

47 Lovell Street House Renovation and Garage narrative

June 29, 2022

Emily Alati (current residence is 653 Greenland Rd, Portsmouth, NH)

Hello, my name is Emily Alati and I have been a Portsmouth resident since 2001 when I came to the region to work for Malden Mills and then Timberland. I have been a single mom for the past 5 years and my kids will soon be out of the house. Last Fall I bought 47 Lovell Street to downsize from my current 4 bedroom home on Greenland Rd in Portsmouth. My plan is to fully renovate the Lovell Street house (1226 sf) while preserving the overall architecture plus add a detached garage with a small apartment above. My mother lives with me in my current home so I'm looking to add an apartment for her separate living space especially since the main house will only be 1328 sf. Attaching the garage to the house was explored with my architect but proved to be non-viable for vehicular access. The new design shows the garage positioned at the far back of the lot (total lot sf is 4356) which allows for ample pull-in/back-out of 2 cars. Please know that I originally worked with my architect (O'Sullivan Architects) and tried to attach the garage and extra living space to the existing structure, but the lot is too narrow to do so. This property is also already deeded with a shared driveway and a permit has already been applied for and granted (DRVE-22-7).

The intent of a garage is to 1) remove parked cars from the narrow street 2) add a living space for my mother above the garage and 3) make use of the extra space in the back of this long narrow lot. As a result of the narrow lots, non-conforming outbuildings seem common in this neighborhood so detaching the garage and extra living space seem to fit within this neighborhood.

My house foundation/footprint is to remain as-is. My goal for this project is to keep the historic look and massing of the house intact from the street view but to add some additional functionality at the back of the house to adapt to my family's needs. The current deck (non-conforming) will be removed. The second floor is proposed to have an addition for a full bathroom, but the footprint remains on the same/current foundation.

The current lot coverage is at 24% or 1038 sf (includes house plus old deck) and the proposed new lot coverage with the detached garage would be 33.5% or 1461 sf and would remain below the required 35% (1581.5 sf maximum for my lot).

Details:

Total number of dwellings - currently 1, proposing 2 with the addition of an apartment above the garage

Lot area – 4356 sf

Land use – current house+deck is 1038 sf/24% land coverage, proposed land use would be 1461 sf/33.5% with detached garage

Building dimensions for existing house and new garage are attached.

Explanation of Criteria per Ordinance 10.233:

- 1) *The variance will not be contrary to the public interest* – it's in the public's interest and the community to keep this house in its original form to preserve the original aesthetic and massing of what was likely a modest work-force house to support the local Frank Jones

Brew Yard. This property currently relies on street parking only and with the addition of garage/parking, frees up street space for public right-of-way including pedestrian/cyclists/fire apparatus, especially since it is a narrow street with only 1 accessible lane.

- 2) *The spirit of the Ordinance will be observed* – by preserving this dilapidated property as a single-family dwelling with the addition of an in-law apartment above the garage, the spirit as a residential dwelling will remain but the neighborhood will be improved by this property being completely renovated. This property appears to have had no maintenance in many decades.
- 3) *Substantial justice will be done* – the improvements to the house and addition of off-street parking will benefit the entire neighborhood and at the same time benefit me and my family and allow us to remain in Portsmouth.
- 4) *The values of surrounding properties will not be diminished* – by improving the property and adding a garage, it will actually create privacy and a sound barrier from the densely populated neighborhood
- 5) *Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship* – in order for me to continue to live in Portsmouth, I need to downsize from my existing home otherwise I would need to move out of Portsmouth. Secondly, I wouldn't have enough a living space for my children, nor an affordable living situation for my mother. Lastly, having off-street parking in this particular neighborhood is necessary due to the very narrow street.

Thanks for your consideration!

Best – Emily Alati

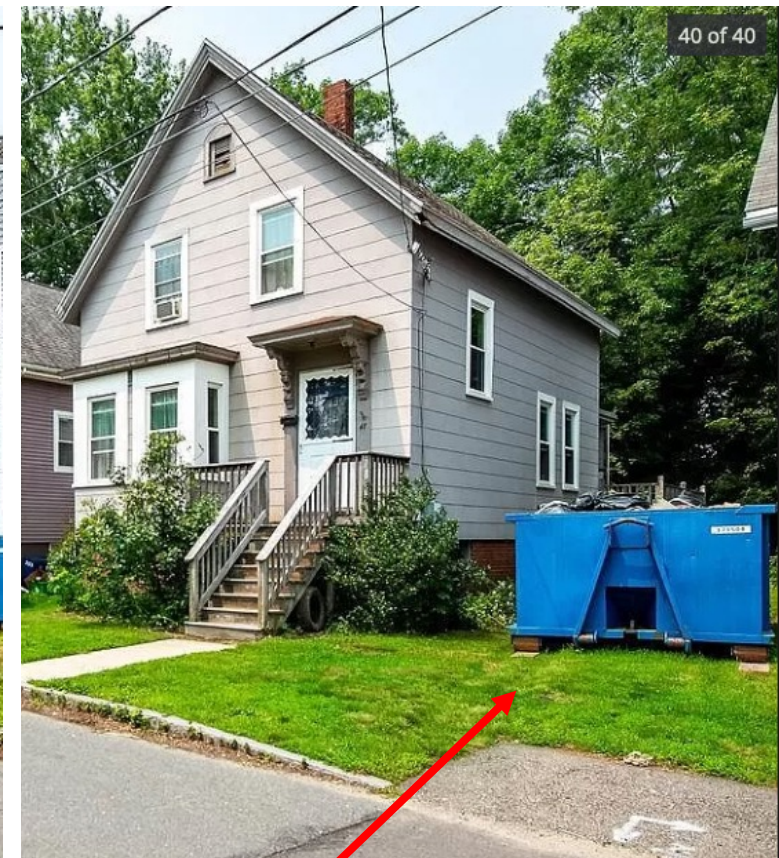
603-770-9419

2nd floor bathroom shed dormer



47 Lovell Street

front view



Proposed driveway



Proposed driveway



Proposed driveway



2nd floor addition for full bathroom,
to be built on top of existing 1st floor
structure



*Oversized/non-conforming deck to be removed

47 Lovell Street

back view



New detached garage to sit at back of property



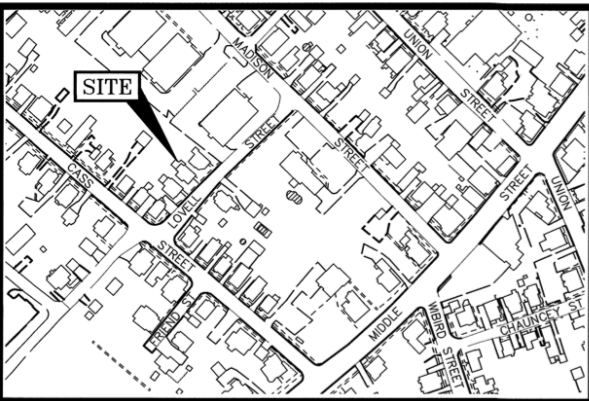
Backyard – old deck to be removed



Backyard – perspective from back deck

PROPOSED GARAGE
47 Lovell Street





PLAN REFERENCES:

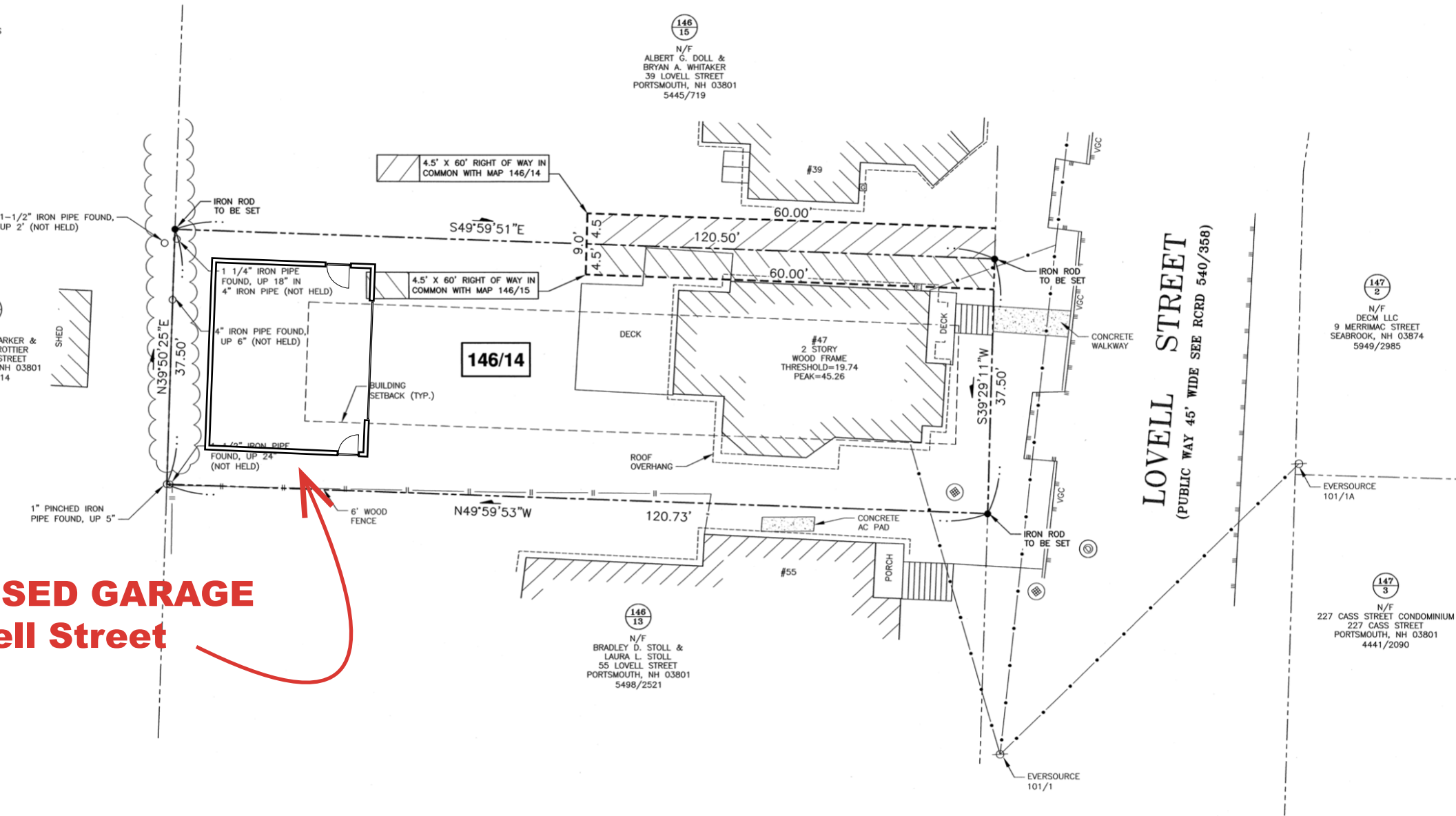
- 1) CONDOMINIUM SITE PLAN TAX MAP 147, LOT 2 50 LOVELL STREET CONDOMINIUM, OWNER & DECLARANT DECM, LLC PROPERTY LOCATED AT: 50 LOVELL STREET CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE 1" = 10', DATED SEPTEMBER 2019 PREPARED BY AMBIT ENGINEERING INC., RCRD D-41780.
- 2) CONDOMINIUM SITE PLAN TAX MAP 147, LOT 3, 227 CASS STREET CONDOMINIUM FOR STEFANIE LANDERS 227 CASS STREET CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1" = 10', DATED MAY 2006, PREPARED BY AMBIT ENGINEERING INC., RCRD D-35242.
- 3) STANDARD PROPERTY SURVEY FOR PROPERTY AT 149 CASS STREET ROCKINGHAM COUNTY, PORTSMOUTH, NEW HAMPSHIRE OWNED BY SHERWOOD ROLLINS III & DENISE CLEMENT ROLLINS 149 CASS STREET PORTSMOUTH, NH 03801, SCALE 1" = 20', DATED MAY 10, 2001, PREPARED BY EASTERLY SURVEYING, INC., R.C.R.D. C-29454.
- 4) SUBDIVISION PLAN OF LAND "LEISURE LIVING COMMUNITY" PORTSMOUTH, N.H. SURVEYED FOR KENNETH L. BARRETT PORTSMOUTH, N.H., SCALE: 1" = 20', DATED AUGUST 1970, PREPARED BY W. ROBERT NOLTE & ASSOCIATES, RCRD PLAN# 2114.

LOCATION MAP SCALE: 1"=200'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
---	BOUNDARY
---	EASEMENT
---	SETBACK
○	IRON ROD/PIPE FOUND
---	OVERHEAD WIRES
---	EDGE OF PAVEMENT (EP)
---	WOODS / TREE LINE
○	UTILITY POLE (w/ GUY)
□	METER (GAS, ELECTRIC)
TYP.	TYPICAL
LSA	LANDSCAPED AREA
VGC	VERTICAL GRANITE CURB

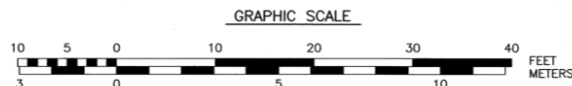
PROPOSED GARAGE
47 Lovell Street



"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



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 146 AS LOT 14.
- 2) OWNERS OF RECORD:
EMILY ALATI
653 GREENLAND ROAD
PORTSMOUTH, N.H. 03801
6330/664
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
4,523 S.F.
0.1038 ACRES
- 5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE C (GRC) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
- | | |
|----------------------------|------------|
| MIN. LOT AREA: | 3,500 S.F. |
| FRONTAGE: | 70 FEET |
| SETBACKS: FRONT | 5 FEET |
| SIDE | 10 FEET |
| REAR | 20 FEET |
| MAXIMUM STRUCTURE HEIGHT: | 35 FEET |
| MAXIMUM BUILDING COVERAGE: | 35% |
| MINIMUM OPEN SPACE: | 20% |
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY ON ASSESSOR'S MAP 146, LOT 14 IN THE CITY OF PORTSMOUTH.
- 8) PARCEL IS SUBJECT TO A RIGHT OF WAY IN COMMON WITH ASSESSOR'S MAP 114 LOT 15 EXTENDING WESTERLY 60' FROM LOVELL STREET ALONG THE NORTHERLY PROPERTY LINE AND BEING 4.5' IN WIDTH. EASEMENT FIRST DESCRIBED IN RCRD 1013/357.
- 9) PARCEL IS BENEFITED BY A RIGHT OF WAY IN COMMON WITH AND OVER ASSESSOR'S MAP 114 LOT 15, EXTENDING WESTERLY 60' FROM LOVELL STREET ALONG THE SOUTHERLY PROPERTY LINE OF ASSESSOR'S MAP 114 LOT 15 AND BEING 4.5' IN WIDTH. EASEMENT FIRST DESCRIBED IN RCRD 1013/355.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/11/22
REVISIONS		

STANDARD BOUNDARY SURVEY
TAX MAP 146 - LOT 14
ALATI RESIDENCE

FOR

EMILY ALATI
47 LOVELL STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 10'

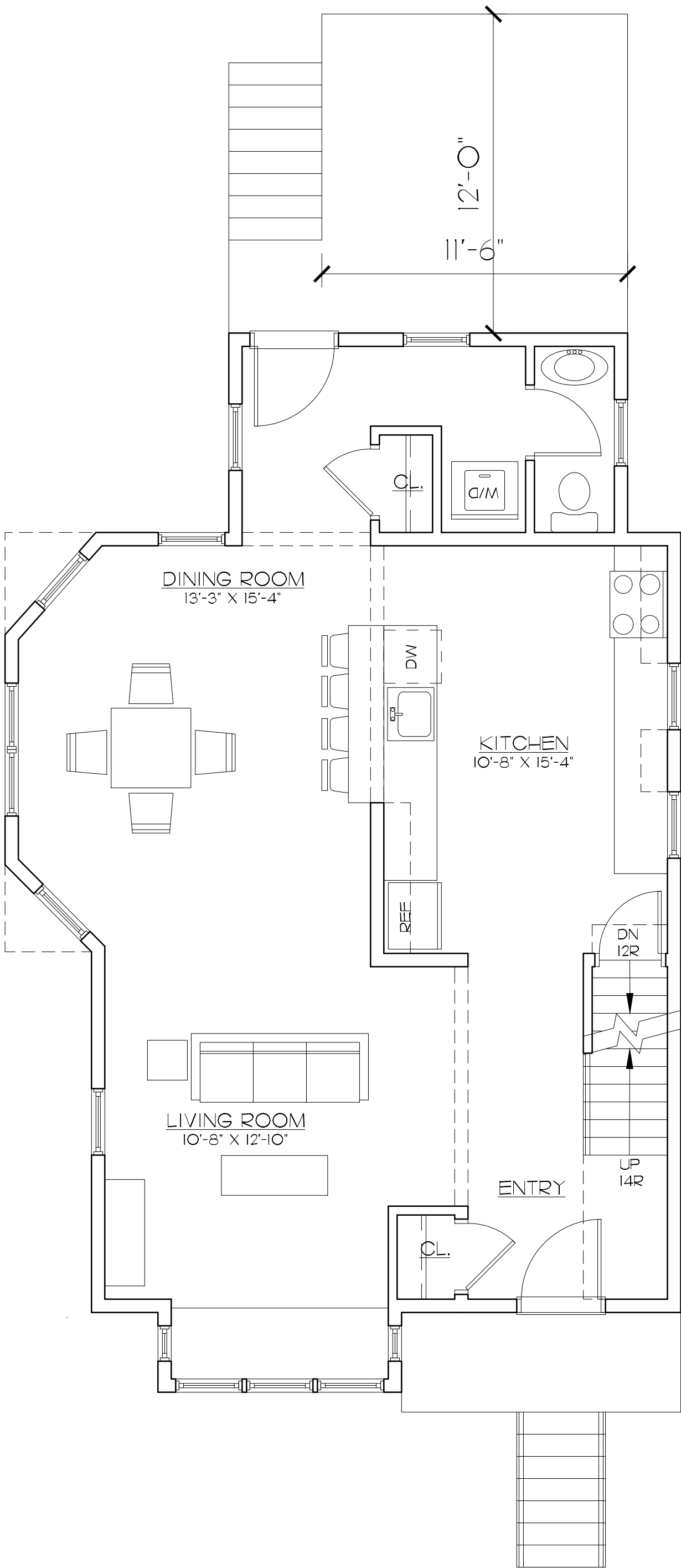
FEBRUARY 2022

FB 285 PG 50

3422



Scale: $1/8" = 1'-0"$



1

PROPOSED FIRST FLOOR PLAN

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

47 Lovell Street
Portsmouth, NH

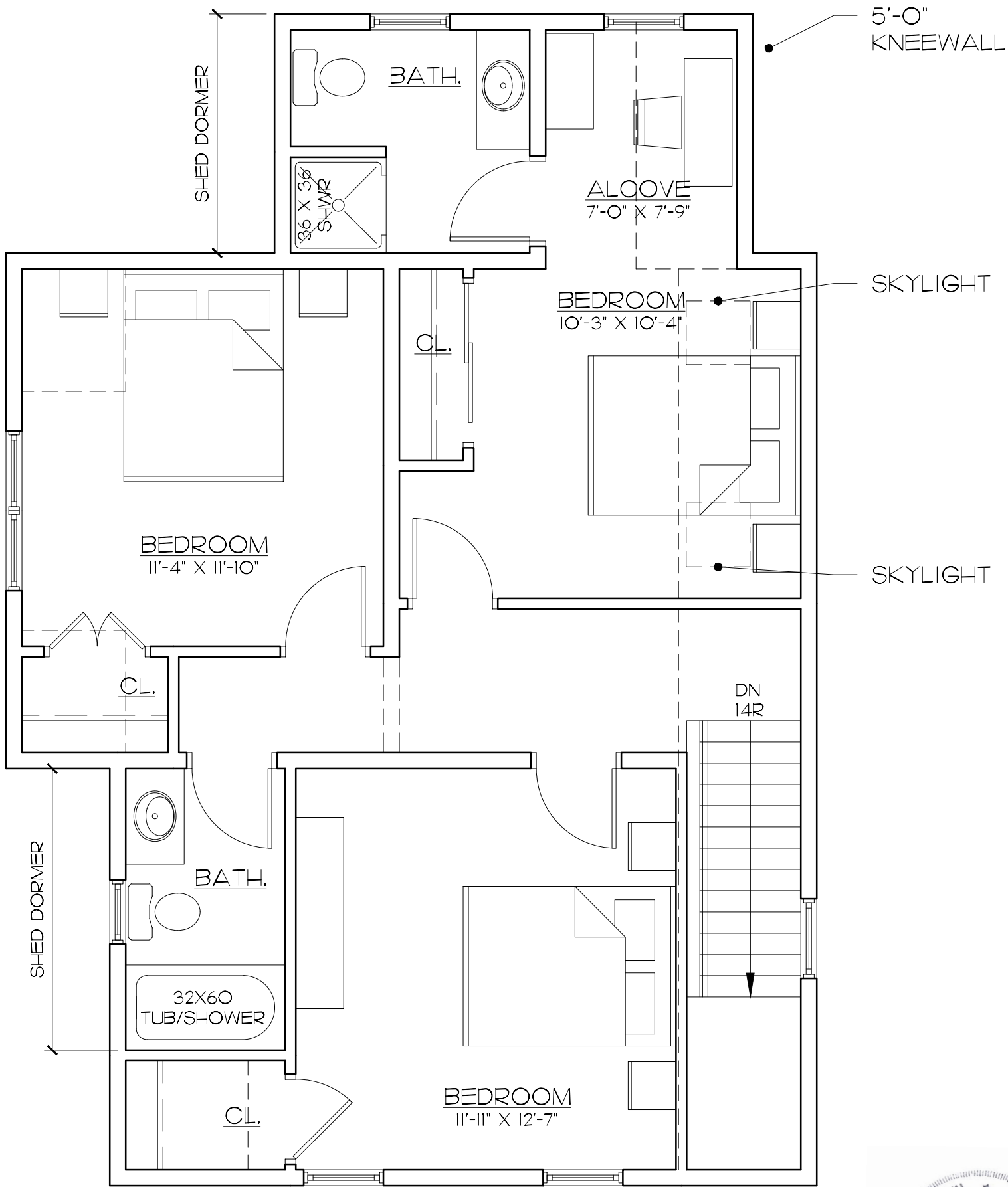


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606 MAIN STREET, SUITE 3001 ■ READING, MA 01867
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2

SECOND FLOOR PLAN

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

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1 FRONT ELEVATION

Scale: 1/8" = 1'-0"



2 LEFT ELEVATION

Scale: 1/8" = 1'-0"



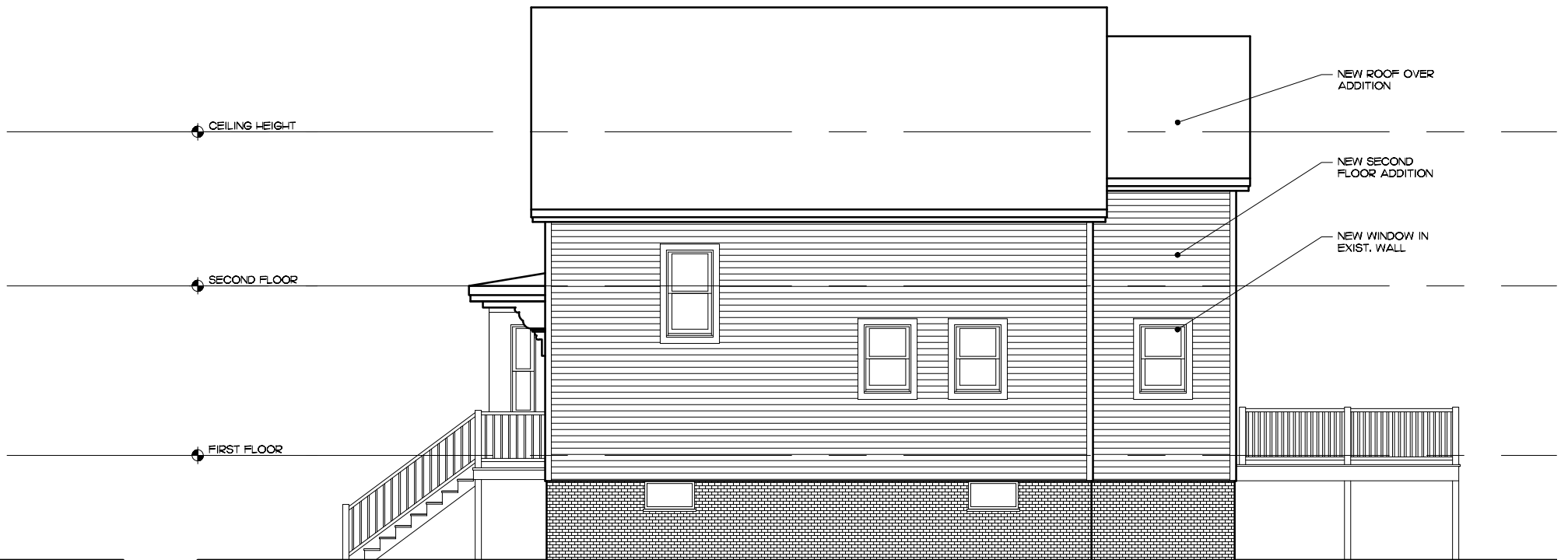
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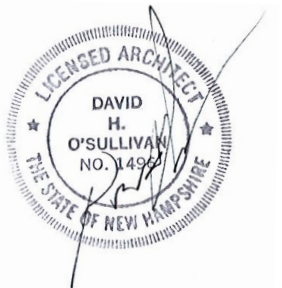


3 REAR ELEVATION
Scale: 1/8" = 1'-0"



4 RIGHT ELEVATION
Scale: 1/8" = 1'-0"

47 Lovell Street
Portsmouth, NH



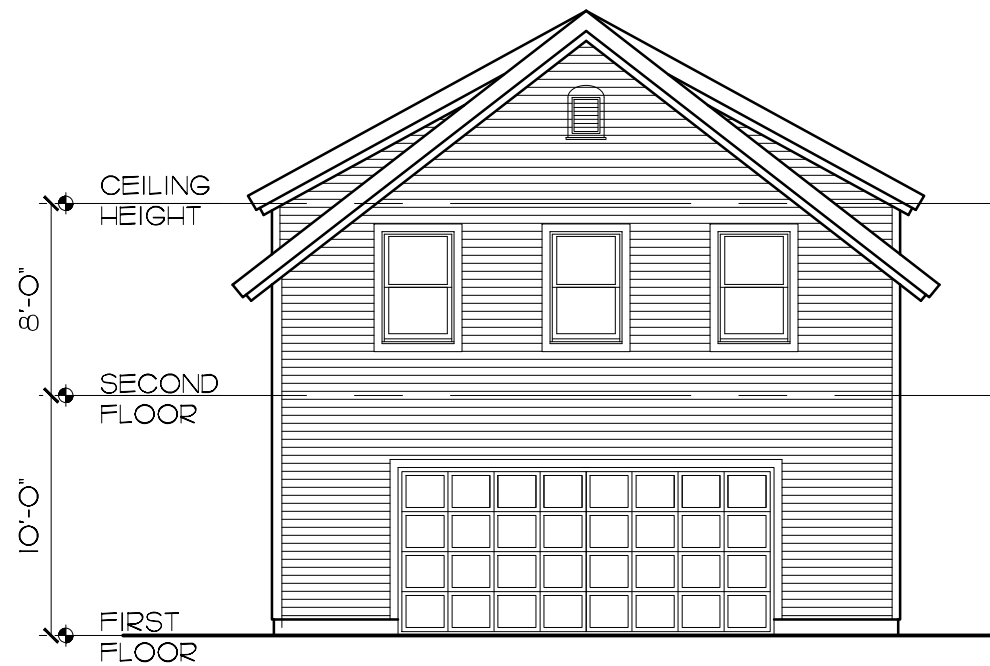
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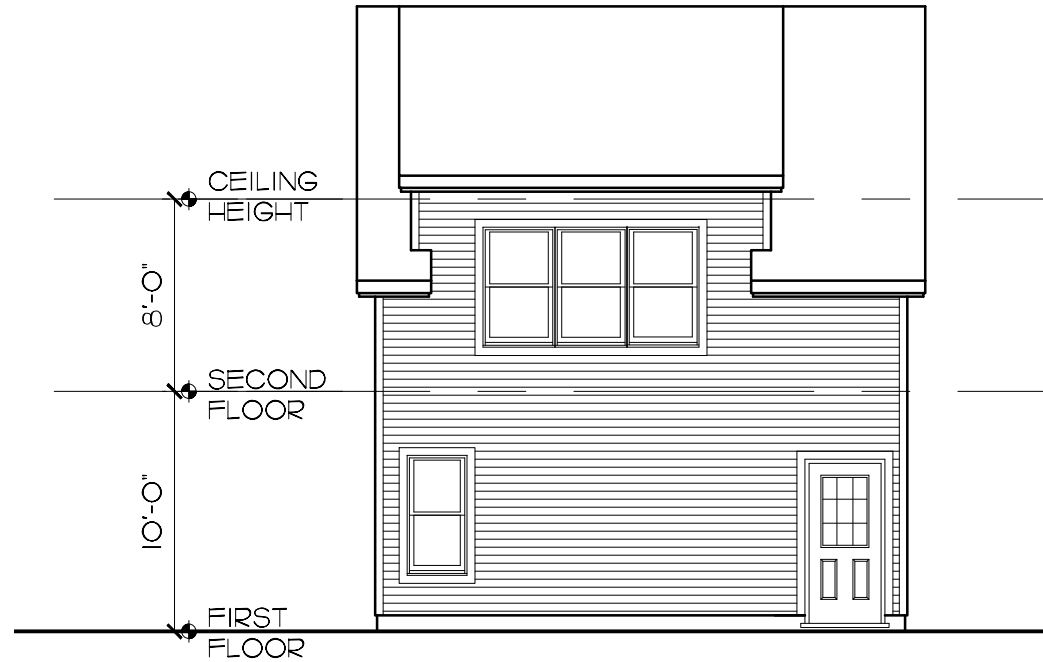
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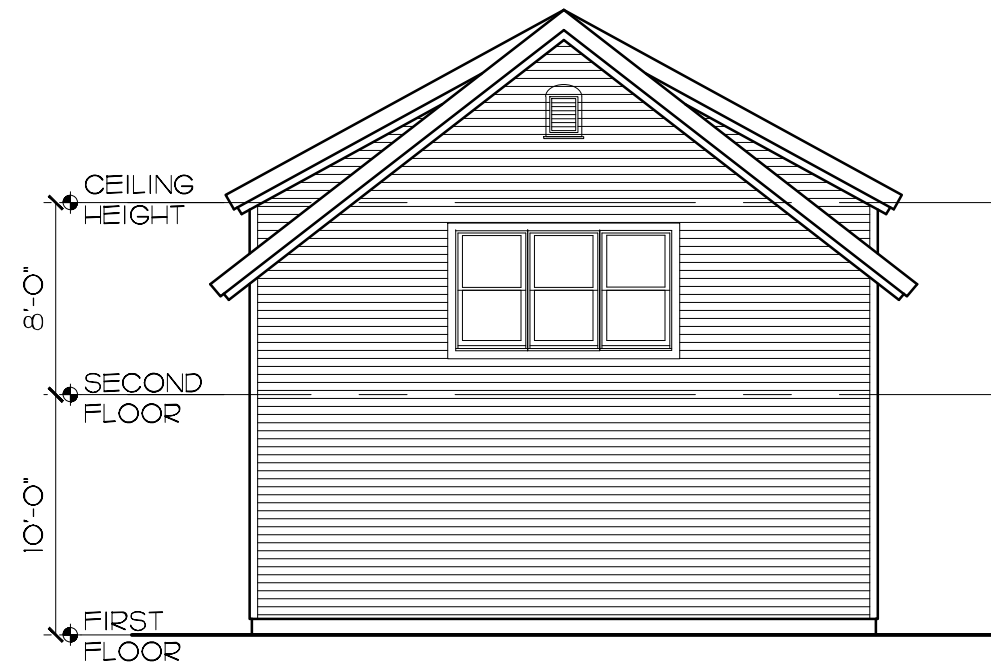
1 FRONT ELEVATION

Scale: 1/8" = 1'-0"



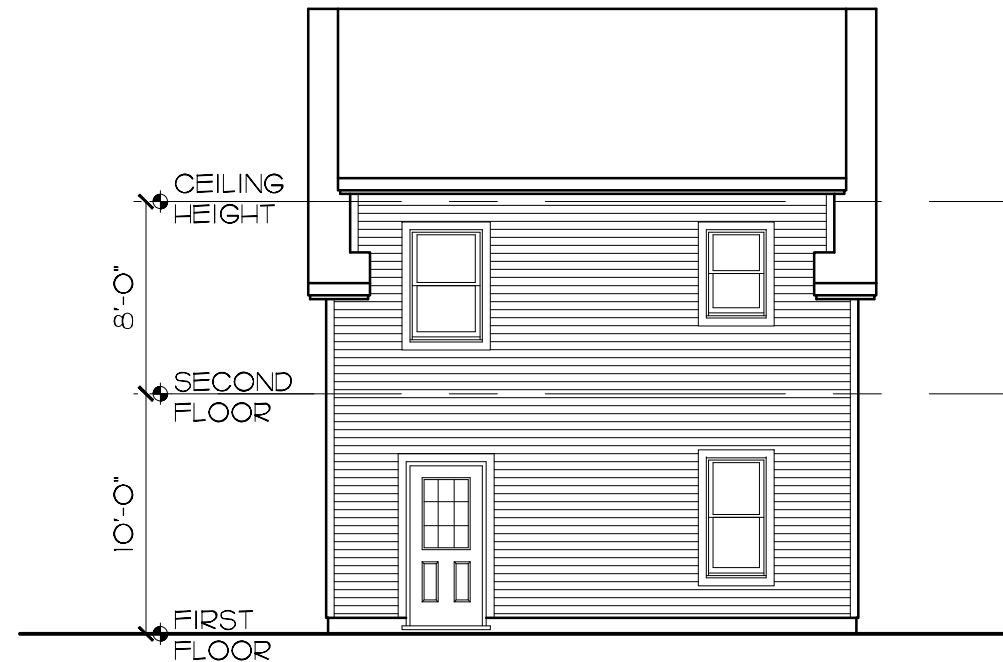
2 LEFT ELEVATION

Scale: 1/8" = 1'-0"



3 REAR ELEVATION

Scale: 1/8" = 1'-0"



4 RIGHT ELEVATION

Scale: 1/8" = 1'-0"



47 Lovell Street
Portsmouth, NH



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