



Existing Single Family Residence



Proposed Renovations & Additions

<u>Zoning Dimensional Data : SRB District</u>			
	SRB Regulations	Existing	Proposed
Lot Area	15,000 sf	34,850 sf	34,850 sf
Lot Area per Dwelling Unit	15,000 sf	34,850 sf	17,425 sf
Continuous Street Frontage	100 ft	182.51 ft	182.51 ft
Lot Depth	100 ft	326 ft	326 ft
Minimum Front Yard	30 ft	42.5 ft	42.5 ft
Minimum Side Yard	10ft	left side 48.75 ft right side 19.5 ft	left side 25 ft right side 19.5 ft
Minimum Rear Yard	30 ft	216.4 ft	203.75 ft
Maximum Sloped Roof Height	35 ft	30 ft	30 ft
Roof Appurtenance Height	8 ft	0 ft	0 ft
Maximum Building Coverage	20%	8.4%	11.2%
Minimum Open Space	40%	85%	82.3%
Min. Parking Spaces: Dwelling Unit 500sf<750sf Dwelling Unit 750sf<	1/ unit 1.3/ unit	2+	3+

Project Description:

Renovations and additions to an existing single-family dwelling include adding an accessory dwelling unit on the first floor, adding 2 covered entry overhangs, adding a new shared screen porch and adding a new shared mudroom. An existing bedroom will be converted into a den, shutters will be removed, all roofing will be replaced and all siding will be painted. All dimensions of the proposed project shall conform with SRB Zoning regulations. Wetlands are present at the rear/ western corner of the property but the proposed work shall not disturb them.

List of Drawings:

- Cover Sheet
- Existing Site Plan
- Proposed Site Plan
- Photographs of Existing Structure
- Photographs of Adjacent Properties
- Existing Basement Plan
- Existing First Floor Plan
- Existing Second Floor Plan
- Proposed First Floor Plan
- Proposed Second Floor Plan
- Proposed Front Elevation
- Proposed Rear Elevation
- Proposed Side Elevation

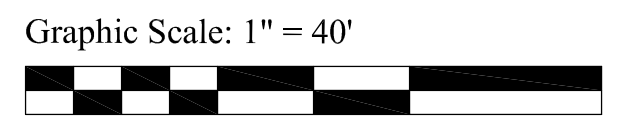
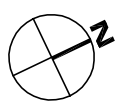
Site Features Area Chart		
FEATURE	EXISTING	PROPOSED
Building	2,230 S.F.	+936 S.F.
Lawn	10,500 S.F.	-870 S.F.
Decorative Landscape	1,000 S.F.	+200 S.F.
Driveway	1,600 S.F.	No Change
Other Hardscape	300 S.F.	+200 S.F.
Permeable Decks	830 S.F.	-30 S.F.
Forest/ Natural Area	18,390 S.F.	- 530 S.F.

Data Sources:

- Parcel Plan: City of Portsmouth NH MapGeo online map
- Building & Landscape Features: Architect's field measurements
- Surveyed topo & wetlands information: "Septic System Plan- PUD Lot 20 Eastwood Drive, Portsmouth NH" by Millette, Sprague & Colwell, Inc. Dated September, 30 1991 (on file w/ City of Portsmouth Building Department, received Sept. 23, 2002)



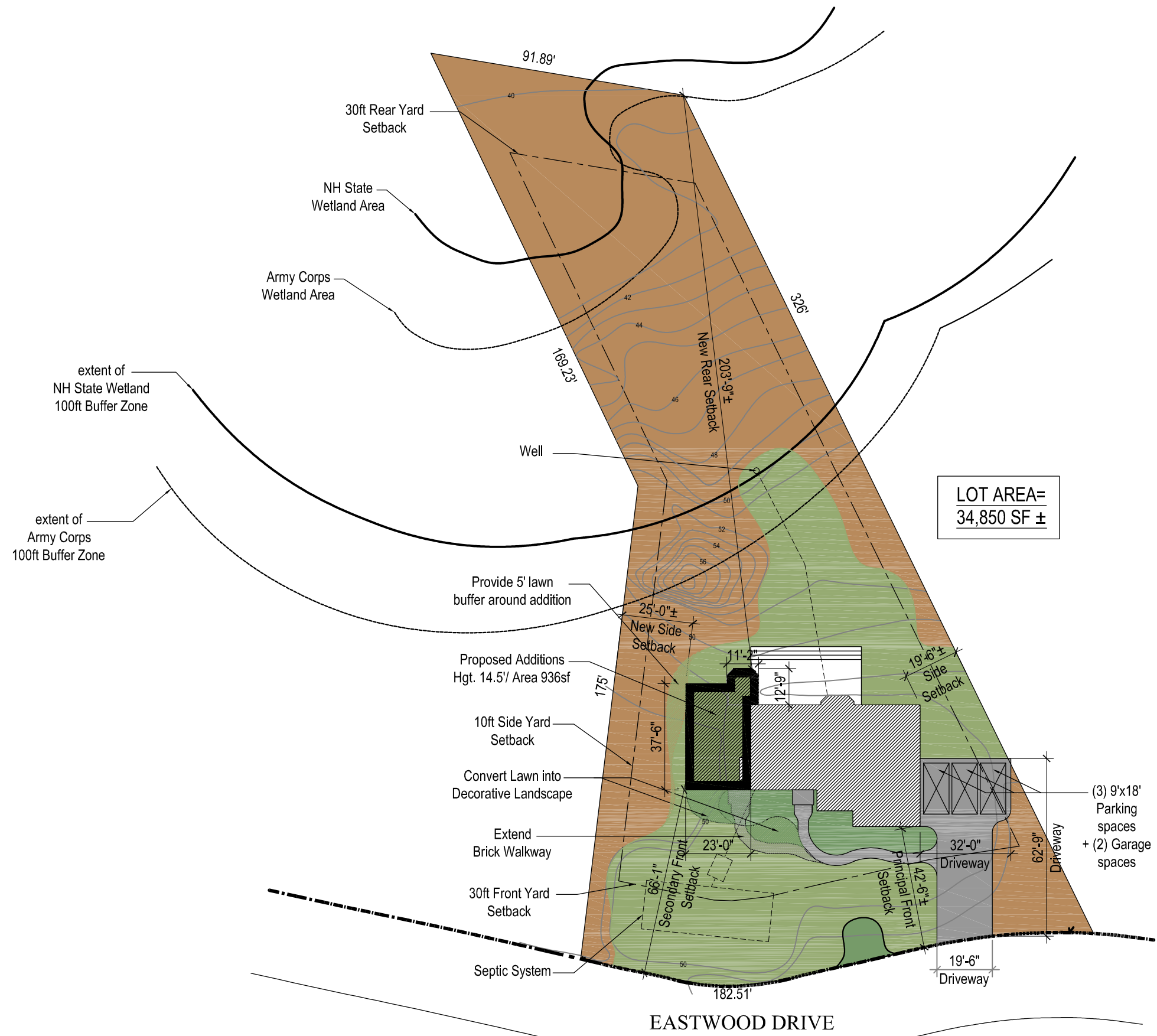
LOT AREA =
34,850 SF ±



Site Features Area Chart		
FEATURE	EXISTING	PROPOSED
Building	2,230 S.F.	+936 S.F.
Lawn	10,500 S.F.	-1,200 S.F.
Decorative Landscape	1,000 S.F.	+200 S.F.
Driveway	1,600S.F.	No Change
Other Hardscape	300 S.F.	+200 S.F.
Permeable Decks	830 S.F.	-30 S.F.
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LOT AREA=
34,850 SF ±



Graphic Scale: 1" = 40'



South West Elevation



South East Elevation



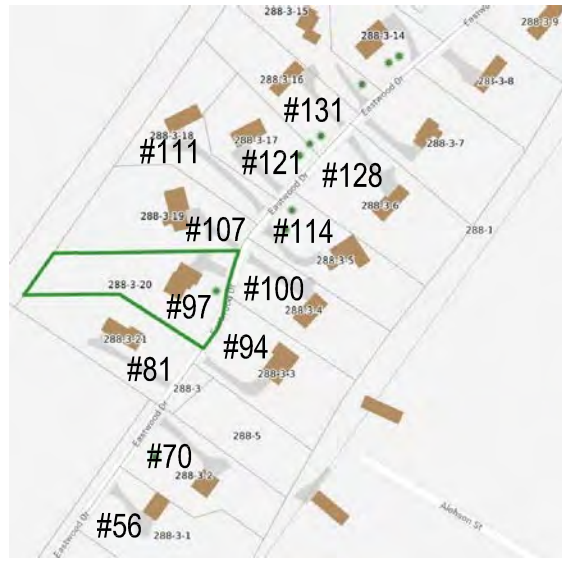
Garage Side Elevation



North/ Rear Deck Elevation



North/ Rear Deck Elevation



Parcel Map (from Portsmouth MapGEO)



56 Eastwood Drive



70 Eastwood Drive



81 Eastwood Drive



94 Eastwood Drive



100 Eastwood Drive



107 Eastwood Drive



111 Eastwood Drive



114 Eastwood Drive



121 Eastwood Drive



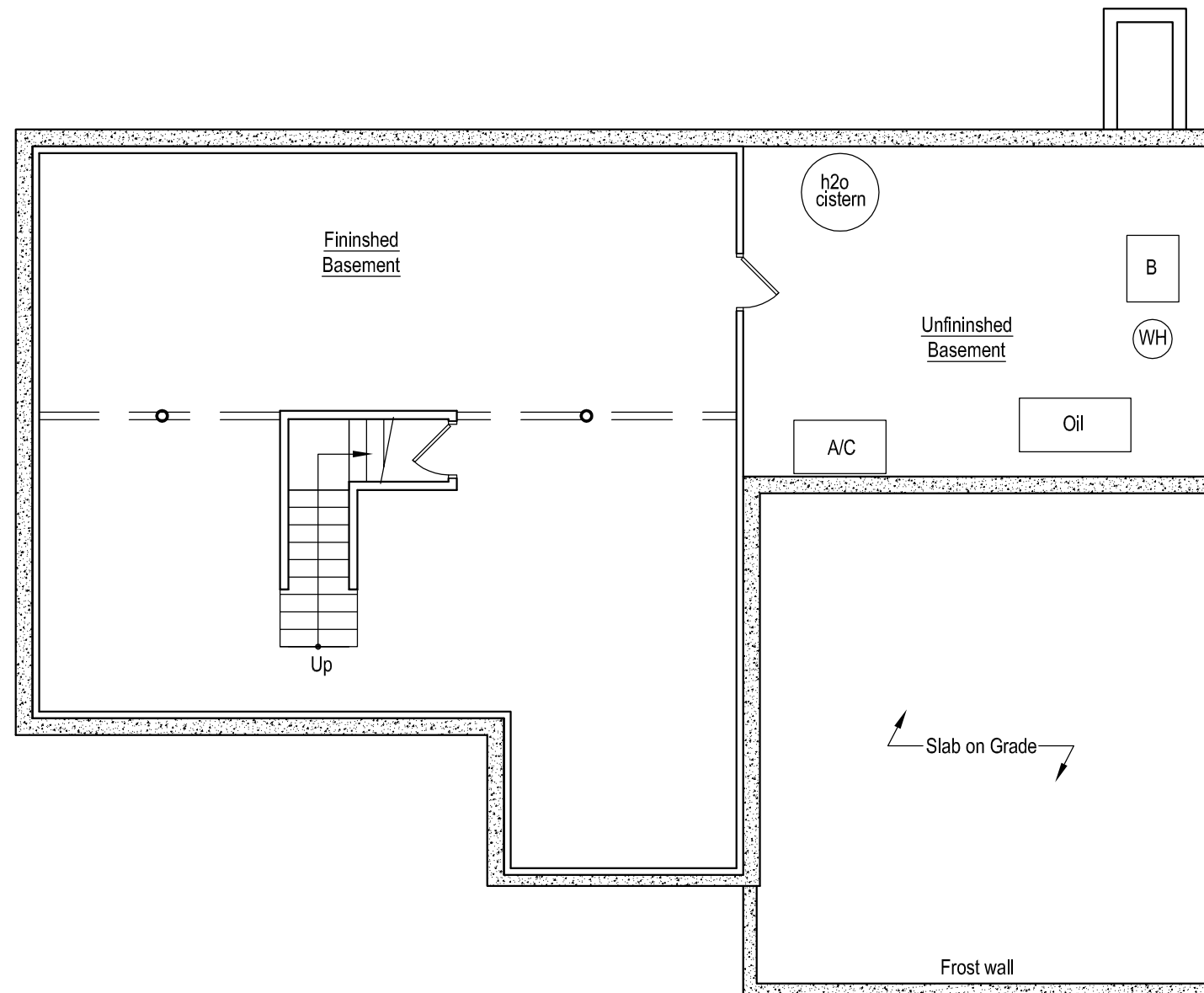
128 Eastwood Drive



131 Eastwood Drive

Gross Floor Area Chart

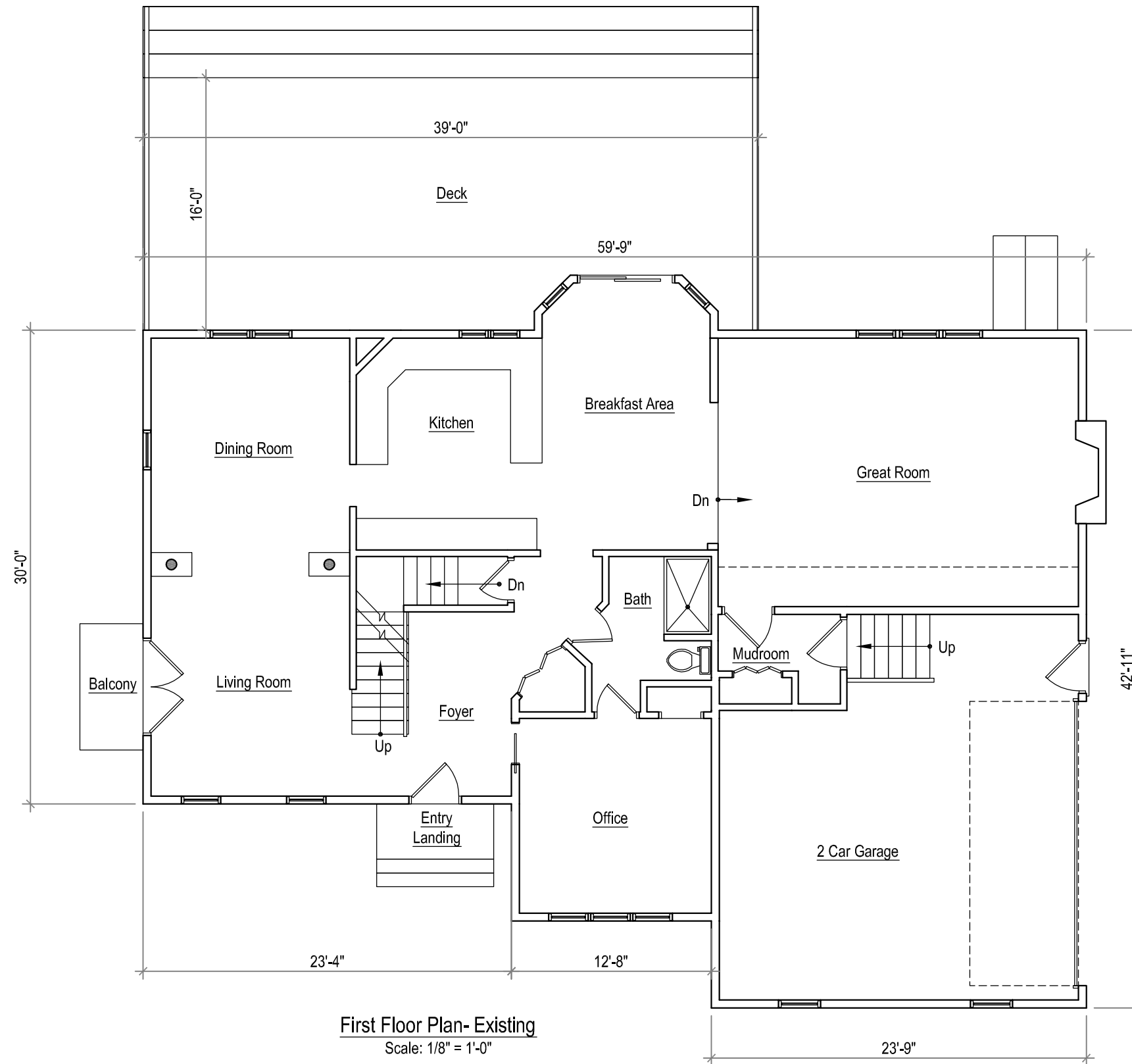
	Existing
Garage	541 S.F.
Basement (finished)	1,110 S.F.
First Floor	1,689 S.F.
Second Floor	1,644 S.F.
EXISTING GFA (Living Area)	4,463 S.F.



Basement Plan- Existing
Scale: 1/8" = 1'-0"

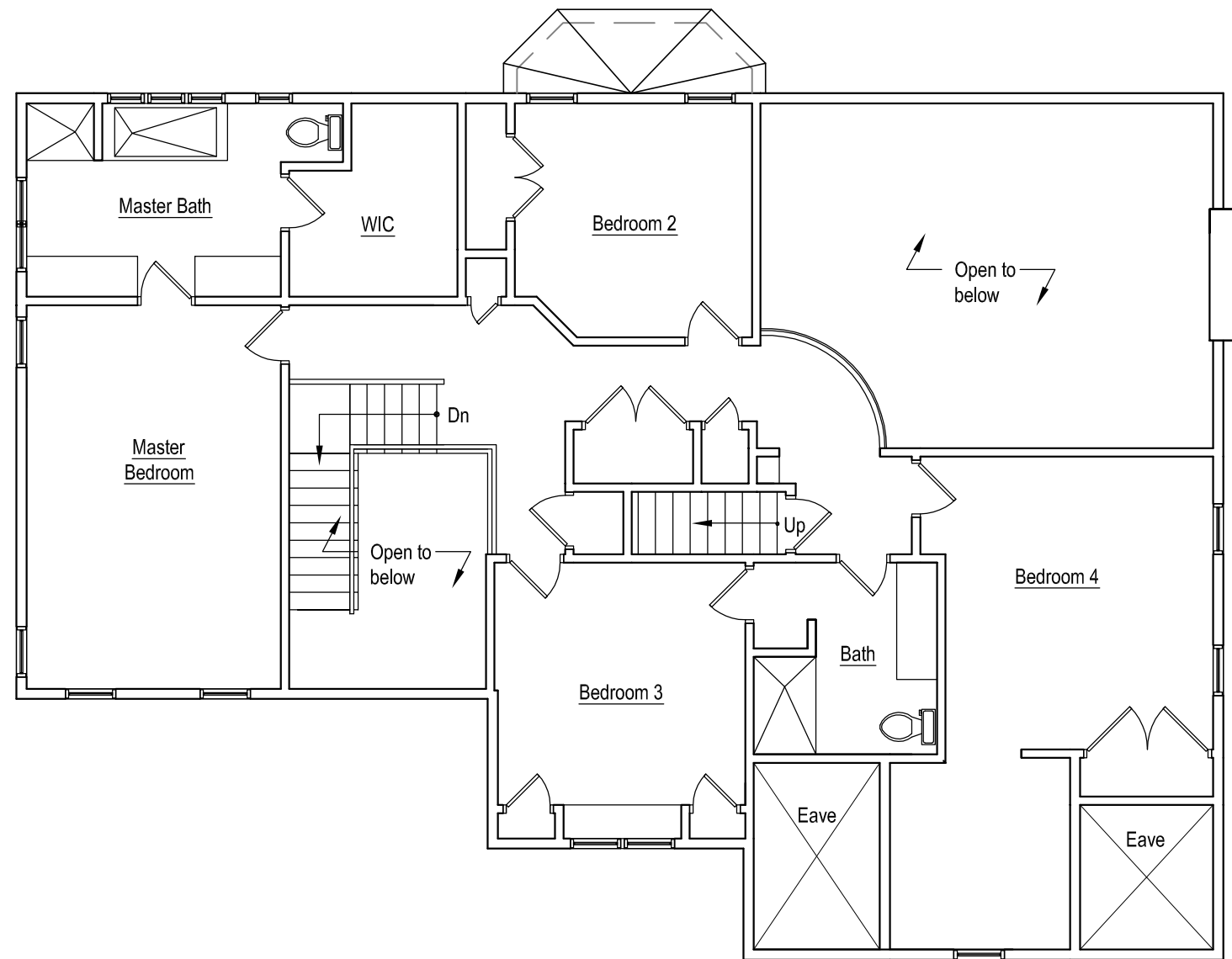
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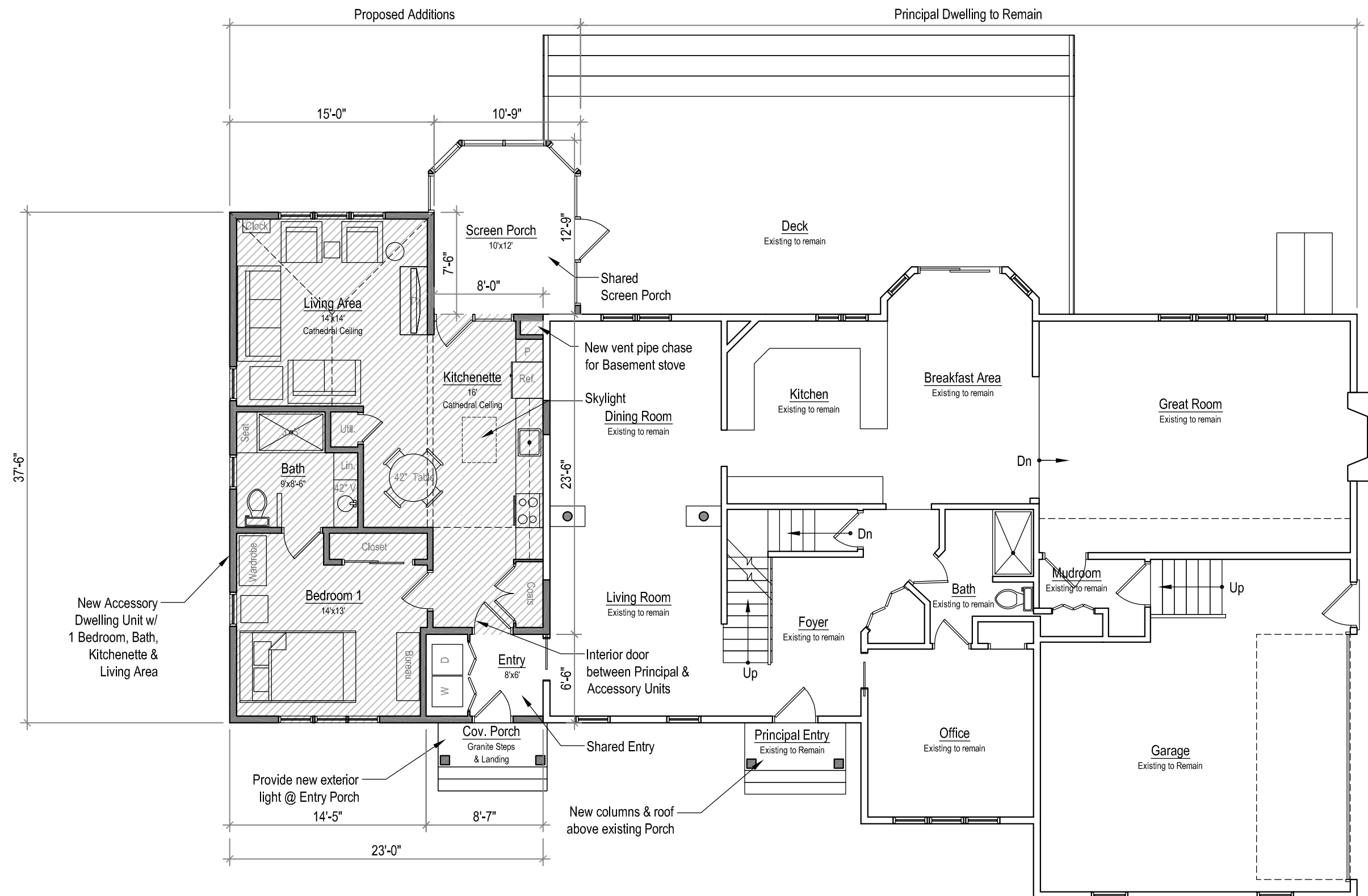
Second Floor Plan- Existing
Scale: 1/8" = 1'-0"

Floor Plan Legend

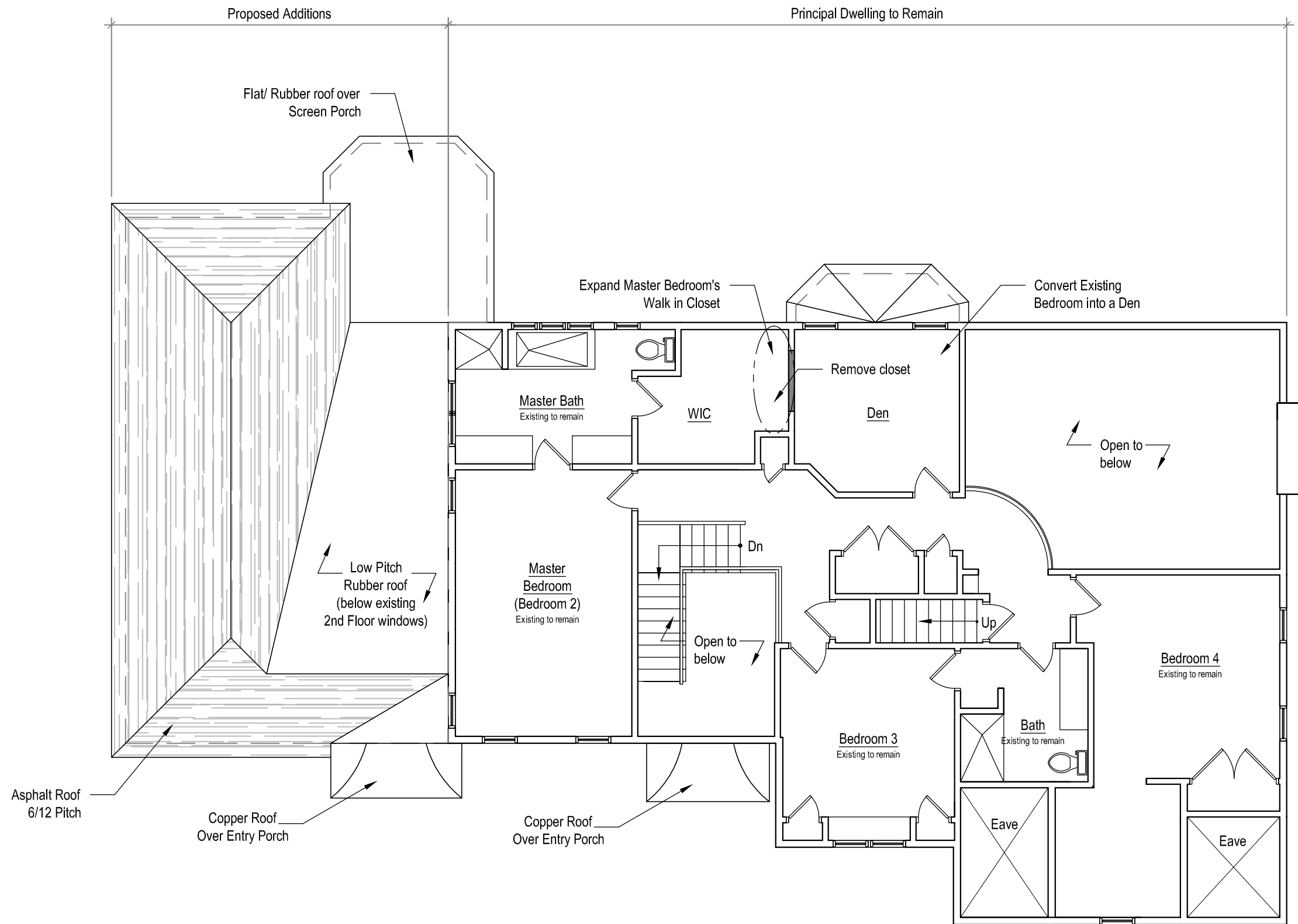
- New Wall
- Existing Wall to Remain

Gross Floor Area Chart

	Existing
Garage	541 S.F.
Basement (finished)	1,110 S.F.
First Floor	1,689 S.F.
Second Floor	1,644 S.F.
EXISTING GFA (Living Area)	4,443 S.F.
Additions	
Accessory Dwelling Unit	746 S.F.
Shared Screen Porch	134 S.F.
Shared Entry	56 S.F.
TOTAL NEW GFA	5,379 S.F.



First Floor Plan- Proposed
Scale: 1/8" = 1'-0"



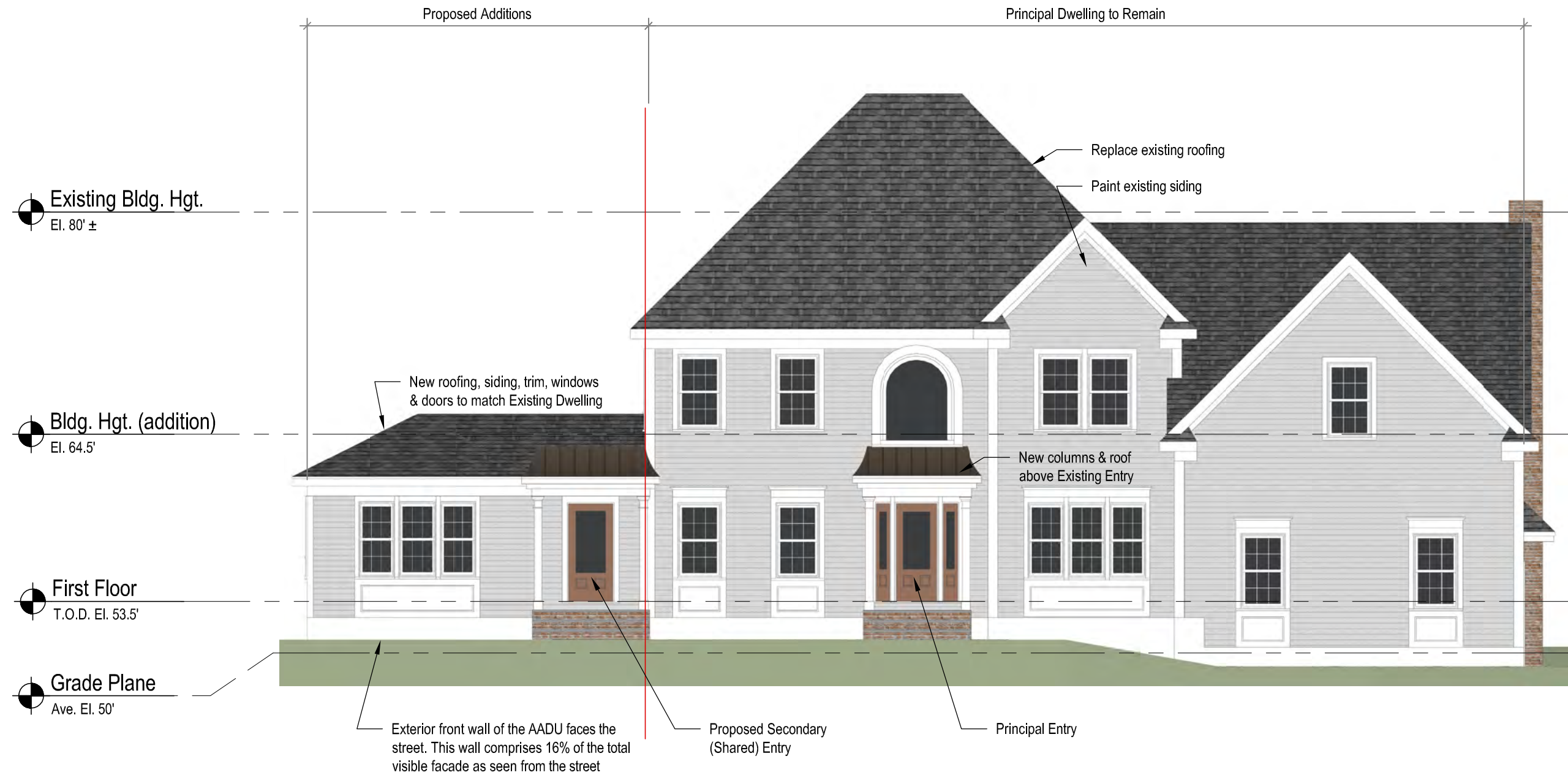
Second Floor Plan-Proposed
Scale: 1/8" = 1'-0"

Floor Plan Legend

- New Wall
- Existing Wall to Remain

Gross Floor Area Chart

	Existing
Garage	541 S.F.
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First Floor	1,689 S.F.
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	Additions
Accessory Dwelling Unit	746 S.F.
Shared Screen Porch	134 S.F.
Shared Entry	56 S.F.
TOTAL NEW GFA	5,379 S.F.



Front Elevation- Proposed Addition
 Scale: 1/8" = 1'-0"



Rear Elevation- Proposed Addition
Scale: 1/8" = 1'-0"



Side Elevation- Proposed Addition

Scale: 1/8" = 1'-0"



savoie nolan

ARCHITECTS LLC

4 S. Main Street, Ipswich, MA 01938 • p 978.356.7786 • www.savoiennolan.com

May 29, 2019

City of Portsmouth Planning Department

1 Junkins Ave., 3rd Floor

Portsmouth NH,

Conditional Use Permit Application Statement

New Attached Accessory Dwelling Unit

To Whom it May Concern,

Paul Mullen, our client, is the current Owner of the single-family residence located at 97 Eastwood Drive in Portsmouth, NH. He requests the Board to consider his application for an Accessory Dwelling Unit Conditional Use Permit to construct additions to his existing home and create an in-law suite for his mother.

The Project shall comply with the Zoning Ordinance in the following ways:

LOT

- The principal and accessory dwelling units will conform to all the municipal regulations.
- The Lot currently contains only one dwelling unit.
- The lot area is 34,850 SF +/- . Zoning for SRB regulates 15,000SF lot area per dwelling unit.
- The current driveway meets off street parking requirements for an ADU, therefore no modifications will be necessary. There will be no impact on traffic or parking in the neighborhood.
- More than 50% of the lot is undisturbed, natural landscape and more than 30% is lawn and decorative gardens. The AADU will have a negligible impact on the open space and building coverage regulations.
- The principal dwelling is 2 stories, with a building height of approximately 30ft. The AADU will be one story, with a building height of 14.5ft.
- The principal and AADU shall comply with all yard setbacks

OWNERSHIP

- Paul Mullen shall maintain ownership of both the principal and accessory dwelling units
- 97 Eastwood Drive is his principal place of residence and shall continue to be so
- A copy of Paul Mullen's NH State driver's license is included in the application exhibits to demonstrate 97 Eastwood Drive is his principal place of residence.

USE

- Neither the principal unit nor the AADU shall be used for business activities other than home occupation as permitted in the zoning ordinance.
- The existing septic system is designed for a 4 Bedroom Occupancy. One new bedroom will be located in the AADU. One bedroom in the principal unit will be converted into a den. Therefore the 4 Bedroom Occupancy will be maintained.

ARCHITECTURAL FEATURES

- An interior door shall be provided between the principal and accessory dwelling units
- The AADU shall be comprised of a total area of 746sf including cooking, sanitation, living and sleeping quarters
- The AADU shall have no more than 1 bedroom
- The appearance of the structure shall be maintained as a single-family home with a primary entry and a secondary entry along the street façade.
- The AADU aligns with the front wall of the principal unit which is setback furthest from the street.
- The front wall of the AADU facing the street comprises only 16% of the total façade as seen from the street.
- The addition shall match architectural features of the existing principal unit including windows, doors, trim, and siding details. The project includes replacing the existing roof, therefore the addition and principal structure shall be consistent.
- The hip roof of the addition is designed to maintain the existing architectural character, the pitch matches the pitch of an existing 1 story feature, and the addition shall not obstruct the windows of the second floor.

Sincerely,



Abbie Zuker

Project Manager

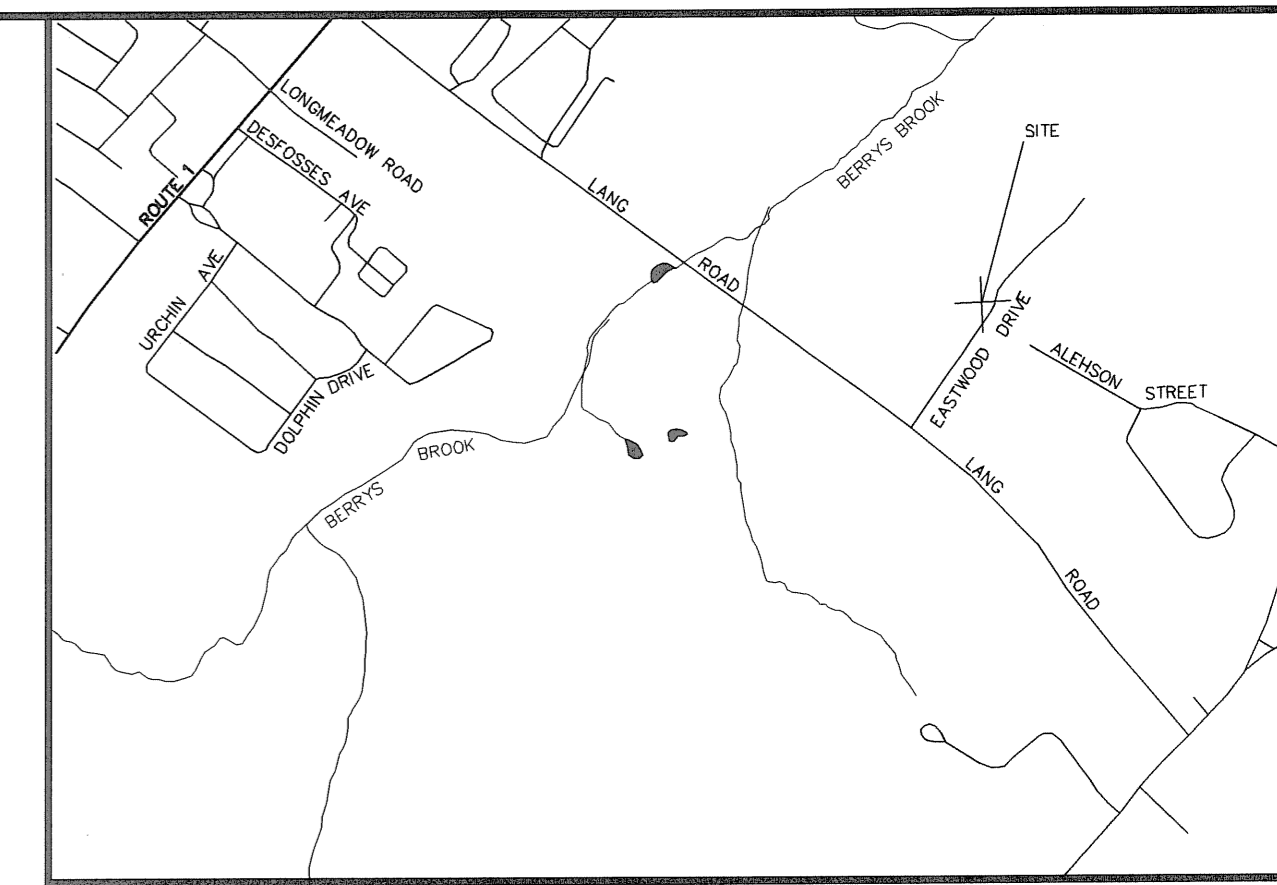
PLAN REFERENCES

1. "A PLANNED UNIT DEVELOPMENT PLAN FOR LANG ROAD LIMITED PARTNERSHIP, LANG ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H.," DATED OCTOBER 23, 1991, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, RCRD PLAN NO. 21451.

WETLAND CERTIFICATION

WETLANDS WERE DELINEATED BY LUKE HURLEY IN THE MAY OF 2019 UTILIZING THE FOLLOWING STANDARDS:

1. US ARMY CORPS OF ENGINEERS INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-09-19 (JAN 2012).
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0.
3. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
4. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009).
5. CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1979).



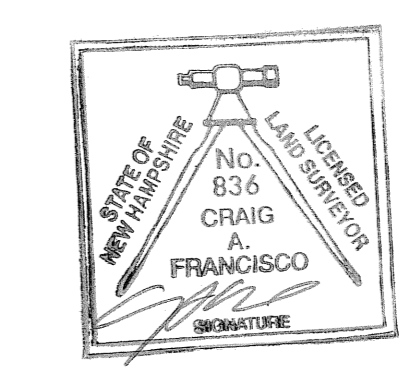
LOCUS MAP
NOT TO SCALE

NOTES

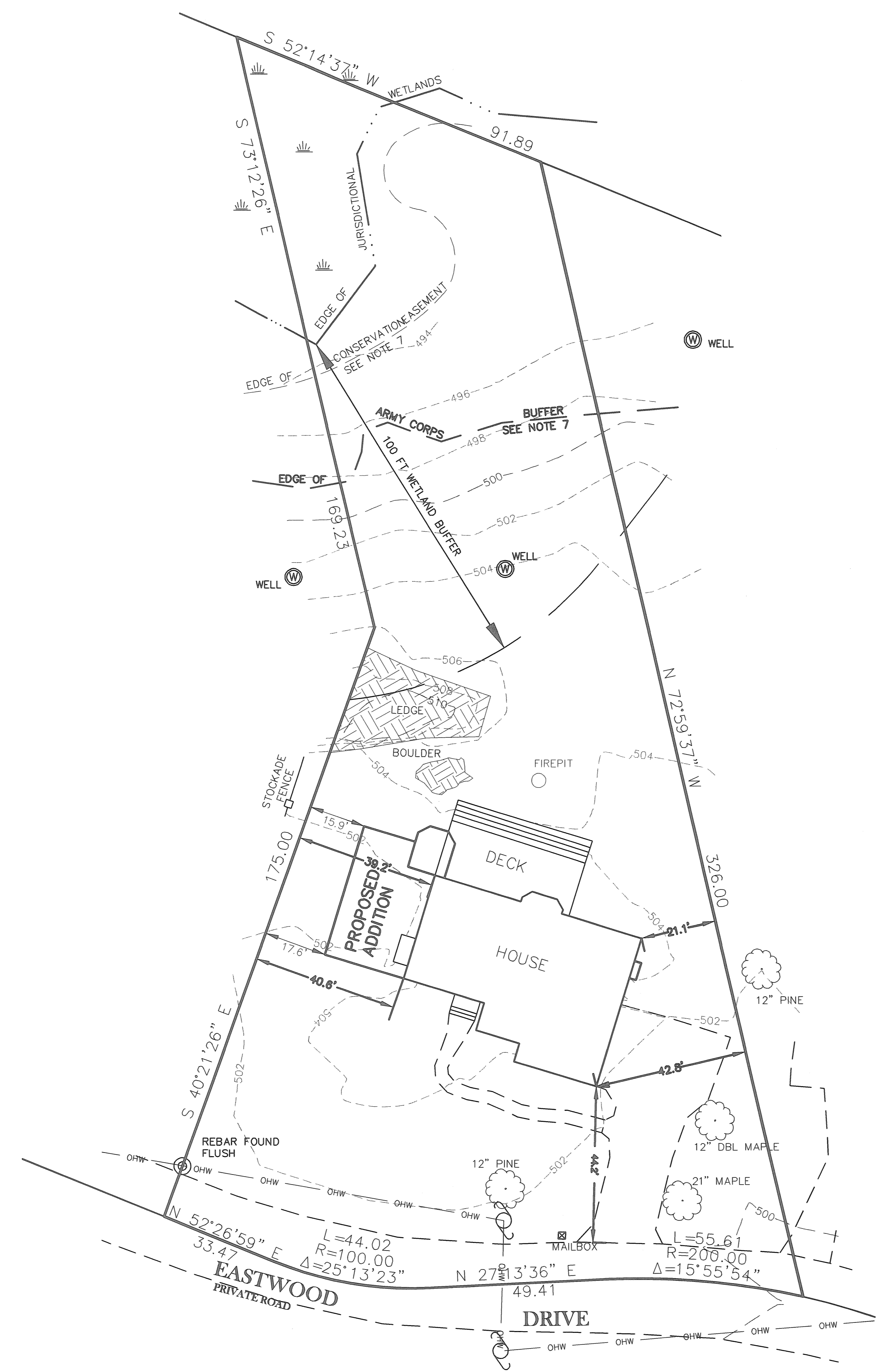
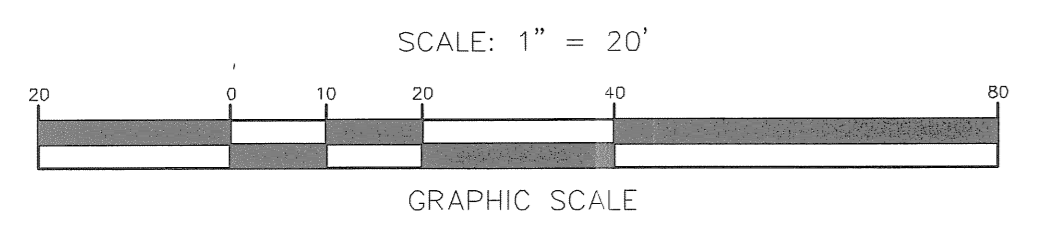
1. OWNER OF RECORD
TAX MAP 288 LOT 3-20
JOHN WILLIAM MULLEN
97 EASTWOOD DRIVE
PORTSMOUTH, NH 03081
DEED BOOK 5795 PAGE 2234
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED BUILDING ADDITION.
3. TOTAL AREA OF LOT 12 IS 34,779 S.F. OR 0.798 ACRES.
4. THE PARCEL IS ZONED RURAL RESIDENTIAL (R)
5. DIMENSIONAL REQUIREMENTS
MINIMUM LOT AREA 5 ACRES
MINIMUM FRONTAGE N/A
FRONT BUILDING SETBACK 20' (FROM EDGE OF PAVEMENT)
REAR SETBACK 25'
SIDE SETBACK 20'
BUILDING HEIGHT 35' (2.5 STORIES)
6. THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YR FLOOD PLAIN AS PER THE FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE COMMUNITY PANEL 269 OF 681, MAP NUMBER 33015C0269E, EFFECTIVE DATE MAY 17, 2005.
7. DEED BOOK 5795 PAGE 2234 STATES THAT THE PREMISES ARE "SUBJECT TO A CONSERVATION EASEMENT TO THE U.S. ARMY CORPS OF ENGINEERS, TO BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS, AND RESTRICTIONS CONTAINED IN A PERMIT FROM SAID ARMY CORPS OF ENGINEERS, PERMIT #NH-PORT-89-2443-R-91. THE EASEMENT DEED WAS NOT FOUND IN THE REGISTRY OF DEEDS AND A COPY OF THE PERMIT WAS NOT FOUND. THE LIMIT OF THE CONSERVATION EASEMENT AND THE ARMY CORP BUFFER AREA ARE AS SHOWN ON THE REFERENCED PLAN.
8. THE PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MORE FULLY DEFINED IN THE DECLARATION OF HOMEOWNERS' ASSOCIATION, SUBMISSION OF COMMON LANDS, PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED IN BOOK 2928 PAGE 2720.
9. THE PROPERTY IS ALSO SUBJECT TO CROSS EASEMENTS FOR WATER SUPPLY AND WELL PROTECTIVE RADI AND SEPTIC SYSTEMS AS SHOWN ON THE REFERENCED PLAN.
10. THE PROPERTY HAS THE RIGHT TO PASS AND REPASS BY VEHICLE AND ON FOOT AND TO HAVE UTILITIES INSTALLED IN THE PRIVATE RIGHT OF WAY KNOWN AS EASTWOOD DRIVE AS SHOWN ON THE REFERENCED PLAN.

SURVEY CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."



LICENSED LAND SURVEYOR
6.6.19
DATE



TAX MAP 288 LOT 3-20

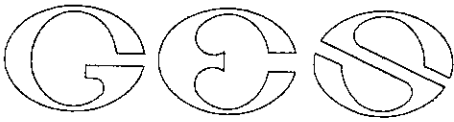
PLOT PLAN
PREPARED FOR:
PAUL WILLIAM MULLEN
LAND OF:
97 EASTWOOD DRIVE
PORTSMOUTH, NEW HAMPSHIRE

SCALE: 1" = 20'	JUNE, 5, 2019	SHEET 1 OF 1
DESIGN: CAF	DRAWN: JEN	CHECKED: CAF
FB: 613	PG: 1	1476-05

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
177 East Industrial Park Drive, Manchester, NH 03109
Telephone: (603) 922-5533 Fax: (603) 922-4740
www.bedforddesign.com

DATE	DESCRIPTION	BY	REV.
6/6/19	ADD DIMENSION FROM EXISTING BLDG TO PL	CAF	A





GOVE ENVIRONMENTAL SERVICES, INC.

May 31, 2019

George Chadwick, P.E.
Bedford Design Consultants Inc.
177 East Industrial Park Drive
Manchester, NH 03109

Re: 97 Eastwood Drive, Portsmouth
Subject: Delineation Letter

Dear Mr. Chadwick:

Per your request, this letter is to verify that Gove Environmental Services, Inc., performed a site inspection to delineate the wetlands at the above-referenced property. The presence of wetlands were evaluated based on the following standards:

1. *US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region: ERDC/ELTR-12-1, January 2012*
2. *Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0.*
United States Department of Agriculture (2010).
3. *North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).*
4. *Classification of Wetlands and Deepwater Habitats of the United States.*
USFW Manual FWS/OBS-79/31 (1979).

One wetland was found on site and was delineated by flags 1-8. This wetland appears on the rear of the site and continues beyond the property line to the west. This wetland is classified as a scrub shrub forested wetland, dominated by red maple and yellow birch in the tree layer, highbush blueberry, speckled alder and winterberry in the shrub layer and cinnamon and sensitive fern in the herbaceous layer. The house is greater than 100 feet away from the wetland.

Please let me know if you have any questions

Sincerely,

Luke D. Hurley, CWS, CSS
Vice President
Gove Environmental Services, Inc.

