

MDB DESIGN, LLC

Residential Design Services and Construction Consulting

City of Portsmouth
Planning Department

ACCESSORY DWELLING NARRATIVE

Regarding the proposal to create an "Accessory Dwelling" in an existing garage structure located at 50 Mt. Vernon Street, Portsmouth, NH.

- The principal residence at 50 Mt. Vernon Street is a single-family dwelling owned by the Susan Alex and is occupied by the owner. The dwelling will remain under her ownership. The accessory dwelling would be located in the existing garage structure, in which the second floor would be converted to living space. The garage is detached from the single family dwelling.

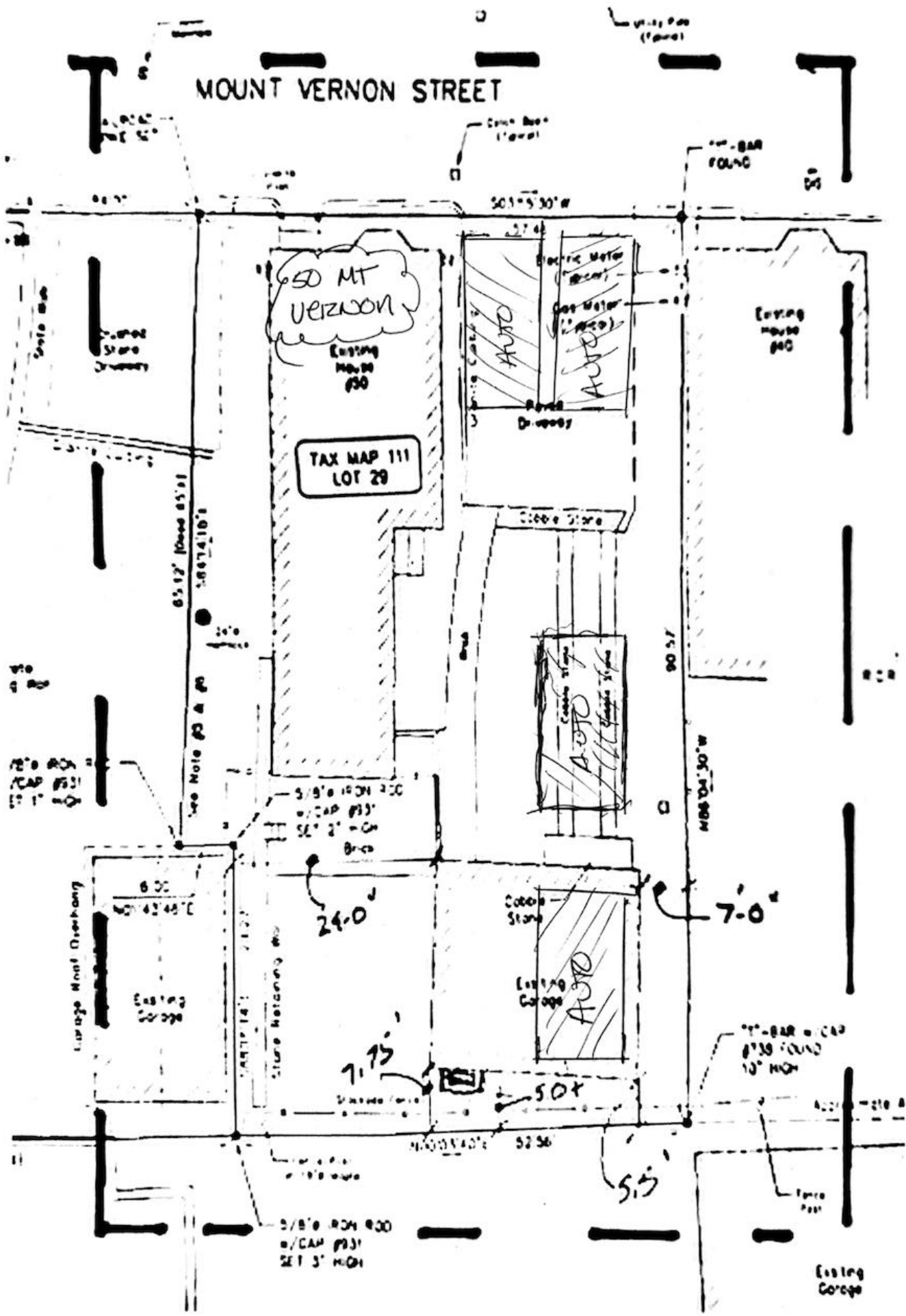
- The principal dwelling will remain occupied by the owner, Susan Alex.
A copy of the city tax card proving ownership and residency will be included in the application.

- The proposal is for an accessory dwelling unit. No structure will be used for business, other than home occupations as permitted by the zoning ordinance.

- There is room for (4) parking spaces on the property as indicated in the site/parking plan. Therefore, no additional traffic or parking congestion would be created by the approval of the application.

- The applicants request a dimensional modification from Article 10.815.33 where no windows are allowed that exceed 8'-0" above grade. In this instance, the building proposed for conversion to an accessory dwelling would have (3) dormer windows in the elevation that face the adjacent property (the Beer property). There is a small barn structure on the adjacent lot that will provide screening and privacy from the view from these windows. The applicant ask that those windows be allowed to remain as designed in the interest of light and air and egress for the accessory dwelling.

MOUNT VERNON STREET



50 MT
VERIZON
Existing House #30

TAX MAP 111
LOT 29

Auto
Auto
Auto
Electric Meter
Gas Meter
Driveway

Existing House #40

Auto
Coke Store

Auto
Existing Garage
Coke Store

Existing Garage
Large West Driveway

Existing Garage

65' 12" (Road 85' 2")
3,897.18'

90' 57"
1,887.04' 30" W

24'-0"

7'-0"

7'-7 1/2"

50'

5'-5"

5/8" RCH 800
#/CAP #31
SET 3" HIGH

7'-8" BAR & CAP
#30 FOUND
10" HIGH

Force Post

Deck Base (Found)

7'-8" BAR FOUND

1,600.14' 0"

11' 11"

4' 10"

7' 0" 85'

11' 1" 85'

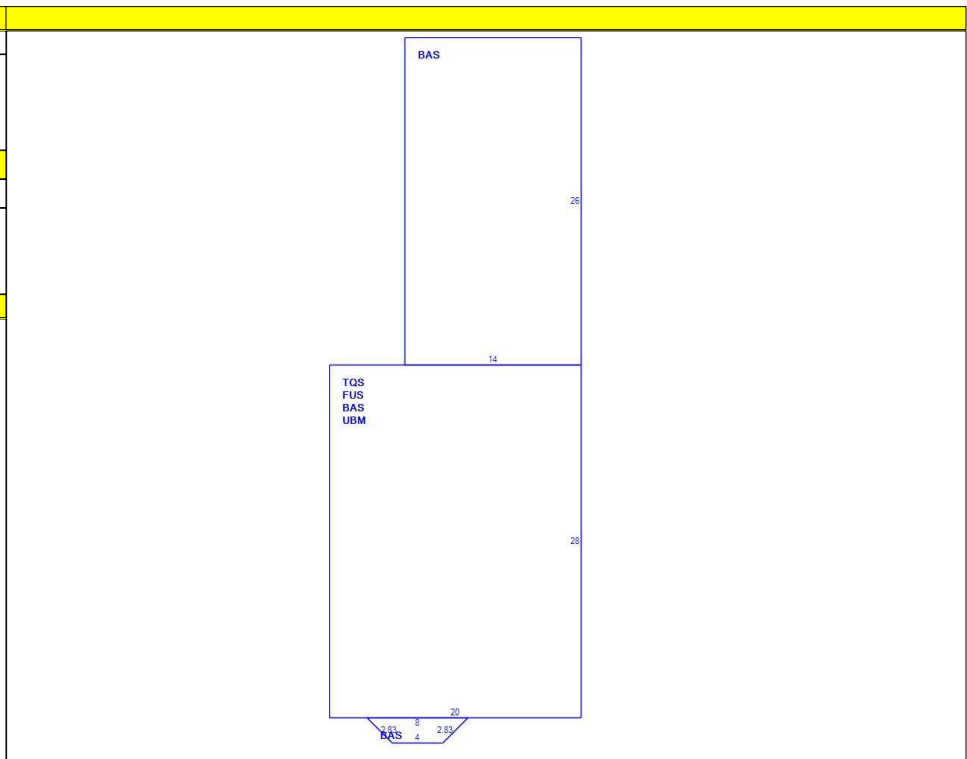
11

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2229 PORTSMOUTH, NH VISION							
ALEX SUSAN LIVING TRUST		1 Level	0 All Public	1 Paved		Description	Code	Assessed	Assessed								
ALEX SUSAN TRUSTEE				8 2+ Off-St PKG		RESIDNTL	1010	256,800	256,800								
50 MT VERNON ST		SUPPLEMENTAL DATA			RES LAND	1010	345,700	345,700									
PORTSMOUTH NH 03801		Alt Prcl ID 0111-0029-0000-0000 OLDACTN 40090 PHOTO WARD PREC. 1/2 HSE GIS ID 33264			CONDO C INLAW Y/ LOT SPLIT 2015 Reva JM Ex/Cr Appli Assoc Pid#			RESIDNTL	1010	12,200	12,200						
						Total		614,700	614,700								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ALEX SUSAN LIVING TRUST		5865 2136	10-26-2017	U	I	0	38	Year	Code	Assessed	Year	Code	Assessed				
ALEX SUSAN		5865 2134	10-26-2017	U	I	0	38	2020	1010	256,800	2019	1010	256,800				
ALEX SUSAN LIVING TRUST		5457 2307	07-08-2013	U	I	0			1010	345,700		1010	345,700				
ALEX SUSAN L		5441 2018	05-23-2013	U	I	0			1010	12,200		1010	12,200				
ALEX TED W		2938 2570	08-14-1992		I	116,000	0	Total		614700	Total		614700				
		Total		0.00				Total		614700	Total		614700				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int								
									APPRAISED VALUE SUMMARY								
									Appraised Bldg. Value (Card)				256,800				
									Appraised Xf (B) Value (Bldg)				0				
									Appraised Ob (B) Value (Bldg)				12,200				
									Appraised Land Value (Bldg)				345,700				
									Special Land Value				0				
									Total Appraised Parcel Value				614,700				
									Valuation Method				C				
									Total Appraised Parcel Value				614,700				
NOTES																	
10/10 - KITCH '98= MAPLE CABS, FORM CT, DBL SNK; BTH= CLAW TUB, WAINS, PED SNK; ATTIC= FIN '90, DORMER ADD, BDRM, FL BTH 03/13- CHNG TO 2 2-FIXT; CONFIRM KITCH/ BTH INFO OF 10/10; SHP5= 1/2 FGR W/LOFT 1/2 SHOP W/LOFT; OLD STYLE WINDOWS			1/18-NOH; CONVERT 2 BEDRMS INTO 1; TAKE DOWN NON-LB WALL; INST HEADER; ADJ TO 3 BEDRMS; EST COMP BY 4/1														
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result		
26211	11-27-2017	EL	Electric	500	01-24-2018	100		2ND FLOOR BEDROOM REM		08-14-2018	EH			FR	Field Review Stat Update		
25886	11-06-2017	BP		8,500	01-24-2018	100		RESIDENTIAL ALTER: SECO		01-24-2018	BH	02		50	Building Permit		
										09-06-2017	PM			39	Appointment - no-show		
										07-07-2017	PM			FR	Field Review Stat Update		
										02-05-2015	RT			FR	Field Review Stat Update		
										03-20-2013	JM			00	Measur+Listed		
										10-20-2010	GO	03	1	HC	HEARING CHANGE		
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	GRB			4,330 SF	31.94	1.0000	1	1.00	103B	2.500	0		1.0000	79.84	345,700
Total Card Land Units					0.099	AC	Parcel Total Land Area					0.0994	Total Land Value				345,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Conventional			
Model	01	Residential			
Grade:	B	B			
Stories:	2.5				
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	05	Drywall/Sheet			
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type:	05	Steam			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs	2				
Total Rooms:	7				
Bath Style:	1	Avg Quality			
Kitchen Style:	1	Avg Quality			
Kitchen Gr					
WB Fireplaces	0				
Extra Openings	0				
Metal Fireplace	0				
Extra Openings	0				
Bsmt Garage					

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
SHP5	W/IMPROV G	L	480	34.00	1998	G	75	C	1.00	12,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	178.37	166,956
FUS	Upper Story, Finished	560	560	560	178.37	99,888
TQS	Three Quarter Story	420	560	420	133.78	74,916
UBM	Basement, Unfinished	0	560	112	35.67	19,978
Ttl Gross Liv / Lease Area		1,916	2,616	2,028		361,738



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CONSULTANTS

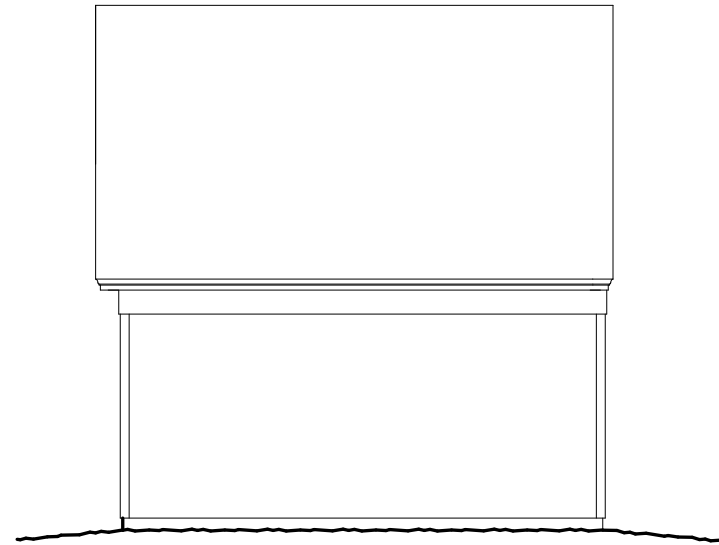
ALEX RESIDENCE
 ADU PROPOSAL
 50 MT. VERNON STREET
 PORTSMOUTH, NH 03801

4/13/21	PRELIM. DRAWINGS
DATE	DESCRIPTION

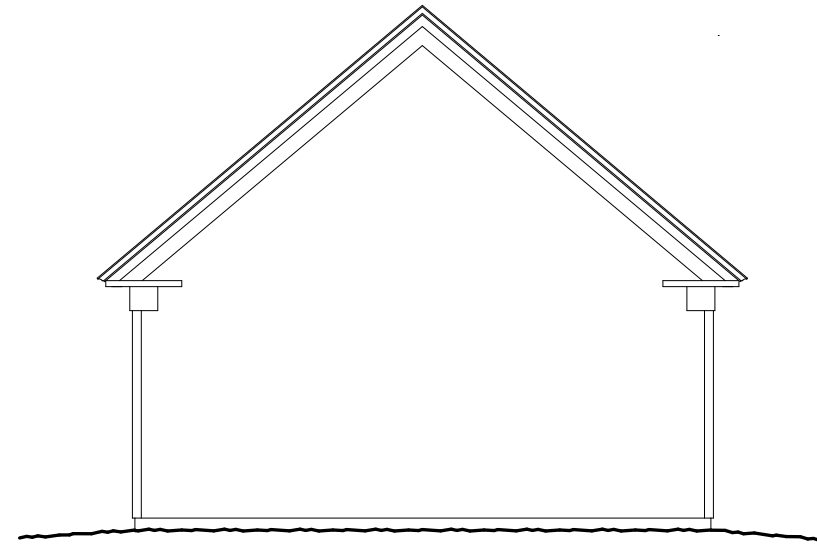
SHEET TITLE

EXISTING
 ELEVATIONS

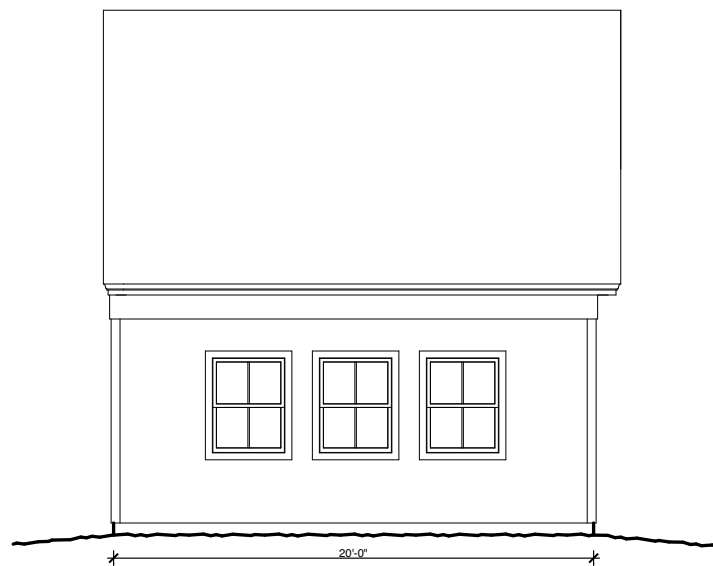
EX1



3 *SIDE ELEVATION* 1/8" = 1'-0"



4 *REAR ELEVATION* 1/8" = 1'-0"



2 *SIDE ELEVATION* 1/8" = 1'-0"



1 *FRONT ELEVATION* 1/8" = 1'-0"









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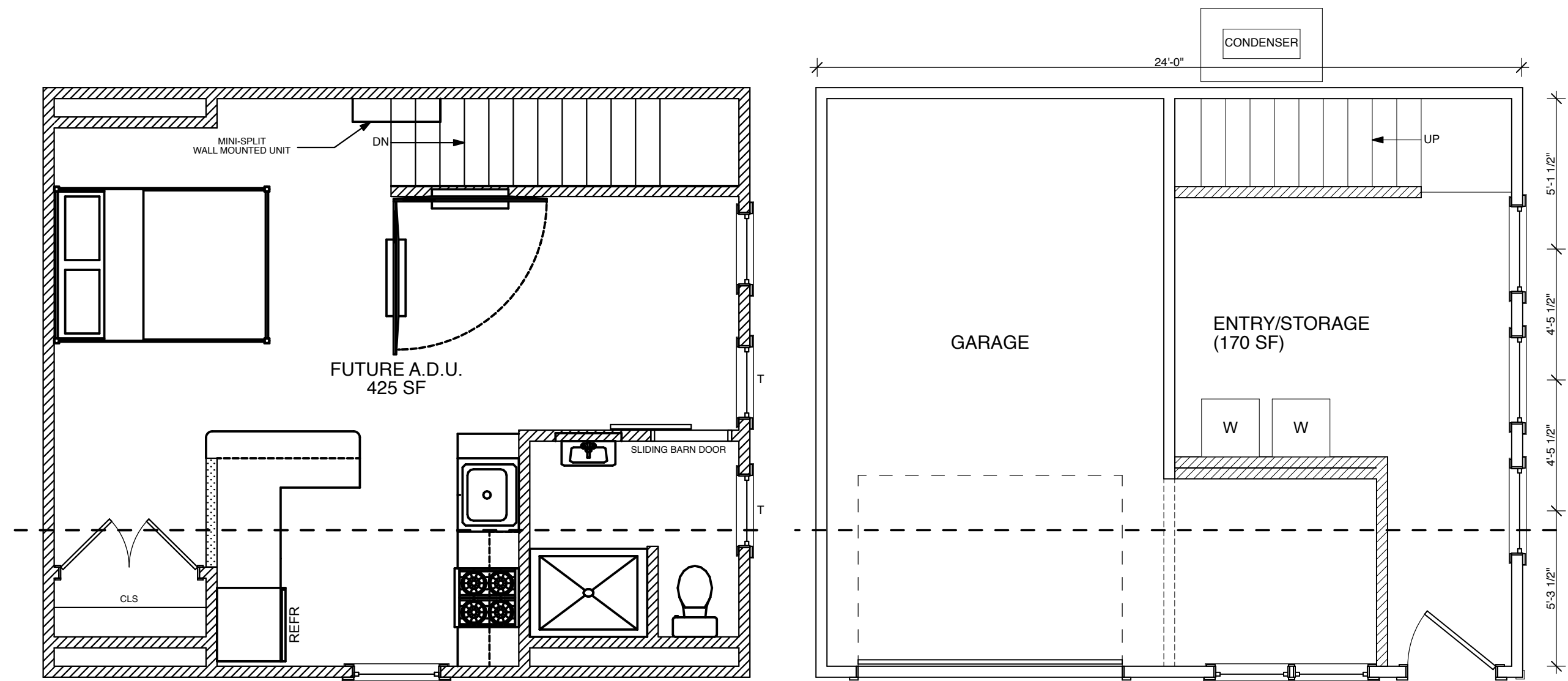
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4/13/21	PRELIM. DRAWINGS
DATE	DESCRIPTION

SHEET TITLE

PROPOSED
 FLOOR PLANS

A1



2 SECOND FLOOR PLAN 1/4" = 1'-0"

1 FIRST FLOOR PLAN 1/4" = 1'-0"

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 ADU PROPOSAL

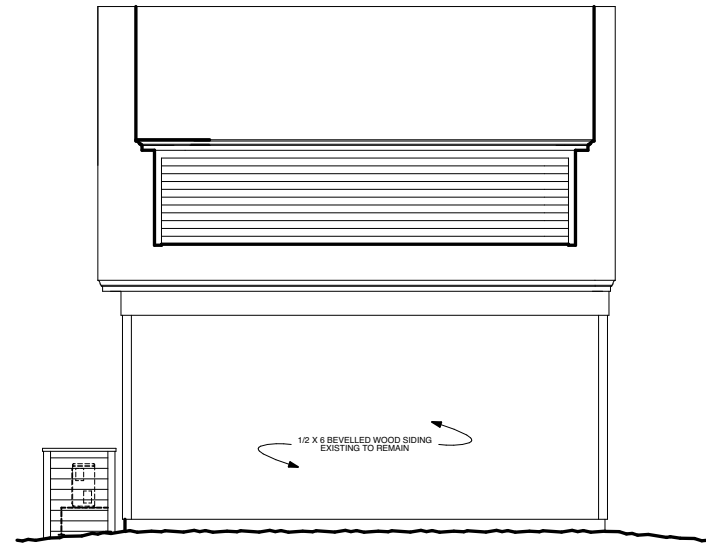
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4/13/21	PRELIM. DRAWINGS
DATE	DESCRIPTION

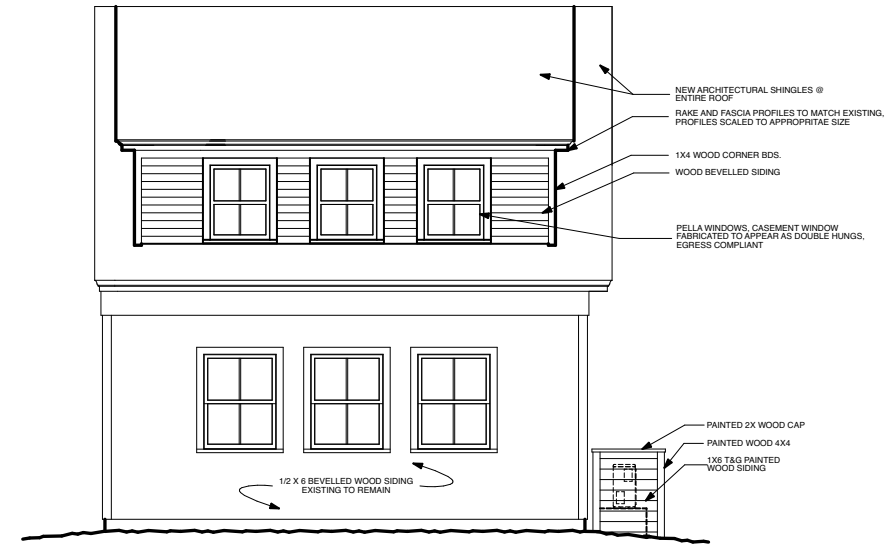
SHEET TITLE

PROPOSED
 ELEVATIONS

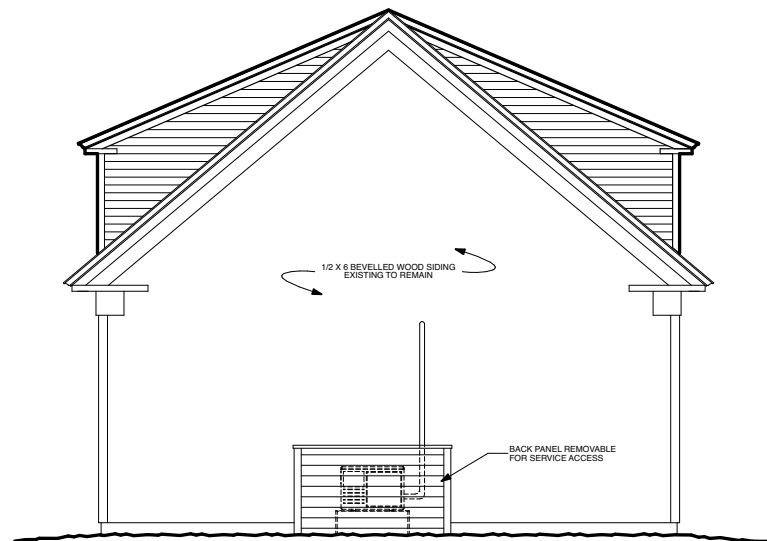
A2



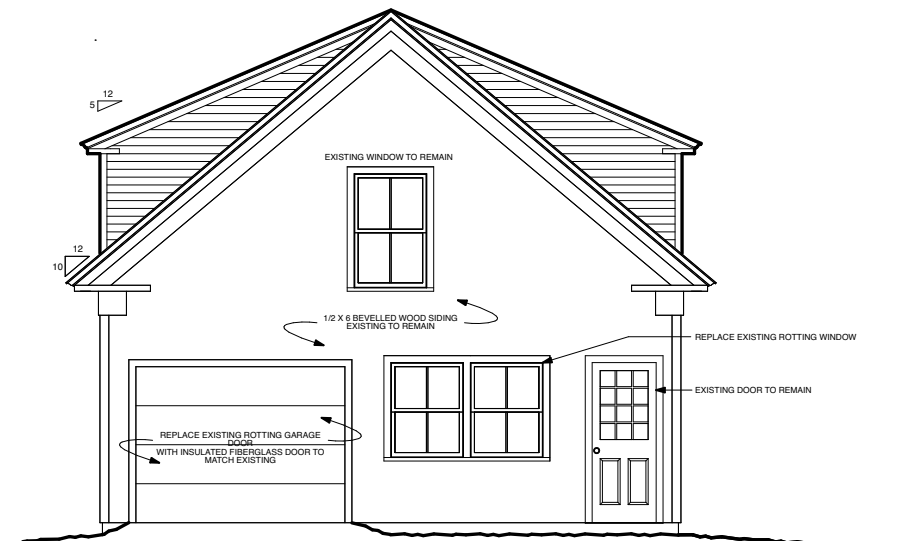
4 NORTH ELEVATION 1/8" = 1'-0"



3 SOUTH ELEVATION 1/8" = 1'-0"



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



1 WEST ELEVATION 1/8" = 1'-0"