

Dear Members of the Planning Board,

June 22, 2022

RE: Map 10.5A21.B

Some things to consider with proposed Height changes. **Foundry Place:**

This area includes the North End Incentive Overlay District AND the Downtown Overlay District.

NEIOD= increase of 10' of height and increase from 15,000 to 30,000sf- for community space or large sidewalk. DOD requires first floor commercial, allows NO commercial parking spaces and a reduction in 4 residential parking spaces.

Proposed as 2-4 story 50'. Could be 2 story- short 3rd 35'. Leave Overlays on Foundry Garage side of Foundry Place but not other side of street, if left in place lower to 2 story 35'- don't forget grade.

Foundry Place- Hill St side at top- grade 6' or more. Tallest house on Hill St 33', Pearl Church 30' to roofline-seen behind white house.



Foundry Place behind Heinemann Building (end of Hill on Hanover St)

Likely at least 10' in grade. Part of building height would be circle's, rest Foundry Place.



Haven Court and High St Heights

Exists as 2-3 story 40', proposed as 2-3 story-short 4th 45'

Already has a height assigned may need abutter's notices and public hearing to change.

Existing on the corner of High St and Haven Court.

Currently has, 2- 2 story, 1-1 story, back of Newbury's 2.5 story



Existing Hanover Garage on Haven Court

Starts at 3 story on Ladd St, moves to 4 story and drops to 3 story up the hill



10.517.21 A **penthouse** is permitted to exceed the maximum building height when located on a **building** no greater than 4 stories in height. An elevator or stairwell enclosure providing rooftop or **penthouse** access may extend an additional 5 feet above the allowed appurtenance height, whichever is greater, provided that it is set back at least 25 feet from all edges of the roof and that the combined area of all such enclosures shall not exceed 300 square feet in **area**.

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1. Seems like an odd place to add this: “**A penthouse is permitted to exceed the maximum building height when located on a building no greater than 4 stories in height.**” *Perhaps give its own number 10.517.24 or move to definition, if approved.*
Is there a story height minimum for Penthouses? Why not on 5 story buildings?
2. **Penthouses should NOT be allowed to be added to any buildings requesting height or story variances.** (Why assign height and stories if variances are given for them and then allow a penthouse too?)
3. **Why is the setback being changed from 30’ to 25’ when the definition of Penthouse has an increase from 15’ to 20’ on other buildings?**
4. Most areas downtown have 2 to 3 story 40’ heights, not sure it would look balanced on a large 2 story building even with the proposed increase in setbacks. More explanation and perhaps some examples under 4 story buildings with penthouses would be helpful.

Respectfully,

Elizabeth Bratter
159 McDonough St
Portsmouth Property Owner