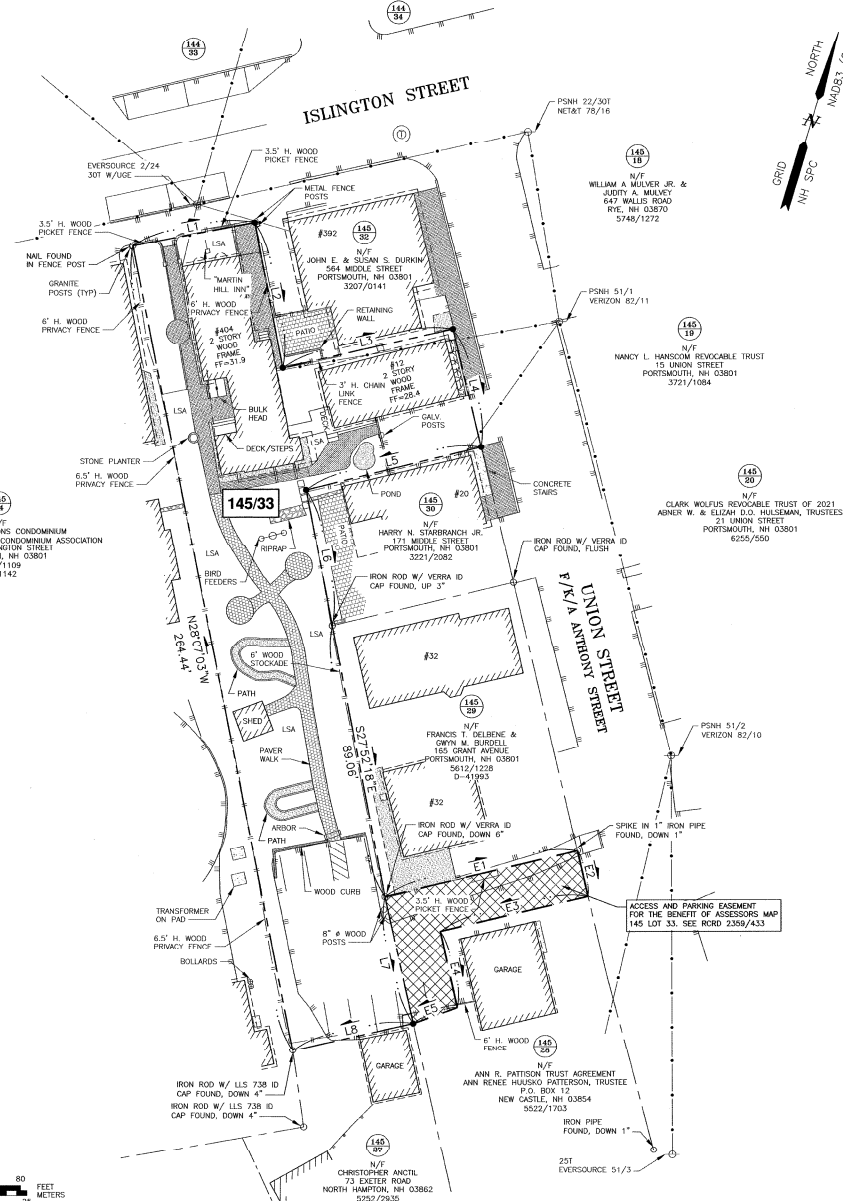
PLAN REFERENCES:

- 1) AMENDED CONDOMINIUM SITE PLAN ISLINGTON COMMONS CONDOMINIUM TAX MAP 145 - LOT 34, OWNER / DECLARANT: ISLINGTON COMMONS, LLC, 410-430 ISLINGTON STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1" = 20', PREPARED BY AMBIT ENGINEERING, INC., DATED OCTOBER 2019, RCRD D-42502.
- 2) PROPOSED SITE DEVELOPMENT PLANS 32 UNION STREET PORTSMOUTH, N.H. ASSESSOR'S PARCEL 145-29 RECORDING SITE PLAN, SCALE: 1"=10', PREPARED BY ALTUS ENGINEERING, INC., DATED DECEMBER 6, 2019, RCRD D-41993.

ABUTTERS:

144-33	N/F	ANTONIO & CHRISTINA TZORTZAKIS	413 ISLINGTON STREET	PORTSMOUTH, NH 03801	2289/1117
144-34	N/F	401 OF A KIND CONDO MASTER CARD	230 LAFAYETTE ROAD	PORTSMOUTH, NH 03801	4609/2720

ISLINGTON COMMONS CONDOMINIUM
C/O ISLINGTON COMMONS CONDOMINIUM ASSOCIATION
410-430 ISLINGTON STREET
PORTSMOUTH, NH 03801
6068/1109
D-41142



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 02801-7114
Tel: (603) 430-1026
Fax: (603) 430-2015

NOTES:

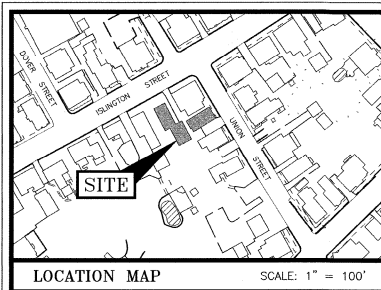
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 145 AS LOT 33.
- 2) OWNER OF RECORD:
404 ISLINGTON STREET, LLC
404 ISLINGTON STREET
PORTSMOUTH, NH 03801
5496/2593
- 3) PARCEL NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE DATE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
12,630 S.F.
0.2899 ACRES
- 5) PARCEL IS LOCATED IN THE CD4-L2 (CHARACTER DISTRICT 4-L2) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
- 7) VERTICAL DATUM IS NAVD83. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- 8) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY ON ASSESSOR'S MAP 145 LOT 33 IN THE CITY OF PORTSMOUTH.
- 9) PARCEL IS BENEFITED BY A 15' WIDE ACCESS AND PARKING EASEMENT OVER ASSESSOR'S MAP 145 LOT 28 AS RESERVED IN RCRD 2359/433.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/15/22

STANDARD BOUNDARY SURVEY TAX MAP 145 LOT 33

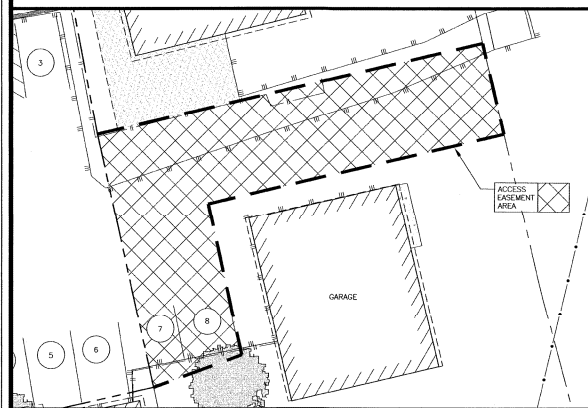
OWNER OF RECORD:
404 ISLINGTON STREET, LLC
PROPERTY LOCATED AT:
404 ISLINGTON STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 20'
MARCH 2022
FB 404 PG 30



LEGEND:

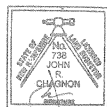
- N/F NOW OR FORMERLY
RP RECORD OF PROBATE
RR ROAD
RR SPK RAILROAD SPIKE
MAP 11/LOT 21
O R FND IRON ROD FOUND
O P FND IRON PIPE FOUND
● R SET IRON ROD SET
● P FND IRON PIPE SET
● DH FND DRILL HOLE FOUND
● DH SET DRILL HOLE SET
● RR SPK SET RAILROAD SPIKE SET
● NHDT BOUND FOUND NHDOT BOUND FOUND
● TOWN BOUND TOWN BOUND
● BND W/DH BOUND WITH DRILL HOLE
● HND BND W/DH STONE BOUND WITH DRILL HOLE



ACCESS EASEMENT
SCALE 1"=10'

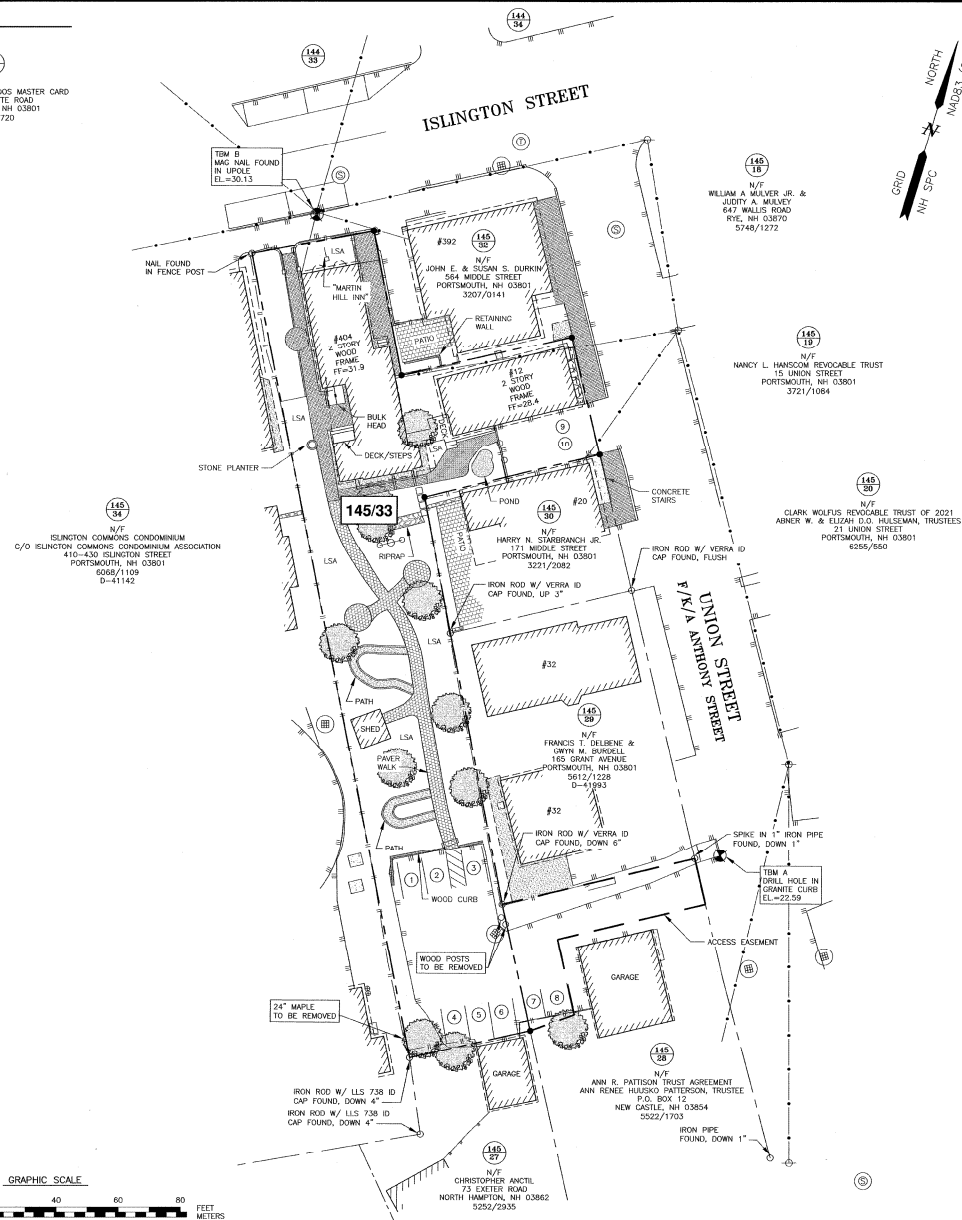
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

JOHN R. CHAGNON, LLS 738
DATE 4.18.22



ABUTTERS:

- N/F ANTONIOS & CHRISOUL TZORTZAKIS
413 ISLINGTON STREET
PORTSMOUTH, NH 03801
2289/1117
- N/F 401 OF A KIND CONDO'S MASTER CARD
230 LAFAETTE ROAD
PORTSMOUTH, NH 03801
4609/2720



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
300 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel: (603) 430-8282
Fax: (603) 430-8315

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 145 AS LOT 33.
- 2) OWNER OF RECORD:
404 ISLINGTON STREET, LLC
404 ISLINGTON STREET
PORTSMOUTH, NH 03801
5496/2593
- 3) PARCEL NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE DATE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
12,630 S.F.
0.2899 ACRES
- 5) PARCEL IS LOCATED IN THE CD4-L2 (CHARACTER DISTRICT 4-L2) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
- 7) VERTICAL DATUM IS NAVD83. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- 8) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 145 LOT 33 IN THE CITY OF PORTSMOUTH.

CUP PERMIT PLAN 404 ISLINGTON STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/18/22
REVISIONS		


SCALE: 1" = 20' APRIL 2022

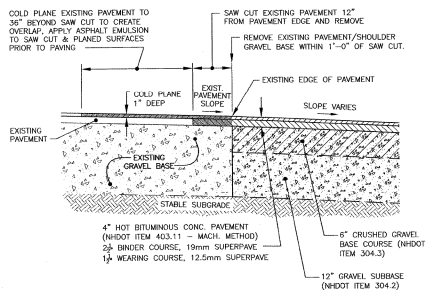
EXISTING CONDITIONS
PLAN

C1



LEGEND:

RP	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
RR	RAILROAD SPIKE
	MAP 11/LOT 21
<input type="radio"/> IR FND	IRON ROD FOUND
<input type="radio"/> IP FND	IRON PIPE FOUND
<input checked="" type="radio"/> IR SET	IRON ROD SET
<input type="radio"/> DH FND	DEPT. HOLE FOUND
<input checked="" type="radio"/> DH SET	DRILL HOLE SET
<input type="radio"/> SPIK SET	RAILROAD SPIKE SET
<input checked="" type="radio"/> NHDOT	NHDOT BOUND FOUND
<input type="radio"/> TOWN	TOWN BOUND
<input type="radio"/> BND w/ DH	BOUND WITH DRILL HOLE
<input type="radio"/> ST BND w/ DH	STONE BOUND WITH DRILL HOLE



NOTES:

NOTES:

- 1) PAVEMENT SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS - SECTION 401.
- 2) CRUSHED GRAVEL AND GRAVEL SUBBASE SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS - SECTION 304, TABLE 1E, AND SHALL BE COMPACTED AS INDICATED IN SECTION 304, 3.6 COMPACTION, AND 3.7 DENSITY TESTING, AND CITY OF PORTSMOUTH CONSTRUCTION STANDARDS, SECTION VIII B AND C.

PAVEMENT / PAVEMENT JOINT DETAIL

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

JOHN R. CLAGNON, LLS 738

DATE _____

ABUTTERS:

	
N/F	N/F
ANTONIO'S & CHRISOUL TZORTZAKIS	401 OF A KIND CONDOS MASTER CARD
413 ISLINGTON STREET	230 LAFAYETTE ROAD
PORTSMOUTH, NH 03801	PORTSMOUTH, NH 03801
2289/1117	4609/2720

N/F
ISLINGTON COMMONS CONDOMINIUM
C/O ISLINGTON COMMONS CONDOMINIUM ASSOCIATION
410-430 ISLINGTON STREET
PORTSMOUTH, NH 03801
6068/1109
D-41142

ISLINGTON STREET

N/F
WILLIAM A MULVER JR. &
JUDITH A. MULVEY
647 WALLIS ROAD
RYE, NH 03870
5748/1272

N/F
NANCY L. HANSCOM REVOCABLE TRUST
15 UNION STREET
PORTSMOUTH, NH 03801
3721/1084

N/F
CLARK WOLFUS REVOCABLE TRUST OF 2021
AGNER W. & ELIJAH D.O. HULSEMAN, TRUSTEES
21 UNION STREET
PORTSMOUTH, NH 03801
6255/550

UNION STREET,
F/K/A ANTHONY STREET

PROPOSED PAVEMENT ADDITION (TYP.)	
--------------------------------------	--

TBM /
DRILL
GRAND
EL. = 2

N/F
ANN R. PATTISON TRUST AGREEMENT
ANN RENEE HUUSKO PATTERSON, TRUSTEE
P.O. BOX 12
NEW CASTLE, NH 03854
5522/1703

N/F
CHRISTOPHER ANCIL
73 EXETER ROAD
NORTH HAMPTON, NH 03862

GRAPHIC SCALE

A horizontal scale bar with alternating black and white segments. Above the bar, numerical values are marked at 10, 0, 20, 40, 60, and 80. Below the bar, numerical values are marked at 0, 5, 10, 15, 20, and 25. To the right of the bar, the text 'FEET METERS' is written vertically.

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 145 AS LOT 33.

2) OWNER OF RECORD:
404 ISLINGTON STREET, LLC
404 ISLINGTON STREET
PORTSMOUTH, NH 03801
5496/2593

APPLICANT:
CSQ REALTY, LLC
137 P STREET APT. 2
SOUTH BOSTON, MA 02127

3) PARCEL NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.

4) EXISTING LOT AREA:
12,630 S.F.
0.2899 ACRES

5) PARCEL IS LOCATED IN THE CD4-L2 (CHARACTER DISTRICT 4-L2) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) THE PURPOSE OF THIS PLAN IS TO SHOW CHANGES TO THE USE AT ASSESSOR'S MAP 145 LOT 33 IN THE CITY OF PORTSMOUTH.

10) PARCEL IS BENEFITED BY A 15' WIDE ACCESS AND PARKING EASEMENT OVER ASSESSOR'S MAP 145 LOT 28 AS RESERVED IN RORD 2359/433.

11) PROPOSED USE- 10 GUEST ROOM INN

12) REQUIRED PARKING: 10 GUEST ROOMS X 1.25 SPACES
PER GUEST ROOM = 13 SPACES REQUIRED. 11 SPACES
PROVIDED.

CUP PERMIT PLAN
404 ISLINGTON STREET
PORTSMOUTH, N.H.

1	ADDITIONAL PARKING, TREE REMOVAL	4/18/22
0	ISSUED FOR COMMENT	4/5/22
NO.	DESCRIPTION	DATE
REVISIONS		



SCALE: 1" = 20'

APRIL 2022

SITE PLAN

C2

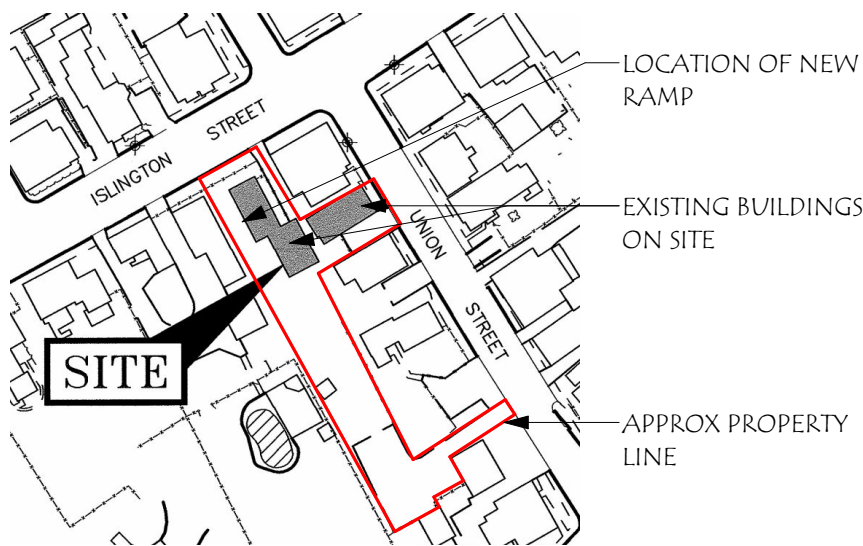
FB 404 PG 30

3425

404 ISLINGTON STREET

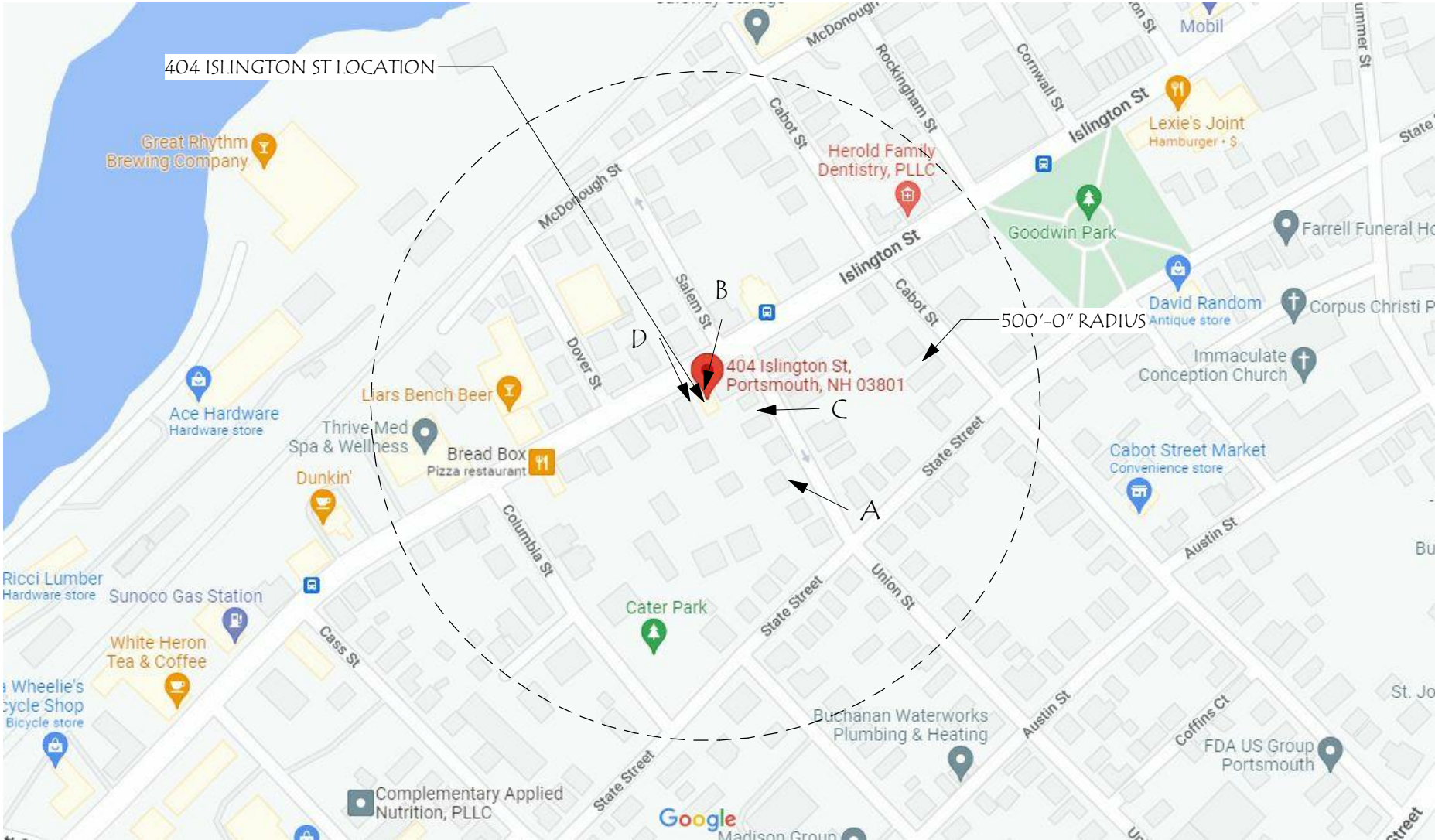
GENERAL PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE ADDITION OF A NEW ACCESSIBLE RAMP TO AN EXISTING STRUCTURE.



ZONING SUMMARY:

ZONING DISTRICT: CD4-L2
LOT SIZE: 12,630 SF
REQUIRED LOT AREA PER DWELLING UNIT:
BUILDING HEIGHT: 35'-0" ALLOWED
GROUND FLOOR ABOVE SIDEWALK: 11'-0" MIN
MIN GROUND STORY HEIGHT: ~8'-6" EXISTING



MARKET SQUARE ARCHITECTS
5121 Bee Cave Road, Suite 106
Austin, TX 78746
PH: 512.330.0330

HISTORIC DISTRICT COMMISSION
WORKSESSION/
PUBLIC HEARING
MAY 2022

MARTIN HILL INN
404 ISLINGTON ST.
PORTSMOUTH, NH, 03801

Revisions:	Description	Date

SCALE:	Author	Checker
DRAWN BY:		
CHECKED BY:		
PROJECT NO.:	2022030	
DATE:	03/25/22	

TITLE:	COVER SHEET
	1

© 2022 Market Square Architects 4/14/2022 10:14:02 AM



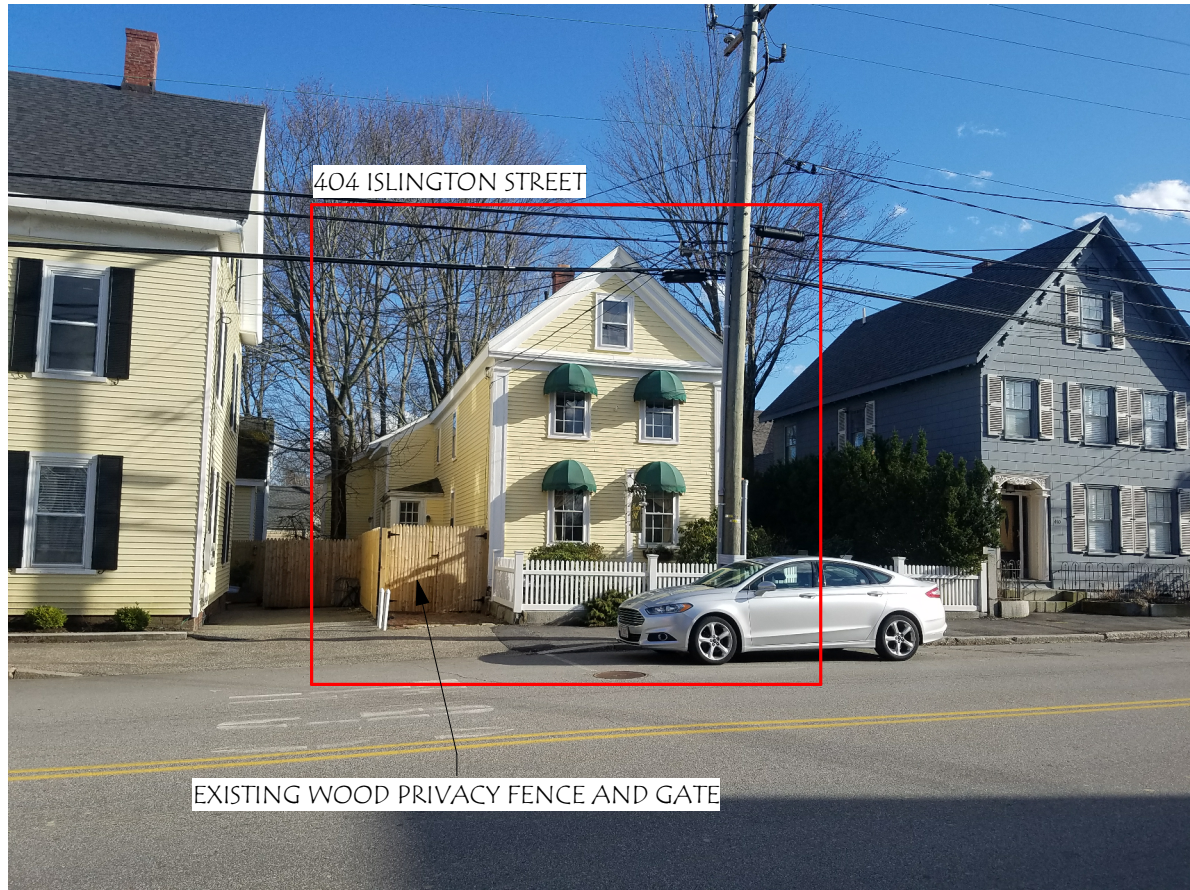
A: UNION STREET



B: ISLINGTON STREET



C: UNION STREET



D: ISLINGTON STREET

Revisions:	Description	Date
#		

SCALE:	AUTHOR
DRAWN BY:	CHECKER
CHECKED BY:	2022030
PROJECT NO.:	03/25/22
DATE:	

TITLE: EXISTING CONTEXT	2
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VIEW A



VIEW B



VIEW C



VIEW D



VIEW E



VIEW F



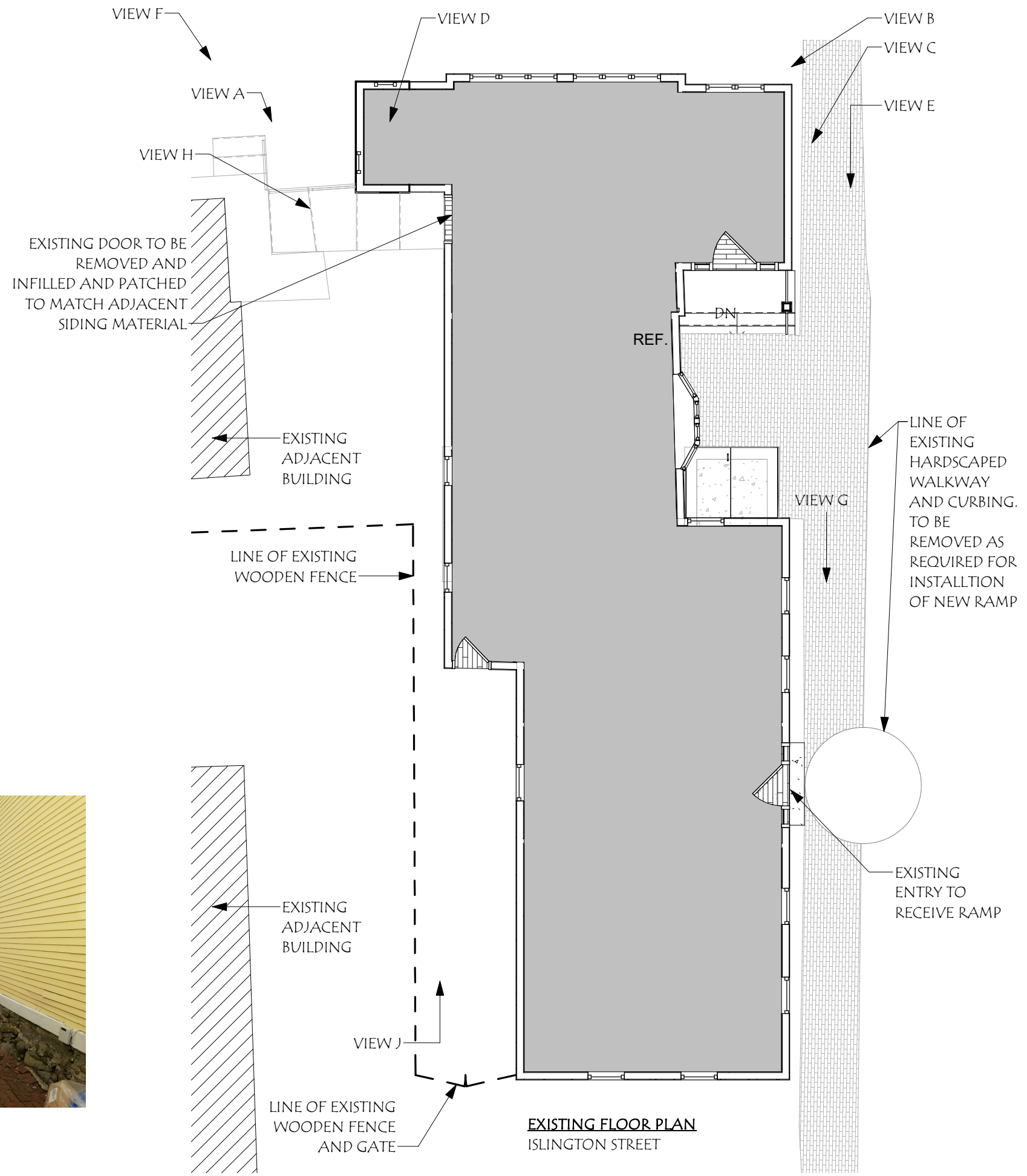
VIEW G



VIEW H



VIEW J



Revisions:	Description	Date
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1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SCALE:	1/8" = 1'-0"
DRAWN BY:	SNH
CHECKED BY:	RJH
PROJECT NO.:	2022030
DATE:	04/14/22

TITLE: EXISTING PLAN	3
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METAL RAILING EXAMPLE

Trex Enhance® Composite Decking



1" Square Edge Board

Our square edge boards install traditionally like wood—with deck screws.

Actual Dimensions

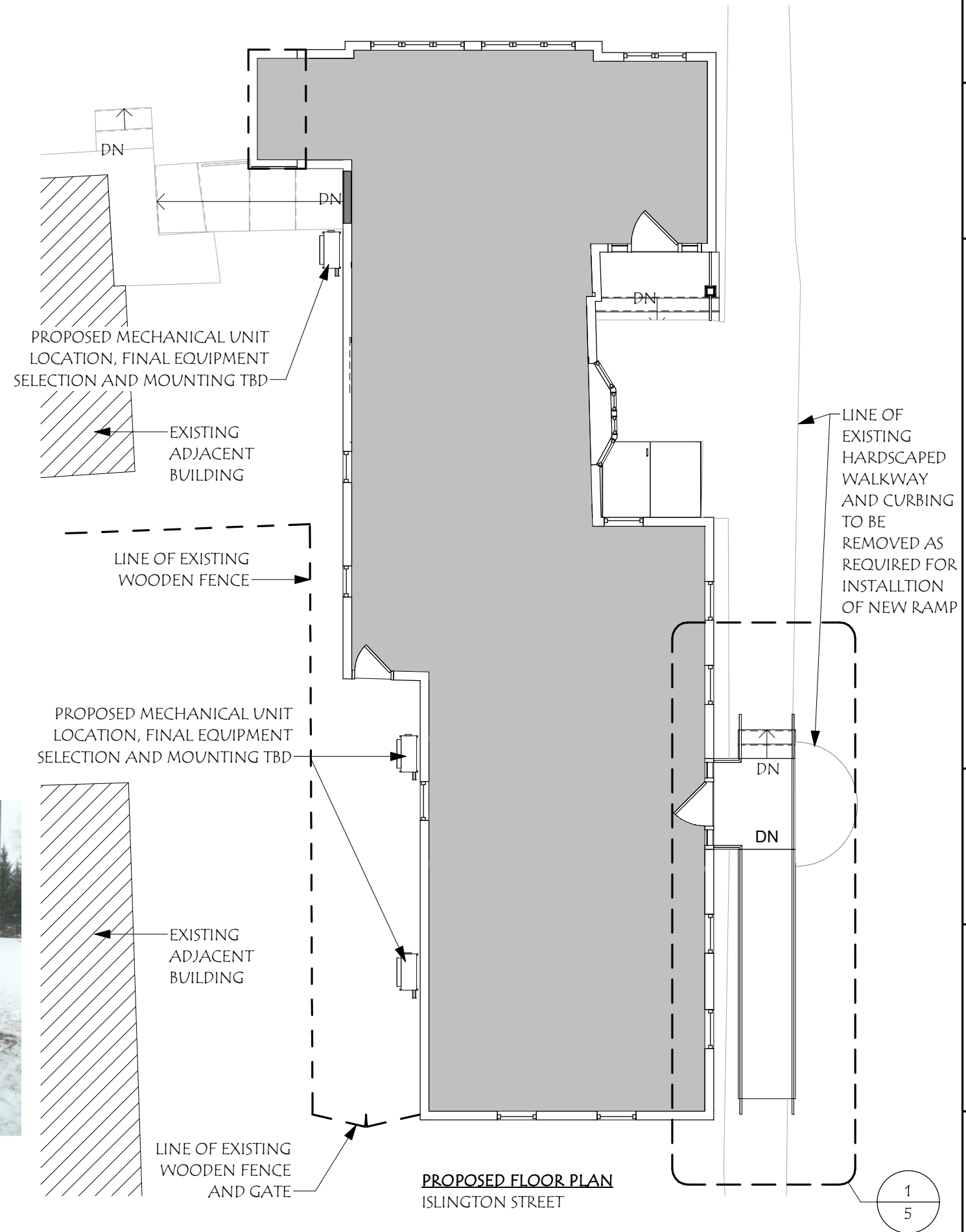
.94 in x 5.5 in x 12 ft (24 mm x 140mm x 365 cm)

.94 in x 5.5 in x 16 ft (24 mm x 140mm x 487 cm)

.94 in x 5.5 in x 20 ft (24 mm x 140mm x 609 cm)



MECHANICAL UNIT EXAMPLE
FINAL SELECTION AND MOUNTING TBD



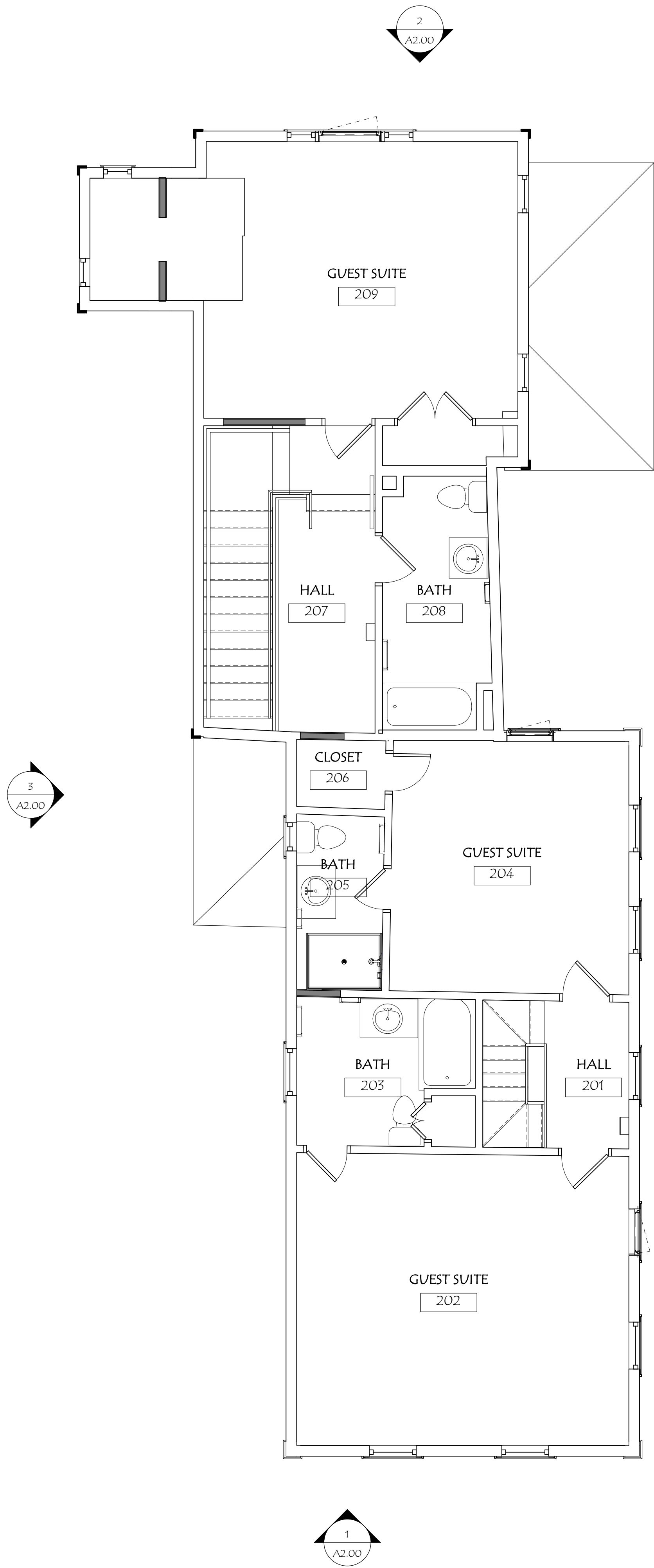
Revisions:	Description	Date
#		
1		
2		
3		
4		
5		

SCALE:	1/8" = 1'-0"
DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT NO.:	2022030
DATE:	03/25/22

TITLE:	PROPOSED
	4

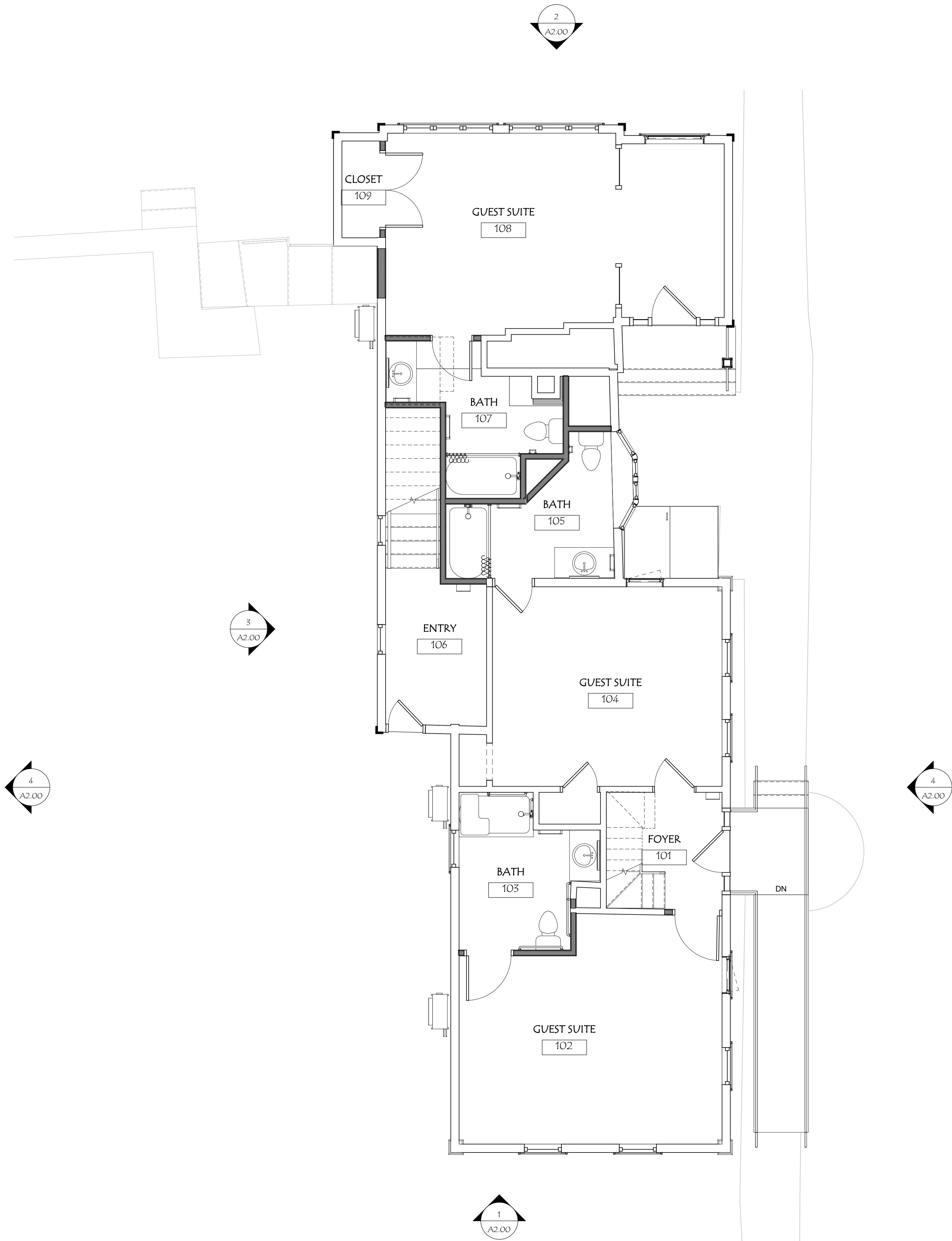
2 SECOND FLOOR- PLANNING BOARD

SCALE: 1/4" = 1'-0"



1 FIRST FLOOR- PLANNING BOARD

SCALE: 1/4" = 1'-0"



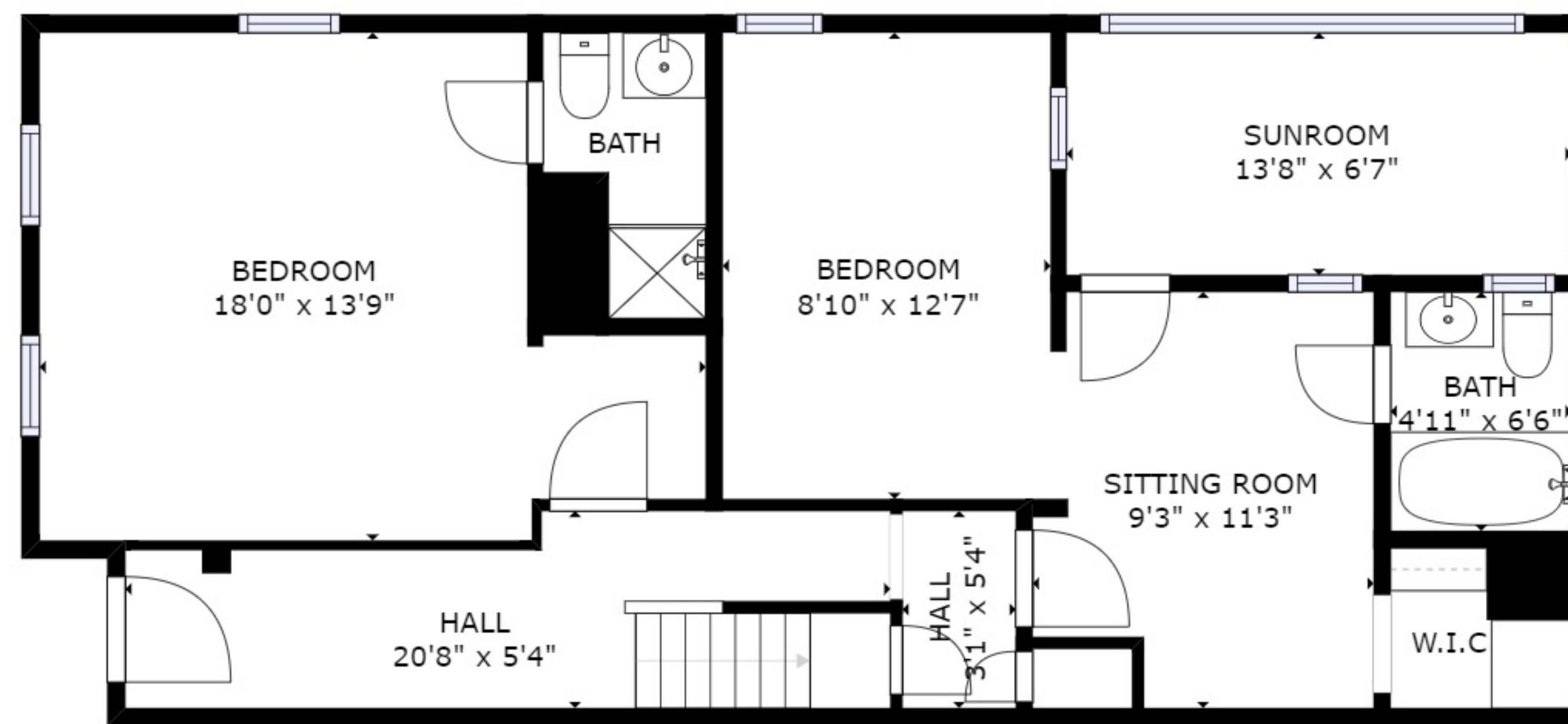
Title:
FLOOR PLANS-
PLANNING BOARD

A1.00

Scale: 1/4" = 1'-0"
Drawn By: SNH
Checked By: R/JH
Project No.: 2022050
CONSTRUCTION DOCUMENTS
Date: 07/05/22

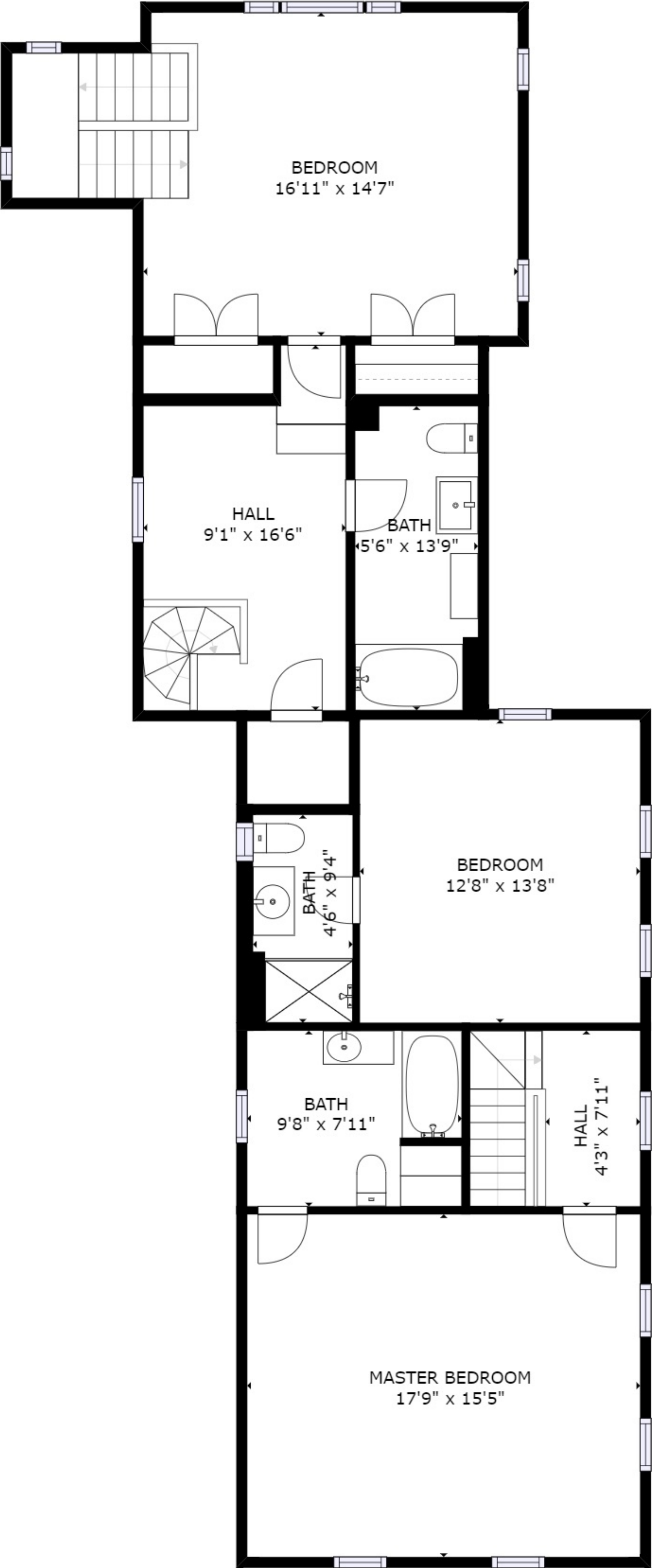
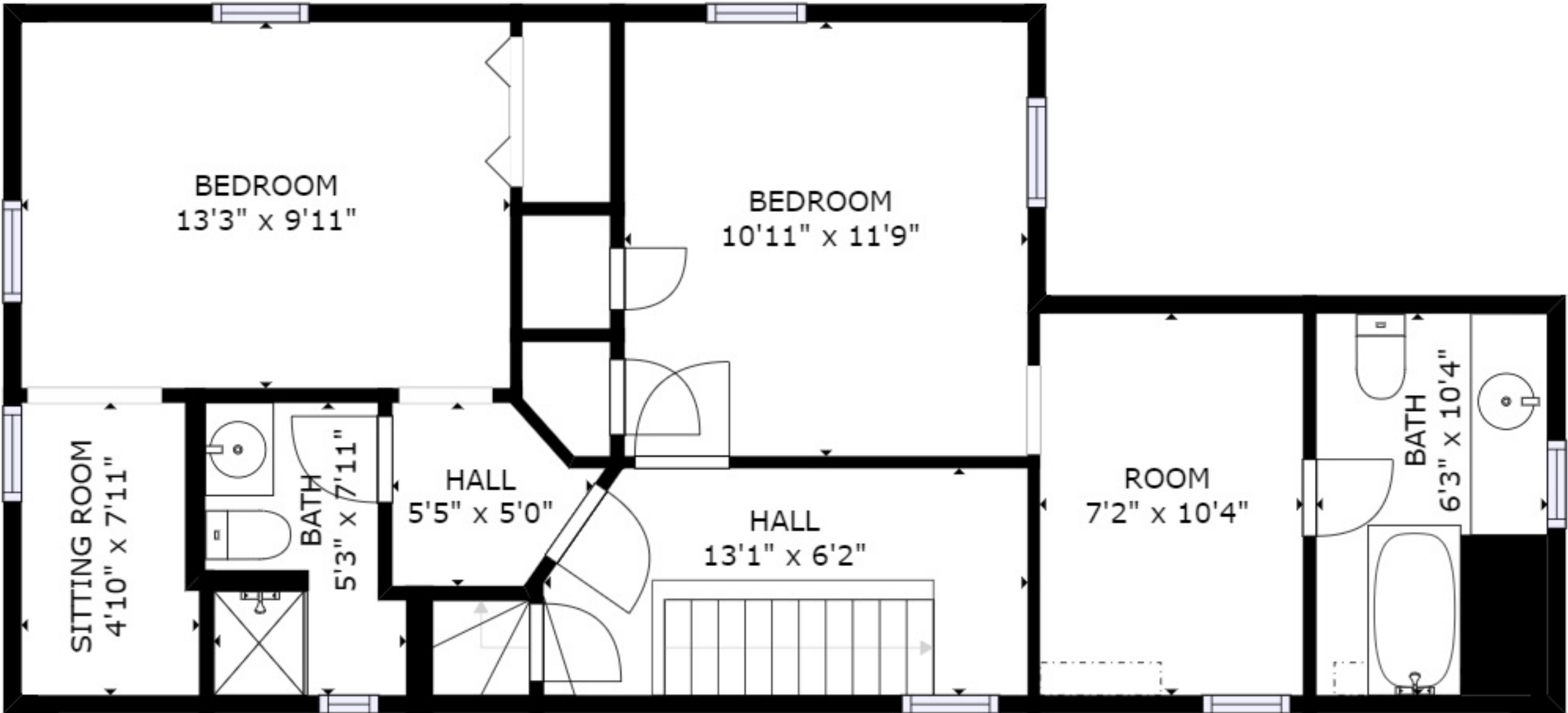
Revisions:	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

MARTIN HILL INN
404 ISLINGTON ST.
PORTSMOUTH, NH, 03801



GROSS INTERNAL AREA
 FLOOR 1: 2051 sq. ft, FLOOR 2: 1847 sq. ft
 FLOOR 3: 173 sq. ft, EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 120 sq. ft
 TOTAL: 4071 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA
FLOOR 1: 2051 sq. ft, FLOOR 2: 1847 sq. ft
FLOOR 3: 173 sq. ft, EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 120 sq. ft
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

