

Findings of Fact | Detached Accessory Dwelling Unit

City of Portsmouth Planning Board

Date: August 15, 2024

Property Address: 77 New Castle Ave.

Application #: LU-24-126

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Zoning Ordinance -10.814.60: Before granting a conditional use permit for a detached ADU, the Planning Board shall make the following findings:

	Section 10.814.62	Finding (Meets Requirement/ Criteria)	Supporting Information
1	10.814.621 The ADU complies with all applicable standards of this Section 10.814 or as may be modified by the conditional use permit.	Meets Does Not Meet	The DADU complies with the standards in Section 10.814 with no modifications needed.
2	10.814.622 The exterior design of the ADU is architecturally consistent with or similar in appearance to the existing principal dwelling on a lot.	Meets Does Not Meet	The exterior design of the DADU is consistent with the principal dwelling. No exterior changes are proposed with this application.
3	10.814.623 The site plan provides adequate and appropriate open space and landscaping for both the ADU and the principal dwelling unit and complies with the off-street parking requirements of 10.814.26.	Meets Does Not Meet	The DADU is separated from the main house with a yard area in between and there is adequate off-street parking for both the DADU and the principal dwelling.
4	10.814.624 The ADU will maintain a compatible relationship with the character of adjacent and neighborhood properties in terms of location, design, and off-street parking layout, and will not significantly reduce the privacy of adjacent properties.	Meets Does Not Meet	There will be no change in character as there are changes proposed with this application.
5	<u>Other Board Findings:</u>		

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July 7, 2024
Planning Board
City of Portsmouth
1 Junkins Ave.
Portsmouth, NH 03801

Dear Planning Board,

I'm a 21-year resident of my 1,600 SF home on 77 New Castle Ave, which was built circa 1850. My family and I are seeking to add to the supply of workforce housing in the city while increasing the utility and value of our home by changing the use of our current detached garden shed and home office to an ADU. This is solely a change in use application as there will be no exterior modifications to the existing structure shown, which was entirely rebuilt less than 10 years ago and interior completed about four years ago (all of which went through planning and HDC approvals and the permitting processes).

When the interior renovations were done the full structure (floor, ceilings, and roof) were spray foam insulated, all new plumbing and electrical installed, a full bath created, and a kitchenette with sink and refrigerator put in. The unit has its own electric panel. Plumbing was laid to the shed from the main house during this time, so it too is all less than four years old. As a part of its change in use from a storage shed to a home office (made when the interior renovations were done), fire-rated insulation and siding was required by the city. This was installed and passed inspection by the city.

My family of four will continue to live in the primary house. Our young children attend Little Harbor School so we will selectively rent the property while continuing to use and maintain the yard and shed (when not rented) year-round.

Here is my detailed statement explaining how my proposed project will support the findings stipulated in the ADU Zoning Ordinance Section 10.814:

2 10.814.622 The exterior design of the ADU is architecturally consistent with or similar in appearance to the existing principal dwelling on a lot.

This shed conforms with the existing principal dwelling as determined and approved by the Planning Board and HDC in 2020. There will be no exterior modifications to this structure – only a change in use.

10.814.623 The site plan provides adequate and appropriate open space and landscaping for both the ADU and the principal dwelling unit and complies with the off-street parking requirements of 10.814.26.

The ADU is separated from the main house by our yard and is accessible via the driveway where there is off-street parking for the tenant. As shown in the pictures, our lot has parking for more than four cars (our family only has two).

10.814.624 The ADU will maintain a compatible relationship with the character of adjacent and neighborhood properties in terms of location, design, and off-street parking layout, and will not significantly reduce the privacy of adjacent properties.

There will be no change in the character of our home or the neighborhood as the property will remain unchanged in appearance. Our family will continue to live in the primary home and maintain use of the yard for our small children. Given our close proximity to tenants and our desire to continue using the shed for family guests or home office use during the year, we will ensure the use of the shed conforms with our strict rules and expectations as landlord occupants.

Thank you for your consideration. I look forward to the opportunity to discuss my project with you and the Planning Board at your August meeting.

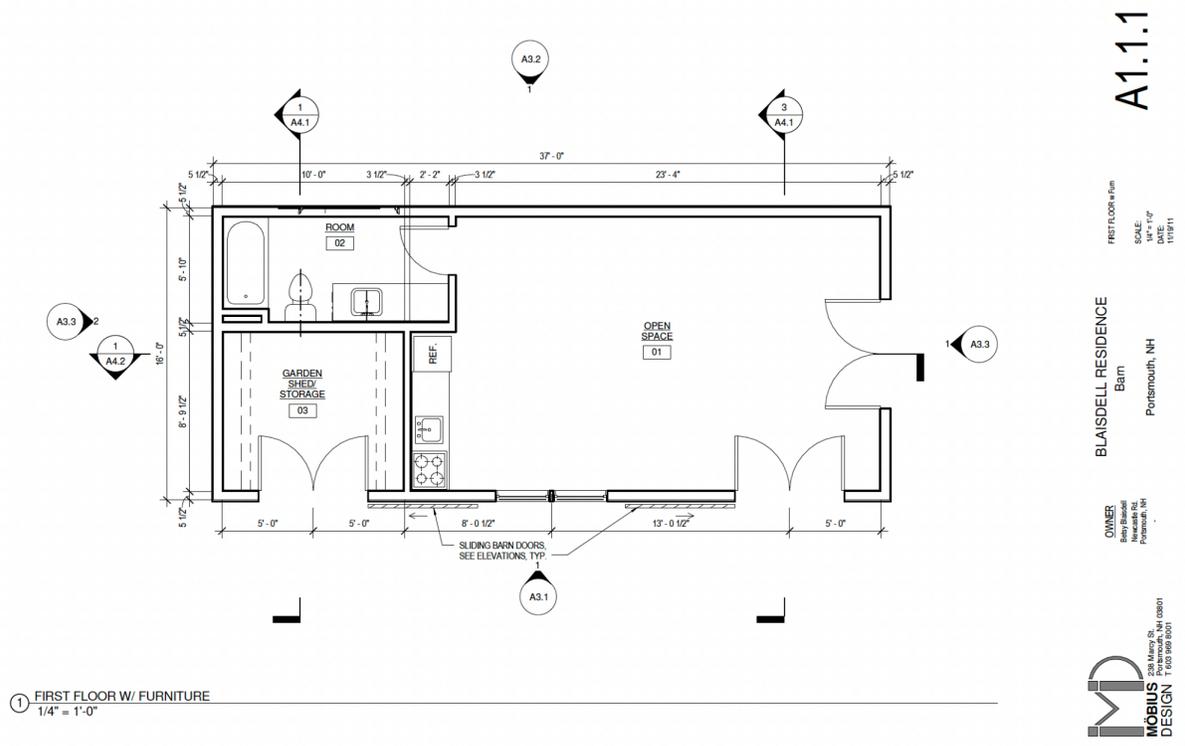
"Betsy" Elisabeth Blaisdell



Site Plan. Shed is the small structure located in the back left of the lot.



View of shed from the primary house. The doors to the left are to a garden shed with bike storage. This will remain part of the principal residence. There is no connection in the interior to the proposed ADU section. The doors on the right provide entry to the proposed ADU.



Interior layout with two modifications: 1) The fridge is where a stove is shown 2) There currently is no stove and 3) There is a full shower vs. a bath.



Photo of driveway showing ample parking for tenants. Photo below shows the driveway with a 30' airstream in it. There is still room for four cars in front of the airstream.



Photo of yard between the primary house and the proposed ADU.