

Wednesday, August 28, 2019

To: City of Portsmouth Planning Department
From: Michael Quinn

RE: 55B Market Street, Portsmouth, NH - Conditional Use Permit

10.243.20 Single family residential is a permitted use as described in Section 10.440. The subject unit (950 SF) is required to have 1.3 parking spaces where it currently has 1. [See 10.1112.311]

10.243.21: The conversion of the two room office to a 1 BR residential unit is compatible with adjacent and nearby properties on Market Street and in the subject building (unit 3 on the 3rd floor).

10.243.22: All utilities' services, public and private, are currently in the building and accessible, and adequate to serve the proposed use.

10.243.23: There would be no adverse change to the to the adequacy of the vehicular and pedestrian infrastructure to serve the proposed use. In fact, the 1 BR residential use would mitigate the adequacy needed for an office that could have several employees (up to 6-8).

10.243.24: The proposed residential use would not adversely change or impact abutting and surrounding properties on account of traffic, noise, odors, vibrations, dust, fumes, (hours of operation - N/A), exterior lighting and glare. There is no adverse exterior lighting presently, nor any that would be commensurate or concurrent with a 1 BR residential use.

10.243.25: The subject unit is in the middle of Market Street corridor and would not have any adverse impact on natural or scenic resources surrounding the site, including wetlands, floodplains, and significant wildlife habitat - [other buildings and the Market Street thoroughfare surround the subject site].

10.243.26: The proposed use will not cause or contribute to a significant decline in property values of adjacent properties. The supply/demand ratio for 1 BR units remains strong in Portsmouth with limited supply, especially in the heart of downtown. The current use as an office has had very limited interest in recent months. According to Dave Lefebvre, a commercial real estate broker in Portsmouth for over 25 years and a former Certified General Appraiser, the conversion would support and potentially enhance other residential and commercial values nearby.

10.244.10 to 10.244.40: There will be no modifications of the exterior.

10.244.50: Three parking spaces exist off site in the municipal parking garage, two of which are paid by the condominium association and currently charged to the existing residential use (Unit 3 in the building). One parking space is paid by the current owner of the subject unit 2. 1.3 parking spaces are required.

10.244.60 to 10.244.70 with regard to the number of signs or other performance standards do not appear to apply for this request.

Note: Condominium Association approval is not required.

55B Market Street site plan



Property Information

Property ID 0106-0025-0002
Location 55 MARKET ST #2
Owner QUINN MICHAEL J REVOC TRUST



**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



| CURRENT OWNER | | TOPO. | UTILITIES | STRT./ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|---|--|---|----------------|------------|---|---|------|-----------------|----------------|
| QUINN MICHAEL J REVOC TRUST QUINN MICHAEL J TRUSTEE PO BOX 45 | | 1 Level | 1 Public Sewer | 1 Paved | | Description | Code | Appraised Value | Assessed Value |
| PORTSMOUTH, NH 03802 Additional Owners: | | SUPPLEMENTAL DATA | | | | COMMERC. | 3401 | 208,000 | 208,000 |
| | | Other ID: 0106-0025-0000 OLDACTNUM 37920 PHOTO WARD PREC. 1/2 HSE GIS ID: 50024 | | | CONDO CV INLAW Y/N LOT SPLIT 2015 Reval V JM ASSOC PID# | <div style="text-align: center;">2229 PORTSMOUTH, NH</div> <div style="font-size: 2em; font-weight: bold; margin-top: 20px;">VISION</div> | | | |
| | | | | | | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
|-----------------------------------|--|-------------|------------|-----|-----|------------|------|--------------------------------|------|----------------|------|---------|----------------|--------|------|----------------|--|
| QUINN MICHAEL J REVOC TRUST | | 5491/2045 | 10/31/2013 | U | I | 180,500 | 38 | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | |
| QUINN MICHAEL J REVO TRUST | | 5491/2037 | 10/31/2013 | U | I | 0 | 38 | 2018 | 3401 | 208,000 | 2017 | 3401 | 190,200 | 2017 | 3401 | 190,200 | |
| QUINN MICHAEL J REVO TRUST | | 5491/2032 | 10/31/2013 | U | I | 0 | 38 | | | | | | | | | | |
| NORTHEAST PROPERTIES-55 MARKET ST | | 5067/2168 | 11/19/2009 | U | I | | | | | | | | | | | | |
| NORTHEAST PROPERTIES | | 5051/0683 | 09/16/2009 | U | I | 145,333 | 33 | | | | | | | | | | |
| QUINN JOHN J | | | | | I | | | | | | | | | | | | |
| | | Total: | | | | | | 208,000 | | Total: | | 190,200 | | Total: | | 190,200 | |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | | |
|------------|------|-------------|--------|-------------------|-------------|--------|--------|---|--|--|--|--|--|--|--|--|--|--|
| Year | Type | Description | Amount | Code | Description | Number | Amount | Comm. Int. | | | | | | | | | | |
| Total: | | | | | | | | | | | | | | | | | | |

| ASSESSING NEIGHBORHOOD | | | | | APPRAISED VALUE SUMMARY | | | | | |
|---|-----------|-------------------|---------|-------|----------------------------------|-------------------------------|---|--|--|--|
| NBHD/ SUB | NBHD Name | Street Index Name | Tracing | Batch | Appraised Bldg. Value (Card) | | | | | |
| 305/A | | | | | 208,000 | Appraised XF (B) Value (Bldg) | 0 | | | |
| | | | | | Appraised OB (L) Value (Bldg) | 0 | | | | |
| | | | | | Appraised Land Value (Bldg) | 0 | | | | |
| | | | | | Special Land Value | 0 | | | | |
| NORTHEAST BENEFITS, REAR RM VACANT | | | | | Total Appraised Parcel Value | 208,000 | | | | |
| 2ND FLR OFC - UNIT B FROM DOCS | | | | | Valuation Method: | C | | | | |
| 12/09 - EXT INSP | | | | | Adjustment: | 0 | | | | |
| 08/14- NO CHNGS; SUSP CLGS, AVE COND. | | | | | Net Total Appraised Parcel Value | 208,000 | | | | |
| 1/18BP-REPLACED 5 ANDERSON WINDOWS, WIR | | | | | | | | | | |
| ED & INSTALLED 2 MITS SYSTEM | | | | | | | | | | |

| BUILDING PERMIT RECORD | | | | | | | | VISIT/ CHANGE HISTORY | | | | | | | |
|------------------------|------------|------|-------------|--------|------------|---------|------------|--|------------|------|----|----|-----|-----------------|-----------------|
| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments | Date | Type | IS | ID | Cd. | Purpose/Result | |
| 26793 | 12/14/2017 | EL | Electric | 1,600 | 01/31/2018 | 100 | | 2 - DUCTLESS SPLIT A INSTALLATION OF TV REPLACE 5 WINDOW | 01/31/2018 | 01 | 3 | JW | 50 | Building Permit | |
| 26063 | 11/21/2017 | HA | HVAC | 12,401 | 01/31/2018 | 100 | | | 05/15/2017 | | | | ST | ER | Exterior Review |
| 4962 | 10/23/2017 | BP | | 25,945 | 01/31/2018 | 100 | | | 03/23/2015 | | | | ST | ER | Exterior Review |
| | | | | | | | | | 09/25/2014 | | | | JM | DR | Desk Review |
| | | | | | | | | | 08/14/2014 | | | | JM | 11 | Listed |

| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | | | | |
|---|----------|------------------|------|---|-------|-------|-------|------------|-----------|------|-----------|---------|------|------------|-----------------|------------|-----------------|------------|
| B # | Use Code | Use Description | Zone | D | Front | Depth | Units | Unit Price | I. Factor | S.A. | C. Factor | ST. Idx | Adj. | Notes- Adj | Special Pricing | S Adj Fact | Adj. Unit Price | Land Value |
| 1 | 3401 | OFF CONDO MDL-06 | | C | | | 0 SF | 0.00 | 1.0000 | 1 | 1.00 | 305 | 1.15 | 344 | | .00 | 0.00 | 0 |
| Total Card Land Units: 0.00 AC Parcel Total Land Area: 0 AC Total Land Value: 0 | | | | | | | | | | | | | | | | | | |

| CONSTRUCTION DETAIL | | | | CONSTRUCTION DETAIL (CONTINUED) | | | |
|---------------------|-----|-----|---------------|---------------------------------|-----|-----|-------------|
| Element | Cd. | Ch. | Description | Element | Cd. | Ch. | Description |
| Style | 56 | | Condo Office | | | | |
| Model | 06 | | Com Condo | Kitchen Grd | | | |
| Grade | C+ | | C+ | | | | |
| Stories | 1 | | | | | | |
| Occupancy | 1 | | | | | | |
| Interior Wall 1 | 05 | | Drywall/Sheet | | | | |
| Interior Wall 2 | | | | | | | |
| Interior Floor 1 | 14 | | Carpet | | | | |
| Interior Floor 2 | | | | | | | |
| Heat Fuel | 03 | | Gas | | | | |
| Heat Type | 04 | | Hot Water | | | | |
| AC Type | 02 | | Heat Pump | | | | |
| Ttl Bedrms | 00 | | | | | | |
| Ttl Bathrms | 0 | | | | | | |
| Ttl Half Bths | | | | | | | |
| Xtra Fixtres | | | | | | | |
| Total Rooms | | | | | | | |
| Bath Style | | | | | | | |
| Kitchen Style | | | | | | | |
| MTL Openings | | | | | | | |
| WB Fireplaces | | | | | | | |
| WB Openings | | | | | | | |
| Mtl Fireplaces | | | | | | | |

BAS[950]

| CONDO DATA | | | |
|-------------|-----------|-------------|----------|
| Cmplx Acct# | 50024 | ID | 24 % Own |
| Cmplx Name | 0106-0025 | B# | 1 S# 1 |
| Adjust Type | Code | Description | Factor % |
| Unit Type | 20 | 2ND OFFICE | 170 |
| Unit Locn | | | |

| COST/MARKET VALUATION | |
|--------------------------|---------|
| Adj. Base Rate: | 312.85 |
| Replace Cost | 297,212 |
| AYB | 1810 |
| EYB | 1987 |
| Dep Code | G |
| Remodel Rating | |
| Year Remodeled | |
| Dep % | 30 |
| Functional Obslnc | |
| External Obslnc | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Cond | 70 |
| Apprais Val | 208,000 |
| Dep % Ovr | 0 |
| Dep Ovr Comment | |
| Misc Imp Ovr | 0 |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | 0 |
| Cost to Cure Ovr Comment | |

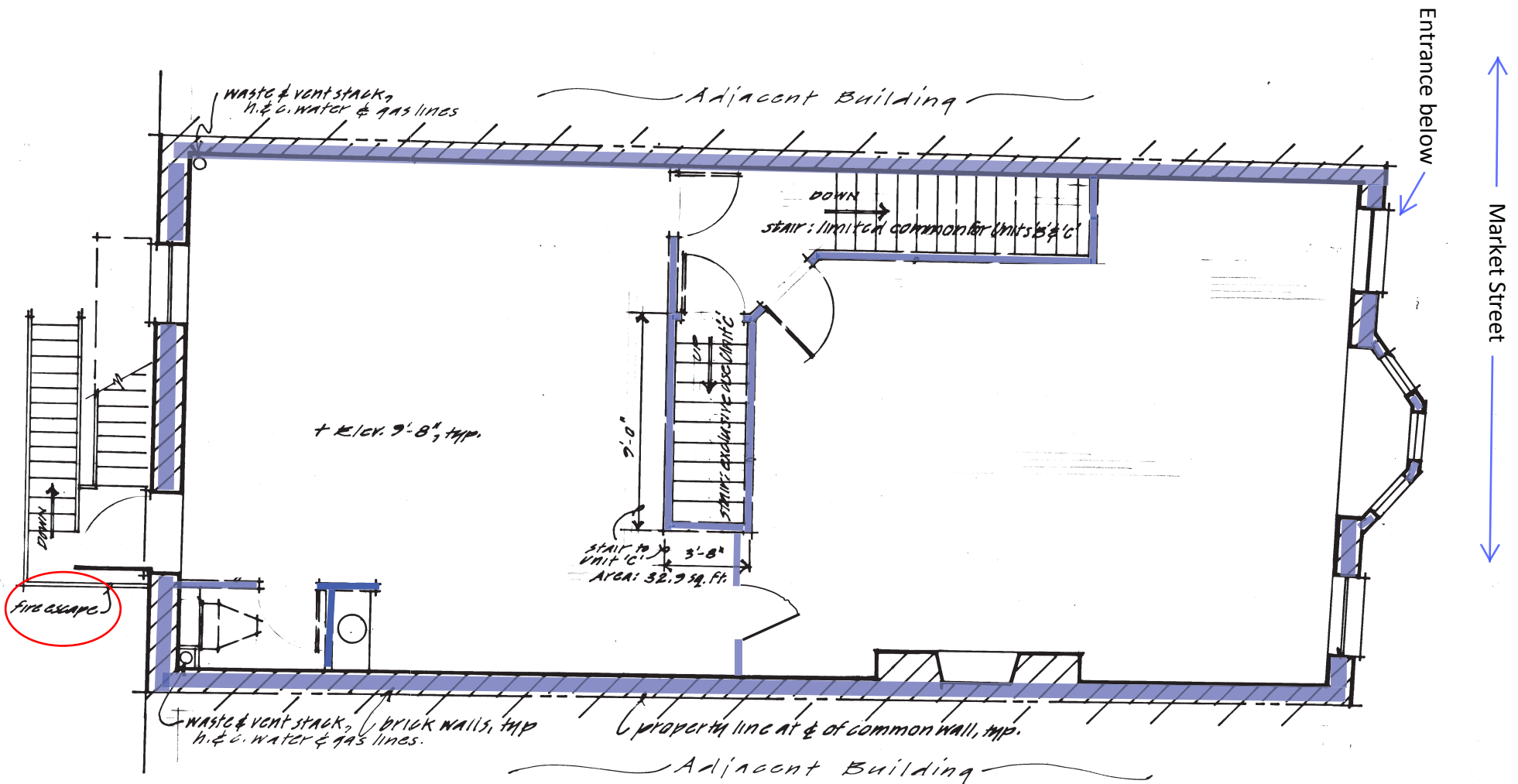
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

| Code | Description | Sub | Sub Descript | L/B | Units | Unit Price | Yr | Gde | Dp Rt | Cnd | %Cnd | Apr Value |
|------|-------------|-----|--------------|-----|-------|------------|----|-----|-------|-----|------|-----------|
| | | | | | | | | | | | | |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|-----------------------------------|-------------|-------------|------------|------------|-----------|-----------------|
| BAS | First Floor | 950 | 950 | 950 | 312.85 | 297,212 |
| Ttl. Gross Liv/Lease Area: | | 950 | 950 | 950 | | 297,212 |





FLOOR PLAN UNIT 'B'

AREA: 950 sq. ft.

$\frac{1}{4}" = 1'-0"$

I certify that these floor plans are accurate and in compliance with the provisions of N.H. RSA. 356-B:20 and that all units or portions thereof depicted hereon as completed have been substantially completed.