

144 Washington Street
P.O. Box 1222
Portsmouth, NH 03802
www.durbinlawoffices.com



Durbin Law Offices, P.L.L.C.

Derek R. Durbin, Esq.
603.287.4764
derek@durbinlawoffices.com
**Also admitted in MA*

BY: VIEWPOINT & HAND DELIVERY

January 2, 2020

City of Portsmouth
Zoning Board of Adjustment
Attn: David Rheame, Chairman
1 Junkins Avenue
Portsmouth, NH 03801

**RE: Variance Application of James and Mallory Parkington
592 Dennett Street, Tax Map 161, Lot 18**

Dear Chairman Rheame,

Our Office represents James and Mallory Parkington, owners of 592 Dennett Street (Tax Map 161 as Lot 18). Please find twelve (12) copies of the Parkingtons zoning application and related materials for consideration by the Zoning Board at its January meeting. The original application package has been filed via the City's online permitting portal, Viewpoint. The following are included in the package:

- 1) Landowner Letter of Authorization;
- 2) Narrative to Variance Application;
- 3) ZBA Site Plan;
- 4) Elevations;
- 5) Floor Plans;
- 6) Tax Map Image of Property; and
- 7) Photographs of Property.

Should you have any questions or concerns regarding the enclosed application materials, do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Derek R. Durbin'.

Derek R. Durbin, Esq.

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BY: VIEWPOINT & HAND DELIVERY

January 2, 2020

City of Portsmouth
Zoning Board of Adjustment
Attn: David Rheume, Chairman
1 Junkins Avenue
Portsmouth, NH 03801

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592 Dennett Street, Tax Map 161, Lot 18**

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- 7) Photographs of Property.

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Sincerely,

A handwritten signature in black ink, appearing to read 'Derek R. Durbin', written over a horizontal line.

Derek R. Durbin, Esq.

LETTER OF AUTHORIZATION

James and Mallory Parkington, owners of property located at 592 Dennett Street, Portsmouth, New Hampshire, identified on Tax Map 161, as Lot 18 (the "Property"), hereby authorize Durbin Law Offices PLLC, of 144 Washington Street, Portsmouth, New Hampshire 03801, to act as their agent and representative in connection with the filing of any building, zoning, planning or other municipal permit applications with the City of Portsmouth for said Property. This Letter of Authorization shall be valid until expressly revoked in writing.



Printed Name: James Parkington

12/30/2019

Date:



Printed Name: Mallory Parkington

12/30/2019

Date:

**CITY OF PORTSMOUTH
ZONING BOARD OF ADJUSTMENT
APPLICATION NARRATIVE**

James and Mallory Parkington
(Owner/Applicant)
Tax Map 161, Lot 18
592 Dennett Street
Portsmouth, NH 03801

INTRODUCTORY STATEMENT

The Property

James and Mallory Parkington are the owners of property located at 592 Dennett Street, identified on Portsmouth Tax Map 161 as Lot 18 (the “Property” or the “Parkington Property”). The Property is located in the General Residence A (“GRA”) Zoning District and contains a single-family residence that the Parkingtons live in with their 3 children. The Property is a corner lot with frontage on both Dennett Street and Whipple Street.

Whipple Street

Whipple Street is a short and relatively narrow connector street between Dennett Street and Thornton Street. There are only 4 properties on Whipple Street, all of which have primary frontage either on Dennett Street or Thornton Street. Per the City’s assessing records, there are no properties with primary frontage or mailing addresses on Whipple Street, which makes this neighborhood a bit unusual.

The City’s records and older recorded plans depicting the Whipple Street Right-of-Way (“ROW”) show it significantly wider than the pavement constituting the street. However, if you ever driven down Whipple Street, you would not realize how wide the ROW is, as the properties with secondary frontage on this street have assimilated a significant portion of the ROW into their properties. Not unlike the other 3 properties in the neighborhood, an approximately **21’ wide** portion of the Parkington’s yard and most of their existing driveway are located within the Whipple Street ROW.

Pursuant to Section 10.516.10 of the Ordinance, the required front yard setback from the Whipple Street ROW is 8’ based on the average alignment of principal buildings within 200’ of the Parkington Property. The formula does not account for the principal building on the Parkington Property and only includes the single principal building at 294 Thornton Street.

Proposed Garage/ADU

The Parkingtons desire to construct an attached accessory dwelling unit (“ADU”) on their Property within the required front yard setback. The proposed Garage/ADU above would be setback 4’ (+/-) from the front property boundary, consistent in alignment with the other 3 garages fronting on Whipple Street, which are all significantly closer than 4’ to their respective property lines.

SUMMARY OF VARIANCE RELIEF

The Applicant seeks the following variance in order to construct the ADU:

Section 10.521: To allow a 4’ +/- front yard setback where 8’ is the minimum required and 0’ exists.¹

Section 10.320: To allow a lawfully existing non-conforming structure to be enlarged or extended without achieving compliance with the Ordinance.²

VARIANCE CRITERIA

Granting the variances will not be contrary to the public interest and will observe the spirit of the Ordinance.

“There are two methods of ascertaining whether granting a variance would violate an ordinance’s basic zoning objectives: (1) examining whether granting the variance would alter the essential character of the neighborhood or, in the alternative; and (2) examining whether granting the variance would threaten the public health, safety, or welfare.” *Harborside Assoc v. Parade Residence Hotel*, 162 N.H. 508, 514 (2011).

The goal of GRA Zoning is “to provide areas for **single-family, two family and multifamily dwellings**, with appropriate **accessory uses**, at moderate to high densities...[.]” The state legislature has determined that it is good public policy and an appropriate accessory use to allow for ADUs in residential neighborhoods. The Parkington Property will continue to meet the building coverage and open space requirements of the Ordinance with the construction of the Garage/ADU. The light, air and space of the nearest abutting property will be protected, as the proposed Garage/ADU will meet the applicable required rear yard setback. The proposed Garage/ADU is designed to blend in with the prevailing architecture in the neighborhood and to align with the other garages along Whipple Street to maintain a consistent streetscape. If the formula set forth in Section 10.516.10 of the Ordinance factored in the Parkington’s existing home, the required front yard setback from the Whipple Street ROW would be only 4’ and there would be no need for the Applicant to obtain the required variances. For the foregoing reasons, the

¹ The Parkington’s home has a 0’ setback from the Whipple Street ROW.

² This variance is required by the ADU will be attached to the existing home rather than detached. If it were detached, no variance per Section 10.320 would be required.

proposed Garage/ADU will not alter the essential character of the neighborhood or be contrary to the public interest.

Substantial justice will be done by granting the variance relief.

Any loss to the individual that is not outweighed by a gain to the general public is an injustice. *New Hampshire Office of State Planning, The Board of Adjustment in New Hampshire, A Handbook for Local Officials* (1997); *Malachy Glen Assocs., Inc. v. Town of Chichester*, 155 N.H. 102 (2007).

The proposed location of the Garage/ADU allows the Parkingtons to maximize useable back yard space and natural daylight to the rear of their home where they also have a deck. If the variance requests were denied, the Parkingtons could conceivably construct the Garage/ADU in compliance with the Ordinance; however, this would significantly reduce what little back yard space the Parkingtons have and would block a lot of the remaining natural light that the back of their home and deck would otherwise receive if the variances were granted. There would be no gain to the public in denying the variance requests, particularly when you consider the fact that the other 3 properties on Whipple Street all have garages with equal or lesser setbacks than what the Parkingtons have proposed for their property.

The values of surrounding properties will not be diminished by granting the variance relief.

Aesthetically, the proposed Garage/ADU will blend in with the prevailing architecture of the neighborhood. By aligning the building with the 3 other garages on Whipple Street, the streetscape will remain consistent. A new tastefully designed Garage/ADU of a similar look and appearance to other new construction in the area can only help to maintain or improve surrounding property values.

Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

There are special conditions associated with the Parkington Property. The existing home on the Property has a 0' setback from Whipple Street. The home was originally built in 1890, long before modern zoning. The proposed Garage/ADU, which will be attached to the rear of the home, will have a greater setback from Whipple Street than the existing home has. It will be inset from the main house by 4'. The average setback of all principal buildings (homes) along Whipple Street, including the Parkington's home, is 4'. Because Section 10.516.10 of the Ordinance does not allow for the home on the Parkington Property to count in determining the average front yard setback for Whipple Street, an 8' setback is required. This makes the Parkington Property particularly unique in the context of what is proposed, as the other 3 properties on Whipple Street all have garages with little or no setback from Whipple Street. Accordingly, there is no fair and substantial relationship between the general purposes of the Ordinance and their application to the Parkington Property in the present circumstances.

The proposed use is reasonable.

The proposed accessory use of the Property is in keeping with good public policy, as provides the opportunity for the elderly to age-in-place and for families to remain together. The ADU use of the Property is permitted by right within the GRA Zoning District. For these reasons, the proposed use is reasonable.

CONCLUSION

In conclusion, the Applicant has demonstrated that it meets the five (5) criteria for granting the variances requested. Accordingly, the Applicant respectfully requests that the Board approve their Variance Application.

Respectfully Submitted,

James and Mallory Parkington

Dated: January 2, 2020



By: Derek R. Durbin, Esq.
DURBIN LAW OFFICES PLLC
144 Washington Street
Portsmouth, NH 03801
(603)-287-4764
derek@durbinlawoffices.com

PROPOSED PLANS FOR THE PARKINGTON RESIDENCE



GENERAL NOTES

- 1) THESE PLANS ARE INTENDED FOR TOWN APPROVALS & CONTRACTOR PRICING ONLY
NOT FOR CONSTRUCTION
 - A) A NEW 2 CAR GARAGE ATTACHED VIA A NEW CONDITIONED ENTRANCEWAY
 - B) A NEW ACCESSORY DWELLING UNIT (ADU) ABOVE GARAGE
 - C) MINOR PORTIONS OF EXISTING STRUCTURE TO BE REMOVED
 - D) A REQUEST FOR MODIFICATIONS TO THE NUMBER OF PARKING SPACES IS BEING MADE TO THE PLANNING BOARD ARTICLE 8 SECTION 16.9.4.10 VIA THESE PLANS AND SUBJECT TO ANY WRITTEN STATEMENT PROVIDED WITH THE OWNERS APPLICATION.
- 2) DIMENSIONS:
 - A) ALL EXTERIOR DIMENSIONS FILLED FROM EXTERIOR FACE OF FOUNDATION WALL TO CENTERLINE OF DOORS & WINDOWS, U.N.O.
 - B) ALL INTERIOR DIMENSIONS FILLED FROM INTERIOR FACE OF WALL FRAMING MATERIAL
 - C) ALL STRUCTURAL DIMENSIONS FILLED FROM EXTERIOR FACE OF FOUNDATION WALL TO CENTERLINE OF REFERENCED STRUCTURAL MEMBER, U.N.O.
- 4) ALL INTERIOR WALLS ARE TO BE 2X4 STUDS @ 16" O.C. WITH 1/2" GIBS FINISH. ALL BATHROOM WALLS TO MRGW. ALL GARAGE WALLS & CEILINGS COMMON TO THE PRIMARY STRUCTURE & THE ADU ARE TO BE FINISHED W/ 5/8" TYPE-X GIBS.

- 6) ALL EXTERIOR WALLS TO BE PER PLAN AND DETAILS
 - a) ALL EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING HEIGHT A MIN OF 24" CLEAR OPENING WITH A MIN OF 20" CLEAR UNDOOR SILLS SHALL BE SET NO MORE THAN 44" A.F.F.
 - 1) STAIR & RAILING REQUIREMENTS:
 - ALL RISERS TO BE CLOSED WITH A MAX HEIGHT OF 1'-3/4"
 - ALL TREADS TO BE A MAX WIDTH OF 10"
 - TOP OF RAILING @ 34" A.F.F. & TO BE A MIN OF 1'-1/2" IN DIAMETER & SET 1'-1/2" FROM WALL
 - ALL BALUSTERS TO BE SPACED SO AS TO NOT ALLOW THE PASSAGE OF A 4" SPHERE
 - 8) ENERGY PERFORMANCE:
 - ALL WINDOWS TO HAVE A MAX U-VALUE OF 0.32
 - ALL EXTERIOR DOORS TO HAVE A MAX U-VALUE OF 0.32
 - ALL EXTERIOR WALLS TO BE R-20 OR BETTER
 - ALL FLAT CEILINGS TO BE A MIN OF R-46
 - ALL SLOPED CEILINGS TO BE A MIN OF R-46
 - ROOF INSULATION TO EXTEND OVER TOP PLATES
 - FLOOR R-VALUE TO BE R-36

DRAWING INDEX

ARCHITECTURAL

NO.	TITLE
A0	COVER SHEET
A1	EXISTING SITE PLAN
A2	EXISTING FLOOR PLAN
A3	EXISTING BUILDING ELEVATIONS
A4	EXISTING SITE PHOTOGRAPHS
A5	PROPOSED SITE PLAN
A6	PROPOSED FIRST FLOOR PLAN
A7	PROPOSED ADU FLOOR PLAN & BUILDING SECTIONS
A8	PROPOSED BUILDING ELEVATIONS & FACADE DETAIL

GENERAL NOTES:

tuscher design group
 10000 N. STATE ST.
 PORTLAND, OR 97228
 503.255.8888
 tuscherdesign.com

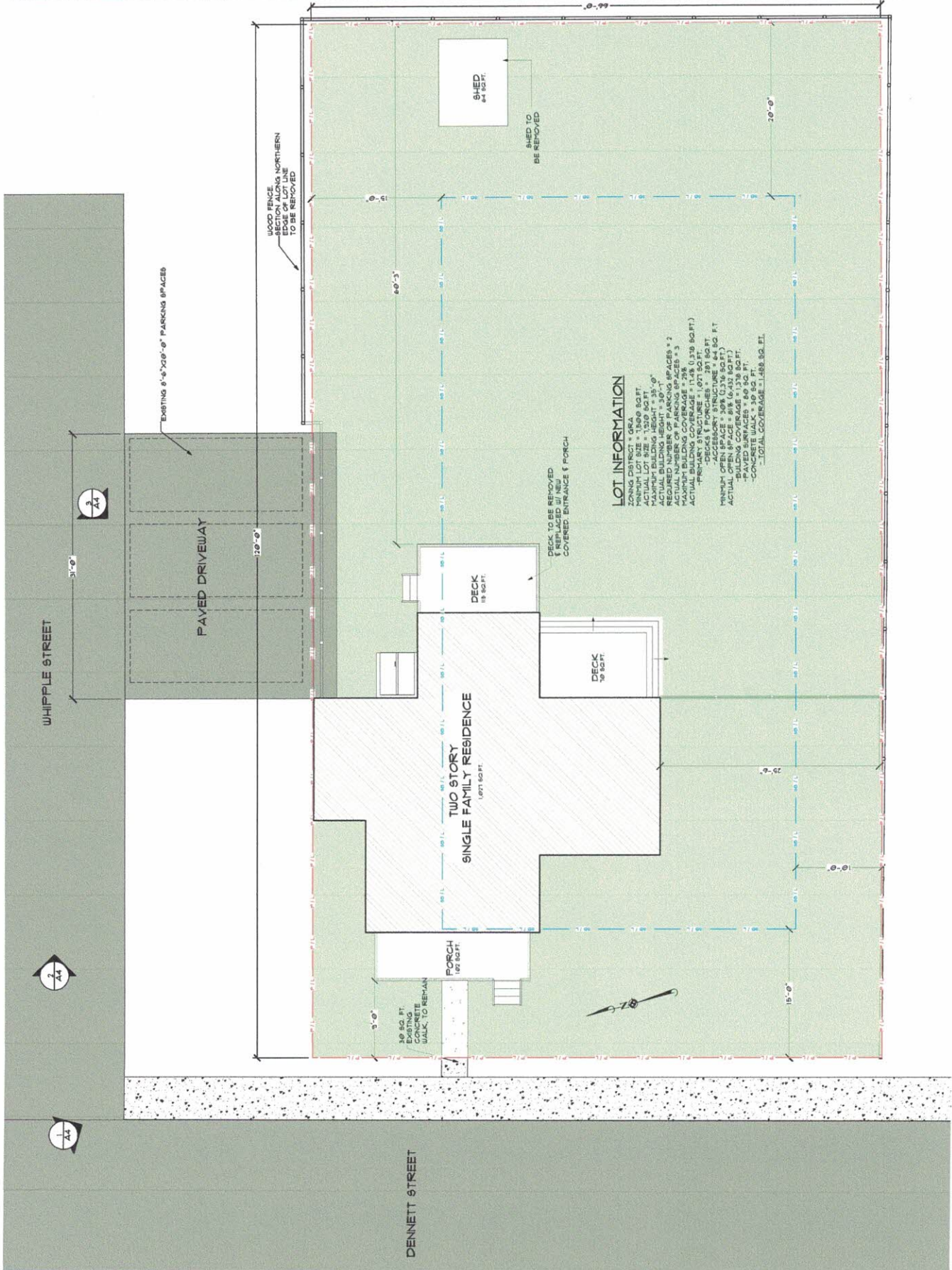
PROJECT INFO
THE PARKINGTON RESIDENCE
 882 DENNETT ST
 PORTLAND, OR 97228

SHEET TITLE
COVER SHEET

PROJECT STATUS:
 PERMITTING

DATE: 05/20/2024
 SCALE:
 SHEET NUMBER:

A0



LOT INFORMATION

- ZONING DISTRICT = GRA.
- MAXIMUM BUILDING HEIGHT = 35'-0"
- ACTUAL LOT SIZE = 1,350 SQ. FT.
- REQUIRED NUMBER OF PARKING SPACES = 2
- ACTUAL NUMBER OF PARKING SPACES = 3
- MAXIMUM BUILDING COVERAGE = 1.1% (1,319 SQ. FT.)
- PRIMARY STRUCTURE = 1,071 SQ. FT.
- DECKS & PORCHES = 192 SQ. FT.
- MINIMUM OPEN SPACE = 30% (4,050 SQ. FT.)
- ACTUAL OPEN SPACE = 81% (6,433 SQ. FT.)
- PAVED SURFACES = 60 SQ. FT.
- CONCRETE WALK = 30 SQ. FT.
- TOTAL COVERAGE = 1,488 SQ. FT.

TWO STORY SINGLE FAMILY RESIDENCE
1,071 SQ. FT.

SHED
84 SQ. FT.

DECK
18 SQ. FT.

DECK
20 SQ. FT.

PORCH
102 SQ. FT.

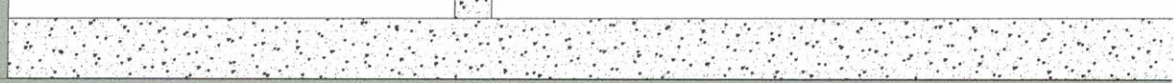
PAVED DRIVEWAY

EXISTING 6'-0" X 10'-0" PARKING SPACES

WOOD FENCE ALONG NORTHERN EDGE OF LOT LINE TO BE REMOVED

WHIPPLE STREET

DENNETT STREET



GENERAL NOTES:

lusch
design
group
603.983.6469
lsg@lsgd.com

PROJECT INFO
THE PARKINGTON RESIDENCE
125 PARKINGTON ST
PORTSMOUTH, NH

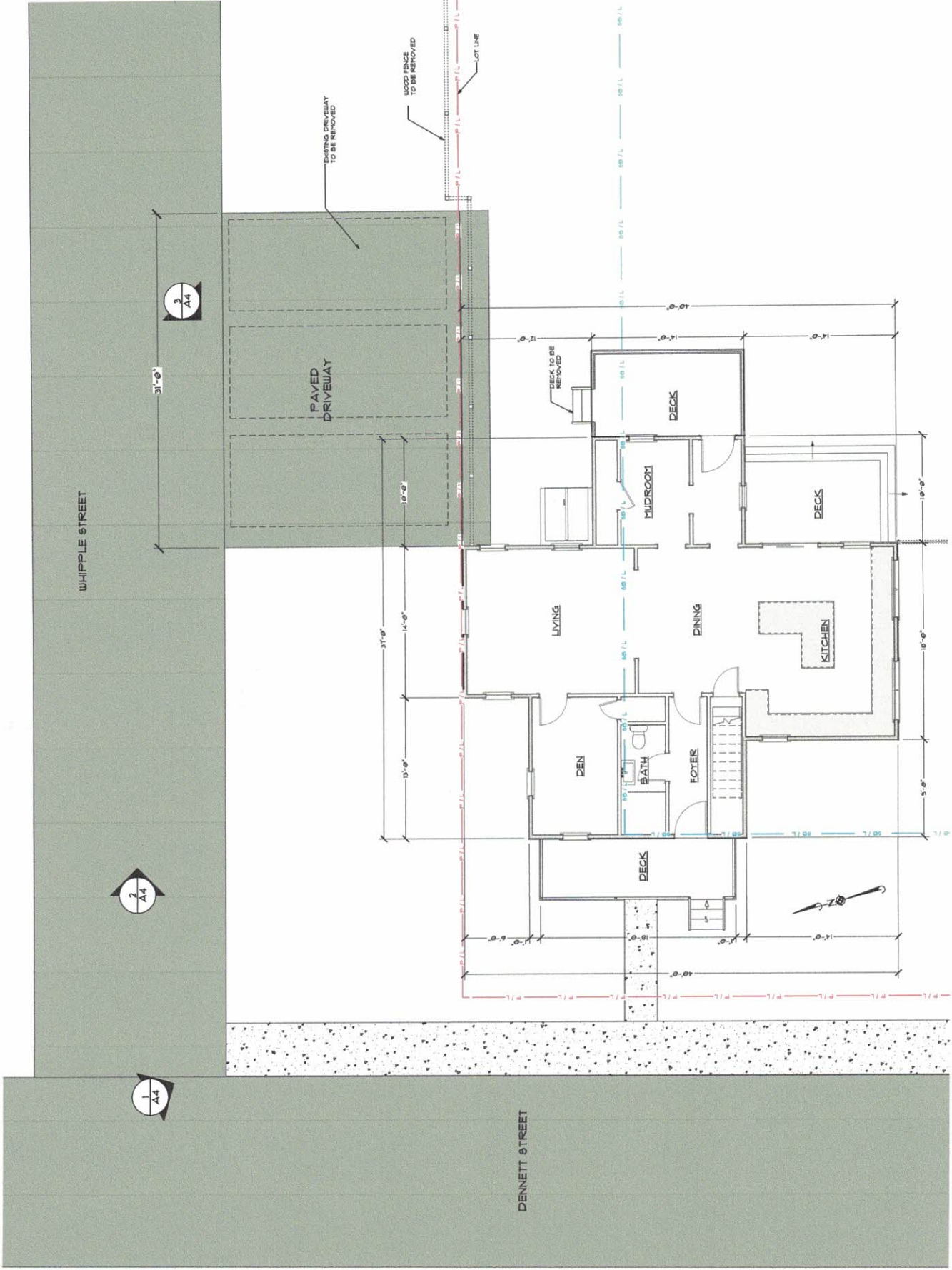
SHEET TITLE

EXISTING FLOOR PLAN

PROJECT STATUS:
PERMITTING

DATE: 03/20/20
SCALE: 1/8"=1'-0"
SHEET NUMBER:

A2



GENERAL NOTES:

luschner
design
group
INCORPORATED
1550 W. 10th Street
Portsmouth, NH 03801
603.886.0000
www.luschnerdesign.com

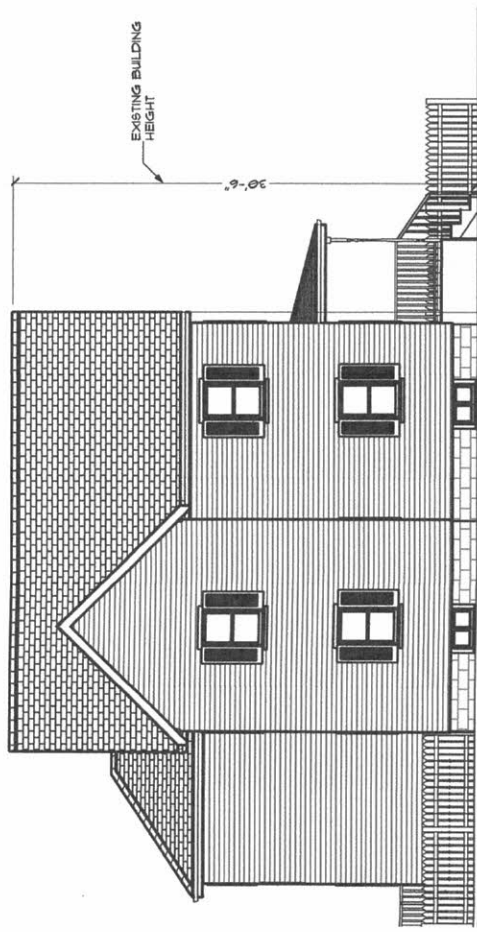
PROJECT INFO
**THE
PARKINGTON
RESIDENCE**
193 DENNETT ST
PORTSMOUTH, NH

SHEET TITLE
**EXISTING
BUILDING
ELEVATIONS**

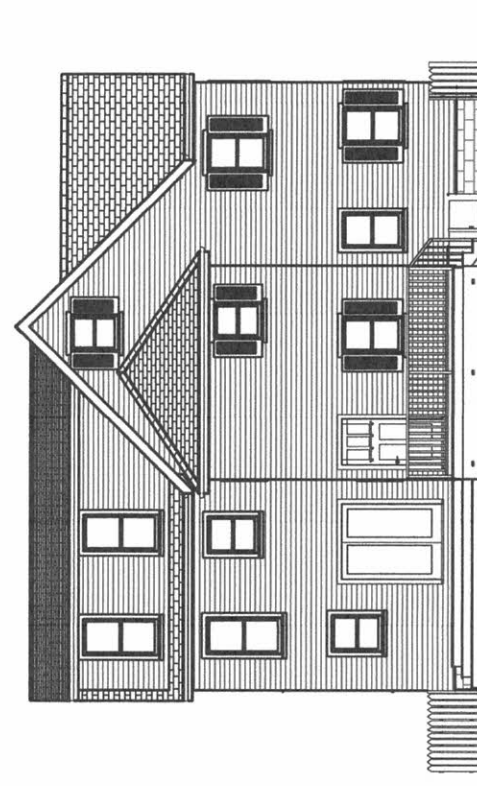
PROJECT STATUS
PERMITTING

DATE ISSUED
SCALE 1/8"=1'-0"
SHEET NUMBER

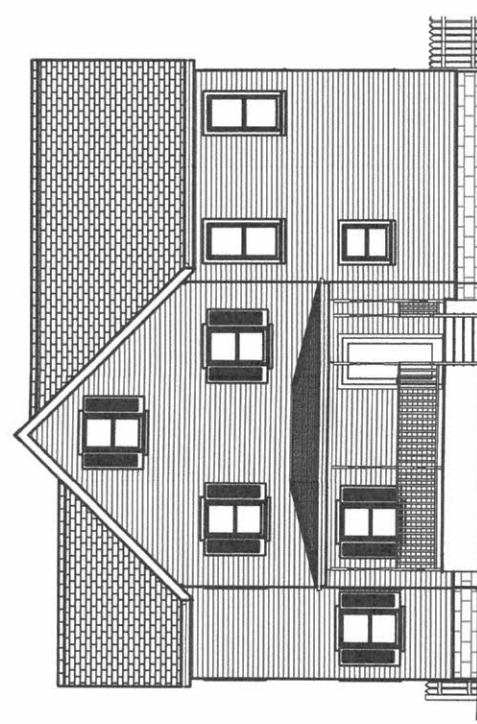
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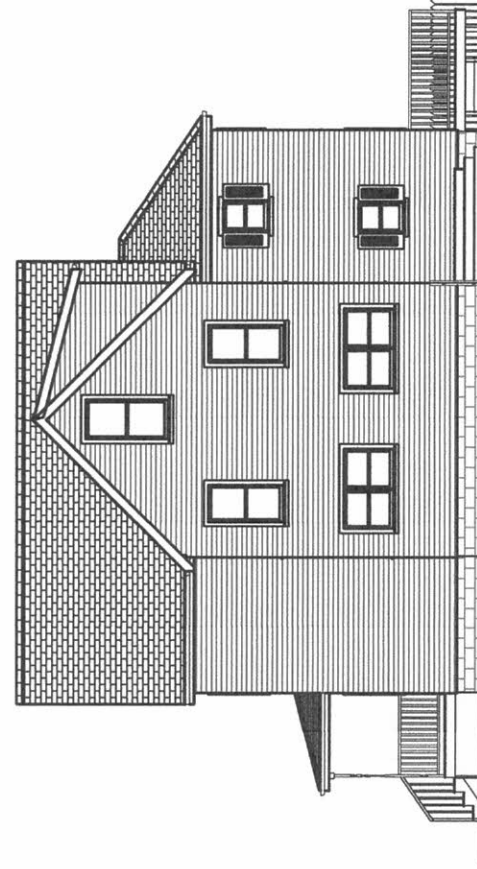
1. EXISTING NORTH ELEVATION



2. EXISTING SOUTH ELEVATION



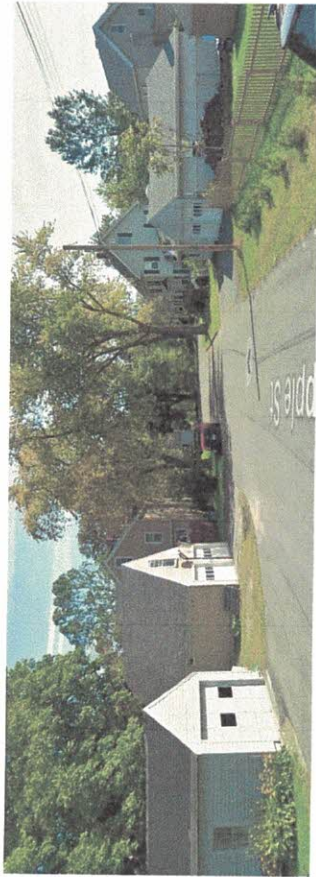
3. EXISTING WEST ELEVATION



4. EXISTING EAST ELEVATION



1) PHOTOGRAPH OF EXISTING STRUCTURE FROM CORNER OF DENNETT AND WHIPPLE



2) PHOTOGRAPH OF EXISTING ALIGNMENTS ON WHIPPLE FROM CORNER OF DENNETT.



2) PHOTOGRAPH OF EXISTING STRUCTURE FROM WHIPPLE

GENERAL NOTES:



PROJECT INFO

THE
PARKINGTON
RESIDENCE
193 DENNETT ST
PORTSMOUTH, NH

SHEET TITLE

EXISTING
SITE
PHOTOGRAPHS

PROJECT STATUS
PERMITTING

DATE ISSUED:
SCALE: NTS
SHEET NUMBER:

A4

GENERAL NOTE:



PROJECT #80
THE PARKINGTON RESIDENCE
901 DENNETT ST
PORTSMOUTH, NH

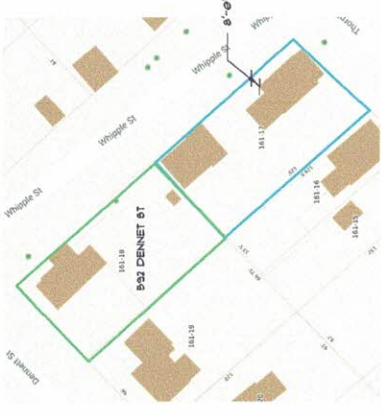
SHEET TITLE

PROPOSED SITE PLAN

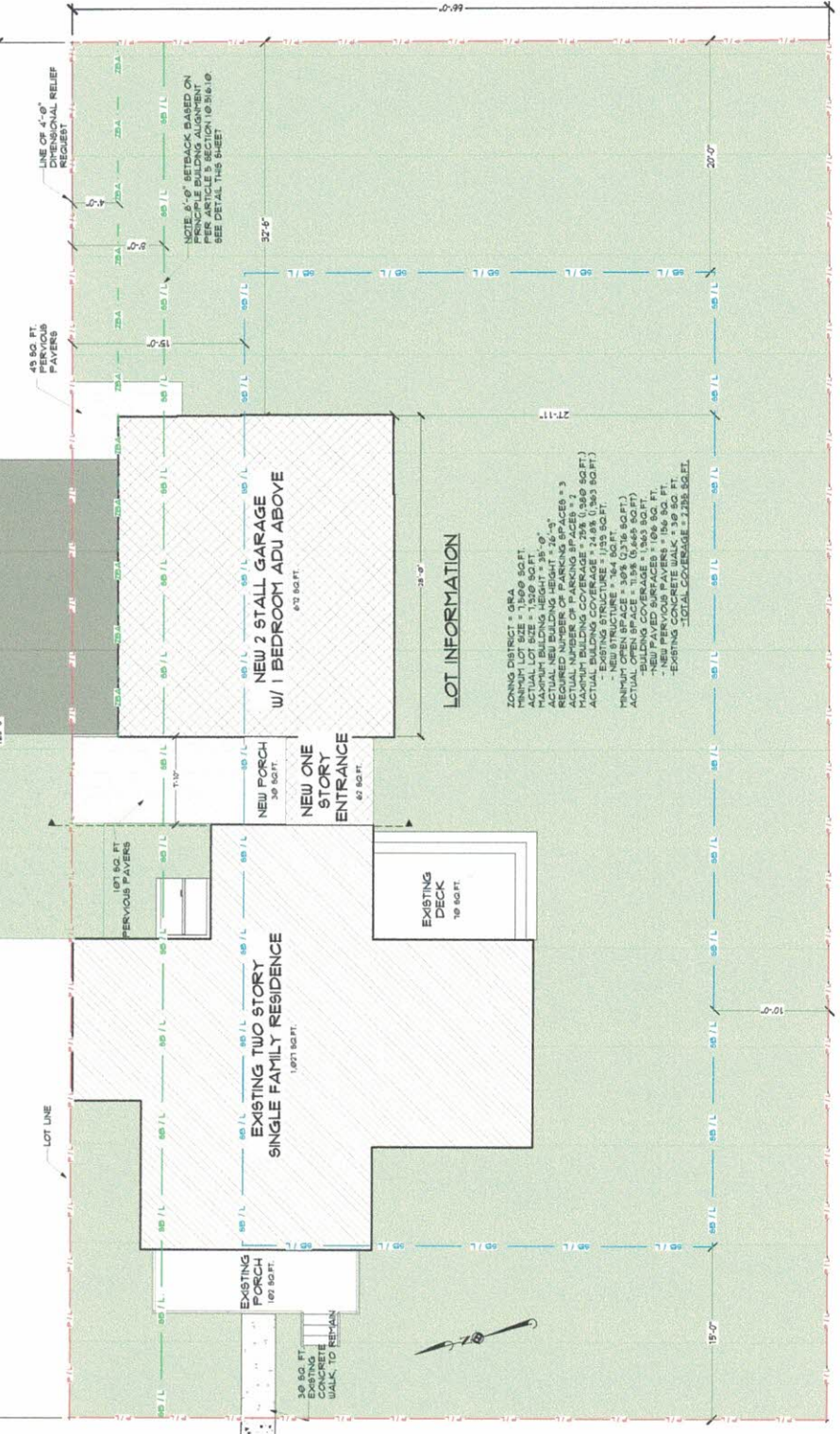
PROJECT STATUS
PERMITTING

DATE DRAWN
SCALE: 1/8"=1'-0"
SHEET NUMBER

A5



PRINCIPLE STRUCTURE ALIGNMENT DETAIL
NTS



NOTE: 5'-0" SETBACK BASED ON PERMITS FOR LOT COVERAGES PER ARTICLE 8 SECTION 10.5(a) UP. SEE DETAIL THIS SHEET.

LOT INFORMATION

- ZONING DISTRICT: R8A
- MINIMUM LOT SIZE = 11,600 SQ.FT.
- ACTUAL LOT SIZE = 11,500 SQ.FT.
- MINIMUM BUILDING HEIGHT = 8'-0"
- ACTUAL NEW BUILDING HEIGHT = 16'-0"
- REQUIRED NUMBER OF PARKING SPACES = 3
- MINIMUM DRIVEWAY WIDTH = 10'-0"
- MINIMUM DRIVEWAY LENGTH = 20'-0"
- ACTUAL BUILDING COVERAGE = 24.9% (1,303 SQ.FT.)
- EXISTING DRIVEWAY COVERAGE = 1.5% (160 SQ.FT.)
- EXISTING DRIVEWAY WIDTH = 10'-0"
- EXISTING DRIVEWAY LENGTH = 16'-0"
- MINIMUM OPEN SPACE = 30% (3,376 SQ.FT.)
- ACTUAL OPEN SPACE = 33% (3,665 SQ.FT.)
- NEW PAVED SURFACES = 1,048 SQ. FT.
- NEW PAVED DRIVEWAY = 156 SQ. FT.
- NEW PAVED DRIVEWAY WIDTH = 10'-0"
- NEW PAVED DRIVEWAY LENGTH = 15'-6"
- TOTAL COVERAGE = 27.2% SQ.FT.

WHIPPLE STREET

DENNETT STREET

GENERAL NOTE:

luschet design group
 803.683.0888
 info@luschetdesign.com

PROJECT INFO
THE PARKINGTON RESIDENCE
 903 DENNETT ST
 PORTSMOUTH, NH

SHEET TITLE
PROPOSED FIRST FLOOR PLAN

PROJECT STATUS
 PERMITTING

DATE: 02/20/23
 SCALE: 1/8" = 1'-0"
 SHEET NUMBER:

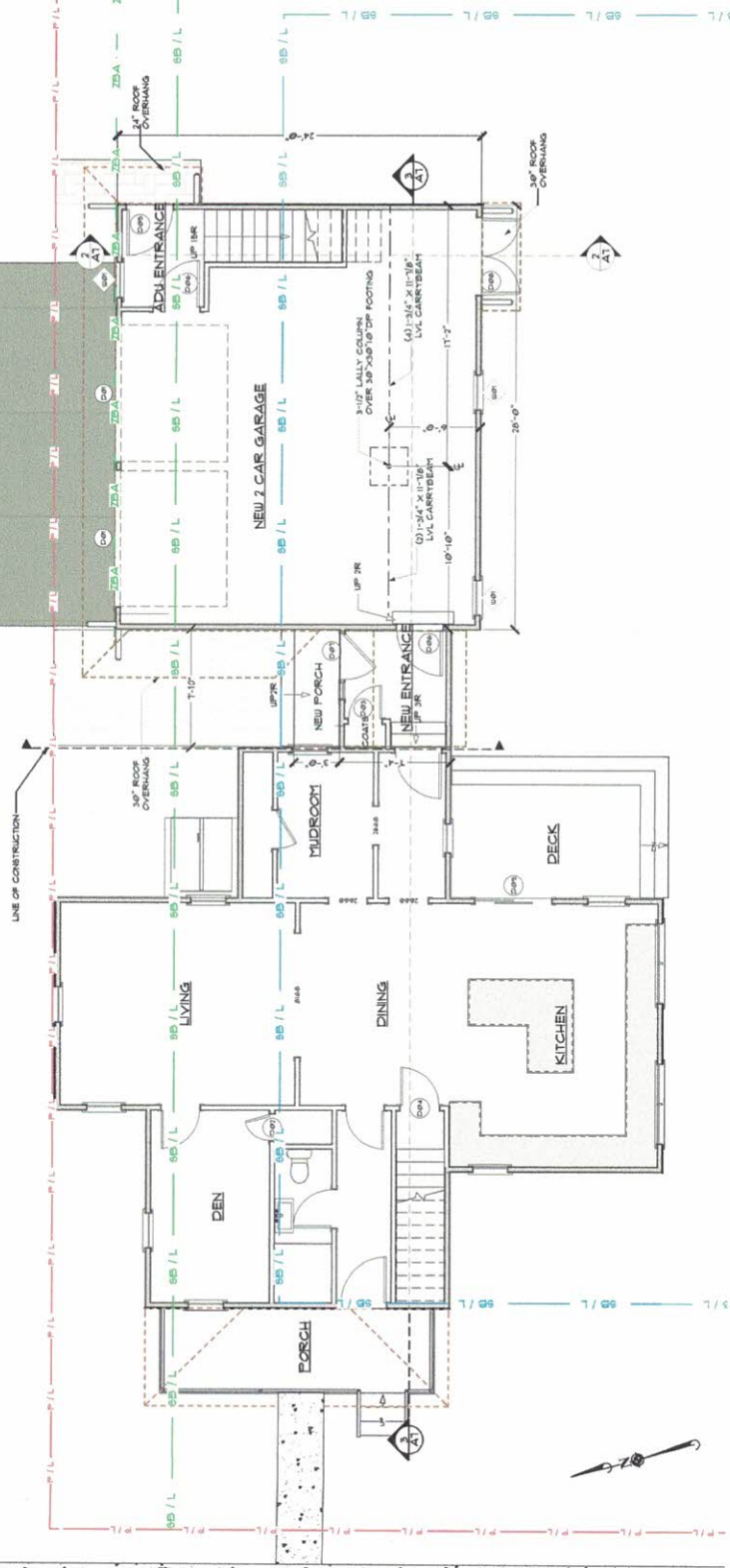
A6

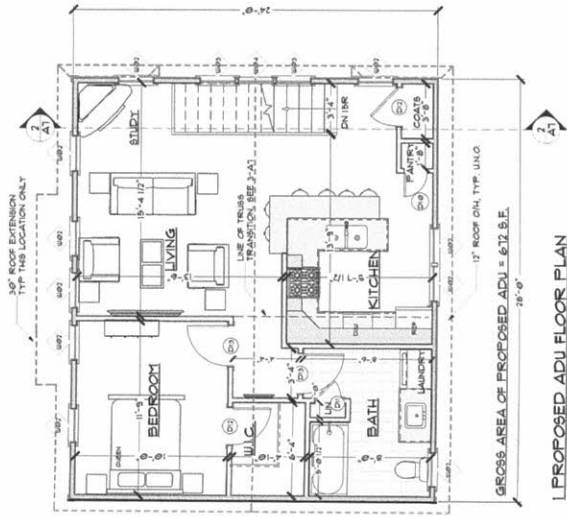
WHIPPLE STREET

NEW PAVED DRIVEWAY

DENNETT STREET

DOOR SCHEDULE						
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D01	1	1	36"	80"	EXTERIOR DOOR	
D02	1	1	36"	80"	EXTERIOR DOOR	
D03	1	1	36"	80"	INTERIOR DOOR	
D04	1	1	36"	80"	EXTERIOR DOOR	
D05	1	1	36"	80"	EXTERIOR DOOR	
D06	2	1	36"	80"	EXTERIOR DOOR	
D07	1	1	36"	80"	EXTERIOR DOOR	
D08	1	1	36"	80"	EXTERIOR DOOR	
D09	1	1	36"	80"	EXTERIOR DOOR	
D10	1	1	36"	80"	EXTERIOR DOOR	
D11	1	1	36"	80"	EXTERIOR DOOR	
D12	1	1	36"	80"	EXTERIOR DOOR	
D13	1	1	36"	80"	EXTERIOR DOOR	
D14	1	1	36"	80"	EXTERIOR DOOR	
D15	1	1	36"	80"	EXTERIOR DOOR	
D16	1	1	36"	80"	EXTERIOR DOOR	
D17	1	1	36"	80"	EXTERIOR DOOR	
D18	1	1	36"	80"	EXTERIOR DOOR	
D19	1	1	36"	80"	EXTERIOR DOOR	
D20	1	1	36"	80"	EXTERIOR DOOR	
D21	1	1	36"	80"	EXTERIOR DOOR	
D22	1	1	36"	80"	EXTERIOR DOOR	
D23	1	1	36"	80"	EXTERIOR DOOR	
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D74	1	1	36"	80"	EXTERIOR DOOR	
D75	1	1	36"	80"	EXTERIOR DOOR	
D76	1	1	36"	80"	EXTERIOR DOOR	
D77	1	1	36"	80"	EXTERIOR DOOR	
D78	1	1	36"	80"	EXTERIOR DOOR	
D79	1	1	36"	80"	EXTERIOR DOOR	
D80	1	1	36"	80"	EXTERIOR DOOR	
D81	1	1	36"	80"	EXTERIOR DOOR	
D82	1	1	36"	80"	EXTERIOR DOOR	
D83	1	1	36"	80"	EXTERIOR DOOR	
D84	1	1	36"	80"	EXTERIOR DOOR	
D85	1	1	36"	80"	EXTERIOR DOOR	
D86	1	1	36"	80"	EXTERIOR DOOR	
D87	1	1	36"	80"	EXTERIOR DOOR	
D88	1	1	36"	80"	EXTERIOR DOOR	
D89	1	1	36"	80"	EXTERIOR DOOR	
D90	1	1	36"	80"	EXTERIOR DOOR	
D91	1	1	36"	80"	EXTERIOR DOOR	
D92	1	1	36"	80"	EXTERIOR DOOR	
D93	1	1	36"	80"	EXTERIOR DOOR	
D94	1	1	36"	80"	EXTERIOR DOOR	
D95	1	1	36"	80"	EXTERIOR DOOR	
D96	1	1	36"	80"	EXTERIOR DOOR	
D97	1	1	36"	80"	EXTERIOR DOOR	
D98	1	1	36"	80"	EXTERIOR DOOR	
D99	1	1	36"	80"	EXTERIOR DOOR	
D100	1	1	36"	80"	EXTERIOR DOOR	

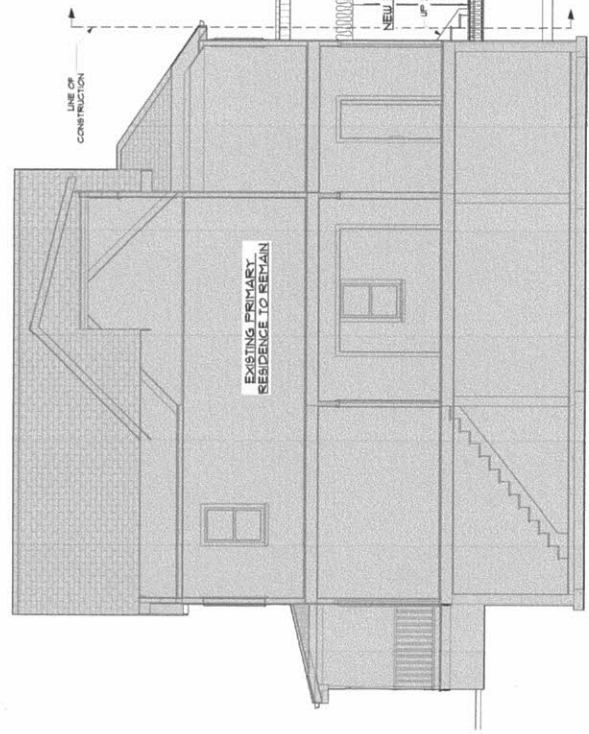




1) PROPOSED ADU FLOOR PLAN



2) PROPOSED BUILDING CROSS SECTION



3) PROPOSED LONGITUDINAL BUILDING SECTION

GENERAL NOTE:

luschner design group
603.583.6469
lsgdesign@hotmail.com

PROJECT INFO
THE PARKINGTON RESIDENCE
893 DENNETT ST
FOURFORKS, TN
SHEET TITLE

PROPOSED ADU FLOOR PLAN & BUILDING SECTIONS

PROJECT STATUS: PERMITTING

DATE DRAWN: 08/20/2024
DRAWN BY: J. HARRIS
SHEET NUMBER

A1

GENERAL NOTE:

luschner
design
group
INCORPORATED
600 S. 100th Ave
P.O. Box 1000
Portsmouth, NH 03874
www.luschnerdesign.com

PROJECT INFO
THE
PARKINGTON
RESIDENCE
145 DENNETT ST
PORTSMOUTH, NH

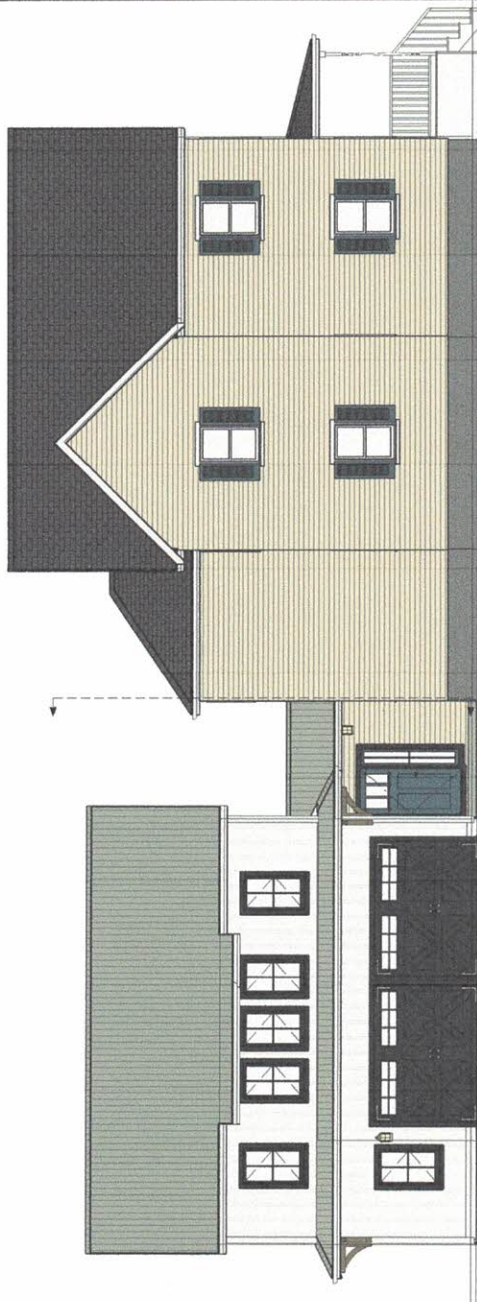
SHEET TITLE:

PROPOSED
BUILDING
ELEVATIONS

PROJECT STATUS:
PERMITTING

DATE DRAWN:
SCALE: 1/8" = 1'-0"
SHEET NUMBER:

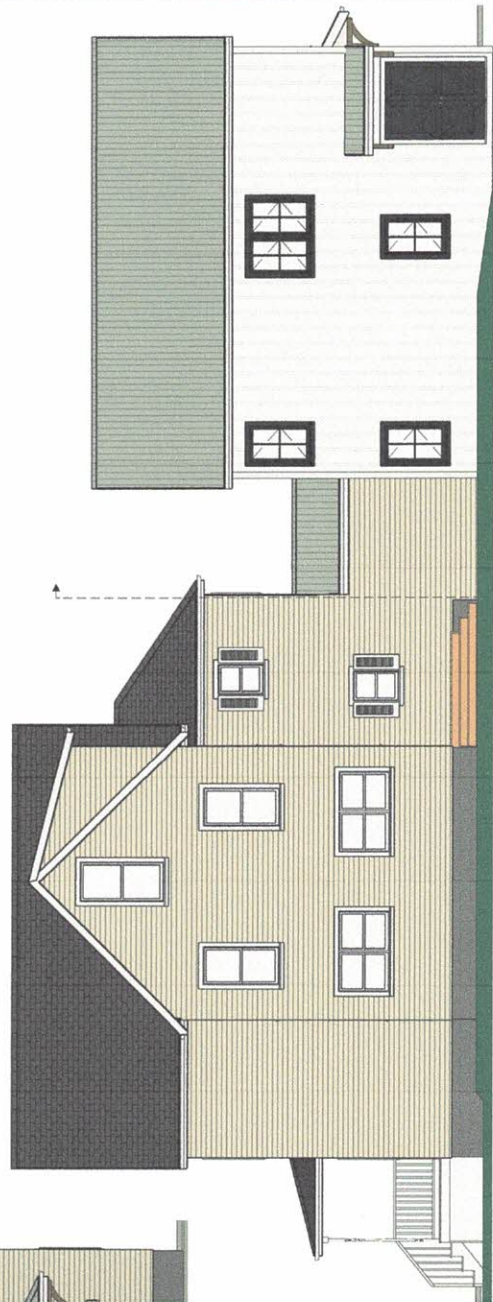
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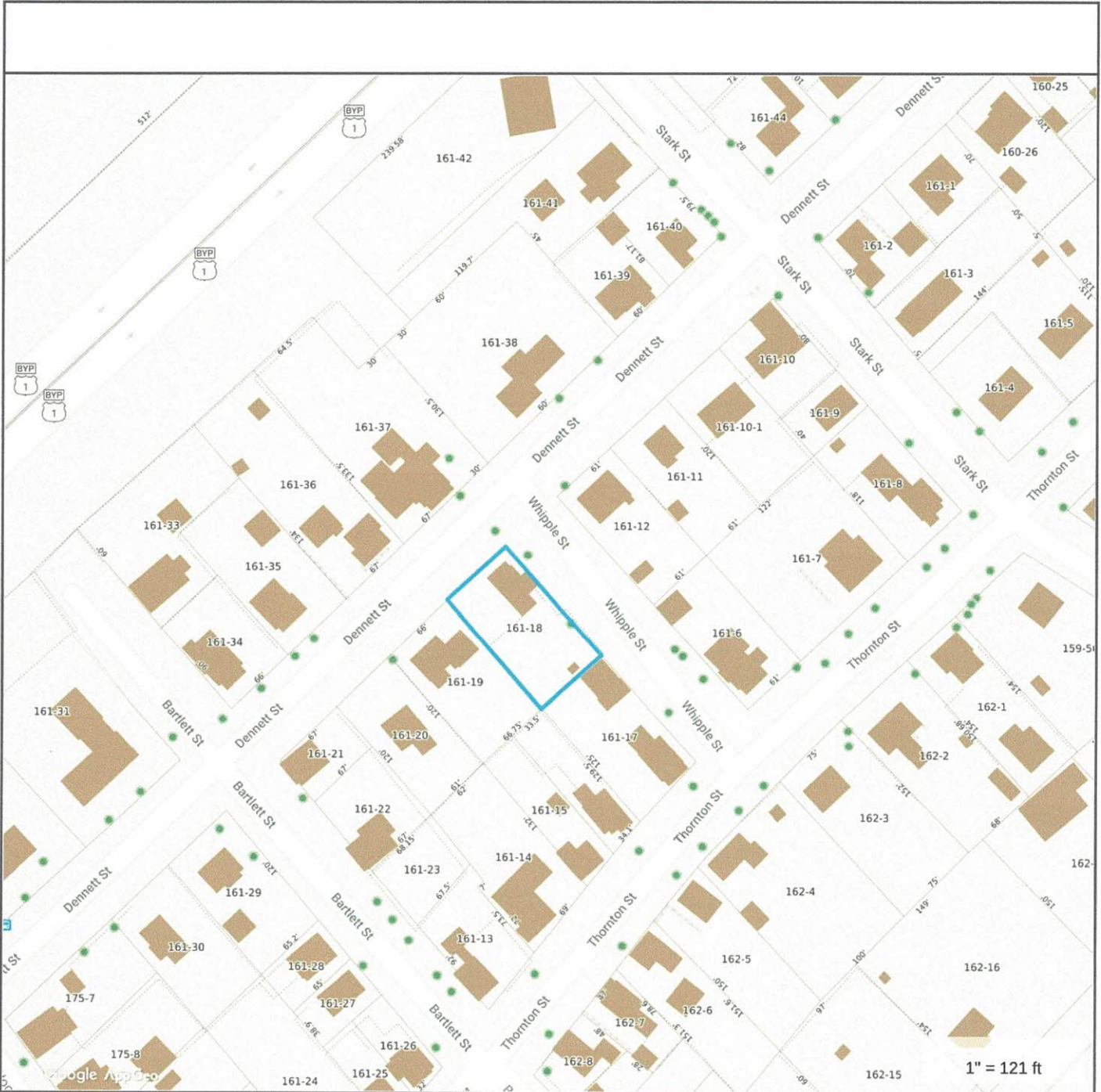
1) PROPOSED NORTH ELEVATION



2) PROPOSED EAST ELEVATION




3) PROPOSED SOUTH ELEVATION



Property Information

Property ID	0161-0018-0000
Location	592 DENNETT ST
Owner	PARKINGTON JAMES



**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 4/1/2019
Data updated 7/17/2019

1" = 121 ft

PARKINGTON RESIDENCE • 592 DENNETT STREET



VIEW FROM RESIDENCE BACKYARD



VIEW FROM RESIDENCE FRONT YARD

PARKINGTON RESIDENCE • 592 DENNETT STREET



VIEW FROM RESIDENCE BACKYARD



VIEW FROM RESIDENCE BACKYARD

PARKINGTON RESIDENCE • 592 DENNETT STREET



VIEW FROM THORNTON & WHIPPLE



VIEW FROM THORNTON & WHIPPLE

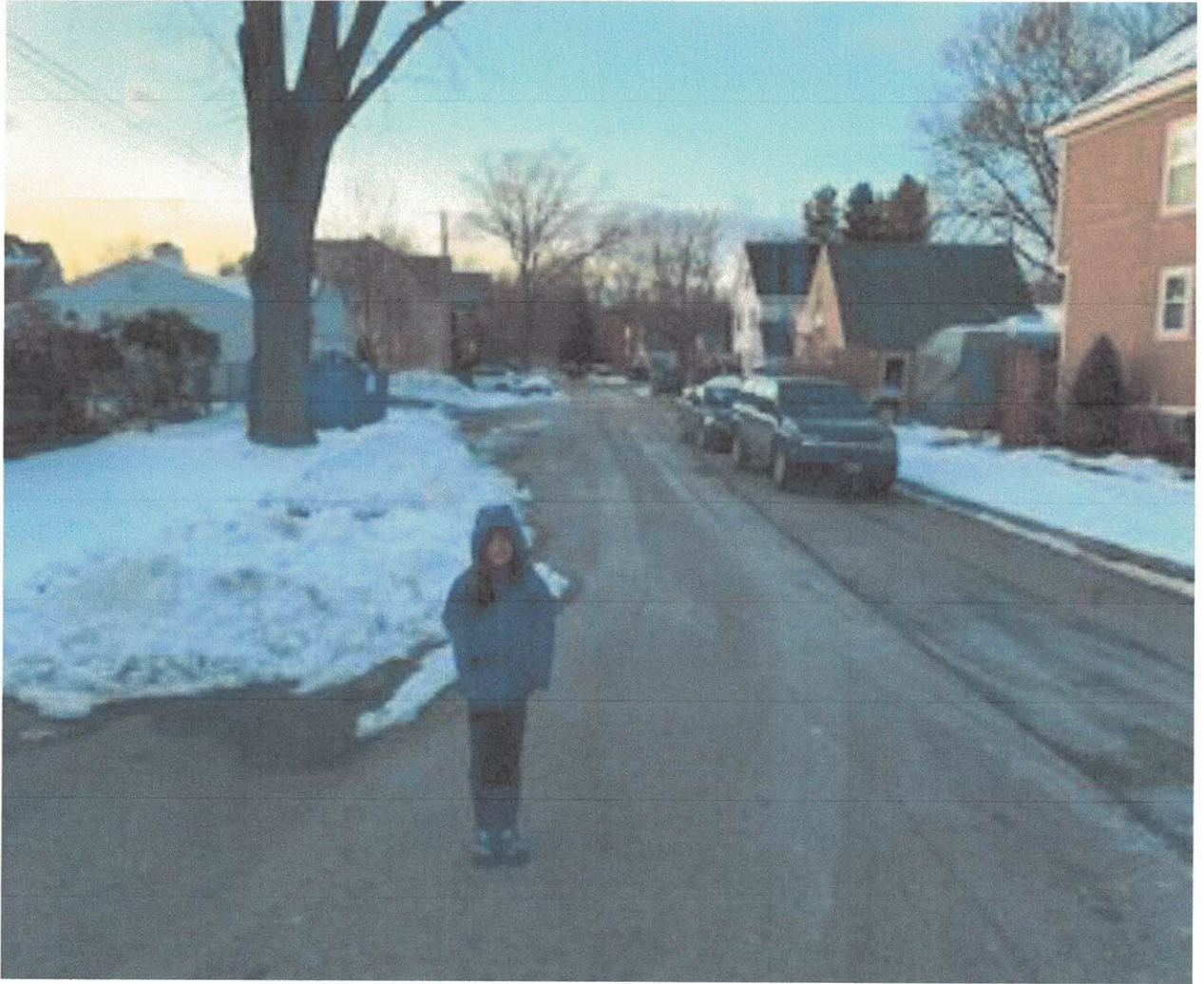
PARKINGTON RESIDENCE • 592 DENNETT STREET



VIEW FROM CORNER OF DENNETT & WHIPPLE



VIEW FROM WHIPPLE STREET



VIEW OF WHIPPLE STREET FROM THORNTON STREET