

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

APPLICANT'S NARRATIVE

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

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

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

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

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

Third, there will be no detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of buildings and other structures, parking areas, accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials. §10.232.23. The proposed is entirely consistent with the property's longstanding use as an inn. The building already exists and no new construction, with the minor exception of an ADA compliant wheelchair ramp, is contemplated.

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

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

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

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

Respectfully submitted,

Dated: 6-14-2022

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



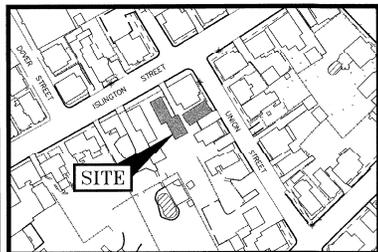
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

1" = 44.127230426212066 ft



LOCATION MAP SCALE: 1" = 100'

LEGEND:

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

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N62°24'01"E	40.00'
L2	S27°45'24"E	47.60'
L3	N60°12'25"E	56.28'
L4	S30°10'55"E	39.00'
L5	S59°14'36"W	58.05'
L6	S27°45'24"E	44.50'
L7	S29°30'56"E	41.85'
L8	S60°19'34"W	39.82'

EASEMENT LENGTH TABLE

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

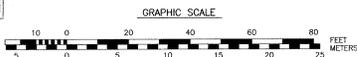
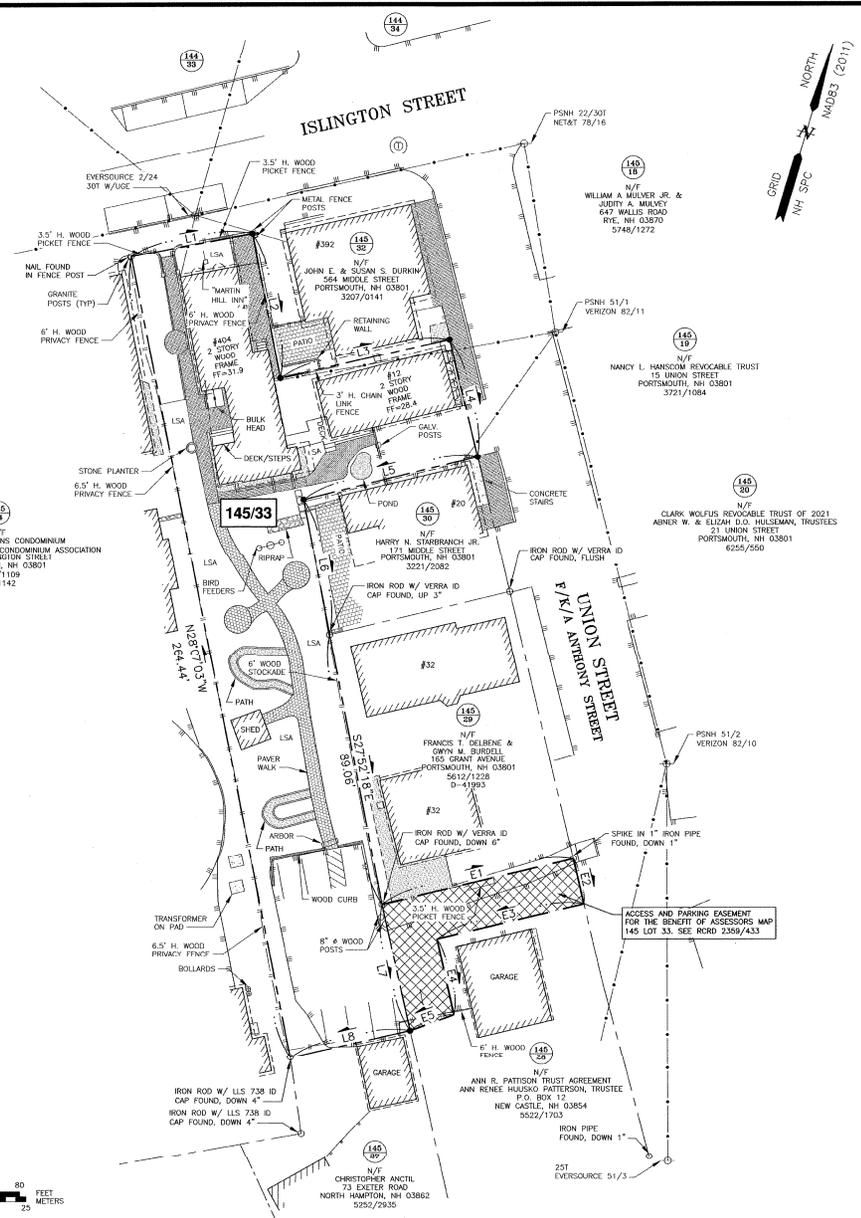
EASEMENT AREA: 1,347 S.F.

PLAN REFERENCES:

- 1) AMENDED CONDOMINIUM SITE PLAN ISLINGTON COMMONS CONDOMINIUM TAX MAP 145 - LOT 34. OWNER: ISLINGTON COMMONS, LLC. 410-430 ISLINGTON STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1" = 20', PREPARED BY AMBIT ENGINEERING, INC., DATED OCTOBER 2019, RCRD D-42562.
- 2) PROPOSED SITE DEVELOPMENT PLANS 32 UNION STREET PORTSMOUTH, N.H. ASSESSOR'S PARCEL 145-29 RECORDING SITE PLAN, SCALE: 1"=10', PREPARED BY ALTUS ENGINEERING, INC., DATED DECEMBER 6, 2019, RCRD D-41993.

ABUTTERS:

- 144 33 N/F ANTONIOS & CHRISOU TZORTZAKIS 413 ISLINGTON STREET PORTSMOUTH, NH 03801 2289/1117
- 144 34 N/F 401 OF A KIND COMBOS MASTER CARD 230 LAPAZETTE ROAD PORTSMOUTH, NH 03801 4659/2720
- 145 38 N/F ISLINGTON COMMONS CONDOMINIUM C/O ISLINGTON COMMONS CONDOMINIUM ASSOCIATION 410-430 ISLINGTON STREET PORTSMOUTH, NH 03801 6068/1129 D-41142



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.

I CERTIFY THAT THIS SURVEY PLAN 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.

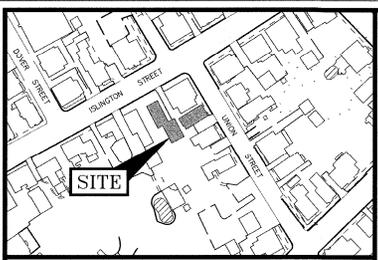
JRC
JOHN R. CHAGNON, LLS 738
DATE 3.15.22



- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 145 AS LOT 33.
 - 2) OWNER OF RECORD: 404 ISLINGTON STREET, LLC 404 ISLINGTON STREET PORTSMOUTH, NH 03801 5496/2593
 - APPLICANT: CSO REALTY, LLC 137 P STREET APT. 2 SOUTH BOSTON, MA 02127
 - 3) PARCEL NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE DATE JANUARY 29, 2021.
 - 4) EXISTING LOT AREA: 12,630 S.F. 0.2899 ACRES
 - 5) PARCEL IS LOCATED IN THE CD4-L2 (CHARACTER DISTRICT 4-L2) ZONING DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
 - 7) VERTICAL DATUM IS NAVD83. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - 8) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY ON ASSESSOR'S MAP 145 LOT 33 IN THE CITY OF PORTSMOUTH.
 - 9) PARCEL IS BENEFITED BY A 15' WIDE ACCESS AND PARKING EASEMENT OVER ASSESSOR'S MAP 145 LOT 28 AS RESERVED IN RCRD 2359/433.

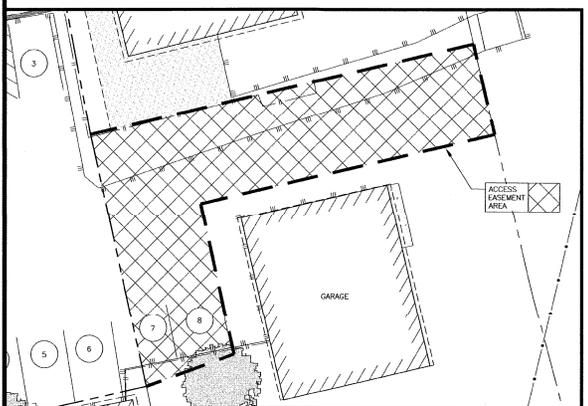
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/15/22
REVISIONS		

STANDARD BOUNDARY SURVEY
TAX MAP 145 LOT 33
OWNER OF RECORD:
404 ISLINGTON STREET, LLC
PROPERTY LOCATED AT:
404 ISLINGTON STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE



LOCATION MAP SCALE: 1" = 100'

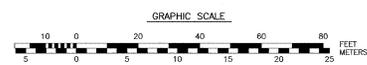
- LEGEND:**
- N/F NOW OR FORMERLY
 - RP RECORD OF PROBATE
 - RORD ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - RR SPK RAILROAD SPIKE
 - 11/21 MAP 11/LOT 21
 - OR FND IRON ROD FOUND
 - OP FND IRON PIPE FOUND
 - IR SET IRON ROD SET
 - OH FND DRILL HOLE FOUND
 - OH SET DRILL HOLE SET
 - RR SPK SET RAILROAD SPIKE SET
 - NHDB NH DOT BOUND FOUND
 - TOWN BOUND TOWN BOUND
 - BND w/DH BOUND WITH DRILL HOLE
 - ST BND w/DH STONE BOUND WITH DRILL HOLE



ACCESS EASEMENT SCALE 1" = 10'

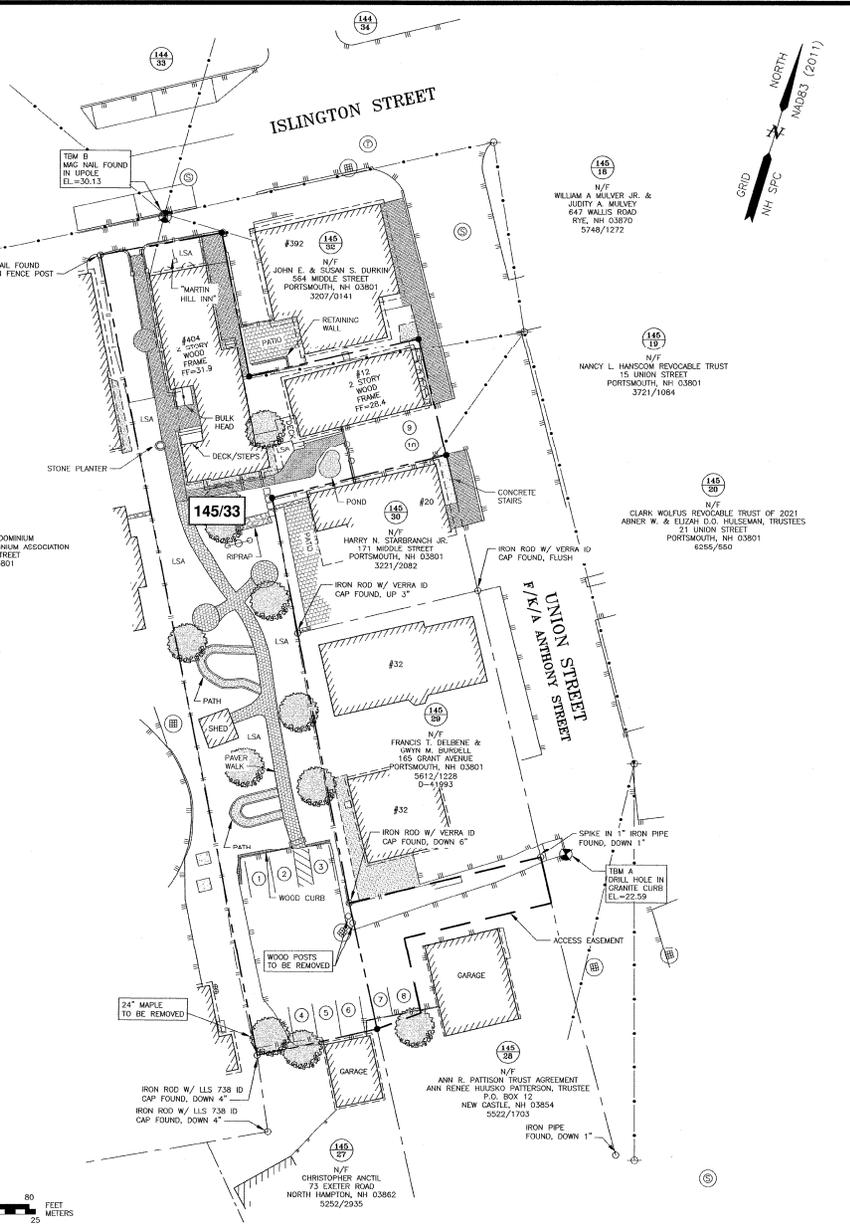
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

JOHN R. CHAGNON, LLS 738
DATE: 4.18.22



ABUTTERS:

- N/F ANTONIOS & CHRISOU TZOZORTZAS
413 ISLINGTON STREET
PORTSMOUTH, NH 03801
2289/1117
- N/F 401 OF A KIND CONDOS MASTER CARD
230 LAFAYETTE ROAD
PORTSMOUTH, NH 03801
4609/2720



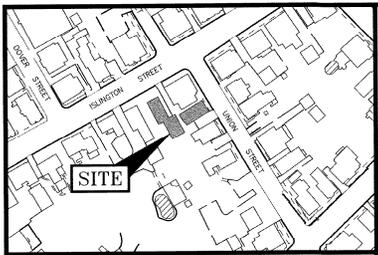
- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 145 AS LOT 33.
 - 2) OWNER OF RECORD:
N/F 404 ISLINGTON STREET, LLC
404 ISLINGTON STREET
PORTSMOUTH, NH 03801
5496/2593
 - APPLICANT:
CSO REALTY, LLC
137 P STREET APT. 2
SOUTH BOSTON, MA 02127
 - 3) PARCEL NOT IN A SPECIAL FLOOD HAZARDOUS AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
 - 4) EXISTING LOT AREA:
12,630 S.F.
0.2899 ACRES
 - 5) PARCEL IS LOCATED IN THE CD4-L2 (CHARACTER DISTRICT 4-L2) ZONING DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
 - 7) VERTICAL DATUM IS NAVD83. BASIS OF VERTICAL DATUM IS REDUNDANT RTM GNSS OBSERVATIONS.
 - 8) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 145 LOT 33 IN THE CITY OF PORTSMOUTH.

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

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

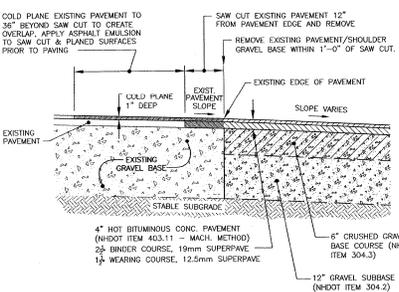
SCALE: 1" = 20' APRIL 2022

EXISTING CONDITIONS PLAN **C1**



LOCATION MAP SCALE: 1" = 100'

- LEGEND:**
- N/F NOW OR FORMERLY
 - RP RECORD OF PROBATE
 - RCRD ROCKINGHAM COUNTY
 - REGISTRY OF DEEDS
 - RAILROAD SPIKE
 - RR SPK
 - MAP 11/LOT 21
 - IR FND IRON ROD FOUND
 - IP FND IRON PIPE FOUND
 - IR SET IRON ROD SET
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 - DH SET DRILL HOLE SET
 - RR SPK SET RAILROAD SPIKE SET
 - N/FND NHDOT BOUND FOUND
 - TB TOWN BOUND
 - BND w/DH BOUND WITH DRILL HOLE
 - ST BND w/DH STONE BOUND WITH DRILL HOLE



NOTES:
 1) PAVEMENT SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS - SECTION 401.
 2) CRUSHED GRAVEL AND GRAVEL SUBBASE SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS - SECTION 304, TABLE 1E, AND SHALL BE COMPACTED AS INDICATED IN SECTION 304.3.5 COMPACTION, AND 3.7 DENSITY TESTING, AND CITY OF PORTSMOUTH CONSTRUCTION STANDARDS, SECTION VII B AND C.

A C2 PAVEMENT / PAVEMENT JOINT DETAIL
 NTS

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.

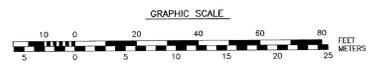
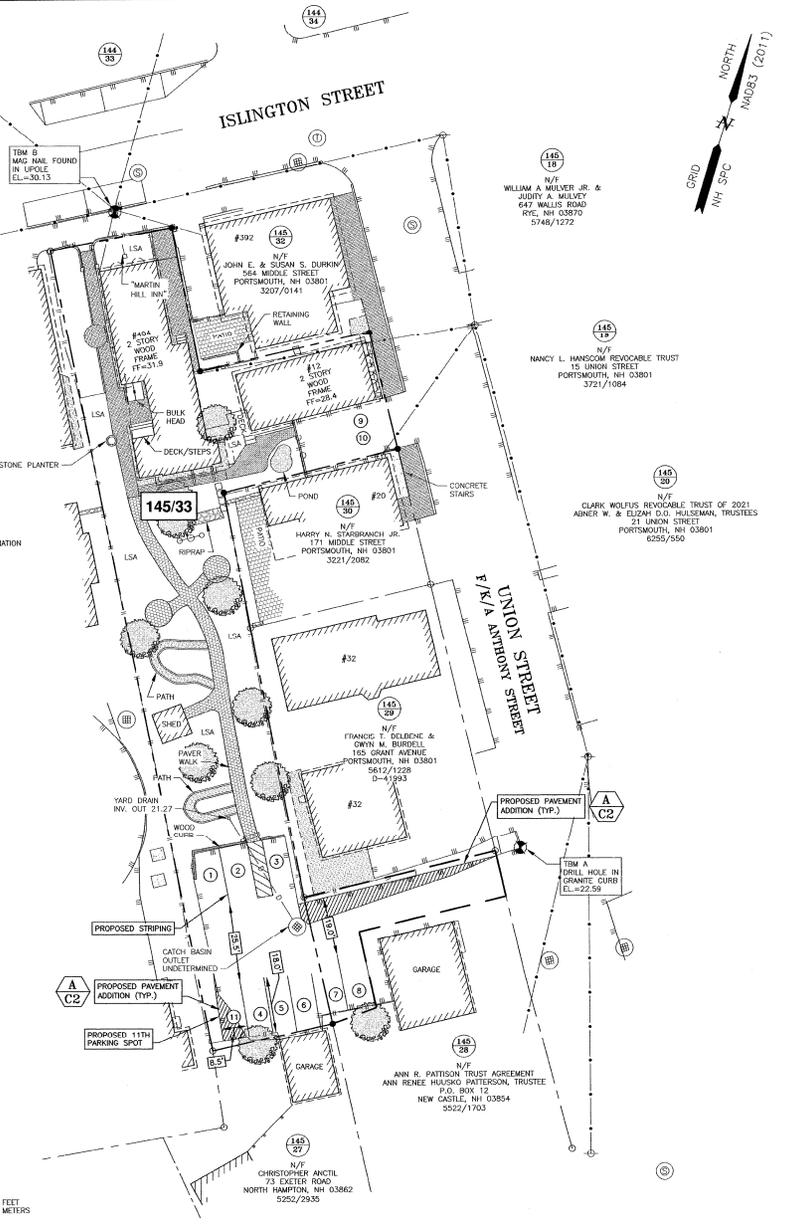
[Signature]
 JOHN R. CHAMON, LLS 738
 DATE 4-18-22



ABUTTERS:

- 144 33 N/F ANTONIOS & CHRISOL TZOREZAKIS 413 ISLINGTON STREET PORTSMOUTH, NH 03801 2596/1117
- 144 34 N/F 401 OF A KIND CONDO'S MASTER CARD 230 LAFAYETTE ROAD PORTSMOUTH, NH 03801 4609/2720

140 34 N/F ISLINGTON COMMONS CONDOMINIUM ASSOCIATION 410-430 ISLINGTON STREET PORTSMOUTH, NH 03801 6068/1109 D-41142



AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 800 Griffin Road - DUBLIN 3
 Portsmouth, N.H. 03801-7114
 Tel: (603) 436-0500
 Fax: (603) 436-2815

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 145 AS LOT 33.
 - 2) OWNER OF RECORD:
 N/F 404 ISLINGTON STREET, LLC
 404 ISLINGTON STREET
 PORTSMOUTH, NH 03801
 5496/2593
 - APPLICANT:
 CSO REALTY, LLC
 137 P STREET APT. 2
 SOUTH BOSTON, MA 02127
 - 3) PARCEL NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
 - 4) EXISTING LOT AREA:
 12,630 S.F.
 0.2899 ACRES
 - 5) PARCEL IS LOCATED IN THE CD4-L2 (CHARACTER DISTRICT 4-L2) ZONING DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
 - 8) THE PURPOSE OF THIS PLAN IS TO SHOW CHANGES TO THE USE AT ASSESSOR'S MAP 145 LOT 33 IN THE CITY OF PORTSMOUTH.
 - 10) PARCEL IS BENEFITED BY A 15' WIDE ACCESS AND PARKING EASEMENT OVER ASSESSOR'S MAP 145 LOT 28 AS RESERVED IN RCRD 2359/433.
 - 11) PROPOSED USE: 10 GUEST ROOM INN.
 - 12) REQUIRED PARKING: 10 GUEST ROOMS X 1.25 SPACES PER GUEST ROOM = 13 SPACES REQUIRED, 11 SPACES PROVIDED.

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

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



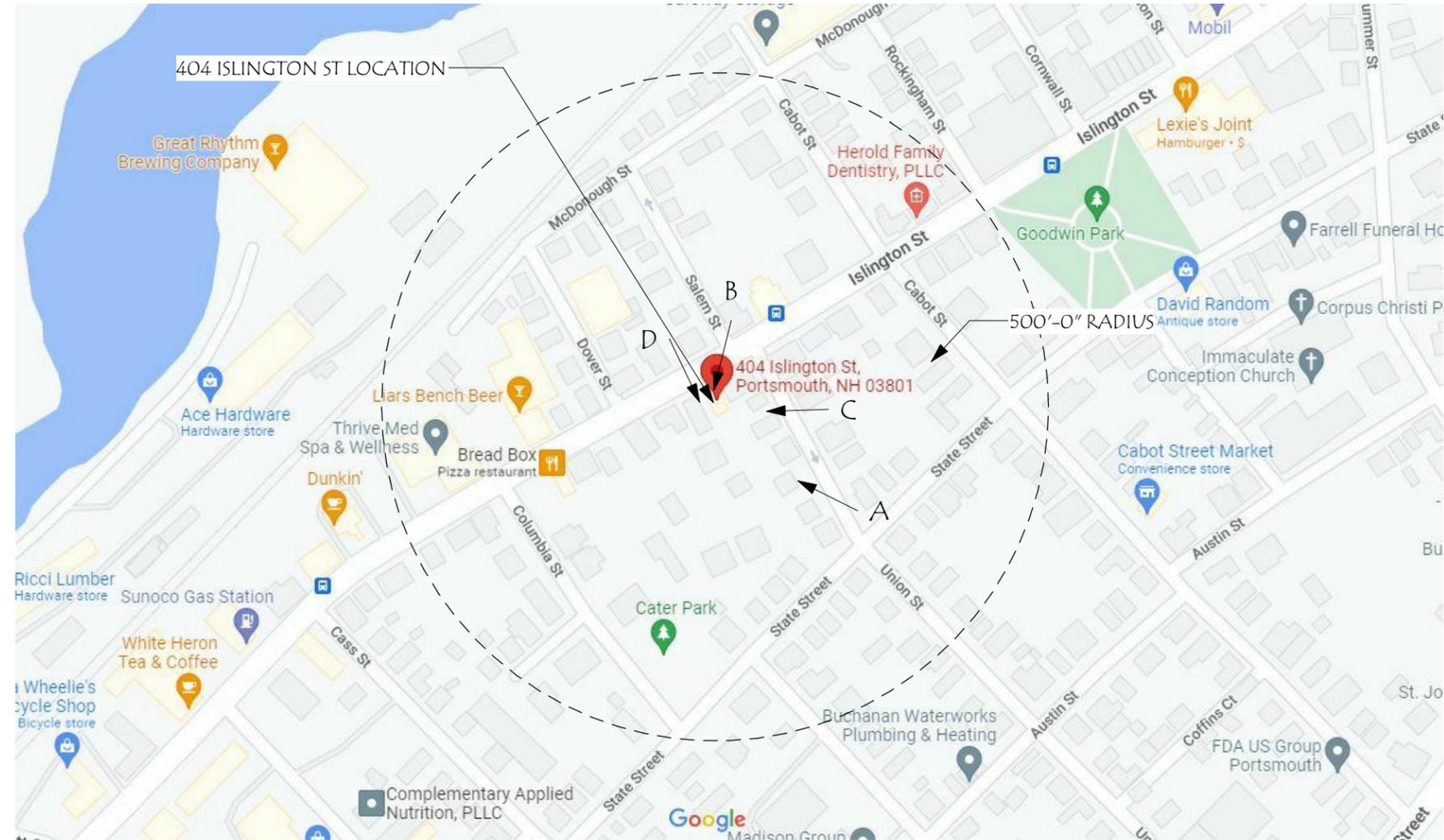
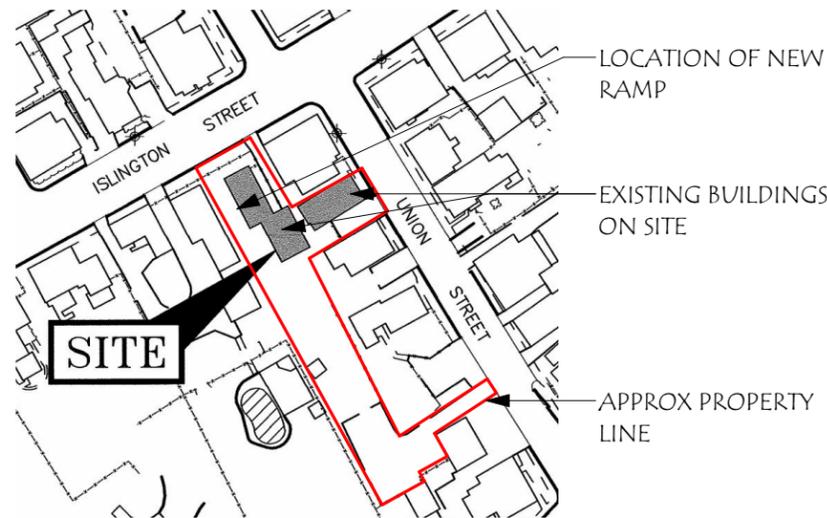
SCALE: 1" = 20' APRIL 2022

SITE PLAN **C2**

404 ISLINGTON STREET

GENERAL PROJECT DESCRIPTION:

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



ZONING SUMMARY:

ZONING DISTRICT: CD4-L2

LOT SIZE: 12,630 SF

REQUIRED LOT AREA PER DWELLING UNIT:

BUILDING HEIGHT: 35'-0" ALLOWED

GROUND FLOOR ABOVE SIDEWALK: 11'-0" MIN

MIN GROUND STORY HEIGHT: ~8'-6" EXISTING

MARTIN HILL INN

404 ISLINGTON ST.
PORTSMOUTH, NH, 03801

Revisions #	Description	Date

SCALE:	Author
DRAWN BY:	Checker
CHECKED BY:	2022050
PROJECT NO.:	05/25/22
DATE:	4/14/2022 10:14:02 AM

TITLE:	COVER SHEET
	1



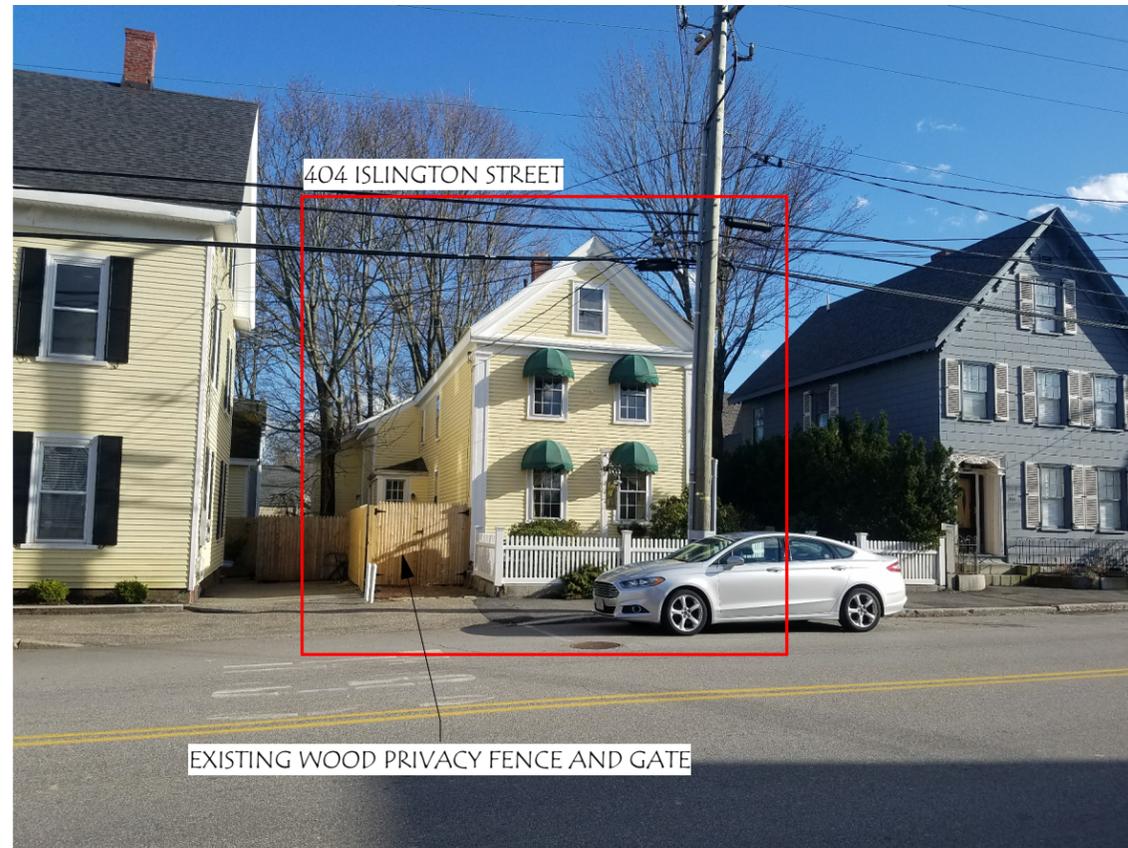
A: UNION STREET



B: ISLINGTON STREET



C: UNION STREET



D: ISLINGTON STREET

MARTIN HILL INN

404 ISLINGTON ST.
 PORTSMOUTH, NH, 03801

Revisions #	Description	Date

SCALE:	AUTHOR:
DRAWN BY:	CHECKER:
CHECKED BY:	2022.050
PROJECT NO.:	05/25/22
DATE:	

TITLE: EXISTING CONTEXT	2
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VIEW A



VIEW B



VIEW C



VIEW D



VIEW E



VIEW F



VIEW G

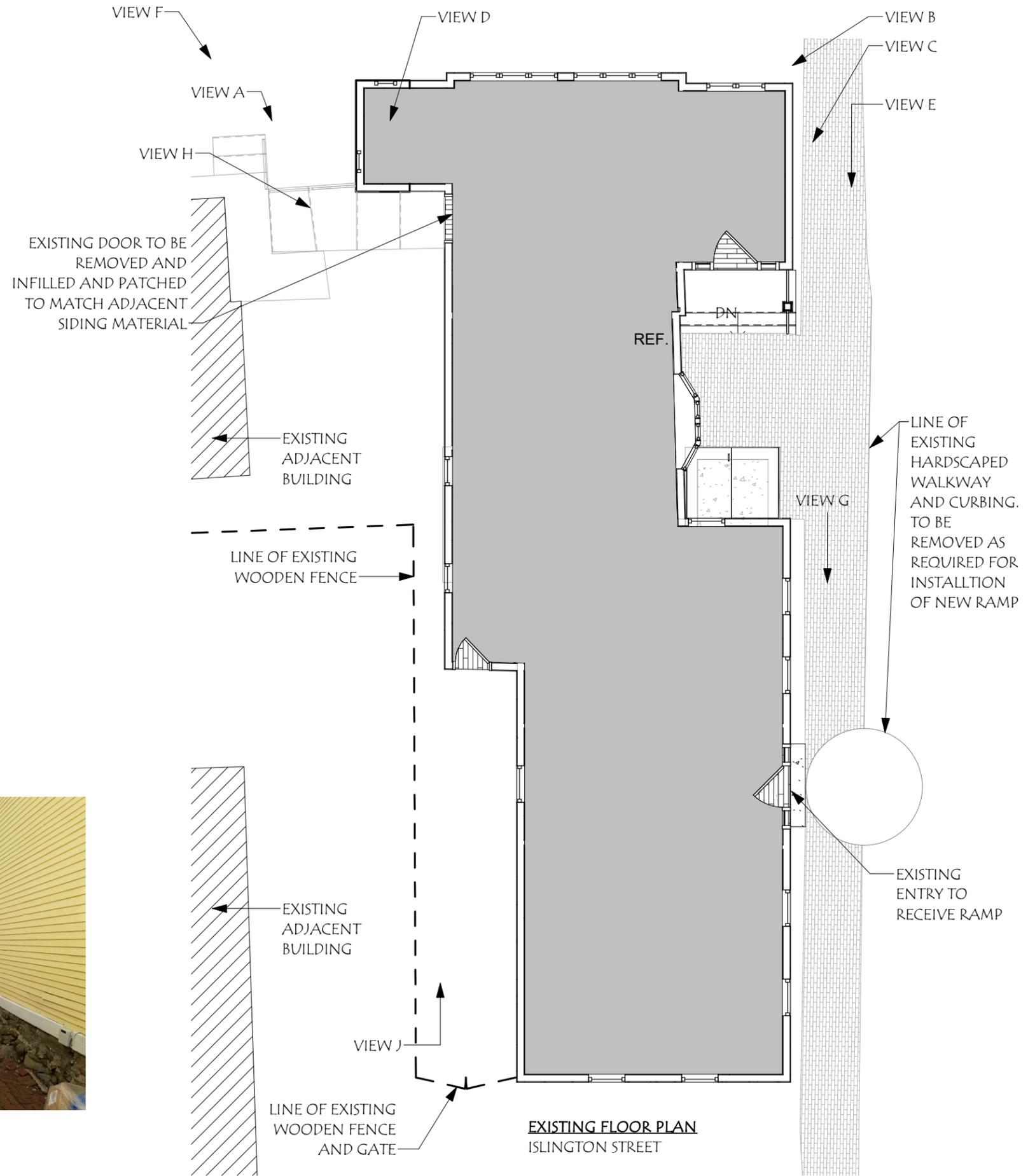
EXISTING ENTRY TO RECEIVE NEW RAMP



VIEW H



VIEW J



Revisions #	Description	Date

SCALE:	1/8" = 1'-0"
DRAWN BY:	SNH
CHECKED BY:	RJH
PROJECT NO.:	2022050
DATE:	04/14/22

TITLE:	EXISTING PLAN
	3



METAL RAILING EXAMPLE

Trex Enhance® Composite Decking



1" Square Edge Board

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

Actual Dimensions

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

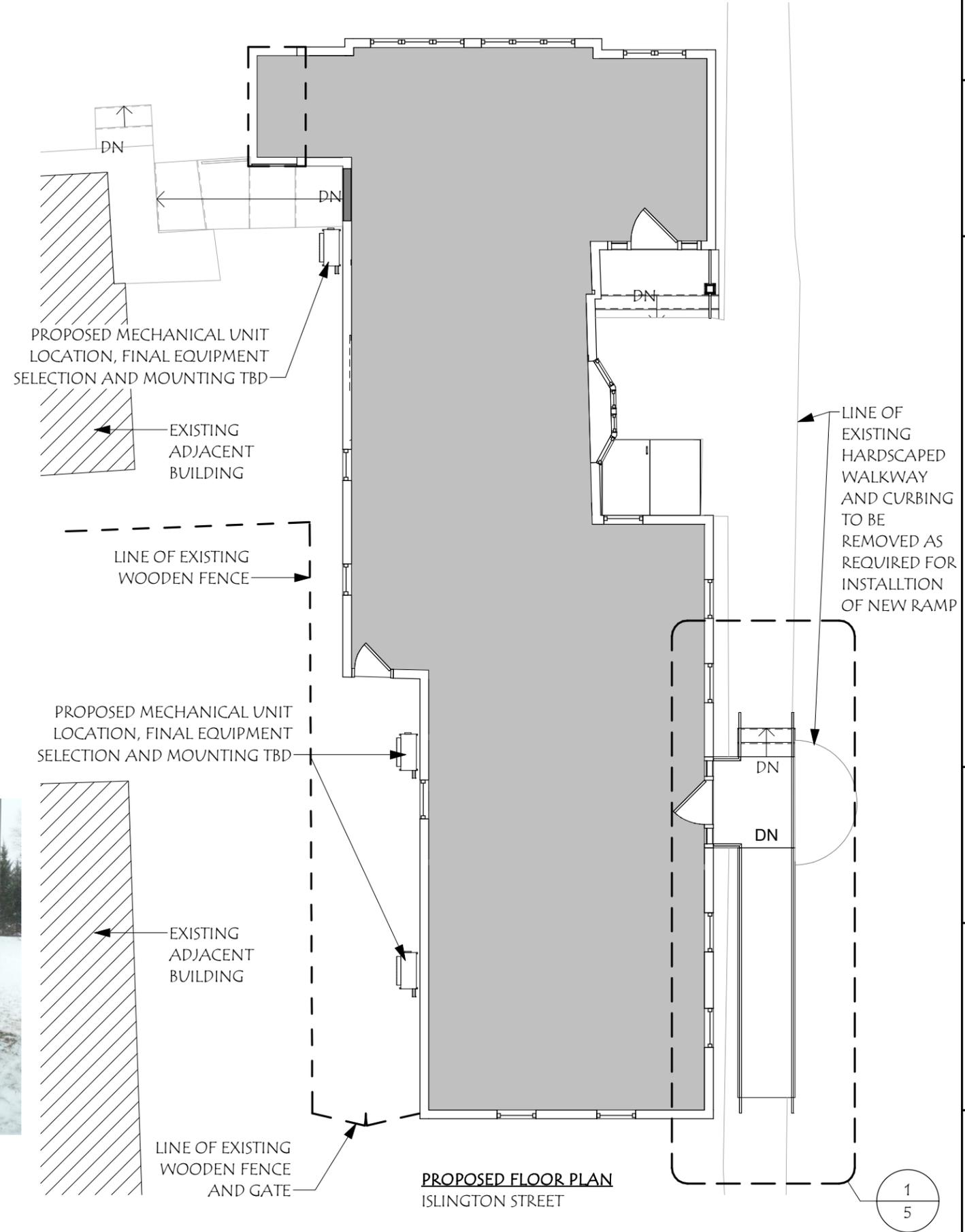
.94 in x 5.5 in x 16 ft (24 mm x 140mm x 487 cm)

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

**COMPOSITE DECKING OR APPROVED
EQUAL
FINAL COLOR TBD**



**MECHANICAL UNIT EXAMPLE
FINAL SELECTION AND MOUNTING TBD**



**PROPOSED FLOOR PLAN
ISLINGTON STREET**

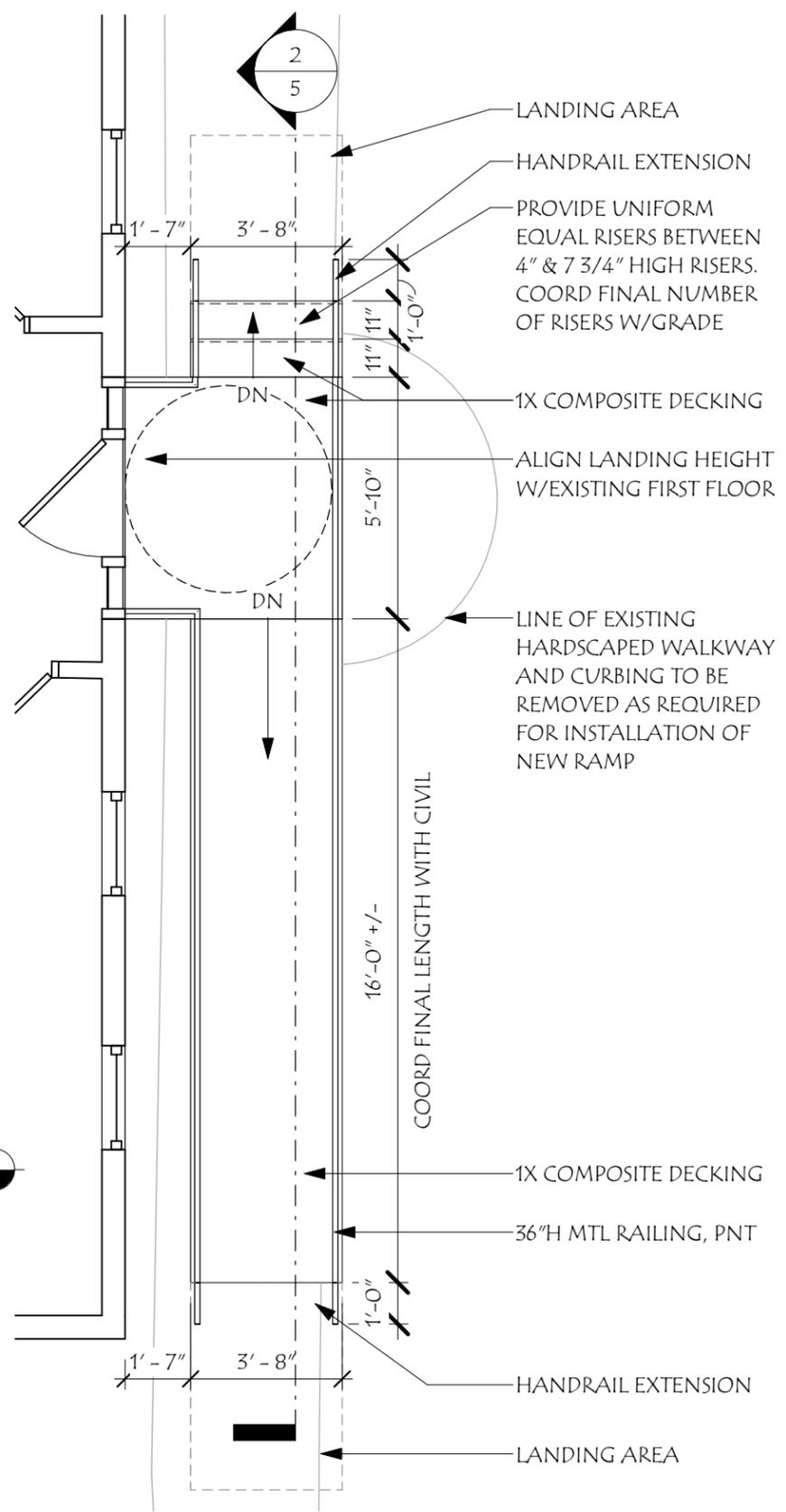
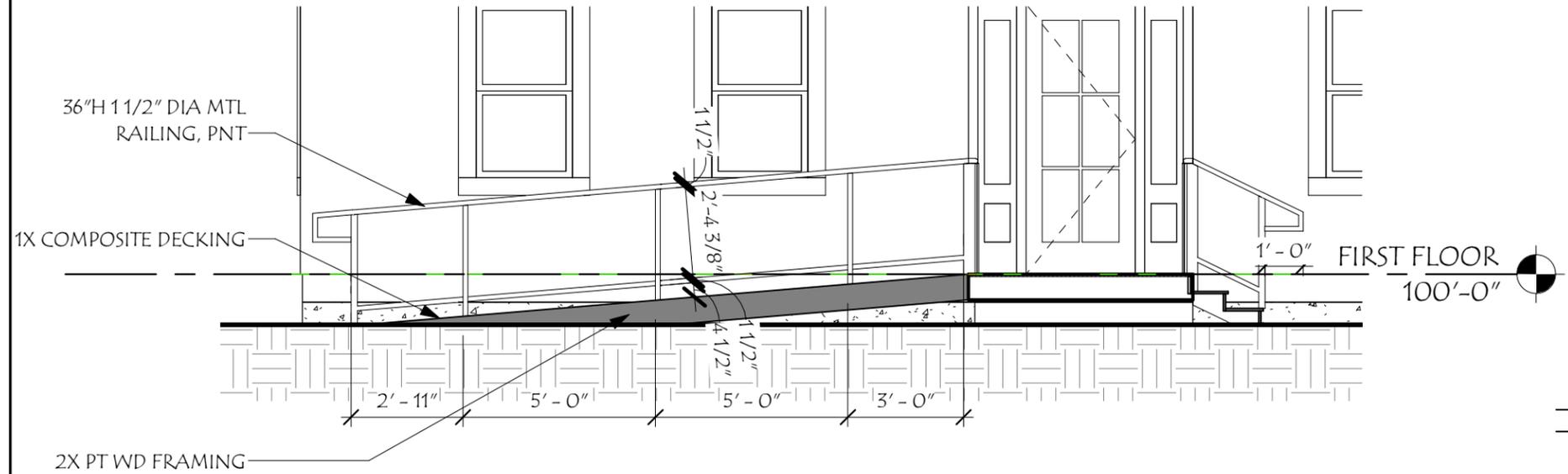
MARTIN HILL INN

404 ISLINGTON ST.
PORTSMOUTH, NH, 03801

Revisions #	Description	Date

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DRAWN BY: [Blank]	CHECKED BY: [Blank]	PROJECT NO.: 2022050	DATE: 05/25/22	4/14/2022 10:14:06 AM

TITLE: PROPOSED	4
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MARTIN HILL INN
 404 ISLINGTON ST.
 PORTSMOUTH, NH, 03801

Revisions #	Description	Date

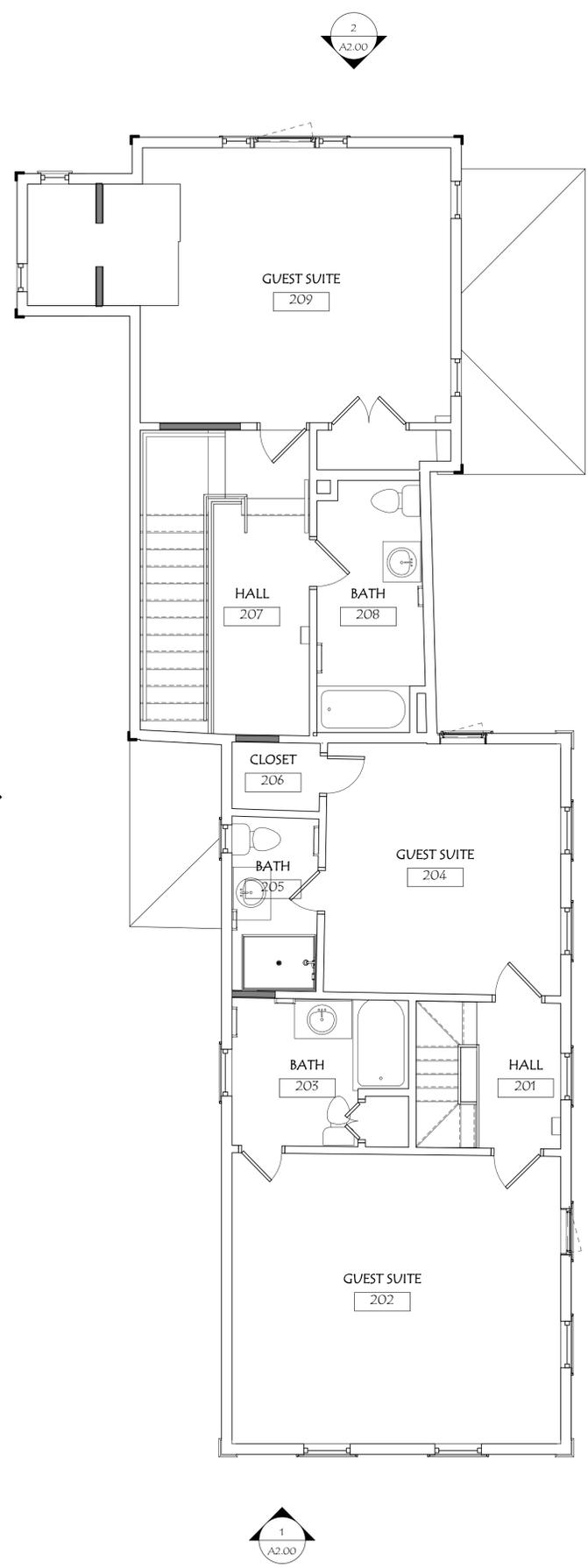
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DRAWN BY: []	PROJECT NO.: 2022050	DATE: 04/11/22
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TITLE: PROPOSED	5
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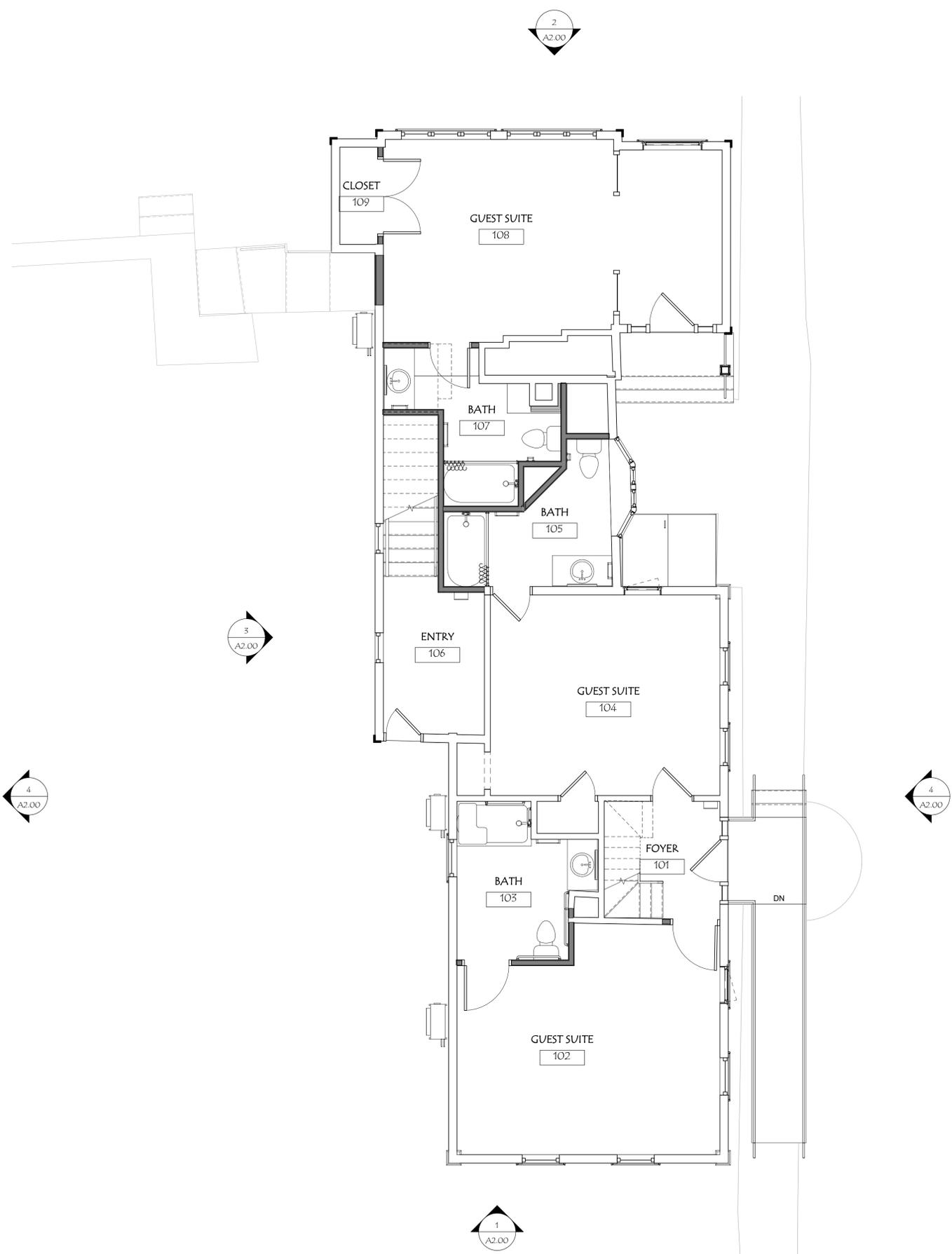
MARTIN HILL INN
 404 ISLINGTON ST.
 PORTSMOUTH, NH, 03801

Revisions:	Description	Date

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



2 SECOND FLOOR- PLANNING BOARD
 SCALE: 1/4" = 1'-0"

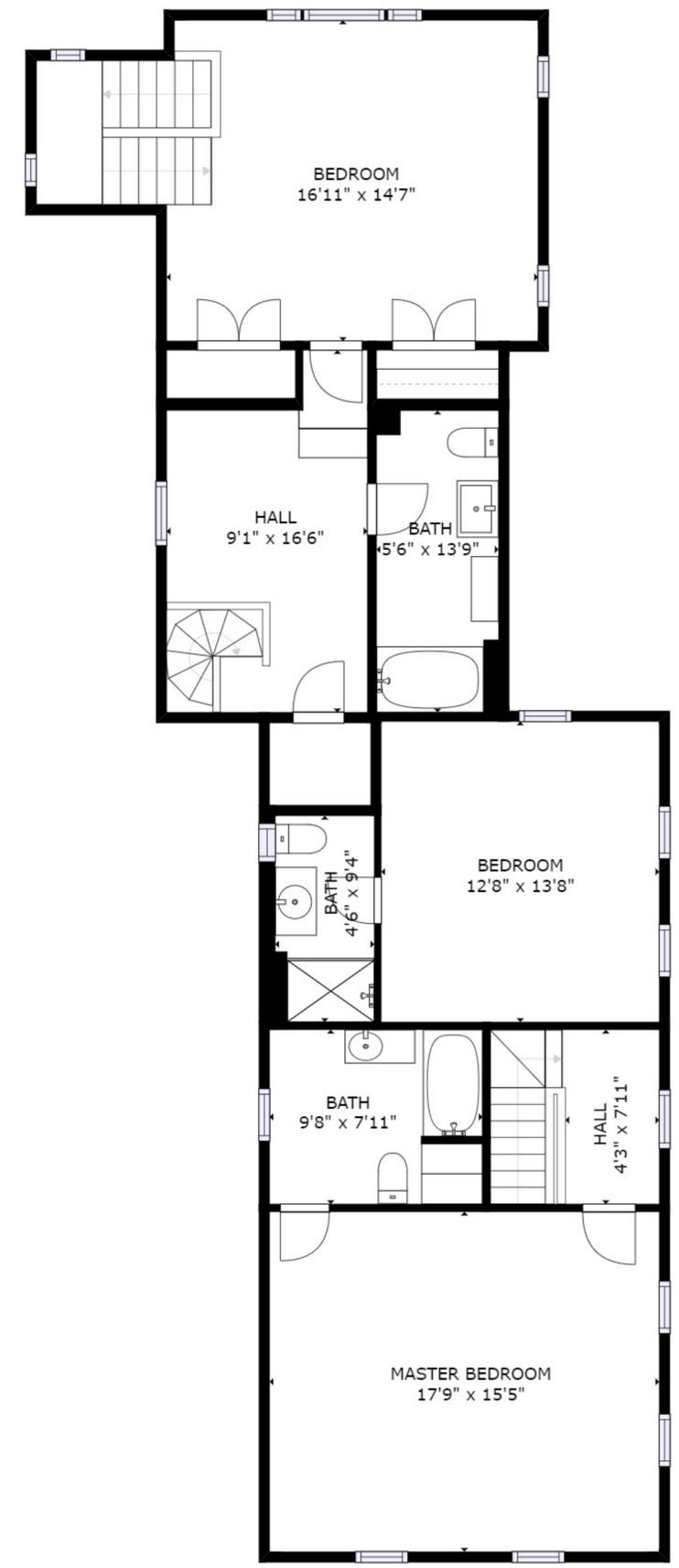
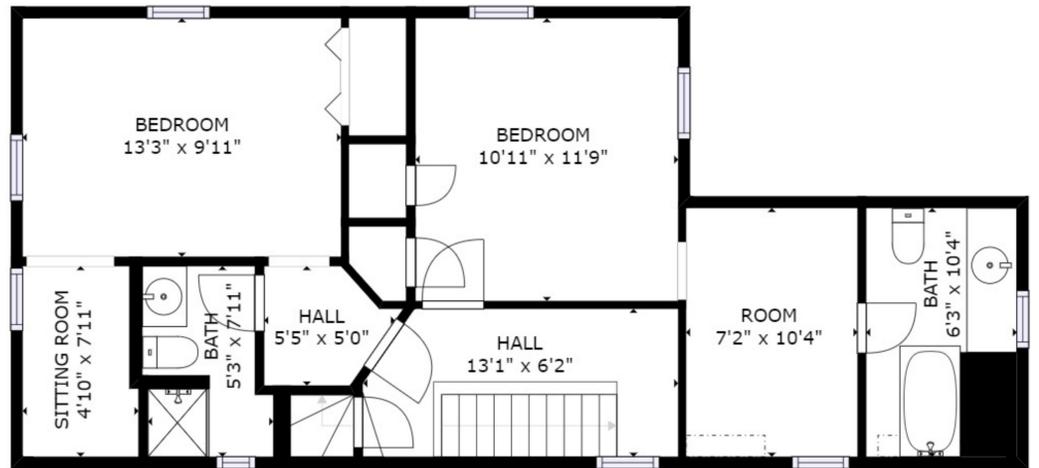


1 FIRST FLOOR- PLANNING BOARD
 SCALE: 1/4" = 1'-0"

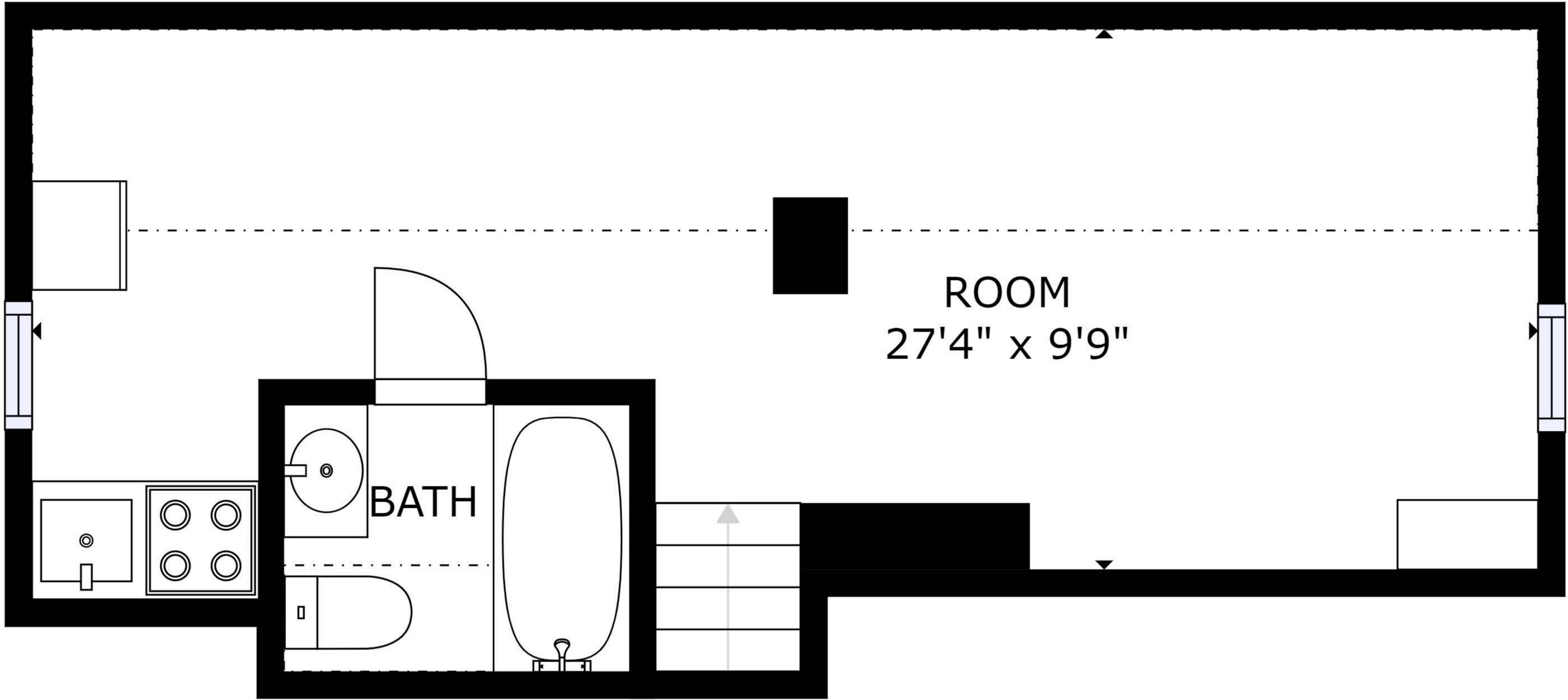


GROSS INTERNAL AREA
 FLOOR 1: 2051 sq. ft, FLOOR 2: 1847 sq. ft
 FLOOR 3: 173 sq. ft, EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 120 sq. ft
 TOTAL: 4071 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA
 FLOOR 1: 2051 sq. ft, FLOOR 2: 1847 sq. ft
 FLOOR 3: 173 sq. ft, EXCLUDED AREAS:
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