

# 45 Coffins Ct, Portsmouth – PROJECT DESCRIPTION

## Overview

- Renovate an 1840s structure that is currently a duplex. The structure needs extensive repairs to make it habitable and bring up to code. The renovations will keep the two units and create more desirable living space including new walls, floor, a modern kitchen, a properly sized bathroom, and laundry in each unit. Outside decks will be added to the second-floor unit. The renovations will improve the overall housing stock by bringing all structural, insulation, electrical, plumbing, and mechanical systems up to current code.
- Requesting variances to 10.231, for expansion of a non-conforming structure, and 10.521, for the lot dimensions

## Work Requiring Variance Request

- Frame new 90 sq ft 2nd floor addition over existing 1st floor 90 sq ft room
- Frame new 70 sq ft 2<sup>nd</sup> floor open porch over existing 1<sup>st</sup> floor covered porch
- Frame new 70 sq ft 2<sup>nd</sup> story open porch at back of house.
- Raise roof ridge by 2' to achieve 8' ceiling heights and frame new attic dormers

## Impact of Work

- Front and side setbacks will remain the SAME as pre-construction
- The rear setback will DECREASE from 10' to 3' to accommodate a 2<sup>nd</sup> floor open deck.
- Total height of building will remain BELOW the 35' max height requirement for a 2 story + short 3<sup>rd</sup> building.
- Quality and value of living space will be significantly improved

## Criteria for a Variance: 10.233

### **10.233.21: The variance will not be contrary to the public interest**

- The improvements requested will not be contrary to the public interest. Rather, the improvements will benefit the public interest by making the property a safer home for occupants and neighbors, providing updated rental living space, increasing the value of the surrounding homes, and generally enhancing the neighborhood.

### **10.233.22: The spirit of the Ordinance will be observed**

- The improvements would strive to meet standards where possible and always be consistent with the spirit of the ordinance. The intent is to improve the property while staying true to the quality of the neighborhood.

### **10.233.23: Substantial justice will be done**

- The improvements requested would not create an unfair advantage or biased conditions on the property as compared to the surrounding neighborhood.

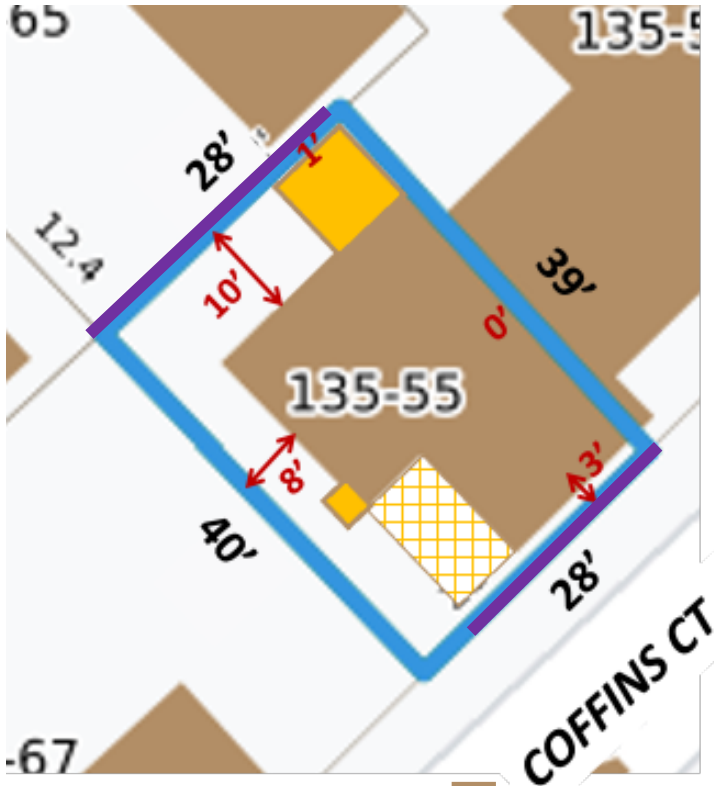
### **10.233.24: The values of surrounding properties will not be diminished.**

- Investing in the improvements to the property should substantially increase its value and, thus also, the values of the surrounding properties and area.

### **10.233.25: Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.**

- “No fair or substantial relationship exists between the general public purposes of the Ordinance provision and the specific application of that provision to the property.”
- The house occupies almost the entire lot therefore any expansion, even to upgrade livability of the building, would result in a variance request.
- The addition is a reasonable request and will result in a safer home, an updated rental living space, improve the value of the surrounding properties, and generally enhance the neighborhood.
- The adjacent neighbors support the project (*See emails attached*)

## CURRENT BUILDING AND SETBACKS



Lot size = 1307 sq ft  
 Building footprint = 643 sq ft  
 Covered porch = 48 sq ft

1<sup>st</sup>, 2<sup>nd</sup>, Attic floors  
 1<sup>st</sup> floor only  
 1<sup>st</sup> floor covered porch  
 Retaining wall  
 RED = set back  
 BLUE = property lines  
 BLACK = property dimensions

Coverage ratio = 53%

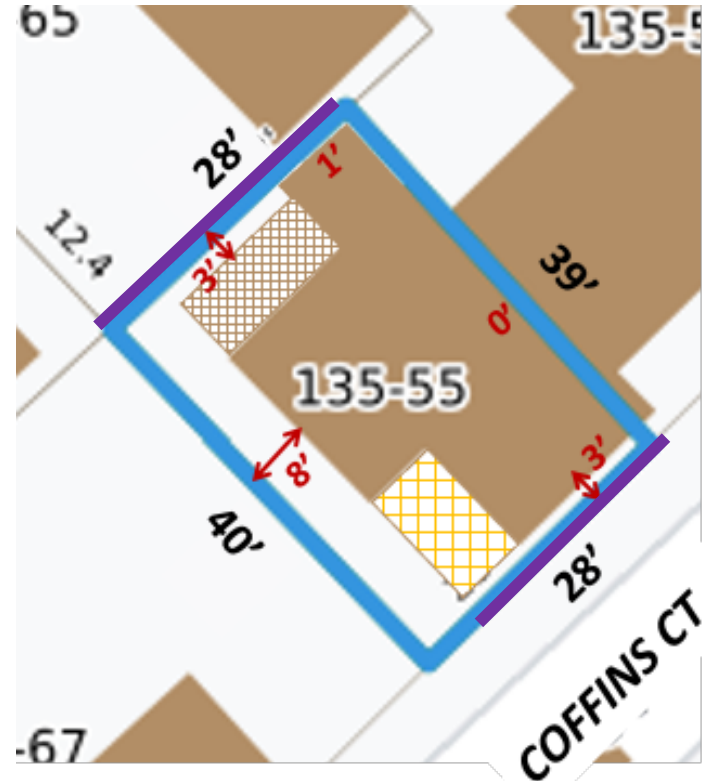
## PROPOSED BUILDING AND SETBACKS

Work that results in NO CHANGE to setbacks and building coverage

- Add 90 sq ft 2<sup>nd</sup> floor to existing 90 sq ft 1<sup>st</sup> floor room
- Add 70 sq ft 2<sup>nd</sup> floor open porch to existing 1<sup>st</sup> floor covered porch
- Repair front and rear retaining wall. Actual location of the walls are contingent on survey results to ensure any right-of-way is not blocked

Work that results in a CHANGE to the rear setback and building coverage

- Add 70 sq ft 2<sup>nd</sup> story open porch, less than 12' high with pervious material (gravel) beneath.



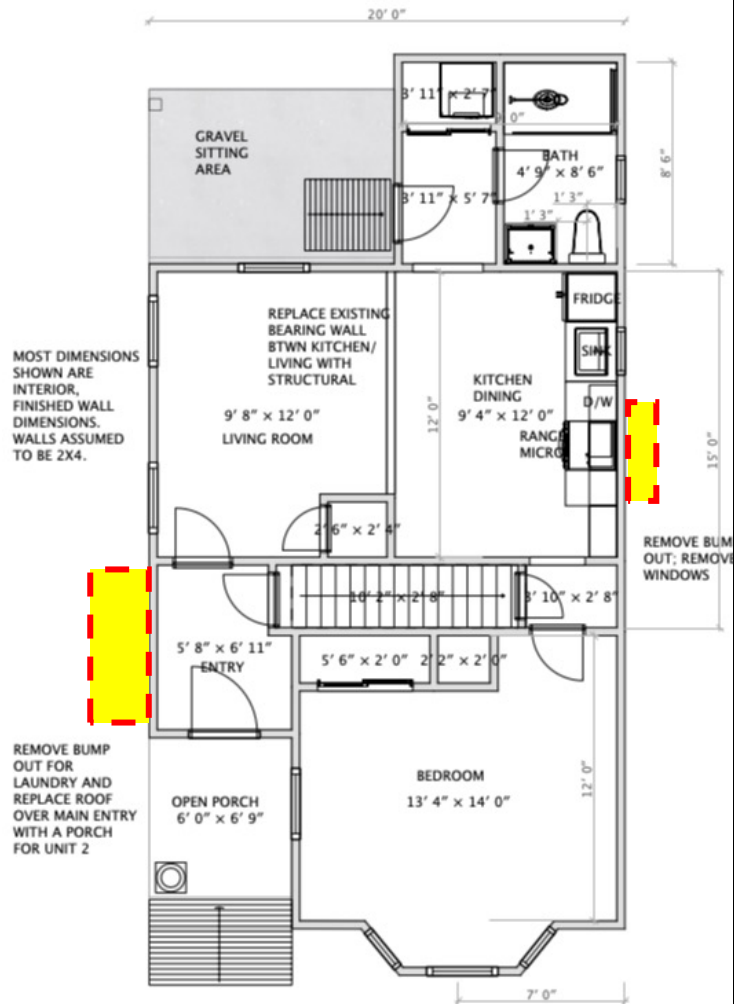
Lot size = 1307 sq ft  
 Building footprint = 628 sq ft  
 Covered porch = 48 sq ft  
 Open porch = 70 sq ft

1<sup>st</sup>, 2<sup>nd</sup>, Attic floors  
 1<sup>st</sup> floor covered porch  
 2<sup>nd</sup> floor open porch  
 Retaining wall  
 RED = set back  
 BLUE = property lines  
 BLACK = property dimensions

Coverage ratio = 57%

# PROPOSED – FLOOR PLANS

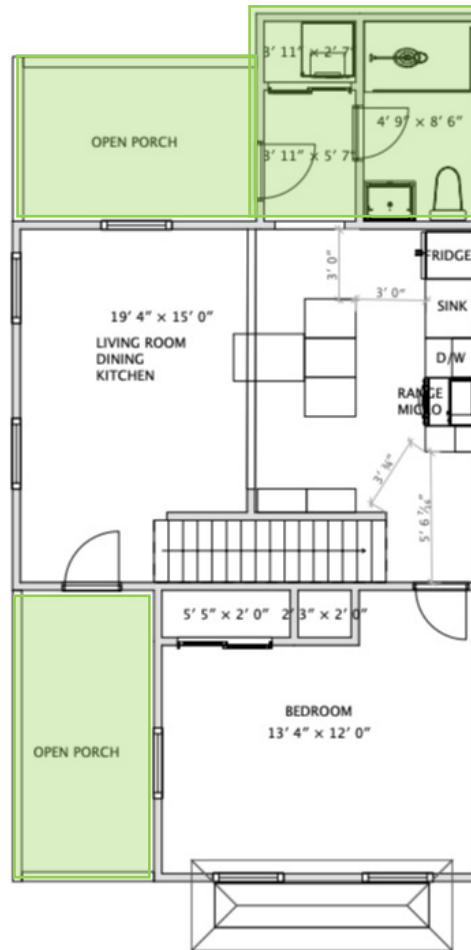
## UNIT 1



1<sup>st</sup> Floor: 618 sq ft (-25 sq ft from current)

- Remove unnecessary bump outs and reduce overall footprint
- Permeable gravel sitting area under new porch

## UNIT 2



2<sup>nd</sup> Floor: 572 sq ft (+90 sq ft to current)

- Remove bathroom from stairway to attic and place above 1<sup>st</sup> floor bathroom (see Existing Conditions)
- Add laundry to unit
- Add open porches at front and back for access to outside, fresh air and enjoyment

Attic: 300 sq ft (+179 sq ft to current)

- Dormer attic space
- Create home office/studio space

- Existing space
- New space
- Space being removed



## ELEVATIONS – CURRENT



## ELEVATIONS – PROPOSED





## FRONT REATINING WALL – CURRENT



## PROPOSED

- Replace failing concrete retaining wall with a similar, but new poured concrete wall.
- Create a lower threshold in center of wall for the basement access door
- Increase height of basement access door from 3' to 5' high for better service access.





## REAR RETAINING WALL – CURRENT

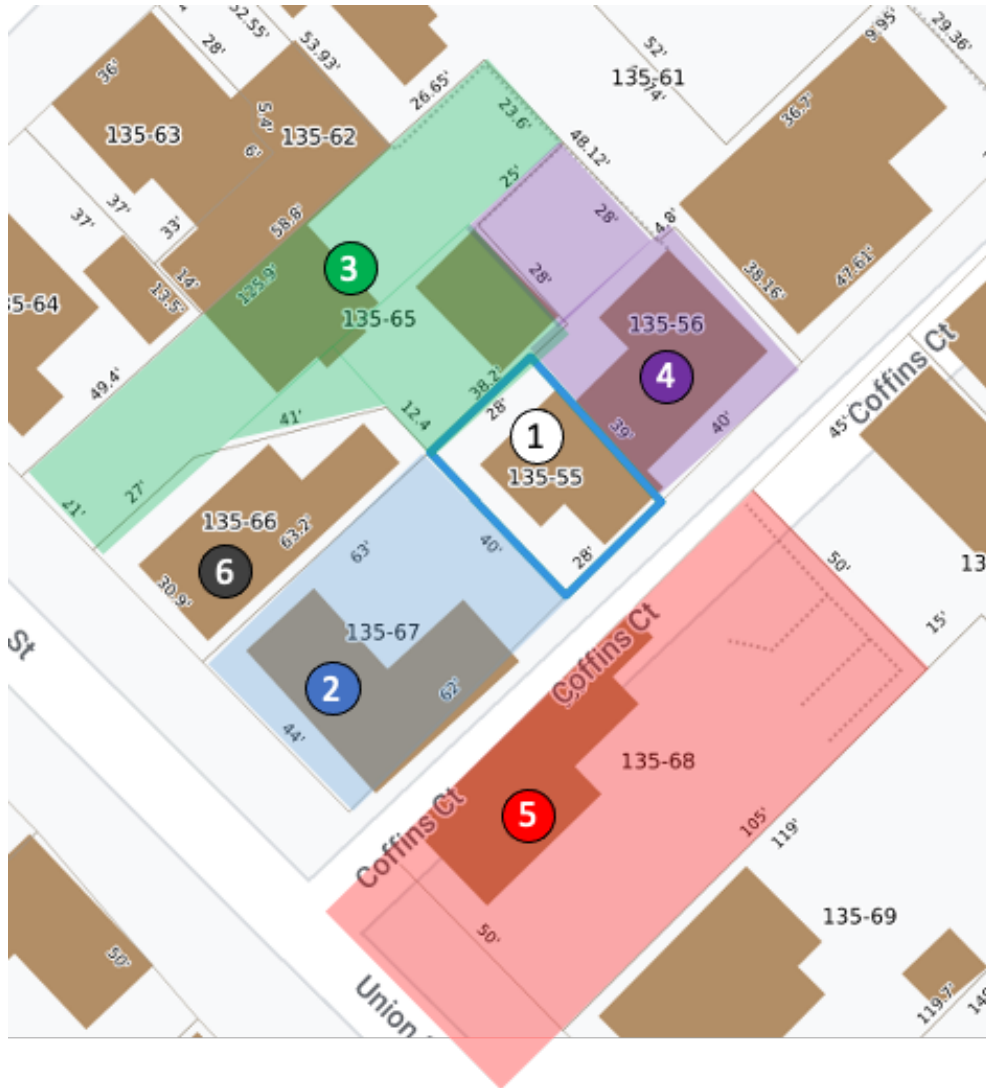


## PROPOSED

- Replace failing rock retaining wall with decorative block rated for retaining walls up to 6' in height
- Current wall supports property and driveway of 165 Union St.
- Water drainage from 165 Union St driveway into 45 Coffins Ct to be addressed
- Wall to run the full length of the rear property line of 45 Coffins Ct
- Survey commissioned to identify lot line and any right of ways
- New wall to be professionally installed



## NEIGHBORHOOD SUPPORT



- ① 45 COFFINS CT
- ② 179 UNION ST – Jeff & Lisa McMahon
  - No response to mailed information
- ③ 165 UNION ST – Henry Yang & Feixia Chu
  - **SUPPORTS PROJECT**
- ④ 37 COFFINS CT – Julian Armstrong
  - **SUPPORTS PROJECT**
- ⑤ 187 UNION ST – Kohlhase Family Trust
  - **SUPPORTS PROJECT**
- ⑥ 171 UNION ST
  - Sale pending

## NEIGHBORHOOD SUPPORT

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● **Henry Yang** <hyang04@gmail.com>

To: mikellucas@yahoo.com



Fri, Apr 22 at 2:41 PM



Hi Mike,

Thank you very much for your package in the mail describing your planned renovation project at 45 Coffins Ct. As the owners of the neighboring property 165 Unions Street, we are happy to see your thorough plan to get the property renovated. We firmly believe that investing in improvements of the properties will also improve this beloved historical neighborhood as well. You have our full support and please do not hesitate to reach out for help.

Sincerely,

Henry and Feixia  
603-818-1248

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I met with Julian on 4/15. He verbally approved the plans and stated he “supports the proposal 100%”

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● **Webster Kohlase** <whkjr187@comcast.net>

To: Mike Lucas



Wed, Apr 20 at 8:44 AM



Mike Lucas,

I have looked over your proposal to renovate 45 Coffins Court. I agree that your plan would be a positive change for the Coffins Court neighborhood. I support your project and look forward to seeing it take place.

Regards,

Web Kohlase  
187 Union Street  
Portsmouth NH 03801

603-436-3497  
whkjr187@comcast.net



## EXISTING CONDITIONS – ENTRY & UNIT 1

ENTRY

### Entry

- Foyer for both units
- Shared washer/dryer in raised, uninsulated bump out
- Remodel plans will remove the shared W/D and place a W/D in each unit

### Unit 1

- General poor condition
- Cracking lathe/paster walls
- Pieces of ceiling missing in living and bedroom from previous water damage
- Kitchen plumbing leaking under sink
- Remove fridge bump out
- Bathroom has visual mold and rot; toilet does not have required clearances



LIVING ROOM



BATHROOM

KITCHEN

BEDROOM



## EXISTING CONDITIONS – UNIT 2

### Unit 2

- Generally better condition than Unit 1
- Normal wall/ceiling wear and tear
- Small kitchen with cracked/aged tile counters
- Bathroom not conforming to code
  - Toilet doesn't have proper clearance
  - Window next to tub not tempered glass
- Only way to access attic area is through bathroom (see next page)
- Purpose of adding new space to back of unit is to move bathroom out of the stairwell and create a compliant bathroom as well as add laundry to the unit

### BATHROOM



### KITCHEN



*Future door to new  
bathroom and laundry*

### LIVING ROOM



### BEDROOM





## EXISTING CONDITIONS – UNIT 2, ATTIC

### Unit 2, Attic

- Stairs in bathroom lead to attic area
  - Moving bathroom to new rear addition will allow better access to the attic
- Potential to create work/studio space by raising the ridge height and adding dormers on both sides

