

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC
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November 20, 2024

HAND DELIVERED

Stefanie Casella, Planner
Portsmouth City Hall
1 Junkins Avenue
Portsmouth, NH 03801

Re: Kent and Jennifer Bonniwell, Owner/Applicant
332 Hanover Street (Tax Map 126, Lot 43)
CD4-L1 Character District


Dear Ms. Casella & Zoning Board Members:

On behalf of Kent and Jennifer Bonniwell (“Bonniwell” or “Applicant”), enclosed please find the following in support of a request for zoning relief:

- Digital Application submitted via Viewpoint earlier today.
- Owner Authorization.
- November 20, 2024 – Memorandum and exhibits in support of variance application.

We look forward to presenting this application to the Zoning Board at its December 17, 2024 meeting.

Very truly yours,



Kevin Baum

Encl.

cc: Kent and Jennifer Bonniwell (email)
Portsmouth Architects (email)

DANIEL C. HOEFLE	R. PETER TAYLOR	GREGORY D. ROBBINS	OF COUNSEL:
R. TIMOTHY PHOENIX	ALEC L. MCEACHERN	PETER V. DOYLE	SAMUEL R. REID
LAWRENCE B. GORMLEY	KEVIN M. BAUM	MONICA F. KIESER	JOHN AHLGREN
STEPHEN H. ROBERTS	JACOB J.B. MARVELLEY	STEPHANIE J. JOHNSON	

AUTHORIZATION

The undersigned, Jennifer and Brent Bonniwell, owners of the property located at 332 Hanover Street, Portsmouth, New Hampshire (the "Property"), hereby authorize Portsmouth Architects, Stiletto Construction, Ross Engineering and Hoefle, Phoenix, Gormley and Roberts, PLLC, to represent the owners' interest in all matters relating to the City of Portsmouth's land use approval and permitting process related to the Property.

Dated: November 14, 2024

By:


Jennifer Bonniwell

Dated: November __, 2024

By:


Kent Bonniwell

MEMORANDUM

To: Portsmouth Zoning Board of Adjustment (“ZBA”)
From: Kevin M. Baum, Esq.
Date: November 20, 2024
Re: Kent and Jennifer Bonniwell, Owner/Applicant
332 Hanover Street (Tax Map 126, Lot 43)
CD4-L1 Character District

Dear Chair Eldridge and Zoning Board Members:

On behalf of Kent and Jennifer Bonniwell (“Bonniwell” or “Applicant”) we are pleased to submit this memorandum and attached exhibits in support of zoning relief to permit construction of a two-family residence to be considered by the ZBA at its December 17, 2024 meeting.

I. EXHIBITS

A. ZBA Site Plan Set and Architectural Elevations

- Existing Conditions Survey by Easterly Survey LLC (Sheet S);
- Existing Conditions and Site Plans by Ross Engineering, LLC (Sheets 1-2);
and
- Architectural Drawings by Portsmouth Architects (Sheets A1-A9)

B. Site Photographs

C. Neighbor Support Letters

D. Tax Assessors Card

II. OVERVIEW OF PROPERTY & PROPOSAL

The subject property (the “Property”) is an approximately 4,334 square foot parcel located at 332 Hanover Street in the CD4-L1 Character District. The parcel is relatively unique as it is bounded by roadways on three sides being at the corners of Hanover Street, Parker Street and Tanner Court. Exhibit A (Sheet S-1). The Property is currently developed with a single-family dwelling, a shed and off-street parking for four parking spaces. Id.

The existing structure was left in disrepair by the former owner and is in very poor condition. Id. at Sheet A1 (Existing Conditions Images). The Property was off the market for four years and essentially abandoned in 2021 until the Bonniwells’ purchase in July 2024. The Bonniwells inquired with their contractor regarding the potential to maintain the existing dwelling, and he has determined that the structure is unsafe and must be fully replaced. The City

Building Inspector has also provided his opinion that the existing foundation cannot be saved. Accordingly, the Bonniwells intend to demolish the existing structure, remove the non-conforming shed, and replace the structures with a new three-story, two-dwelling unit building to serve as their primary residence, plus a secondary apartment. Id. at Sheets 2, A5-A8.¹ The proposal also provides additional off street parking area on the Property, creating a 2-car garage and retaining 4 exterior spaces allowing for a total of 6 off-street parking spaces. Id. at Sheet 2. A portion of this new parking area will utilize pervious pavers to facilitate onsite stormwater retention. Id.

The Bonniwells previously sought relief from the ZBA for a building on the Property at its October 15th meeting. Several Board members and neighboring property owners raised concerns regarding the original design plans, in particular due to the height of the building and its potential for fitting in with the style of the surrounding area. That request was ultimately denied by this Board by a 4-3 vote.

The Bonniwells have since redesigned the building and earned support from neighbors who had opposed the initial project. The new design lowers the ridge height of the building by 3.5', lowers the first floor elevation to 6.2' above the Hanover Street sidewalk grade, which is consistent that of the existing structure and neighboring homes, and removes two exterior windows along Parker Street. Id. at Sheets A5-A6. The redesigned height puts the new structure's ridge just 2.1' higher than the existing building ridge. It results in an overall building height (based on elevation of 13.3') lower than the maximum building height permitted under the ordinance. The new design also incorporates two-tone exterior paint using historic colors and an 8 foot step back of the second dwelling to create further distinction between the units and to reduce the visual feel of one large structure. Id. This both matches the historic character of the area and serves to visually break up the structure. The Bonniwells have met with their neighbors, and all property owners who have submitted comments so far have been supportive of the new design. Exhibit C (Neighbor Support Letters).

The building design proposal meets the majority of the dimensional requirements required for the CD-4L District. Exhibit A (Sheet C). Building block length and façade

¹ The architectural elevations and other renderings are provided for general illustrative purposes. While these drawings represent the general design intent, the final building designs, including exterior colors, may change depending on site and construction conditions.

modulation requirements are vastly exceeded. Id. All lot area, open space, building coverage and footprint restrictions are met. Additionally, the proposal removes or decreases several existing non-conformities. Id.²

Nevertheless, some dimensional relief remains necessary, as detailed further in Section III below. The CD4-L1 Character District requires a *maximum* secondary front yard of no less than 12 feet. The existing structure has a secondary front yard setback on Tanner Court of 20.7’ where only 12’ is permitted. The Bonniwells seek to reduce this setback to 17.4’ to create a side yard and allow for greater separation between the new building and the adjacent property. This setback further allows for off-street parking, and in fact, increase the number of on-site spaces from 4 to 6. The proposal also seeks relief from the maximum finish floor elevation for the front of the building, due to the existing Hanover Street grade. This is another unique feature of the property, which is on a hill and changes elevation by more than 9’ from Tanner Court to Hanover Street. The new design proposal maintains the 6.2’ ground floor finish elevation of the existing structure. Lastly, the Bonniwells seek relief from the 3,000 square feet of minimum lot area per dwelling unit requirement, to permit two dwelling units on the 4,334 square foot lot where 6,000 square feet is required, thus providing 2,167 square feet per dwelling unit (72.2% of required).

III. REQUESTED RELIEF

The Applicant request the following relief from the Portsmouth Zoning Ordinance (“PZO”) – Section 10.5A41.10A (CD4-L1 Character Development Standards):

<u>PZO Section</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Comments</u>
<u>Max. Secondary Front Court (Tanner Court)</u>	12’ Max.	20.7’	17.4’	Decreases existing non-conformity while maintaining space for 6 off-street parking spaces
<u>Min. Lot Area Per Dwelling Unit</u>	3,000 s.f.	4,334 s.f.	2,167 s.f.	Creates an additional housing unit at 72.2% of the required sf and consistent with the area

² The maximum secondary front yard setback (Parker Street), side yard setback, front lot line buildout and outbuilding side and rear yard setbacks will be compliant with the proposed building. The maximum secondary front yard setback (Tanner Court) is improved.

<u>PZO Section</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Comments</u>
<u>Max. Finished Floor Above Sidewalk Grade</u>	3'	6.2'	6.2'	Needed due to Hanover Street topography. Maintains floor elevation consistent with existing conditions.

IV. FISHER V. DOVER ANALYSIS

As noted, the Applicants have filed this application in response to the prior comments made by neighbors and ZBA members and the Board’s denial of their original application at its October 15, 2024 meeting. Consideration of subsequent petitions by a zoning board are limited to those which present a material change in circumstances affecting the application, propose a use materially different in nature or degree, or upon a finding of a material change of circumstances. Fisher v. Dover, 121 N.H. 187 (1980). However, the limitation is not to be technically and narrowly imposed. Bois v. Manchester, 113 N.H. 339, 341 (1973). Moreover, this restriction does not apply to a subsequent application explicitly or implicitly invited by the ZBA and modified to address its concerns. Hill-Grant Living Trust v. Kearsarge Lighting Precinct, 159 NH 529, 536 (2009) (citing Morgenstern v. Town of Rye, 147 NH 558 (2002)).

The Bonniwells have modified their proposal to the concerns raised by ZBA members and neighbors at the October 15th meeting. Specifically, they have lowered the building height by 3.5’. Exhibit A (Sheets A5-A6). They have reduced the floor to floor heights to facilitate this reduction and to reduce the perceived bulk of the structure, a concern raised by both the ZBA and neighbors.³ The building is now roughly even to nearby structures and substantially lower than those to the east towards Islington Street, consistent with the transitional nature of the area. Id. at Sheet A7.

The units have been differentiated by utilizing a differing architectural design, by stepping back the second dwelling unit by 8’ to help create a sense of separation and two distinct structures. The new design also incorporates two-tone exterior paint using historic colors in order to increase consistency with the historic character of the area and serves to visually break up the structure. The Hanover Street finished floor surface has been reduced to 6.2’, meaning that the

³ See e.g. October 15, 2024 meeting minutes at p. 9 & 11.

front doors on Hanover Street will be about the same level as neighboring homes. Additionally, two windows have been removed from the Parker Street side of the building to address privacy concerns raised by neighbors.

Given these modifications, the Bonniwells' new application meets the requirements of Fisher v. Dover and its progeny and therefore merits consideration. Sufficient changes exist to merit consideration and especially in light of the new proposal's responsiveness to the previous concerns articulated by the ZBA and the neighbors, warrants full consideration. Hill-Grant Living Trust v. Kearsarge Lighting Precinct, 159 N.H. 529 (2009).

V. VARIANCE REQUIREMENTS

1. **The variance will not be contrary to the public interest**
2. **The spirit of the ordinances observed**

The first step in the ZBA's analysis is to determine whether granting a variance is not contrary to the public interest and is consistent with the spirit and intent of the ordinance, considered together pursuant to Malachy Glen Associates, Inc v. Town of Chichester, 155 NH 102 (2007) and its progeny. Upon examination, it must be determined whether granting a variance "would unduly and to a marked degree conflict with the ordinance such that it violates the ordinances basic zoning objectives." Id. "Mere conflict with the ordinance is not enough." Id.

The stated purpose of Portsmouth's Character Districts is "to encourage development that is compatible with the established character of its surroundings and consistent with the City's goals for the preservation or enhancement of the area." PZO §10.5A11 Within the CD4-L1 District, the intent to provide for "medium density areas with a mix of medium to large houses." Id. at §10.5A41.10A. As recognized by the Board at its October 15th meeting, the area is a transition neighborhood, between downtown and the Islington/Rock Street area.⁴

The Bonniwells' proposal is consistent with these stated purposes. The proposal utilizes a building design and paint scheme consistent with the historic nature of the neighborhood, thus preserving and enhancing this characteristic of the area. Exhibit A (Sheets A5-A6). The redesign has been carefully considered to create a sense to two distinct structures and avoid the visual sense of one large mass, addressing the prior stated concerns and consistent with other structures

⁴ See October 15, 2024 meeting minutes at p. 11.

in the area. It creates a new, two family residence that, while larger than the existing structure, is smaller than the existing multi-family dwellings across Hanover Street and well under the size of the structures to the rear of the Property on Parker and Islington Streets. Id., at Sheet A7.

Certainly, it is consistent with the “mix of medium to large houses” intended for the District. Accordingly, the Bonniwells’ design, as modified to address prior concerns, is fully consistent with the intent of the CD4-L1 Character District.

In determining whether a variance "in a marked degree conflicts with the ordinance such that it violates the ordinance’s basic zoning objectives" pursuant to Malachy Glen, supra, the New Hampshire Supreme Court also held:

One way to ascertain whether granting the variance would violate basic zoning objectives is to examine whether it would alter the essential character of the locality. Another approach to [determine] whether granting the variance violates basic zoning objectives is to examine whether granting the variance would threaten the public health, safety or welfare. (Emphasis Added)

Granting the variance will not alter the essential character of the area. While a variance is required for the secondary front yard from Tanner Court, that request reduces the existing non-conformity by 3.3’. This increased setback increases the separation from Tanner Court, allowing for more light and air to the neighbor’s lot. Moreover, it allows for additional on-site parking, reducing the burden on nearby street parking, which has been and continues to be an issue in the neighborhood. While only three parking spaces are required, the Applicant has proposed six spaces in order to support the two-family dwelling and ensure the additional unit does not contribute to existing on-street parking congestion in the area.

Maintaining a 3’ maximum finished ground floor elevation over the Hanover Street sidewalk grade is difficult due to the natural downgrade change from Tanner Court toward Hanover Street. Exhibit A (Sheet 2). It is also inconsistent with the area as both the existing structure and the two neighboring structures have non-compliant, elevated grades. Accordingly, the Bonniwells have proposed to maintain the existing 6.2’ elevation of the current building and similar to the adjacent properties.

The request that appears to have raised the most concern at the October 15th hearing was for lot area per dwelling unit, as the Applicant requests 2,167 square feet per unit where 3,000 square feet is required. While this request necessitates relief to permit slightly less than the

required lot area, it is nevertheless consistent with the character of the neighborhood. Two family dwellings are permitted by right in the CD4-L1 District. The proposal is also consistent with the neighborhood, as multifamily dwellings exist across both Hanover Street and Tanner Court, and throughout the area. Exhibit A (Sheet A2).

The primary concern regarding the addition of a second unit, appears to be the increase in the size and perceived “bulk” of the building. It should be noted that a single-family dwelling may be permitted by right on a larger scale than what is proposed by the current design. Moreover, the proposed Mansard style roof is consistent with other nearby buildings. Exhibit B (Photographs). The building at 30 Parker Street, located just to the rear and side of the Property has a Mansard roof, as do nearby properties located at 180 Hanover Street and 261 Islington Street.⁵ Id. The four multi-family buildings located directly across Hanover Street, at 349 and 337 Hanover, all have flat roofs, and thus, a similar mass as the Bonniwell proposal. Id. Also of note, Mansard roofs are specifically listed as a permitted roof type in the CD4-L1 pursuant to PZO §10.5A41.10A, providing further support that the proposal is consistent with the character and general intent for the area.

The new design further addresses these concerns by lowering the height of the building and use of a two-tone historic paint scheme and building offsets to further modulate the perceived size of the structure. Exhibit A (Sheets A5-A6). Exterior windows have also been eliminated to reduce any potential privacy intrusions by residents onto neighboring properties. The inclusion of off-street parking spaces, in excess of PZO requirements, further reduces any off site impacts that may be caused by the additional unit.

Accordingly, granting the variances will not alter the essential character of the area. There is no evidence that the requested relief will threaten the public health, safety or welfare, especially in light of the additional off-street parking and reduced exterior windows. There will be no adverse impact or injury to any public rights if the variances are granted. Therefore, granting the variances would not be contrary to the public interest and will be consistent with the spirit of the zoning ordinance.

⁵ Although 180 Hanover Street and 261 Islington Street are outside of the CD4-L1 District they are approximately 500 and 1,000 feet from the Property and are illustrative of the mixed architectural styles throughout the general area, consistent with the transitory nature of this zone.

3. Granting the variances will not diminish surrounding property values

If the variances are granted, the lot will remain consistent with the character of the other lots in the neighborhood such that there will be no adverse effect on surrounding property values. The current structure has been poorly maintained by the prior owners and cannot be reasonably preserved. Granting the variances permits the Bonniwells to remove this blighted structure and replace it with a new residence that has been thoughtfully designed, in consultation with nearby property owners, to match the historic character of the neighborhood. Maintaining sufficient parking to support the two-family dwelling will ensure that other lots in the area are not impacted by the addition of a new unit on the site. Two-family dwellings are permitted by right in the underlying district, and it is presumed that permitted uses do not devalue surrounding property values. The new two-family dwelling will maintain a finished ground floor elevation above sidewalk grade consistent with existing conditions on the Property and adjacent Hanover Street lots. Accordingly, surrounding property values will not be diminished. If anything, the value of the Property will be significantly increased, thereby improving the values of surrounding properties.

4. Denial of the variances results in an unnecessary hardship

a. Special conditions distinguish the property/project from others in the area

This property is distinguishable from other properties in the area. As discussed above, and previously recognized by the ZBA, the Property is somewhat unique in that it is located on three public streets, Hanover Street, Parker Street and Tanner Court, thus imposing multiple yard restrictions. The Property is larger than other lots in the area, and thus it is particularly well suited for a two-family dwelling. It also maintains a sizeable off-street parking area, sufficient to support a two-family dwelling and helping to alleviate on-street parking constraints. Multiple properties with similar build outs and similar to greater density exist throughout the area. See Exhibit A (Sheet A2)(Neighborhood Density); see also Walker v. City of Manchester, 107 N.H. 382, 386 (1966) (hardship may be found where similar nonconforming uses exist within the neighborhood and the proposed use will have no adverse effect on the neighborhood). Clearly, the subject parcel size, shape, and location near other densely developed residential parcels combine to create special conditions.

- b. No fair and substantial relationship exists between the general public purposes of the ordinance and its specific application in this instance.

The intent of the 12' maximum secondary front yard requirement is to maintain shallow side yards in accordance with the stated purpose of the CD4-L1 District and consistent with the transitory nature of the area. Here the requested variance reduces the non-conformity from the existing 20.7' to 17.4'. Thus, it strikes a balance between maintaining distance between the proposed new residence and nearby properties and the type of lot build out contemplated for the District. Importantly, granting this variance maintains light and air between the Property and the adjoining lot. It also provides space for on-site parking in excess of zoning requirements, to support the proposed two-family dwelling and reduce the burden on nearby on-street parking. Accordingly, there is no fair and substantial relationship between the 12' maximum side yard setback and its specific application to the Property, especially in light of the existing and surrounding property conditions.

Likewise, the intent of the 3' maximum finished ground floor surface above sidewalk grade is presumably to avoid elevated building entries separated from the surrounding streetscape. In this instance, however, the proposal is more consistent with existing conditions in the area than strict zoning compliance. The Bonniwells have lowered the ground floor elevation to 6.2' to match the existing structure and maintain consistency with the adjoining Hanover Street properties. Notably, the variance is necessary due to the slope from Tanner Court towards Hanover Street as the finished ground floor elevation would be conforming at 1.6 feet if measured based upon the average grade of the lot rather than at the lot line abutting the Hanover Street sidewalk. Given this site condition and the consistency of the proposed ground floor elevation to the neighboring properties, strict application of the restrictions to the Property would not support the intent of the PZO nor would it "encourage development that is compatible with the established character of its surroundings and consistent with the City's goals for the preservation or enhancement of the area."

The third variance, to permit 2,127 square feet per dwelling unit where 3,000 square feet is required, is likewise consistent with the general intent for the CD4-L1 District. Two-family dwelling are permitted by right. Additionally, multiple properties having significantly less square feet per dwelling unit exist throughout the area. Exhibit A (Sheet A2)(Neighborhood Density). In fact, of the 33 properties analyzed no property with two or more units had a greater lot area

per dwelling unit than the 2,127 square feet proposed for the Property. While some of those properties may be grandfathered or have obtained zoning relief, this analysis unquestionably supports the fact that the requested variance to permit a two-dwelling unit on the Property is consistent with the established character of the area and thus the goals of the CD4-L1 District.

More importantly, the concerns previously raised by the ZBA and neighboring property owners have been addressed. Any height or perceived bulk that might be exacerbated by the granting of the variances, has been addressed in consultation with the neighbors who are now enthusiastically in support of the new design. The building ridge has been lowered by 3.5'. The Hanover Street ground floor finished grade has been lowered to 6.2', consistent with the existing structure.

The new design removes exterior windows along Parker Street to address privacy concerns. Further, the design incorporates structural offsets and two-tone exterior paint to match the character of the area and to visually break up the structure. In light of these factors, there is no fair and substantial relationship between the general public purposes of the ordinance and its specific application in this instance.

c. The proposed use is reasonable.

If the use is permitted, it is deemed reasonable. Vigeant v. Hudson, 151 NH 747 (2005). Two-family dwellings are permitted by right in the underlying district, and uses permitted by right are per se reasonable. Id. The proposal decreases the existing non-conforming secondary front yard setback on Tanner Court while maintaining sufficient space to provide increased off-street parking. The Hanover Street ground floor finished grade as maintained as it currently exists and at a similar elevation to the adjoining properties. For all of these reasons, the proposed use is reasonable and substantial hardship exists justifying zoning relief.

5. Substantial justice will be done by granting the variance.

If “there is no benefit to the public that would outweigh the hardship to the applicant” this factor is satisfied. Harborside Associates, L.P. v. Parade Residence Hotel, LLC, 162 N.H. 508 (2011). That is, “any loss to the [applicant] that is not outweighed by a gain to the general public is an injustice.” Malachy Glen, supra at 109.

“The right to use and enjoy one's property is a fundamental right protected by both the State and Federal Constitutions.” N.H. CONST. pt. I, arts. 2, 12; U.S. CONST. amends. V, XIV;

Town of Chesterfield v. Brooks, 126 N.H. 64 (1985) at 68. Part I, Article 12 of the New Hampshire Constitution provides in part that “no part of a man's property shall be taken from him, or applied to public uses, without his own consent, or that of the representative body of the people.” Thus, our State Constitutional protections limit the police power of the State and its municipalities in their regulation of the use of property. L. Grossman & Sons, Inc. v. Town of Gilford, 118 N.H. 480, 482 (1978). “Property” in the constitutional sense has been interpreted to mean not the tangible property itself, *but rather the right to possess, use, enjoy and dispose of it*. Burrows v. City of Keene, 121 N.H. 590, 597 (1981) (emphasis added).

There is no injury to the public if the variances are granted and no gain if the variances are denied. Granting the requested variances permits the construction of a new thoughtfully designed two-family dwelling, creating an additional needed housing unit and off-street parking on the Property. The Bonniwells have addressed the neighbors’ concerns and all neighbors who have provided feedback to date are in support of the redesigned proposal. Exhibit C. Thus, there is no benefit in denying the requested variances and only loss to the Applicant, who will lose the ability to create a new well-designed home on the Property.


In balancing public and private rights at issue in this application, the loss to the Applicant if the variances are denied far outweighs any loss or injury to the public if the variances are granted. Further, for the reasons discussed above and below, the proposed two-family dwelling is “appropriate for the area”. Granting variances for requests that are appropriate for the area does substantial justice. See U-Haul Co. of New Hampshire & Vermont v. City of Concord, 122 N.H. 910, 913 (1982). Accordingly, granting the variances would do substantial justice.

V. CONCLUSION

For all of the reasons herein stated, the Bonniwells respectfully request that the Portsmouth Zoning of Adjustment grant the requested variances.

Respectfully submitted,
Kent and Jennifer Bonniwell

By:


Kevin M. Baum, Esq.

PROPOSED DUPLEX

ZONING BOARD OF ADJUSTMENT - DECEMBER 2024 PORTSMOUTH, NEW HAMPSHIRE

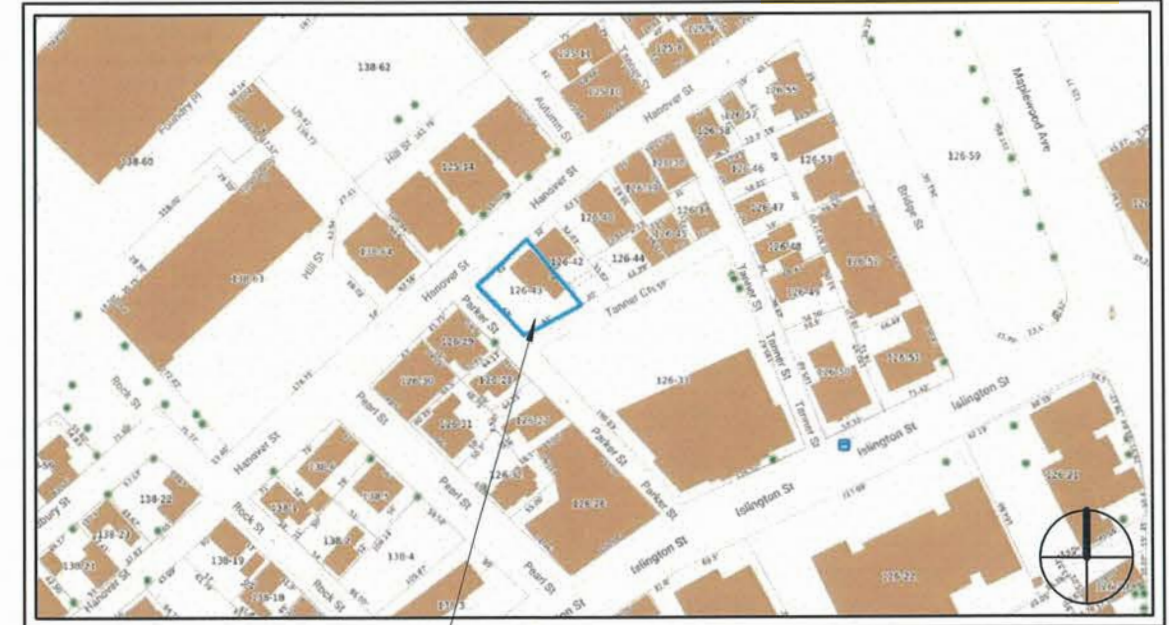
PROPOSED WORK:

- THE COMPLETE DEMOLITION OF THE EXISTING SINGLE FAMILY HOME AND OUTBUILDINGS, DEMO PERMIT FILED SEPARATELY UNDER DEMO 24-27
- PROPOSED TWO FAMILY HOME IS REQUESTING RELIEF FOR:
 - 2,167 SF PER DWELLING UNIT WERE 3,000 SF IS REQUIRED TO CONSTRUCT A TWO FAMILY HOME WHERE A SINGLE UNIT IS ALLOWED.
 - UNIT A: 2,359 LIVEABLE SQUARE FEET
 - UNIT B: 2,047 LIVEABLE SQUARE FEET
 - 17.4' SECONDARY FRONT YARD WHERE 12' - 0" MAX. IS ALLOWED AT TANNER COURT.
 - 6.2' FINISH FLOOR ABOVE THE SIDEWALK ELEVATION WHERE 3' - 0" MAX. IS ALLOWED

332 HANOVER STREET PORTSMOUTH, NH 03801			
CHARACTER DISTRICT ZONING REQUIREMENTS: CD4-L1			
	REQUIRED	EXISTING	PROPOSED
MAX. PRINCIPAL FRONT YARD	15' - 0"	8.8'	5.5'
MAX. SECONDARY FRONT YARD (PARKER ST.)	12' - 0"	32.8'	2.0'
MAX. SECONDARY FRONT YARD (TANNER COURT)	12' - 0"	20.7'	17.4'
SIDE YARD SETBACK	5' - 0" MIN TO 20' - 0" MAX.	1.2'	7.7'
FRONT LOT LINE BUILDOUT	60% MIN. TO 80% MAX.	43.50%	77.49%
MAX BUILDING BLOCK LENGTH	80' - 0"	63.23'	63.23'
MAX. FAÇADE MODULATION	50' - 0"	27' - 0" +/-	25' - 6"
MAX. BUILDING COVERAGE	60%	26.70%	50.00%
MAX. BUILDING FOOTPRINT	2,500 SF	1,158 SF	2,164 SF
MIN. LOT AREA	3,000 SF	4,334 SF	4,334 SF
MIN. LOT AREA PER DWELLING UNIT	3,000 SF	4,334 SF	2,167 SF
MIN. OPEN SPACE	25%	32.60%	29.10%
MAX. BUILDING HEIGHT	2-3 STORIES 40' - 0"	2 STORIES 25' +/-	3 STORIES 26' - 7" +/-
MAX. FINISH FLOOR ABOVE GRADE	3' - 0"	6.2'	6.2'
FAÇADE GLAZING	20% MIN. TO 40% MAX.	UNKNOWN	23.69%
ROOF TYPE	FLAT, GABLE 6:12 - 12:12, HIP 3:12 MIN., GAMBREL 6:12 - 30:12, MANSARD 6:12 - 30:12	GABLE / HIP	MANSARD - 30:12
OUTBUILDING FRONT YARD	20'-0" BEHIND PRICIPAL FRONT ELEVATION	59' - 0" +/-	N/A
OUTBUILDING SIDE AND REAR YARD	3' - 0"	0.5'	N/A
FAÇADE TYPES	PORCH	PORCH	PORCH
	STOOP		STOOP
	STEP		
	FORECOURT		
	RECESSED-ENTRY		
	DOORYARD		
PARKING	1.3 SPACES PER UNIT	4 SPOTS	6 SPOTS

1. RED INDICATED VARIANCE REQUEST

2. BLUE INDICATES EXISTING NONCONFORMITY



332 HANOVER STREET
PORTSMOUTH, NH 03801



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SHEET LIST	
Sheet Number	Sheet Name

GENERAL INFORMATION

C	COVER
S	EXISTING CONDITION SURVEY

CIVIL DRAWINGS

1 OF 2	EXISTING SITE PLAN
2 OF 2	SITE PLAN

ARCHITECTURAL DRAWINGS

A1	EXISTING CONDITION IMAGES
A2	NEIGHBORHOOD DENSITY
A3	FIRST FLOOR PLAN
A4	SECOND & THIRD FLOOR
A5	ELEVATIONS
A6	ELEVATIONS
A7	HANOVER ST. SECTION LOOKING SOUTH
A8	3D PERSPECTIVE
A9	3D PERSPECTIVE
A10	3D PERSPECTIVE

TWO FAMILY RESIDENCE

332 HANOVER STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

COVER

ZONING BOARD OF ADJUSTMENT - DECEMBER 2024

4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
McHENRY ARCHITECTURE



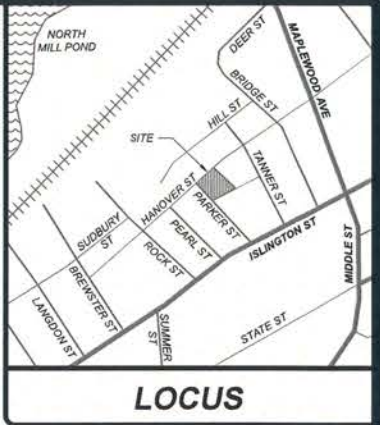
C

11/20/2024

McHA: RD / MG

Project Number: 24071

NOT TO SCALE



PLAN REFERENCES:

- "PLAN OF SEVEN HOUSE LOTS SITUATE IN PORTSMOUTH, BELONGING TO A. W. + G. W. HAVEN", DATED 1848, RECORDED AT THE R.C.R.D. AS PLAN 00558 REFERENCES BOOK 337 PAGE 59.
- "PLAN OF LOT NO.314 HANOVER STREET PORTSMOUTH, N.H." PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, DATED NOVEMBER 21, 1956, RECORDED AT THE R.C.R.D AS PLAN 02501.
- "LOT CONSOLIDATION PLAN FOR GERTRUDE K. BORDEN LIVING TRUST PARKER, ISLINGTON, TANNER STREETS & TANNER ALLEY COUNTY OF ROCKINGHAM PORTSMOUTH, NH." PREPARED BY MILLETTE, SPRAGUE & COLWELL, INC. DATED MAY 1, 1998, RECORDED AT THE R.C.R.D. AS PLAN D-26280.
- "CONDOMINIUM SITE PLAN FOR HANOVER PLACE CONDOMINIUM 349 HANOVER STREET COUNTY OF ROCKINGHAM PORTSMOUTH, NH." PREPARED BY MILLETTE, SPRAGUE & COLWELL, INC. DATED SEPTEMBER 28, 2004, RECORDED AT THE R.C.R.D. AS PLAN D-33379.
- "AMENDED CONDOMINIUM SITE PLAN TAX MAP 126 - LOT 33 PHASE I, II 51 ISLINGTON STREET CONDOMINIUM FOR 51 ISLINGTON STREET, LLC". PREPARED BY AMBIT ENGINEERING, INC. DATED AUGUST 15, 2013, RECORDED AT THE R.C.R.D. AS PLAN D-37882.
- "LOT LINE RELOCATION PLAN TAX MAP 125, LOT 14 & TAX MAP 138, LOT 62". PREPARED BY AMBIT ENGINEERING, INC. DATED NOVEMBER 2013, RECORDED AT THE R.C.R.D. AS PLAN D-38162.
- "LOT LINE RELOCATION PLAN FOR HAROLD B. & SUZANNE M. WATT AND DIXIE L. PAPPAS TANNER CT, HANOVER ST. COUNTY OF ROCKINGHAM PORTSMOUTH, N.H." PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, DATED FEBRUARY 5, 1962, RECORDED AT THE R.C.R.D. AS PLAN C-10973.

NOTES:

- SUBJECT PARCEL: TAX MAP 126 LOT 43
332 HANOVER STREET
PORTSMOUTH, NEW HAMPSHIRE
NS PROJECT #1289
- OWNER OF RECORD: KENT & JENNIFER BONNIWELL
108 FOREST STREET
WELLESLEY, MA 02481
R.C.R.D. BOOK 6557, PAGE 1561
- PARCEL AREA: 4,334 S.F. OR 0.1 AC
- THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS OF THE SUBJECT PARCEL.
- DIMENSIONAL REQUIREMENTS: ZONE: CD4-1
MIN LOT AREA (PER DWELLING UNIT): 3,000 S.F.
MAX PRINCIPAL FRONT YARD: 15'
MAX SECONDARY FRONT YARD: 12'
FRONT LOT BUILDOUT MIN/MAX: 60%/80%
MIN/MAX SIDE SETBACK: 5/20'
MIN REAR SETBACK: 5' OR 10' FROM ALLEY
MAX BUILDING HEIGHT: 40'
MIN OPEN SPACE: 25%
MAX BUILDING COVERAGE: 60%

- ZONING INFORMATION SHOWN HEREON IS PER THE CITY OF PORTSMOUTH ZONING ORDINANCE DATED JANUARY 1, 2010. LAST REVISED JUNE 17, 2024. ADDITIONAL REGULATIONS APPLY. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CITY, STATE, AND FEDERAL REGULATIONS.
- FLOOD HAZARD ZONE: "X" AREA OF MINIMAL FLOOD RISK, PER FIRM MAP #33015C0259F, DATED 01/29/2021.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- FIELD SURVEY COMPLETED BY NORTHAM SURVEY IN JULY, 2024 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12I GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.
- HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
- THE VERTICAL DATUM IS NAVD83 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.

EXISTING CONDITIONS PLAN
FOR
KENT & JENNIFER BONNIWELL
OF
TAX MAP 126 LOT 43
332 HANOVER STREET
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

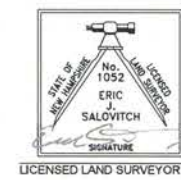
SCALE: 1"=10' (22x34) 1"=20' (11x17)

JOB NO.	1289	DATE:	2024-07-26
DRAWN BY:	PJN ZMH	DRAWING:	1289 SURVEY.DWG
CHECKED BY:	EJS	SHEET:	1 OF 1

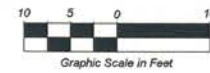
NO.	DATE	DESCRIPTION	BY



AUGUST 28, 2024
DATE

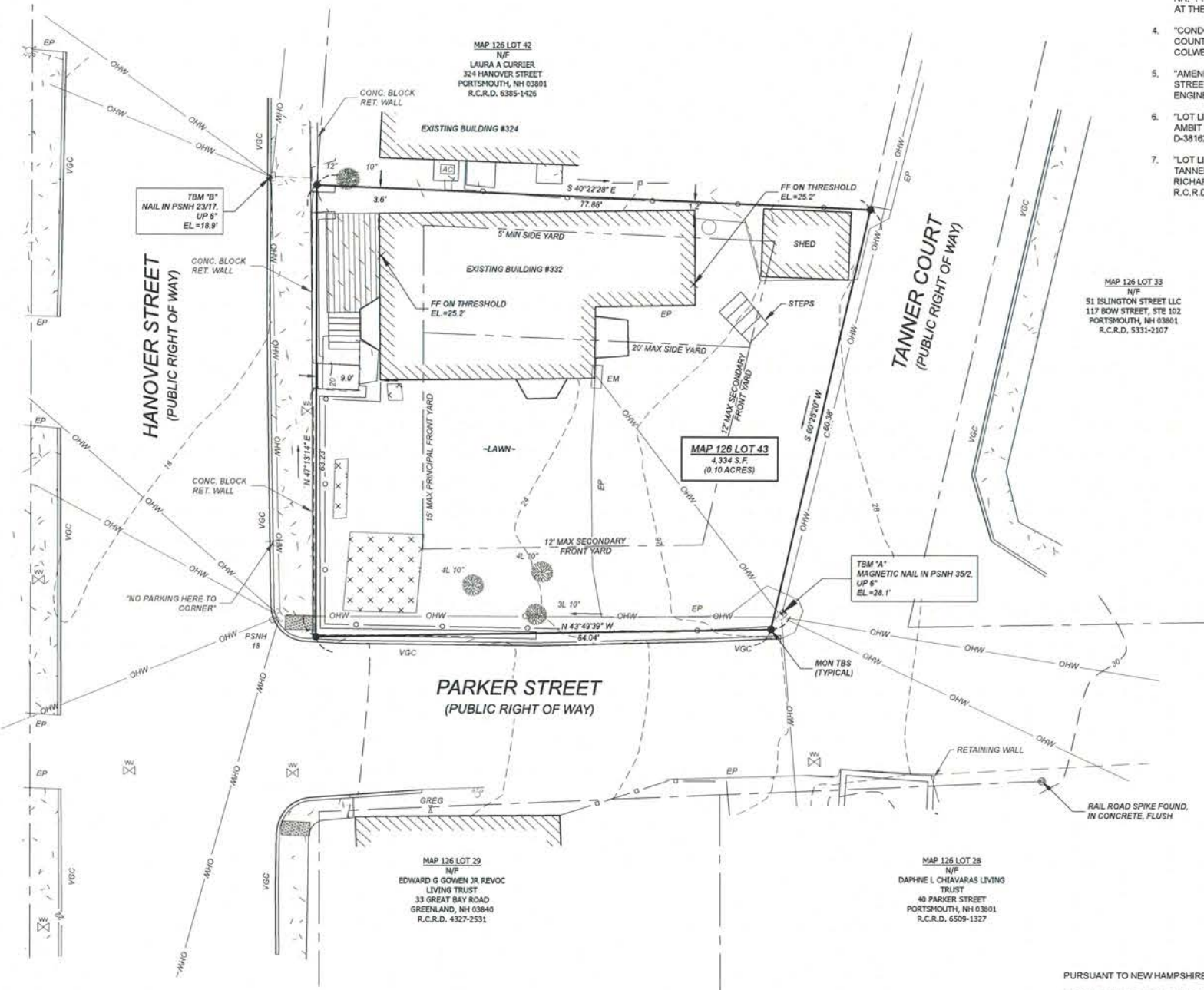


LICENSED LAND SURVEYOR



- LEGEND:
- ASSESSORS MAP AND LOT NUMBER
 - BK, PG. BOOK / PAGE
 - CONC. CONCRETE
 - MON TBS MONUMENT TO BE SET
 - BH BUILDING HEIGHT
 - RET RETAINING
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - FF FINISHED FLOOR
 - GREG GAS REGULATOR
 - N/F NOW OR FORMERLY
 - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - S.F. SQUARE FEET
 - TBM TEMPORARY BENCHMARK
 - VGC VERTICAL GRANITE CURB
 - DRILL HOLE FOUND/SET
 - IRON PIPE/ROD FOUND
 - SPIKE/NAIL FOUND
 - AIR CONDITIONER
 - GUY WIRE
 - UTILITY POLE
 - UTILITY POLE W/LIGHT
 - DECIDUOUS TREE
 - GAS VALVE
 - HYDRANT
 - WATER SHUT OFF
 - WATER GATE VALVE
 - IRRIGATION CONTROL VALVE
 - SIGN
 - OHW OVERHEAD WIRE
 - CHAINLINK FENCE
 - STOCKADE FENCE
 - BOUNDARY LINE
 - SETBACK LINE
 - EXISTING CONTOUR
 - CONCRETE
 - WOODEN DECK
 - LANDSCAPING
 - NON SLIP MAT

MAP 125 LOT 14
N/F
HILL HANOVER GROUP LLC
1 NEW HAMPSHIRE AVE #125
PORTSMOUTH, NH 03801
R.C.R.D. 4356-0010



MAP 126 LOT 42
N/F
LAURA A. CURRIER
324 HANOVER STREET
PORTSMOUTH, NH 03801
R.C.R.D. 6385-1426

MAP 126 LOT 33
N/F
51 ISLINGTON STREET LLC
117 BOW STREET, STE 102
PORTSMOUTH, NH 03801
R.C.R.D. 5331-2107

MAP 126 LOT 43
4,334 S.F.
(0.10 ACRES)

MAP 126 LOT 29
N/F
EDWARD G. GOWEN JR. REVOC
LIVING TRUST
33 GREAT BAY ROAD
GREENLAND, NH 03840
R.C.R.D. 4327-2531

MAP 126 LOT 28
N/F
DAPHNE L. CHEAVARAS LIVING
TRUST
40 PARKER STREET
PORTSMOUTH, NH 03801
R.C.R.D. 6509-1327

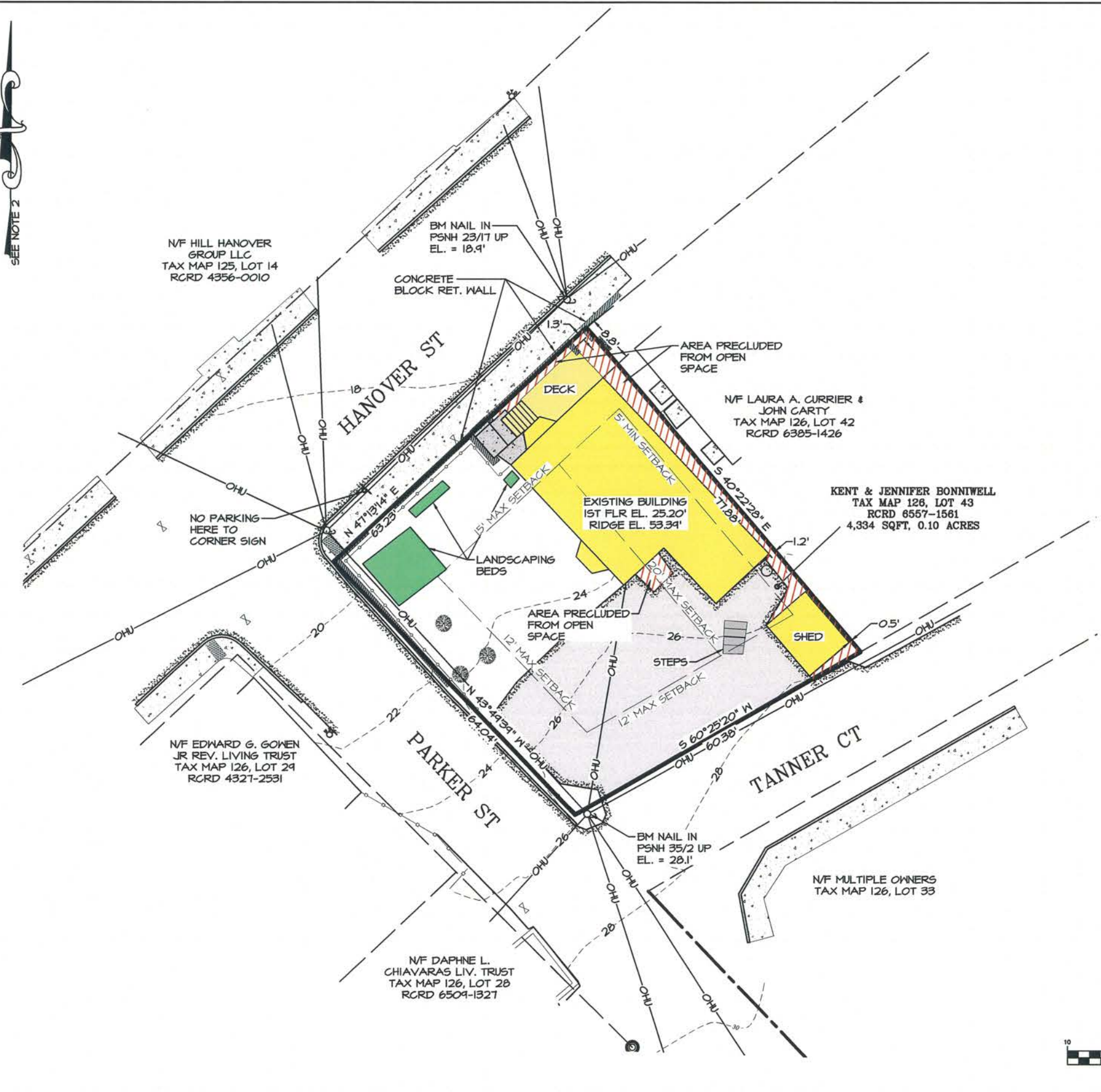
PURSUANT TO NEW HAMPSHIRE RSA 678:18 III

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

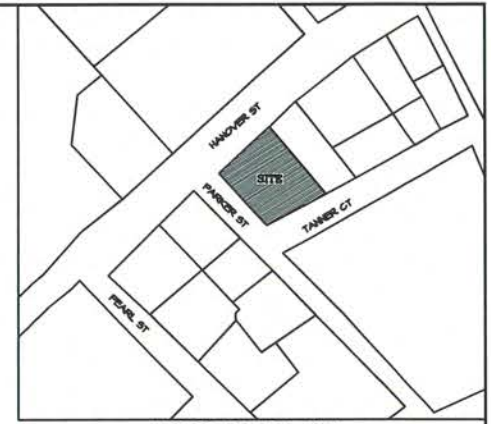
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.

SEE NOTE 2



- LEGEND**
- 100- EXISTING CONTOUR
 - MONUMENT FOUND
 - UTILITY POLE
 - OHU- OVERHEAD UTILITIES
 - ⊗ WATER VALVE
 - CHAIN LINK FENCE
 - WOODEN FENCE
 - VERTICAL GRANITE CURB
 - ⊕ WATER SHUT-OFF
 - ⊕ FIRE HYDRANT



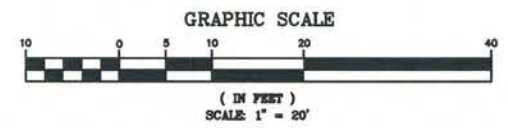
**LOCUS PLAN
N.T.S.**

NOTES

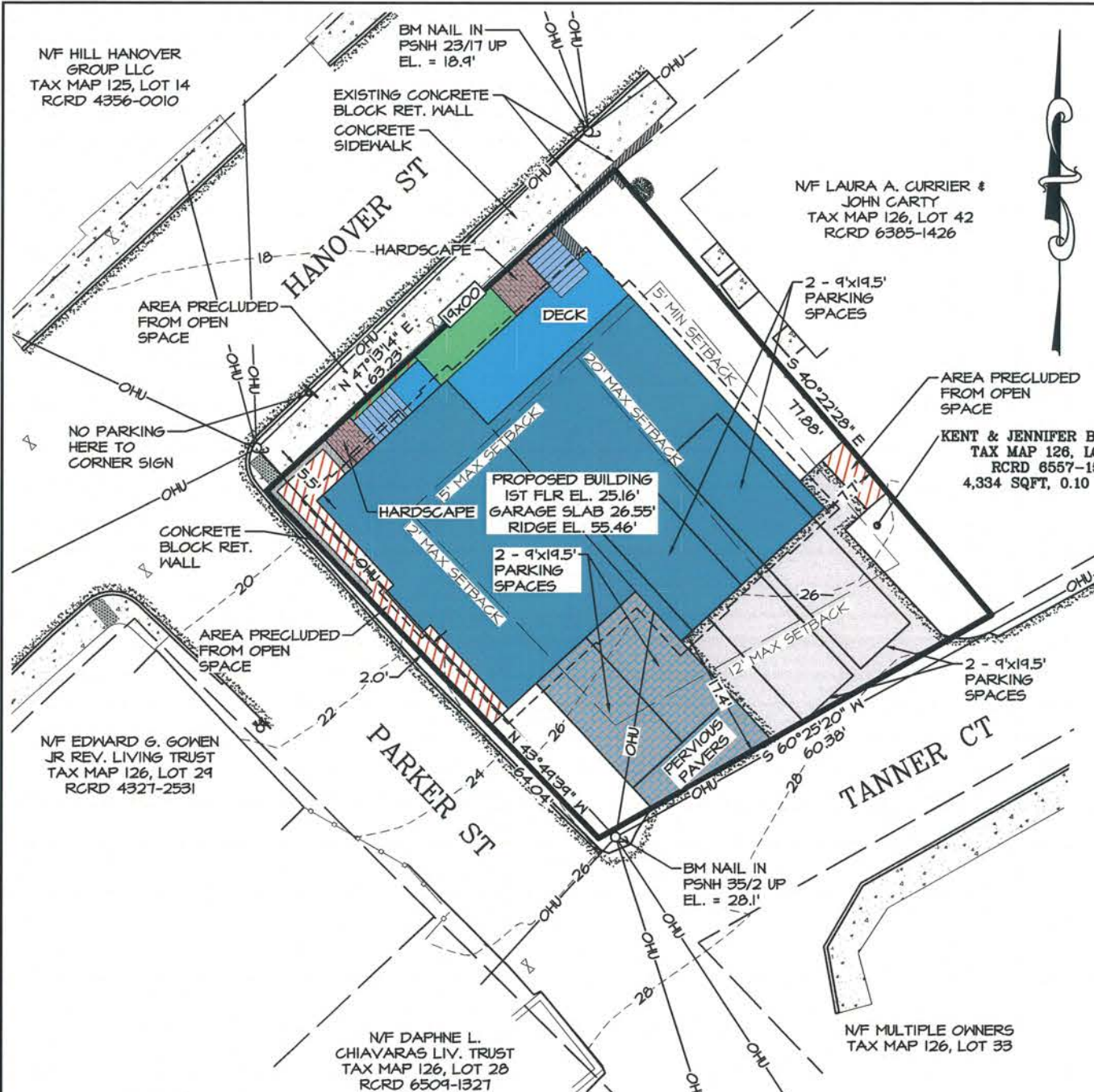
- 1) OWNER OF RECORD:
KENT & JENNIFER BONNIWELL
TAX MAP 126, LOT 43
108 FOREST ST
WELLESLEY, MA 02481
RCRD: 6557-1561
AREA: 4,334 SF, 0.10 ACRES
- 2) BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- 3) PARCEL IS IN CHARACTER DISTRICT 4-L1 (CD4-L1):
MINIMUM LOT AREA.....3,000 SF
MIN. LOT AREA PER DWELLING UNIT.....3,000 SF
MAX BUILDING FOOTPRINT.....2,500 SF
MAX PRINCIPAL FRONT YARD.....15 FT
MAX SECONDARY FRONT YARD.....12 FT
MIN/MAX SIDE SETBACK.....5 FT/20 FT
MIN REAR YARD FROM LOT LINE.....5 FT
MAX BUILDING HEIGHT.....40 FT
MIN OPEN SPACE.....25%
MAX BUILDING COVERAGE.....60%
MAX FINISHED FLOOR ABOVE SIDEWALK.....3 FT
- 4) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0254F, PANEL 254 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.
- 5) THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. ALL PROPERTY LINE, SETBACKS, COVERAGES, AND ELEVATIONS WERE OBTAINED FROM PLAN REFERENCE #1.

REFERENCE PLANS

- 1) "EXISTING CONDITIONS PLAN FOR KENT & JENNIFER BONNIWELL" BY NORTHAM SURVEY LLC. DATED JULY 26, 2024. NOT RECORDED.



1	11/15/2024	ZBA SUBMITTAL	
ISS	DATE	DESCRIPTION OF ISSUE	
SCALE 1" = 20'			
DRAWN A.ROSS			
CHECKED D.D.D.			
ROSS ENGINEERING, LLC Civil/Structural Engineering & Surveying 199 Edgington St Portsmouth, NH 03801 (603) 433-7560			
CLIENT PORTSMOUTH ARCHITECTURE 4 MARKET ST PORTSMOUTH, NH 03801			
TITLE EXISTING CONDITIONS PLAN 332 HANOVER ST PORTSMOUTH, NH 03801 TAX MAP 126, LOT 43			
JOB NUMBER	DWG. NO.	ISSUE	
24-049	1 OF 2	1	



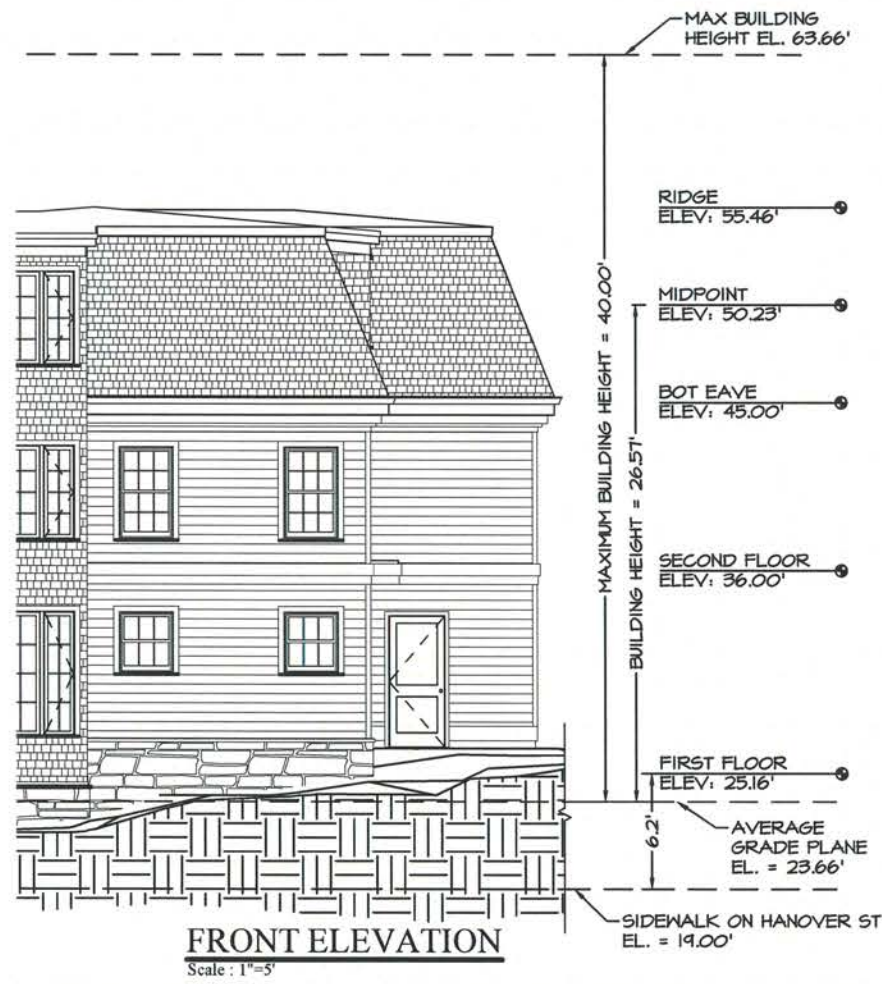
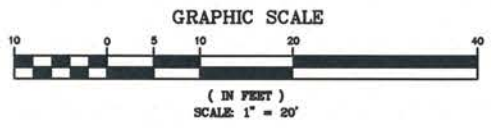
NOTES

- OWNER OF RECORD:
KENT & JENNIFER BONNIWELL
TAX MAP 126, LOT 43
108 FOREST ST
WELLESLEY, MA 02481
RCRD: 6557-1561
AREA: 4,334 SF, 0.10 ACRES
- PARCEL IS IN CHARACTER DISTRICT 4-L1 (CD4-L1):
MINIMUM LOT AREA.....3,000 SF
MIN. LOT AREA PER DWELLING UNIT.....3,000 SF
MAX BUILDING FOOTPRINT.....2,500 SF
MAX PRINCIPAL FRONT YARD.....15 FT
MAX SECONDARY FRONT YARD.....12 FT
MIN/MAX SIDE SETBACK.....5 FT/20 FT
MIN REAR YARD FROM LOT LINE.....5 FT
MAX BUILDING HEIGHT.....40 FT
MIN OPEN SPACE.....25%
MAX BUILDING COVERAGE.....60%
MAX FINISHED FLOOR ABOVE SIDEWALK.....3 FT
- COVERAGES:
BUILDING COVERAGE
EXISTING BUILDING COVERAGE
BUILDING.....928 SF
DECK.....99 SF
STAIRS > 18".....15 SF
SHED.....116 SF
EXISTING STRUCTURE 1,158 / 4,334 = 26.7%
PROPOSED BUILDING COVERAGE
BUILDING.....1,900 SF
DECK.....217 SF
STAIRS > 18".....47 SF
PROPOSED STRUCTURE 2,164 / 4,334 = 50.0%
- GRADE PLANE:
AS PER PORTSMOUTH ZONING ORDINANCE
GRADE PLANE IS DEFINED AS FOLLOWS;
A REFERENCE PLANE REPRESENTING THE
AVERAGE OF FINISHED GROUND LEVELS
ADJOINING THE BUILDING AT ALL
EXTERIOR WALLS. WHEN THE FINISHED
GROUND LEVEL SLOPES AWAY FROM
EXTERIOR WALLS, THE REFERENCE PLANE
SHALL BE ESTABLISHED BY THE LOWEST
POINTS WITHIN THE AREA BETWEEN THE
BUILDING AND THE LOT LINE OR, WHEN
THE LOT LINE IS MORE THAN 6 FEET
FROM THE BUILDING, BETWEEN THE
BUILDING AND A POINT 6 FEET FROM THE
BUILDING.

THE GRADE PLANE WAS DETERMINED BY
THE AVERAGE ELEVATION OF POINTS
BETWEEN THE PERIMETER OF THE
BUILDING AND 6' AWAY FROM THE
BUILDING. THE GRADE PLANE WAS
CALCULATED AS 23.66'.
- BUILDING HEIGHT:
BUILDING HEIGHT FOR A HIP-TOPPED
MANSARD ROOF IS CALCULATED AS THE
VERTICAL MEASUREMENT FROM THE
GRADE PLANE TO THE ELEVATION
MIDWAY BETWEEN THE LEVEL OF THE
EAVES AND THE HIGHEST POINT OF THE
ROOF AS PER PORTSMOUTH ZONING
ORDINANCE. THE GRADE PLANE USED IS
THE EXISTING GRADE PLANE OR THE
FINISHED GRADE PLANE, WHICHEVER IS
LOWER. THE HIGHEST RIDGE IS 55.46' AND
THE LEVEL OF THE EAVES IS 45.00'. THE
MIDPOINT ELEVATION IS 50.23'.
- THE BUILDING HEIGHT OF THE BUILDING
WAS CALCULATED TO BE 26.57', USING A
GRADE PLANE OF 23.66' AND A
MIDPOINT HEIGHT OF 50.23'.
- PARKING REQUIRED AS PER 10.112.30
DWELLING UNIT FLOOR AREA > 750 SF =
1.3 SPACES PER UNIT

1.3 SPACES PER UNIT x 2 UNITS = 2.6 = 3
PARKING SPACES REQUIRED

6 PARKING SPACES ARE PROVIDED.
FOUR IN THE DRIVEWAY AND TWO INSIDE
THE PROPOSED GARAGE.



VARIANCES REQUIRED

THE FOLLOWING VARIANCES FROM THE PORTSMOUTH ZONING ORDINANCE ARE REQUESTED

- SECTION 10.5A41.10A - TO CONSTRUCT A BUILDING WITH A 17.4 FT SECONDARY FRONT YARD ON TANNER CT WHERE A MAXIMUM OF 12 FT IS ALLOWED.
- SECTION 10.5A41.10A - TO CONSTRUCT A BUILDING WITH A FIRST FLOOR 6.2' ABOVE THE SIDEWALK GRADE WHERE 3.0' IS ALLOWED.
- SECTION 10.5A41.10A - TO ALLOW 2,167 SF PER DWELLING UNIT WHERE 3,000 SF IS REQUIRED.

1	11/15/2024	ZBA SUBMITTAL
ISS	DATE	DESCRIPTION OF ISSUE
SCALE	1" = 20'	
CHECKED	A.ROSS	
DRAWN	D.D.D.	
ROSS ENGINEERING, LLC Civil/Structural Engineering & Surveying 999 Silingos St Portsmouth, NH 03801 (603) 433-7500		
CLIENT: PORTSMOUTH ARCHITECTURE 4 MARKET ST PORTSMOUTH, NH 03801		
TITLE: SITE PLAN		
332 HANOVER ST PORTSMOUTH, NH 03801 TAX MAP 126, LOT 43		
JOB NUMBER	DWG. NO.	ISSUE
24-049	2 OF 2	1

LEGEND

- 100— EXISTING CONTOUR
- 100— PROPOSED CONTOUR
- 100x00 SPOT ELEVATION
- ⊙ MONUMENT FOUND
- ⊙ UTILITY POLE
- OHU— OVERHEAD UTILITIES
- ⊗ WATER STOP
- CHAIN LINK FENCE
- WOODEN FENCE
- |— VERTICAL GRANITE CURB
- ⊕ WATER SHUT-OFF
- ⊕ FIRE HYDRANT

DIMENSIONAL REGULATIONS TABLE

REGULATION	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
MAX FRONT YARD (HANOVER)	15 FT	8.8 FT	5.5 FT	NO
MAX FRONT LINE (PARKER)	12 FT	32.8 FT	2.0 FT	NO
MAX FRONT YARD (TANNER)	12 FT	20.7 FT	17.4 FT	YES
SIDE LINE TO BUILDING	5' MIN TO 20' MAX	1.2 FT	7.7 FT	NO
SIDE LINE TO SHED	5' MIN TO 20' MAX	0.5 FT	N/A	NO
BUILDING COVERAGE	60% MAX	26.7%	50%	NO
MAX BUILDING FOOTPRINT	2,500 SF	1,158 SF	2,164 SF	NO
OPEN SPACE	25% MIN	32.6%	24.1%	NO
BUILDING HEIGHT	40 FT	24.73 FT	26.57 FT	NO
FIRST FLOOR ABOVE SIDEWALK GRADE	3 FT MAX	6.2 FT	6.2 FT	YES
NUMBER OF DWELLING UNITS		1 UNITS	2 UNITS	
LOT AREA PER DWELLING UNIT	3,000 SF MIN	4,334 SF	2,167 SF	YES



EXISTING PERSPECTIVE FROM HANOVER STREET LOOKING SOUTH



EXISTING PERSPECTIVE FROM HANOVER/PARKER STREET LOOKING EAST



EXISTING PERSPECTIVE FROM HANOVER STREET LOOKING SOUTHEAST



EXISTING PERSPECTIVE FROM TANNER COURT LOOKING NORTH



EXISTING PERSPECTIVE FROM PARKER STREET/TANNER COURT
LOOKING NORTH



EXISTING PERSPECTIVE FROM TANNER COURT LOOKING NORTHWEST

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TWO FAMILY RESIDENCE

332 HANOVER STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

EXISTING CONDITION IMAGES

ZONING BOARD OF ADJUSTMENT - DECEMBER 2024

4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
McHENRY ARCHITECTURE



A1

11/20/2024

McHA: RD / MG

Project Number: 24071

NOT TO SCALE



- Character Districts**
- CD5 Character District 5
 - CD4 Character District 4
 - CD4-W Character District 4-W
 - CD4-L1 Character District 4-L1
 - CD4-L2 Character District 4-L2
- Residential Districts**
- R Rural
 - SRA Single Residence A
 - SRB Single Residence B
 - GRA General Residence A
 - GRB General Residence B
 - GRC General Residence C

PROPERTY DENSITY DATA					
KEYNOTE	ADDRESS	NUMBER OF UNITS	REQUIRED SQUARE FEET...	SQUARE FEET PER UNIT	NO...
1	332 HANOVER...	2	3,000 SF	2,178 SF	CD4-L1
2	324 HANOVER...	1	3,000 SF	2,614 SF	
3	314 HANOVER...	4	3,000 SF	872 SF	
4	306 HANOVER...	4	3,000 SF	545 SF	
5	296 HANOVER STEET	2	3,000 SF	872 SF	
6	52 TANNER STREET	1	3,000 SF	1,307 SF	
7	9 TANNER COURT	1	3,000 SF	1,307 SF	
8	13 TANNER COURT	1	3,000 SF	2,178 SF	
9	350 HANOVER...	2	3,000 SF	1,307 SF	
10	45 PEARL STREET	2	3,000 SF	1,500 SF	
11	349 HANOVER...	6	3,000 SF	872 SF	
12	181 HILL STREET	12	3,000 SF	1,343 SF	
13	299 HANOVER...	COMMERCIAL ONLY			
14	136 HILL STREET	3	3,000 SF	1,017 SF	
15	285 HANOVER...	4	3,000 SF	436 SF	
16	288 HANOVER...	1	3,000 SF	1,743 SF	
17	282 HANOVER...	1	3,000 SF	1307 SF	
18	53 TANNER STREET	1	3,000 SF	2,178 SF	
19	45 TANNER STREET	1	3,000 SF	2,178 SF	
20	37 TANNER STREET	1	3,000 SF	2,178 SF	
21	29 TANNER STREET	1	3,000 SF	3,050 SF	
22	19 ISLINGTON...	4	3,000 SF	1,525 SF	
23	51 ISLINGTON...	30	3,000 SF	1,043 SF	CD4-L2
24	63 ISLINGTON...	COMMERCIAL ONLY			
25	93 ISLINGTON...	COMMERCIAL ONLY			
26	30 PARKER STREET	1	3,500 SF	2,614 SF	GRC
27	40 PARKER STREET	1	3,500 SF	1,743 SF	
28	31 PEARL STREET	6	3,500 SF	509 SF	
29	19 PEARL STREET	2	3,500 SF	1,743 SF	
30	36 PEARL STREET	1	3,500 SF	3,050 SF	
31	48 PEARL STREET	2	3,500 SF	1,961 SF	
32	394 HANOVER...	1	3,500 SF	1,743 SF	
33	27 ROCK STREET	2	3,500 SF	1,307 SF	

RED = NON CONFORMING LOT AREA PER DWELLING UNIT

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TWO FAMILY RESIDENCE

332 HANOVER STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

NEIGHBORHOOD DENSITY

ZONING BOARD OF ADJUSTMENT - DECEMBER 2024

4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
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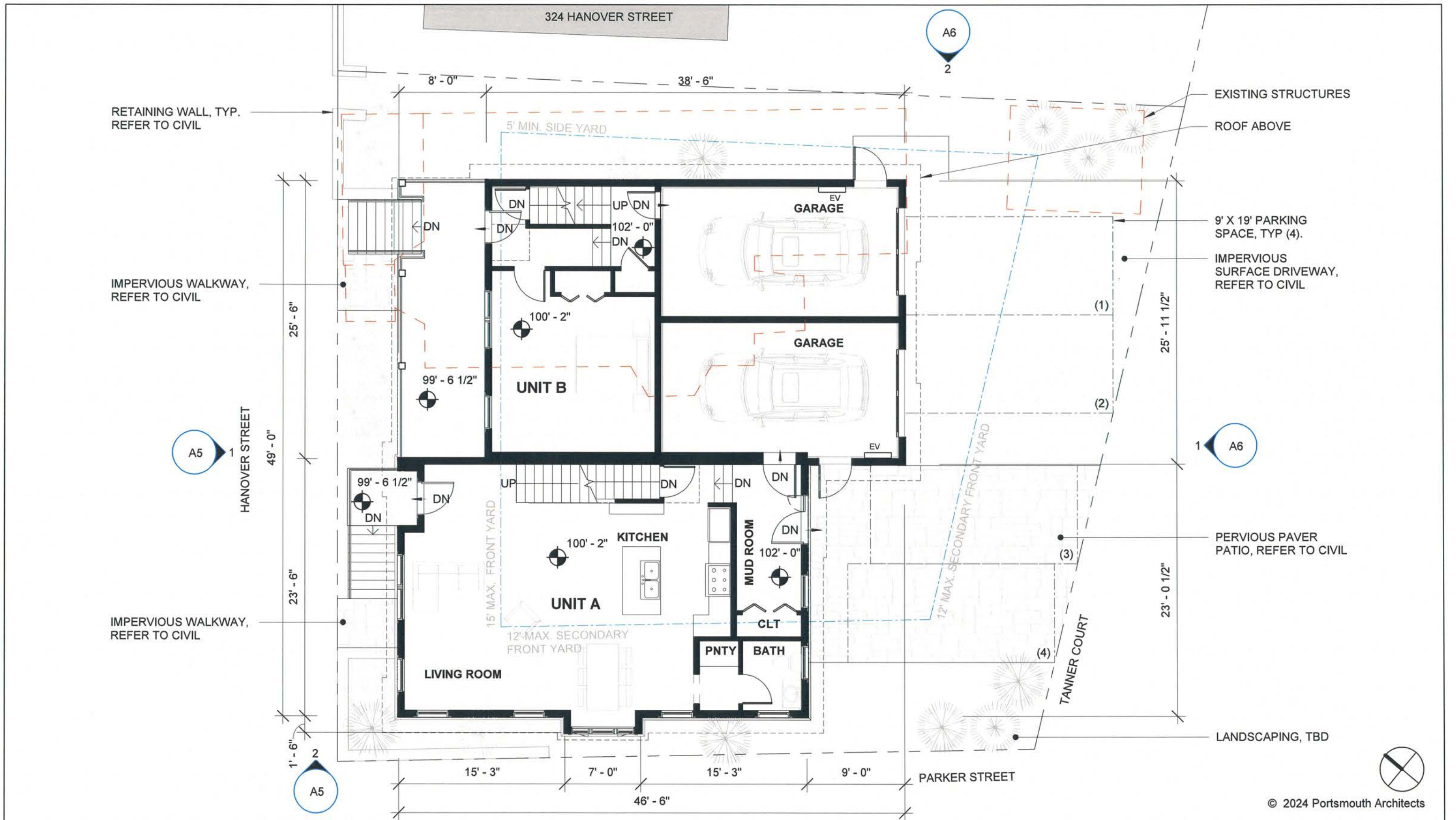
A2

11/20/2024

McHA: EKW / RD

Project Number: 24071

NOT TO SCALE



TWO FAMILY RESIDENCE
 332 HANOVER STREET
 PORTSMOUTH, NEW HAMPSHIRE 03801

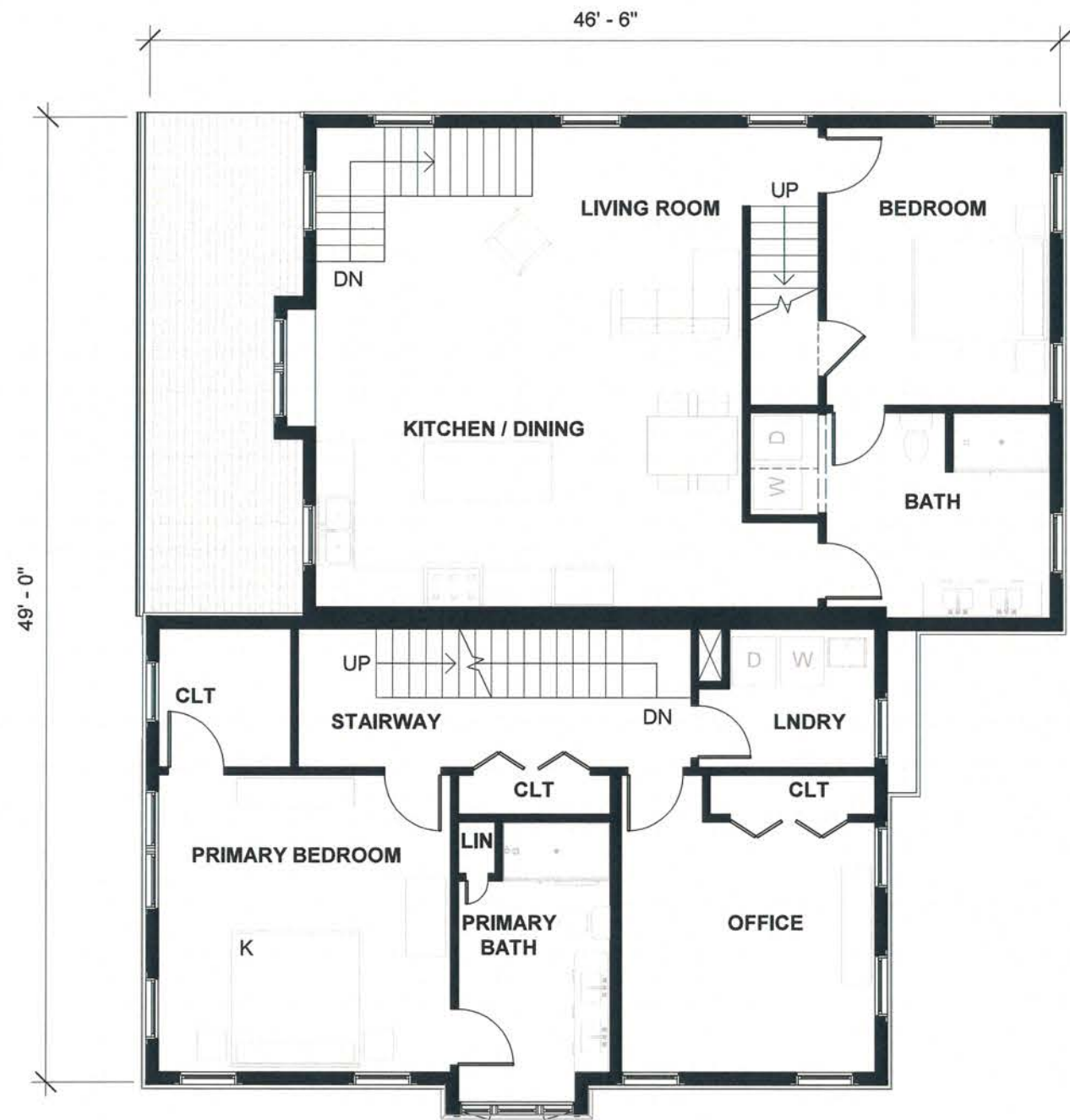
FIRST FLOOR PLAN
 ZONING BOARD OF ADJUSTMENT - DECEMBER 2024

4 Market Street
 Portsmouth, New Hampshire
 603.430.0274
 brought to you by
 McHENRY ARCHITECTURE

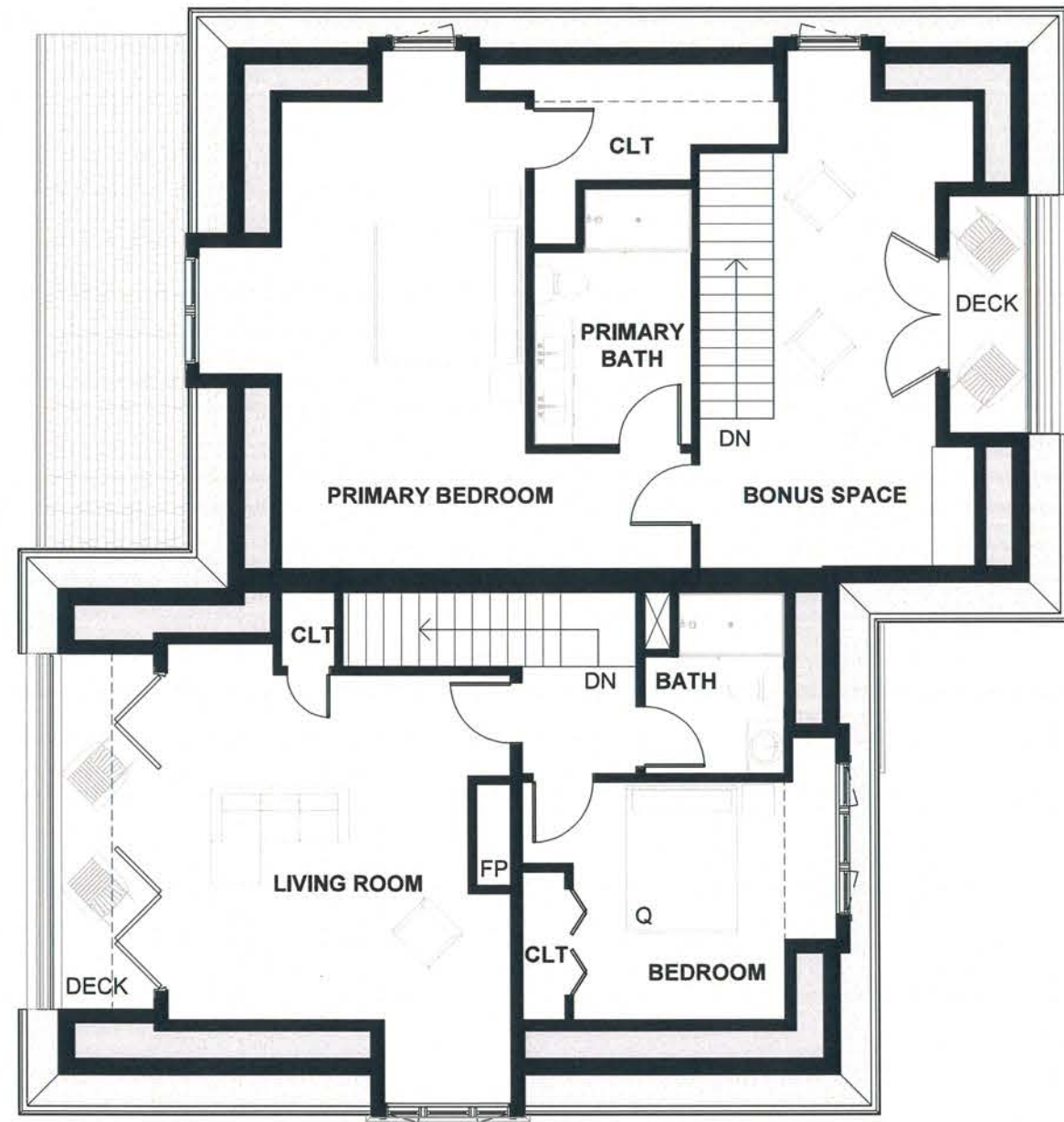


A3

11/20/2024
 McHA: RD / MG
 Project Number: 24071
 Scale: 1/8" = 1'-0"



1 SECOND FLOOR PLAN
1/8" = 1'-0"



2 THIRD FLOOR PLAN
1/8" = 1'-0"

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TWO FAMILY RESIDENCE
332 HANOVER STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

SECOND & THIRD FLOOR
ZONING BOARD OF ADJUSTMENT - DECEMBER 2024

4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by
McHENRY ARCHITECTURE



A4

11/20/2024
McHA: RD / MG
Project Number: 24071
Scale: 1/8" = 1'-0"



1 NORTH-WEST ELEVATION - HANOVER STREET
1/8" = 1'-0"

2 SOUTH WEST ELEVATION - PARKER STREET
1/8" = 1'-0"

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TWO FAMILY RESIDENCE
332 HANOVER STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

ELEVATIONS

ZONING BOARD OF ADJUSTMENT - DECEMBER 2024

4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by
McHENRY ARCHITECTURE



A5

11/20/2024
McHA: RD / MG
Project Number: 24071
Scale: 1/8" = 1'-0"



1 SOUTH EAST ELEVATION - TANNER COURT
1/8" = 1'-0"

2 NORTH EAST ELEVATION
1/8" = 1'-0"

- MAX BLDG. HEIGHT
138' - 7 3/4"
SURVEY: 63.6'
- EXISTING BUILDING RIDGE
128' - 4 11/16"
SURVEY: 53.4'
- THIRD FLOOR
120' - 0"
SURVEY: 45.0'
- SECOND FLOOR
111' - 0"
SURVEY: 36.0'
- REAR ENTRY
102' - 0"
SURVEY: 27.0'
- FIRST FLOOR
100' - 2"
SURVEY: 25.2'
- AVERAGE GRADE
98' - 7 3/4"
SURVEY: 23.6'
- SIDEWALK GRADE
94' - 0"
SURVEY: 19.0'

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TWO FAMILY RESIDENCE
332 HANOVER STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

ELEVATIONS

ZONING BOARD OF ADJUSTMENT - DECEMBER 2024

4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by
McHENRY ARCHITECTURE



A6

11/20/2024
McHA: RD / MG
Project Number: 24071
Scale: 1/8" = 1'-0"



NOTE: ADJACENT BUILDINGS PROVIDED VIA CITY OF PORTSMOUTH 3D CITY MODEL. THE ARCHITECT IS NOT RESPONSIBLE FOR DIFFERENCES IN SIZES DEPICTED IN THE CITY MODEL COMPARED TO WHAT EXISTS

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TWO FAMILY RESIDENCE HANOVER ST. SECTION LOOKING SOUTH

332 HANOVER STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

ZONING BOARD OF ADJUSTMENT - DECEMBER 2024

4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
McHENRY ARCHITECTURE



A7

11/20/2024

McHA: RD / MG

Project Number: 24071

Scale: 1/16" = 1'-0"



PERSPECTIVE FROM HANOVER STREET LOOKING AT LEFT UNIT

© 2024 Portsmouth Architects

TWO FAMILY RESIDENCE

332 HANOVER STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

3D PERSPECTIVE

ZONING BOARD OF ADJUSTMENT - DECEMBER 2024

4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
McHENRY ARCHITECTURE



A8

11/20/2024

McHA: RD / MG

Project Number: 24071

NOT TO SCALE



PERSPECTIVE FROM HANOVER STREET LOOKING SOUTH

© 2024 Portsmouth Architects

TWO FAMILY RESIDENCE

332 HANOVER STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

3D PERSPECTIVE

ZONING BOARD OF ADJUSTMENT - DECEMBER 2024

4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
McHENRY ARCHITECTURE



A9

11/20/2024

McHA: RD / MG

Project Number: 24071

NOT TO SCALE



AERIAL PERSPECTIVE FROM TANNER COURT LOOKING NORTH

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TWO FAMILY RESIDENCE

332 HANOVER STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

3D PERSPECTIVE

ZONING BOARD OF ADJUSTMENT - DECEMBER 2024

4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
McHENRY ARCHITECTURE



A10

11/20/2024

McHA: RD / MG

Project Number: 24071

NOT TO SCALE

Exhibit B
Site Photographs



Aerial View of Property and Surrounding Area



30 Parker Street

Exhibit B
Site Photographs



349 Hanover Street



337-339 Hanover Street

Exhibit B
Site Photographs



327-329 Hanover Street



317 Hanover Street

Exhibit B
Site Photographs



180 Hanover Street



261 Islington Street

Exhibit B
Site Photographs



51 Islington Street



40 Bridge Street (rear)

30 Parker Street
Portsmouth, NH 03801

November 17, 2024

Zoning Board of Adjustment
City of Portsmouth
1 Junkins Avenue, 3rd Floor
Portsmouth NH 03801

Re: 332 Hanover Street Development

Dear Zoning Board of Adjustment Members:

We support the newly proposed plan to develop 332 Hanover St., as the new decreased building height and updated exterior features bring the proposed structure into proportion with the surrounding older architecture in the neighborhood. We feel the newly proposed design will respect and complement the surrounding structures and we appreciate the thoughtful updates and extra time taken by the Bonniwells and their design team to hear and respond to neighbors' concerns.

Bryn & Katie Waldwick

Neil Rudnick
13 Tanner Court
Portsmouth, NH 03801
seabum17@gmail.com
603-988-5432
11/19/2024

Zoning Board of Adjustment
City of Portsmouth
1 Junkins Ave
3rd Floor
Portsmouth, NH 03801

Dear Members of the Zoning Board of Adjustment,

I am writing to express my support for the revised home building project located at 332 Hanover Street. As a resident of our city, I am pleased to see the thoughtful changes made to the original plan, addressing the concerns of our community and ensuring the development harmonizes with our historic neighborhood.

The revised project plans now incorporate historic architectural styles and finishes that reflect the character and charm of our area. By including features such as entrance doors closer to sidewalk grade and off-street parking, the new homes will blend seamlessly with the existing structures, preserving the aesthetic integrity of our neighborhood. This commitment to maintaining our city's heritage while providing modern amenities is truly commendable.

In addition to these stylistic adjustments, the revised plans also take into account the feedback from neighbors regarding the scale and density of the development. The project has been adjusted to include fewer windows and a lower building height, ensuring that it does not overwhelm the existing environment. This sensitive approach to development respects the community's concerns and promotes a more inclusive and balanced growth strategy.

In conclusion, I believe the revised home building project presents a valuable opportunity for our city to grow responsibly and honor our historic legacy. I urge the Zoning Board of Adjustment to approve this thoughtfully revised project and look forward to seeing the positive impact it will have on our city.

Thank you for your consideration.

Sincerely,

Neil Rudnick

----- Forwarded message -----

From: **John Carty** <jpcarty0@gmail.com>

Date: Mon, Nov 18, 2024 at 11:17 AM

Subject: Updated comment on proposed building at 332 Hanover St, Portsmouth NH

To: <planning@cityofportsmouth.com>

Cc: Kent Bonniwell <Kbonniwell@gmail.com>, Jen Bonniwell <jenbonniwell@gmail.com>

To: Portsmouth Zoning Board of Adjustment

From: Laura and John Carty, 324 Hanover Street, Portsmouth, NH 03801

Good morning;

My wife Laura Carty and I own the property at 324 Hanover Street, Portsmouth NH.

This to let you know that we met with Kent Bonniwell on Saturday, November 16, 2024 to review the Bonniwells' proposed changes to their plans for 332 Hanover Street. Please note that 332 Hanover is immediately adjacent to our property at 324 Hanover.

Kent walked us through the modifications they have made to their plans, in response to neighbor feedback. In particular, the proposed changes he showed us reduced the overall height of the building by more than three feet, reduced the number of windows facing Parker Street, and changed the style of windows to be more characteristic of the neighborhood.

We feel that these changes bring the proposed project much more in line with the scale and character of the houses surrounding it, and of the neighborhood in general.

Therefore, we withdraw our objection of October 14, 2024 to the original proposal. We support the Bonniwells' revised plan to build according to the drawings we were shown on November 16, 2024.

Please feel free to contact us with any questions.

Many thanks again to the Portsmouth ZBA for the work you do in maintaining the character of our neighborhoods.

Sincerely,

John and Laura Carty
324 Hanover Street
Portsmouth, NH 03801
508-397-3300

On Mon, Oct 14, 2024 at 4:28 PM John Carty <jpcarty0@gmail.com> wrote:

Good afternoon;

Upon review of the proposed construction at 332 Hanover Street, we would like to amend our position on this project.

We have reviewed the height and mansard roof details of the proposed projects, and discussed this in detail with our neighboring abutters.

In principle, we support the approach to this project. However, we agree with our neighbors that the combination of increased lot density, the finished height of the building, and the bulky appearance of a mansard roof, would be too much for the lot and the neighborhood. We believe that this combination is not in the best interests of the character of the neighborhood or our property values.

We continue to support the Boniwells' desire to build and occupy a property which fits with the neighborhood, and also makes it a reasonable investment for them. We would be very interested in seeing this project amended so that the height and mansard roof shape are not quite such dominating characteristics of the neighborhood.

Therefore, we would request that the granting of variances be made contingent upon reducing the overall building height to match that of the existing structure.

Thank you for your consideration, and many thanks for all that you do for the City of Portsmouth

Sincerely

John and Laura Carty
324 Hanover Street
Portsmouth, NH 03801

On Mon, Oct 7, 2024 at 10:31 AM John Carty <jpcarty0@gmail.com> wrote:

Good morning;

My name is John Carty. My wife Laura and I own the property at 324 Hanover St, Portsmouth NH. Our property is next to 332 Hanover St.

We have had the opportunity to meet with the new owners, Jen and Kent Bonniwell. Jen and Kent joined us and several of our neighbors to meet, share the detailed plan, and address any questions.

Laura and I are in favor of the Bonniwell's proposed project. The property is a very nice corner lot, but the existing buildings are abandoned and deteriorating. We feel that the development that Jen and Kent have proposed would be a good addition to the neighborhood and the City. The proposed buildings fit the character of the neighborhood very nicely. This project adds two new residential units to Portsmouth's housing stock and tax base, without overwhelming the site.

The variances requested, which impact our property most directly, seem reasonable.

We have also found Jen and Kent to be very pleasant people, and thoughtful about how their project would impact the neighborhood. We believe that they would be a great addition to our community.

Laura and I may not be able to attend this week's meeting, so please take this email as our vote in favor of the Bonniwell's proposed project.

Thanks very much,

John Patrick Carty
Principal, The Carty Group

508-397-3300

332 HANOVER ST

Location 332 HANOVER ST

Mblu 0126/ 0043/ 0000/ /

Acct# 33656

Owner BONNIWELL KENT & JENNIFER

PBN

Assessment \$844,500

Appraisal \$844,500

PID 33656

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$366,700	\$477,800	\$844,500

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$366,700	\$477,800	\$844,500

Owner of Record

Owner BONNIWELL KENT & JENNIFER
Co-Owner
Address 108 FOREST ST
 WELLESLEY, MA 02481

Sale Price \$1,040,000
Certificate
Book & Page 6557/1561
Sale Date 07/02/2024
Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BONNIWELL KENT & JENNIFER	\$1,040,000		6557/1561	99	07/02/2024
VATISTAS CHRISANTHOS	\$0		4662/2307		06/01/2006

Building Information

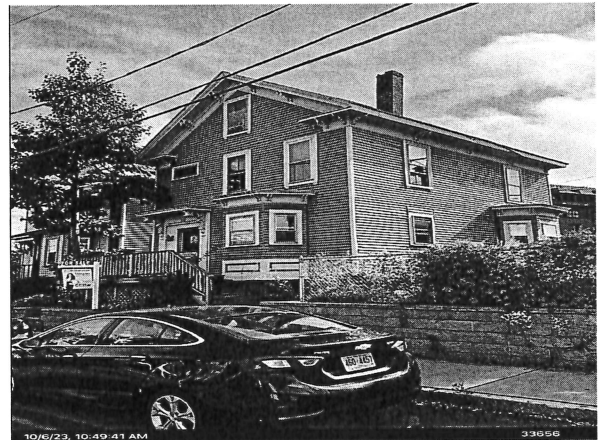
Building 1 : Section 1

Year Built: 1910
Living Area: 1,660
Replacement Cost: \$621,259

Building Percent Good: 59
Replacement Cost
Less Depreciation: \$366,500

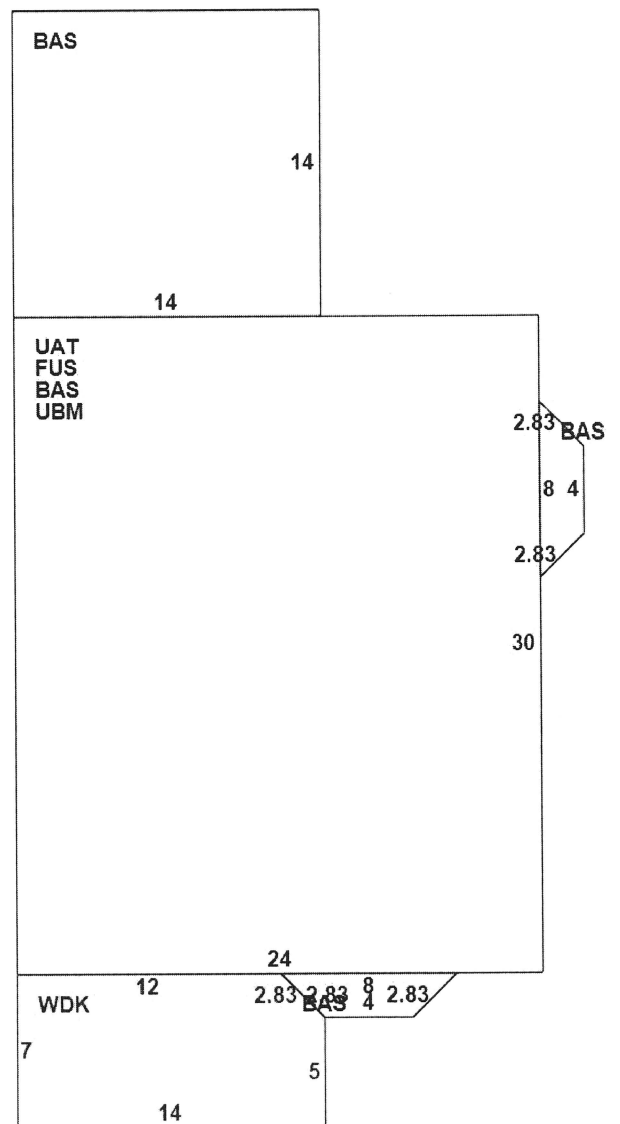
Building Attributes	
Field	Description
Style:	Conventional
Model	Residential
Grade:	B+
Stories:	2
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	7
Bath Style:	Fair
Kitchen Style:	Fair
Kitchen Gr	
WB Fireplaces	0
Extra Openings	0
Metal Fireplaces	0
Extra Openings 2	0
Bsmt Garage	

Building Photo



(https://images.vgsi.com/photos2/PortsmouthNHPhotos/A0039133656_33656)

Building Layout



(ParcelSketch.aspx?pid=33656&bid=33656)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area

BAS	First Floor	940	940
FUS	Upper Story, Finished	720	720
UAT	Attic	720	0
UBM	Basement, Unfinished	720	0
WDK	Deck, Wood	96	0
		3,196	1,660

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
 Description SINGLE FAM MDL-01
 Zone CD4-L1
 Neighborhood 105
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.10
 Frontage
 Depth
 Assessed Value \$477,800
 Appraised Value \$477,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			108.00 S.F.	\$200	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$165,400	\$277,000	\$442,400
2022	\$165,400	\$277,000	\$442,400
2021	\$165,400	\$277,000	\$442,400

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$165,400	\$277,000	\$442,400
2022	\$165,400	\$277,000	\$442,400
2021	\$165,400	\$277,000	\$442,400

Property Location 332 HANOVER ST
 Vision ID 33656

Account # 33656

Map ID 0126/0043/0000/
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 1010
 Print Date 11/15/2024 5:30:10 A

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2229 PORTSMOUTH, NH VISION		
BONNIWELL KENT & JENNIFER			2 Above	0 All Public	1 Paved		Description	Code	Appraised	Assessed			
108 FOREST ST					8 2+ Off-St PKG		RESIDNTL	1010	366,500	366,500			
WELLESLEY MA 02481			SUPPLEMENTAL DATA				RES LAND	1010	477,800	477,800			
			Alt Prcl ID 0126-0043-0000-0000 OLDACTN 44750 PHOTO WARD PREC. 1/2 HSE GIS ID 33656			CONDO C INLAW Y/ LOT SPLIT 2015 Reva JM Ex/Cr Appli Assoc Pid#			RESIDNTL	1010	200	200	
							Total		844,500	844,500			

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BONNIWELL KENT & JENNIFER							6557	1561	07-02-2024	U	I	1,040,000	99	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
VATISTAS CHRISANTHOS							4662	2307	06-01-2006	U	I	0		2024	1010	366,500	2023	1010	165,300	2022	1010	165,300
														1010	477,800		1010	277,000		1010	277,000	
														1010	200		1010	100		1010	100	
							Total							Total		844,500	Total		442,400	Total		442,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

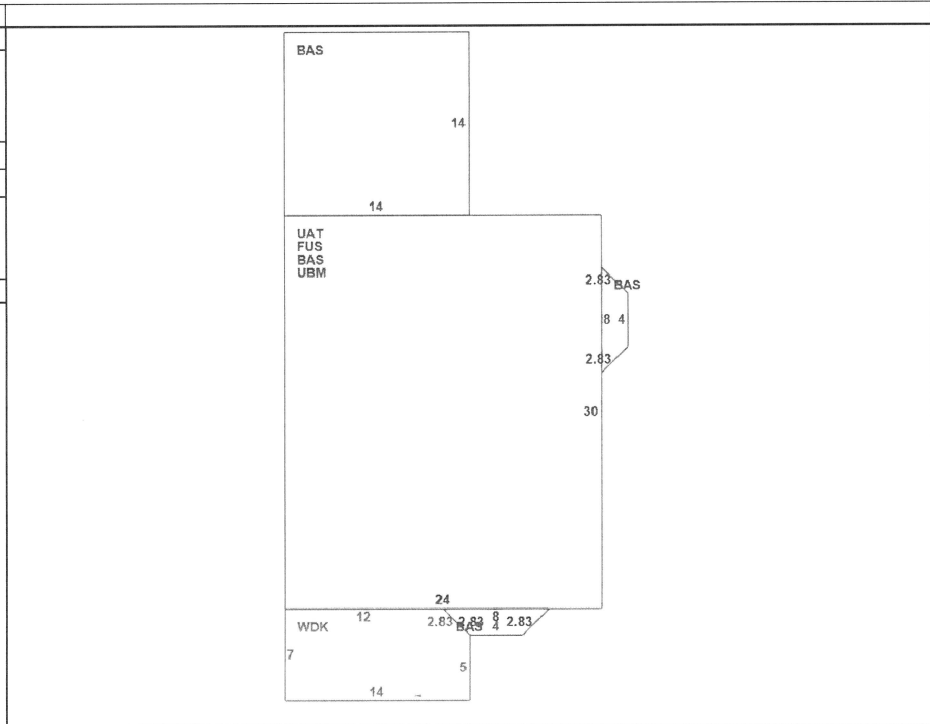
ASSESSING NEIGHBORHOOD				NOTES				APPRAISED VALUE SUMMARY											
Nbhd	Nbhd Name	B	Tracing	Batch															
105																			

NOTES												APPRAISED VALUE SUMMARY						
06/13- ADJ SHAPES ON SKETCH; OLDER WINDOWS						DEMO PERMIT SUBMITTED JULY 2024						Appraised Bldg. Value (Card)						366,500
7/19HI: 1ST FLR RENTAL, 2ND FLR												Appraised Xf (B) Value (Bldg)						0
USED FOR STORAGE, HEAT/WATER CAPPED.												Appraised Ob (B) Value (Bldg)						200
2024 SALE - DWELLING TO BE RAZED.												Appraised Land Value (Bldg)						477,800
												Special Land Value						0
												Total Appraised Parcel Value						844,500
												Valuation Method						C
												Total Appraised Parcel Value						844,500

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
DEMO-24-2	10-11-2024			35,000				<div style=		08-05-2024	CKR	03	5	SR	Sales Review
										07-29-2019	JW	01	1	41	Hearing Change
										07-22-2019	RK			41	Hearing Change
										07-24-2018	LS			AD	Address Change
										07-18-2017	SG			FR	Field Review Stat Update
										04-23-2015	RT			FR	Field Review Stat Update
										06-05-2013	JM			10	Measu/LtrSnt No Respons

LAND LINE VALUATION SECTION																				
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj	Special Pricing	Adj Unit P	Land Value				
1	1010	SINGLE FAM M	CD4			4,370 SF	47.54	1.0000	1	1.00	105	2.300	0		1.0000	109.33	477,800			
Total Card Land Units														0 AC	Parcel Total Land Area		0	Total Land Value		477,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Conventional			
Model	01	Residential			
Grade:	B+	B+			
Stories:	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	04	Hot Water			
AC Type:	01	None			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs	0				
Total Rooms:	7				
Bath Style:	5	Fair			
Kitchen Style:	5	Fair			
Kitchen Gr					
WB Fireplaces	0				
Extra Openings	0				
Metal Fireplace	0				
Extra Openings	0				
Bsmt Garage					
			MIXED USE		
			Code	Description	Percentage
			1010	SINGLE FAM MDL-01	100
					0
					0
			COST / MARKET VALUATION		
			Adj. Base Rate		329.41
			Building Value New		621,259
			Year Built		1910
			Effective Year Built		1983
			Depreciation Code		FR
			Remodel Rating		
			Year Remodeled		
			Depreciation %		41
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		59
			RCNLD		366,500
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
SHD1	SHED FRAME	L	108	18.00	1930	P	10	E	0.80	200	

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	940	940	940	329.41	309,641	
FUS	Upper Story, Finished	720	720	720	329.41	237,172	
UAT	Attic	0	720	72	32.94	23,717	
UBM	Basement, Unfinished	0	720	144	65.88	47,434	
WDK	Deck, Wood	0	96	10	34.31	3,294	
Ttl Gross Liv / Lease Area		1,660	3,196	1,886		621,258	

