

Karolina and Paul Roggenbuck
2 Sylvester Street
Portsmouth, NH 03801

March 26, 2025

City of Portsmouth Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH 03801

Re: Variance requests for Secondary Dwelling at 2 Sylvester Street

This letter constitutes a formal request for a variance from the City of Portsmouth Zoning Ordinance, section "10.513 One Dwelling Per Lot," to permit the construction of a secondary dwelling unit at 2 Sylvester Street, Portsmouth, NH, at the southeast side of the property, to the right of the primary residence. In conjunction, we are requesting a variance from section "10.521 Lot Area Per Dwelling Unit," and section "10.1114.31 Driveways" to build a second driveway.

The proposed dwelling will have a footprint of 1,252 square feet and will consist of a living area of two bedrooms and one bathroom (gross living area of 1,002 square feet). The living area is on the second floor above a three-car garage. Two of the garages are meant for the tenant of the secondary dwelling, while the third garage is designed for us, the owners of the primary residence. The existing shed/garage to the right of the primary residence cannot fit a contemporary car. The proposed dwelling will be used as a rental property, and to provide additional income to support the costs of a long term medical diagnosis, and eventually as housing for our retired parents. The architectural design of the secondary dwelling is intended to match the Dutch Colonial house with a gambrel roof that is common throughout Portsmouth and the Seacoast area. The style would allow for adequate garage space and comfortable size of living area while also maintaining a roof pitch that allows for proper drainage. Detailed plans, architectural drawings, and site photos are attached to this request.

This variance request is submitted in accordance with Article 2, Section 10.233 of the Portsmouth Zoning Ordinance. We respectfully submit that this request meets all the criteria necessary for the Board to authorize a variance, as outlined in Section 10.233.20:

1. The variance will not be contrary to the public interest (section 10.233.21):

The proposed variance (section "10.513 One Dwelling Per Lot", section "10.521 Lot Area Per Dwelling Unit," section "10.1114.31 Driveways") will benefit the public by providing valuable housing within the community on a quiet, dead-end street. The variance will not negatively impact public health, safety, or welfare, and does not duly violate the objectives of the Ordinance. The secondary dwelling will be designed and constructed in a manner that is compatible with the character of the neighborhood and will retain its residential character. It will not overcrowd the street or create excessive traffic or noise. The property will provide adequate air and light, and will in fact improve the aesthetics of the street, as it would fill a currently empty lot between two residences.

2. The spirit of the Ordinance will be observed: (section 10.233.22)

The spirit and intent of the Zoning Ordinance are to promote the health, safety and the general welfare of Portsmouth and its region. The proposed variance adheres to its underlying principles in that it does not disturb the wellbeing of the neighborhood in any way. Variance from sections "10.513 One Dwelling Per Lot," "10.521 Lot Area Per Dwelling Unit," and "10.1114.31 Driveways" would be consistent with the neighborhood, as many of the adjacent and neighboring lots are smaller and have multiple driveways for single dwellings and/or have accessory dwellings. The proposed use is reasonable due to the property's size and conditions. The construction process will follow appropriate guidelines and the secondary dwelling will not negatively impact the neighbors or the surrounding area.

3. Substantial justice will be done: (section 10.233.23)

Granting this variance will result in substantial justice because denying it would prevent the reasonable use of the property. Adhering strictly to the ordinance, could render the property impractical for use and devalue the property significantly. Granting a variance for a secondary dwelling (section "10.513") in conjunction with a variance for lot area per dwelling (section "10.521"), and a second driveway for that dwelling (section "10.1114.31"), would be just in that adjacent properties are much smaller and have accessory dwellings and/or second driveways for a singular dwelling. Granting the variance would have no significant adverse impact on any neighbor, and there is no harm to the general public. The variance would allow us a reasonable and fair use of our property as has been allowed to other residents of Sylvester Street and adjacent properties on Marjorie Street.

4. The values of surrounding properties will not be diminished: (section 10.233.24)

The proposed variance will not diminish the values of surrounding properties. In fact, the variance might even enhance the value of the surrounding properties. This is because currently the proposed location of the secondary dwelling looks like a flat, empty, unused lot between the primary residence and the adjacent property. It appears as though a building may have been demolished and the lot stands empty. A variance from section "10.521 Lot Area Per Dwelling Unit" would allow us fair and reasonable use of this space, and would not create any obstructions to any neighbors, and would be consistent with the lot sizes in the area. Granting a variance from section "10.513 One Dwelling Per Lot" and with it the necessary second driveway (section "10.1114.31 Driveways"), the secondary dwelling will actually fill in the space, and improve the aesthetics of the neighborhood on the street. Building this secondary dwelling may also likely improve the acoustics on the street - Sylvester Street, being steeply downhill from Middle Road and surrounded by hills on southwest and southeast sides, creates a sort of bowl, and with the open lot the sound travels and echoes loudly. The secondary dwelling would create a barrier for the sound and keep it from creating a loud echo. The secondary dwelling will not cause obstruction for the surrounding properties as there are already tall mature trees bordering the property. It will not cause overcrowding and will still provide adequate air and light to the surrounding properties.

5. Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship. (section 10.233.25)

Owing to the special conditions of the property that distinguish it from other properties in the area:

(i) No fair and substantial relationship exists between the general public purposes of the ordinance and the specific application of that provision to the property.

The denial of the requested variance will do nothing to contribute to the public's health and safety. The current primary residence was built on the lot in the 1930's, prior to the City's regulations. Our plan is to make the most efficient use of the property while abiding by the spirit of the ordinance.

We request a variance from section "10.513: One Dwelling Per Lot" in conjunction with a variance for section "10.521 Lot Area Per Dwelling Unit".

The current lot size is 0.363 acres or 15,798 sq. ft. It is larger than the minimum lot size for zone SRB. It is also significantly larger than adjacent properties and other properties in the neighborhood. The lot in general is a wide but shallow lot, as seen on the survey, and occupies the equivalent of three lots adjacent to the backyard, along the northeast side.

Dividing the lot size into two for each residence (primary and secondary) leaves each with 0.1815 acres or 7,899 sq. ft., which is still larger than several of the adjacent properties. One of those properties at 1 Marjorie Street - directly behind the primary residence of 2 Sylvester Street - is only 0.07 acres, which is 1/5 of our lot size. The other adjacent properties at 610 Middle Road and 3 Marjorie Street are 0.14 acres and 0.15 acres respectively, which is less than half of our lot size. The adjacent property at 6 Sylvester Street is the same size as our property at 0.37 acres and has a Detached Accessory Dwelling Unit. The property across the street at 1 Sylvester street is also the same size, at 0.37 acres and has an Detached Accessory Dwelling Unit. The large size of our lot would easily allow two dwellings on the property, and would still be consistent with the character of the neighborhood.

We have taken care to ensure the building coverage, when considering the new secondary dwelling, is approximately 15% of the lot and does not exceed the maximum allowable under the zoning code.

We are requesting a variance from section "10.1114.31 Driveways" to construct a second driveway to the secondary dwelling. This additional driveway will be approximately 18' by 40' and constructed of asphalt. The purpose of this second driveway is to provide parking for the tenant and access to the garage of the secondary dwelling. A detailed site plan is included with this request.

The existing driveway's location, size, and configuration do not provide adequate access for the proposed secondary dwelling. A second driveway is necessary to minimize traffic congestion and to improve safety for both the main residence and the secondary dwelling occupants. Use of the existing driveway for the secondary dwelling would mean eliminating off-street parking for the primary residence, it would only allow access to one garage space, and would create an unsafe driving-in and backing-out situation from the garage. A second driveway will allow for separate ingress and egress, as well as provide two off-street parking spots for the occupants of the secondary dwelling. The proposed location of the secondary dwelling and the required parking spaces necessitates a second driveway to maintain the aesthetic appeal of the property

and ensure the functionality of both the main residence and the secondary dwelling.

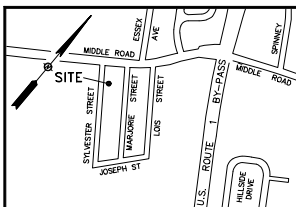
Secondly, adjacent and neighboring properties with similar or smaller size lots have two driveways, some for a single house. The adjacent property at 6 Sylvester Street has a second driveway for the DADU at 4 Sylvester Street. The neighboring property at 3 Sylvester Street has two driveways for a single house on a lot sized 0.15 acres. The property adjacent to the backyard at 610 Middle Road has two driveways for a single residence on a lot sized 0.14 acres. The property across the street at 1 Sylvester Street, has a single driveway, however it is a very wide and deep driveway, affording the residents to park a boat on a trailer along with several cars. If necessary, we are willing to decrease the width of the existing driveway for the primary residence to two car widths, or approximately 20 feet. Granting a variance for a second driveway for our property, which has a total street frontage of approximately 277 feet, will allow us the same use of our property which has been allowed to the neighbors.

We are also requesting relief from the 30 foot front yard setback, specifically, using a front yard average (Section "10.516.10 Front Yard Exceptions for Existing Alignments") to build the secondary dwelling at a setback of 18 feet. Taking into consideration the primary residence of 2 Sylvester Street, which has a setback of 0 feet, and the primary residence of 6 Sylvester Street with a setback of 6 feet, the average is 3 feet front setback. With the dimension of the secondary dwelling, the required 30 foot rear yard setback, and the necessary second driveway, a shorter setback and, therefore, a shorter driveway would mean a smaller impervious surface to prevent drainage issues. The existing alignment of neighboring properties along Sylvester Street establishes a pattern of reduced front yard setbacks, and building the proposed project at a front setback of 18 feet will not be out of character with the neighborhood. The proposed project is designed to be compatible with the existing streetscape and will not negatively impact the character of the neighborhood.

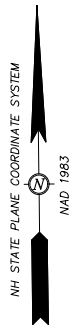
(ii) The proposed use is a reasonable one, because the lot is zoned for residential - single family, and the use will remain so. The proposed design will allow for an appropriate use of the property without adverse impact on the surrounding neighborhood. Applying a rigid interpretation of the requirements of the Zoning Ordinance would make it very difficult for us, the owners, to have reasonable use of our property, as has been allowed to other properties on Sylvester Street and adjacent Marjorie Street.

Therefore, based on the aforementioned points, we respectfully request that the Board find that this variance request complies with the requirements of Article 2, Section 10.233 of the Portsmouth Zoning Ordinance and grant the requested relief.

Sincerely,
Karolina and Paul Roggenbuck



LOCUS
(N.T.S.)



[232-122]
JENSEN LESLIE
JACOB ESTES
639 MIDDLE ROAD
PORTSMOUTH, NH 03801
BK: 6508 PG: 2314

[232-125]
IAN & EMMA ASHEY
585 MIDDLE RD
PORTSMOUTH, NH 03801
BK: 5384 PG: 44

[232-123]
JEREMY GREB
623 MIDDLE ROAD
PORTSMOUTH, NH 03801
BK: 4789 PG: 1130

[232-33]
JIM HAM IOZZO
610 MIDDLE ROAD
PORTSMOUTH, NH 03801
BK: 4201 PG: 2196

[232-32]
BREAUNE BOUDREAU VARNNEY
1 MARJORIE STREET
PORTSMOUTH, NH 03801
BK: 6558 PG: 533

[232-30]
LISA TURNER
MATTHEW TURNER
3 MARJORIE ST
PORTSMOUTH, NH 03801
BK: 4455 PG: 2138

[232-35]
TOTAL 3.5
0.397 ACRES S

[232-43]
TAYLOR P. ANDREWS
1 SYLVESTER STREET
PORTSMOUTH, NH 03801
BK: 6434 PG: 43

[232-29]
GAUDREAU FAMILY REVOCABLE TRUST
STEVEN R. & JENNIFER GAUDREAU, TRUSTEES
5 MARJORIE ST
PORTSMOUTH, NH 03801
BK: 6162 PG: 1007

[232-36]
JAMES SMOLKE
SHEILA MURRAY
6 SYLVESTER ST
PORTSMOUTH, NH 03801
BK: 6540 PG: 2151

LEGEND:

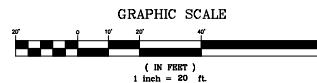
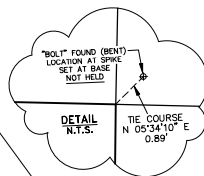
- IRON ROD
- BOLT
- IRON PIPE
- WOOD FENCE
- EOP.....EDGE OF PAVEMENT
-CATCH BASIN
-CATCH BASIN
-DRAIN MANHOLE
-SEWER MANHOLE
- W — WATER LINE
- S — SEWER LINE
- D — DRAIN LINE
- OHW — OVERHEAD WIRES
- CRUSHED STONE
- CONCRETE BLOCK RETAINING WALL
- CONCRETE PAVERS WALKWAY
- CONCRETE SIDEWALK

SURVEYOR'S CERTIFICATION

"I, HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND 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 FIFTEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR

DATE



NOTES:

- OWNER OF RECORD: PAUL ROGGENBUCK & KAROLINA ROGGENBUCK
ADDRESS: 2 SYLVESTER STREET, PORTSMOUTH, NH 03801
DEED REFERENCE: BK:6544 PG:2045
TAX SHEET / LOT: 232/35
- ZONED: SRB SINGLE RESIDENCE B
MIN. LOT AREA: 15,000 S.F.
FRONTAGE: 100'
SIDE YARD SETBACK: 10'
MINIMUM OPEN SPACE: 40%
MAX. DRIVEWAY WIDTH: 24'
LOT DEPTH: 100'
BUILDING COVERAGE: 20%
HEIGHT: SLOPED ROOF 35'
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED GARAGE/ADU IN SUPPORT OF A VARIANCE APPLICATION.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS OF RECORD, AND PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD83. ESTABLISHED BY SURVEY GRADE GPS OBSERVATIONS. UNITS: US SURVEY FOOT.
- THE PLAN IS BASED UPON A FIELD SURVEY UPDATED IN SEPTEMBER - OCTOBER OF 2024 WITH TRIMBLE S5 ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ-M1/TRIMBLE TSC7 DATA COLLECTORS.
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 3301SC0270F, EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.

EXISTING IMPERVIOUS COVERAGE

EXISTING HOUSE	694 S.F.
EXISTING SHED(S)	419 S.F.
DECK & STAIRS	499 S.F.
EXISTING ASPHALT	690 S.F.
RETAINING WALLS	60 S.F.
CONCRETE WALK	182 S.F.
TOTAL	2,544 S.F. ± OR 16%

PROPOSED IMPERVIOUS COVERAGE

EXISTING HOUSE	694 S.F.
EXISTING SHED	419 S.F.
DECK & STAIRS	499 S.F.
EXISTING ASPHALT	690 S.F.
RETAINING WALLS	60 S.F.
CONCRETE WALK	182 S.F.
PROPOSED STRUCTURE	1,252 S.F.
PROPOSED ASPHALT	848 S.F.
TOTAL	4,643 S.F. ± OR 29%

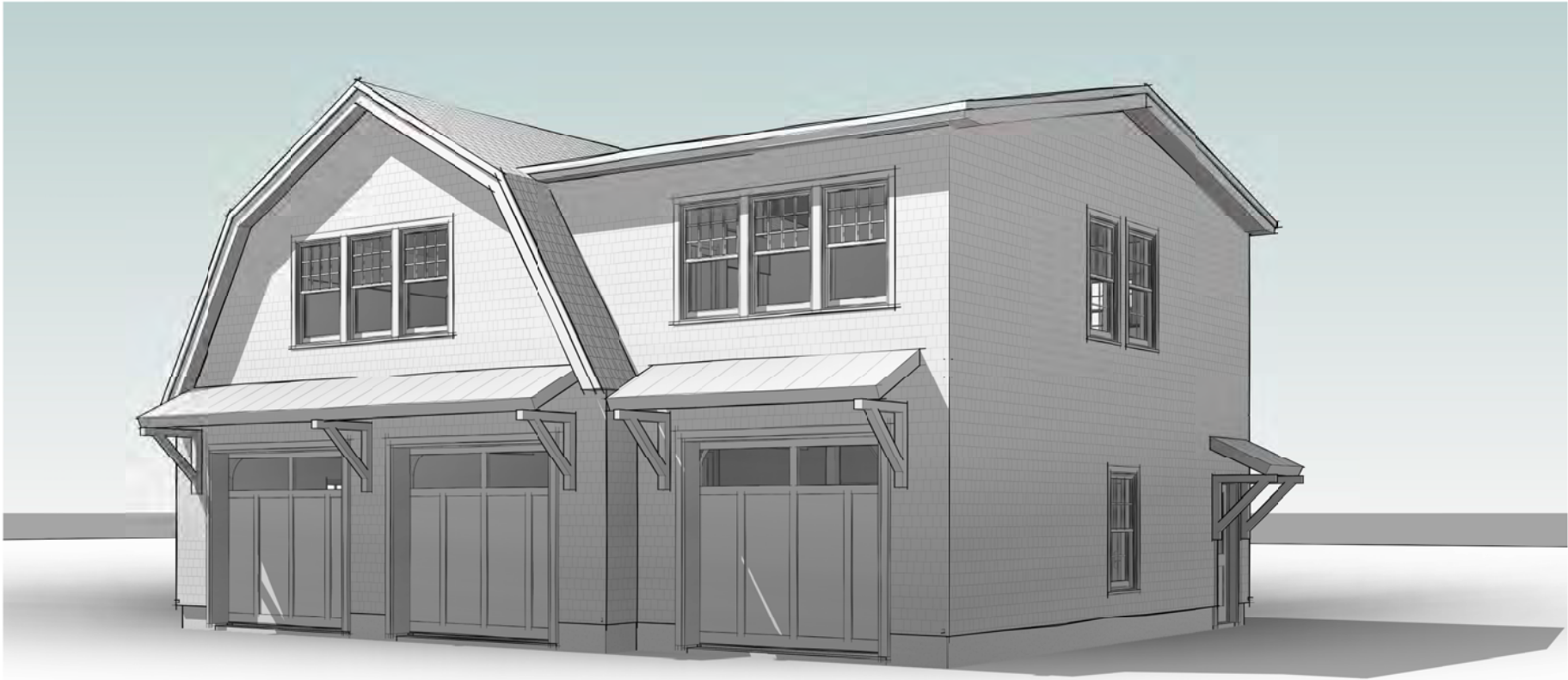
REFERENCE PLANS:

- "PLAT OF LAND & LIMITED ELEVATIONS, 4 SYLVESTER STREET, PORTSMOUTH, NEW HAMPSHIRE, ASSESSOR'S PARCEL 232-36 FOR JARED J. SAULNIER," DATED DECEMBER 13, 2022, PREPARED BY AND OF FILE WITH THIS OFFICE. JVA JOB #24021.
- "PROSPECT PARK, ANNEX NO. 3, PORTSMOUTH, NH, BELONGING TO LEAVITT, WOODWORTH & SWEATT" SURVEYED APRIL 30, 1903 AND PREPARED BY JOHN N. MCCLINTOCK, RORD PLAN 00225.
- "PLAN OF LAND, PORTSMOUTH, N.H. FOR MAX MILTON," DATED JULY 1974, AND PREPARED BY JOHN W. DURGIN, NOT RECORDED. FN: 72A, PN: 4336, ON FILE THIS OFFICE.
- "A PLAN OF LAND IN PORTSMOUTH, N.H., FOR THE CHASE HOME FOR CHILDREN" DATED SEPTEMBER 10, 1980 AND PREPARED BY JOHN W. DURGIN, NOT RECORDED AND ON FILE WITH THIS OFFICE. JMD FN: 71A PN: 5890.
- "EASEMENT PLAN, PLAN FOR: ACCESS EASEMENT, MARJORIE STREET, PORTSMOUTH, NH," DATED MARCH 2013 AND PREPARED BY BEALS ASSOCIATES, PLLC, RORD PLAN #0-37716.
- "PLAT OF LAND PREPARED FOR ARNE, LLC, (TAX MAP 232 LOT 43-1) 3 SYLVESTER STREET, PORTSMOUTH, NH," DATED FEBRUARY 15, 2019 AND PREPARED BY BOUDREAU LAND SURVEYING INC. RORD PLAN #0-41324.
- "SUBDIVISION PLAN, TAX MAP 232 - LOT 35 FOR USA & BRETT COMACK, 2 SYLVESTER STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE," LAST REVISED NOVEMBER 4, 2014 AND PREPARED BY AMBIT ENGINEERING, INC. NOT RECORDED, AMBIT JOB #2397.

PRELIMINARY
SUBJECT TO CHANGE

REV. NO.	DATE	DESCRIPTION	APPROV.
PROPOSED PLAN 2 SYLVESTER STREET PORTSMOUTH, NEW HAMPSHIRE TAX MAP 232 LOT 35 PREPARED FOR AND LAND OF: PAUL AND KAROLINA ROGGENBUCK			
		180 / REL DRAWN BY PMF PROJECT MGR	DATE: 12/19/2024 JOB NO: 24-2067 SCALE: 1" = 20' DWG NAME: 24-2067.DWG PLAN NO: 24-2067.DWG SHEET: V1

2 SYLVESTER PORTSMOUTH, NH



① PERSPECTIVE

CONCEPTUAL DESIGN 10-21-24

DRAWING INDEX		
NUMBER	SHEET NAME	DISCIPLINE
A0	COVER SHEET	ARCHITECTURAL
A1	BASEMENT FLOOR PLAN	ARCHITECTURAL
A2	GARAGE FLOOR PLAN	ARCHITECTURAL
A4	ROOF PLAN	ARCHITECTURAL
A5	ELEVATIONS	ARCHITECTURAL
A6	BUILDING SECTIONS	ARCHITECTURAL

CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION



www.willowandsagedesign.com
800-716-3802

2 SYLVESTER STREET PORTSMOUTH NH

Scale:
Date: 10-21-24
Project Number:

REVISIONS		
NO.	DESCRIPTION	DATE

CONCEPTUAL DESIGN
COVER SHEET

A0

COPYRIGHT © 2021

GENERAL UNIT RCP NOTES

GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.



GENERAL PLAN NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
2. EXTERIOR DIMENSIONS ARE GIVEN FROM FACE OF STUD TOP/FACE OF STUD, TOP.
3. INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF FINISH TO FACE OF FINISH.
4. EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
5. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, CODES AS WELL AS STATE AND FEDERAL GUIDELINES.

LIABILITY/DISCLAIMER

WHILE GREAT EFFORT HAS BEEN EXERTED TO INSURE THAT THIS PLAN IS COMPLETE AND ACCURATE, WILLOW AND SAGE DESIGN LLC ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTION DOCUMENTS PROVIDED BY WILLOW AND SAGE DESIGN LLC ARE PROVIDED AS IS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO PERFORM BUILDING REVIEWS BEFORE BEGINNING CONSTRUCTION. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) VERIFY ALL DIMENSIONS
B) REVIEW ALL BUILDING REQUIREMENTS
C) VERIFY COMPLIANCE WITH THE LOCAL BUILDING CODES
D) DIVERSIFY ACTUAL SITE CONDITIONS
ANY DISCREPANCIES ON THIS PLAN MUST BE RESOLVED BY THE CONTRACTOR/OWNER PRIOR TO CONSTRUCTION. CONSTRUCTION OF ANY BUILDING SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED BUILDING PROFESSIONAL.

THE CONTENT OF THIS PLAN SHEET IS PROVIDED BY WILLOW AND SAGE DESIGN LLC FOR THE PURPOSE OF CONVEYING THE DESIGNER'S INTENT TO THE ENGINEER OF RECORD, CONTRACTOR OR HOME OWNER. IF NO STRUCTURAL ENGINEER STAMP APPEARS ON THIS PLAN SHEET THE CONTRACTOR AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR ASSURING THE STRUCTURAL INTEGRITY OF THE BUILDING.



www.willowandsagedesign.com
880-716-3902

2 SYLVESTER STREET PORTSMOUTH NH

Scale: 1/4" = 1'-0"
Date: 10-21-24
Project Number:

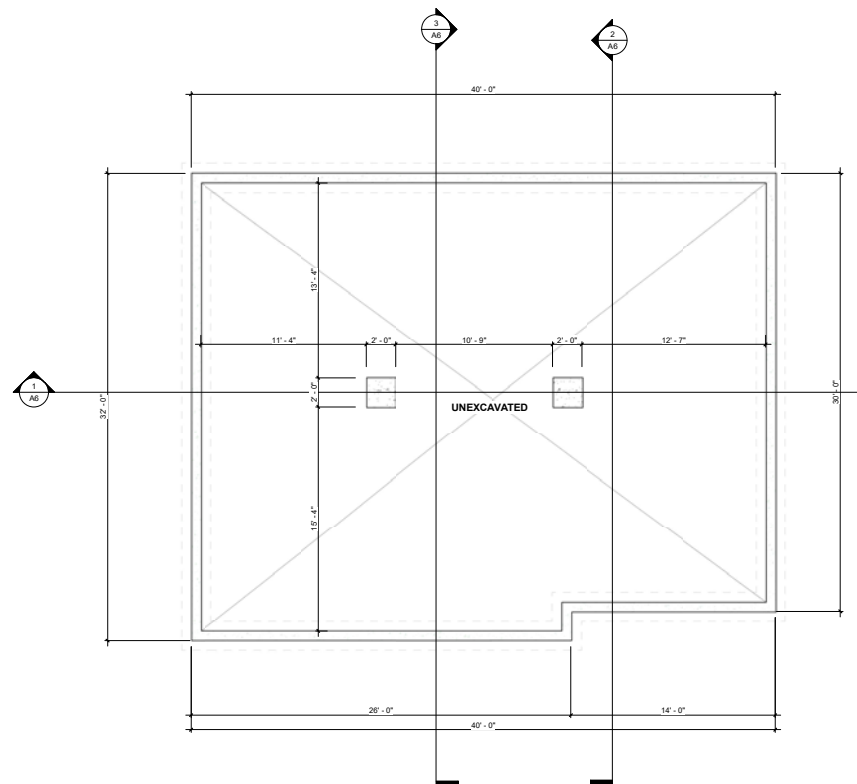
REVISIONS		
NO.	DESCRIPTION	DATE

CONCEPTUAL DESIGN

BASEMENT
FLOOR PLAN

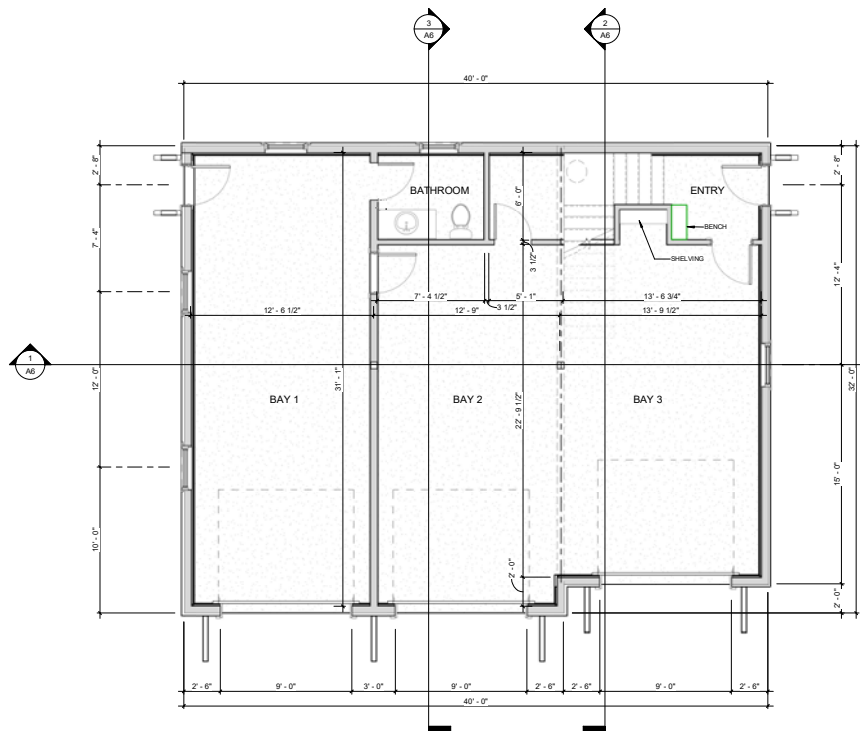
A1

COPYRIGHT © 2021



① FOUNDATION PLAN
1/4" = 1'-0"

CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION



① GARAGE FLOOR PLAN
1/4" = 1'-0"

GENERAL UNIT RCP NOTES

GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.

GENERAL PLAN NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
2. EXTERIOR DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD. TYP.
3. INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF FINISH TO FACE OF FINISH.
4. EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
5. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.

LIABILITY/DISCLAIMER

WHILE GREAT EFFORT HAS BEEN EXERCISED TO INSURE THAT THIS PLAN IS COMPLETE AND ACCURATE, WILLOW AND SAGE DESIGN, LLC ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTION DOCUMENTS PROVIDED BY WILLOW AND SAGE DESIGN, LLC ARE PROVIDED AS IS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO PERFORM BUILDING REVIEWS BEFORE BEGINNING CONSTRUCTION. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) VERIFY ALL DIMENSIONS
B) REVIEW ALL BUILDING REQUIREMENTS
C) VERIFY COMPLIANCE WITH THE LOCAL BUILDING CODES
DISCREPANCIES ON THE PLAN MUST BE RESOLVED BY THE CONTRACTOR/OWNER PRIOR TO CONSTRUCTION. CONSTRUCTION OF ANY BUILDING SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED BUILDING PROFESSIONAL.
THE CONTENT OF THIS PLAN SHEET IS PROVIDED BY WILLOW AND SAGE DESIGN, LLC FOR THE PURPOSE OF CONVEYING THE DESIGNER'S INTENT TO THE ENGINEER OF RECORD. CONTRACTOR OR HOME OWNER IF NO STRUCTURAL ENGINEER STAMP APPEARS ON THIS PLAN SHEET THE CONTRACTOR AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR ASSURING THE STRUCTURAL INTEGRITY OF THE BUILDING.



www.willowandsagedesign.com
800-716-3902

2 SYLVESTER STREET PORTSMOUTH NH

Scale: 1/4" = 1'-0"
Date: 10-21-24
Project Number:

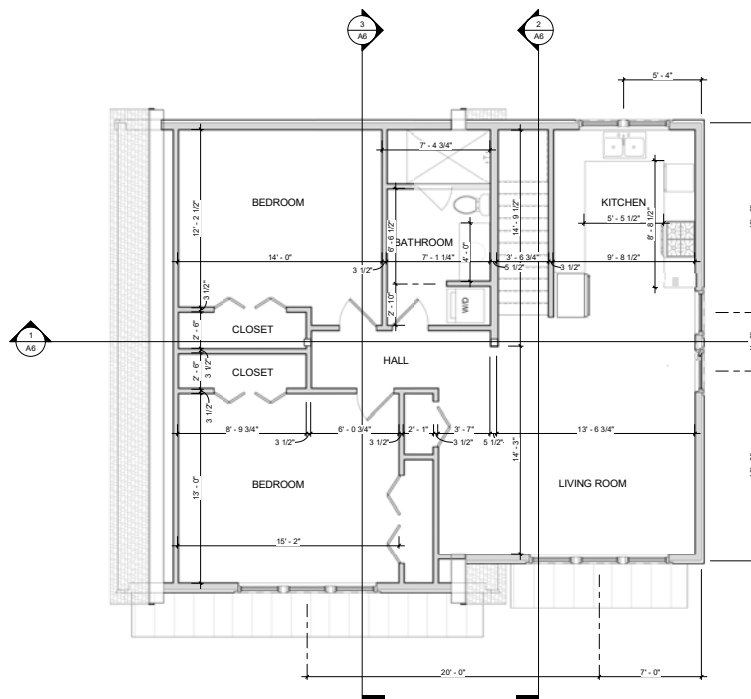
REVISIONS		
NO.	DESCRIPTION	DATE

CONCEPTUAL DESIGN
GARAGE FLOOR PLAN

A2

COPYRIGHT © 2021

CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION



① SECOND FLOOR
1/4" = 1'-0"

GENERAL UNIT RCP NOTES

GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.

GENERAL PLAN NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
2. EXTERIOR DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD.
3. INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF FINISH TO FACE OF FINISH.
4. EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
5. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.

LIABILITY/DISCLAIMER

WHILE GREAT EFFORT HAS BEEN EXERTED TO INSURE THAT THIS PLAN IS COMPLETE AND ACCURATE, WILLOW AND SAGE DESIGN LLC ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTION FROM THIS PLAN. ALL CONSTRUCTION DOCUMENTS PROVIDED BY WILLOW AND SAGE DESIGN LLC ARE PROVIDED AS-IS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO PERFORM BUILDING REVIEWS BEFORE BEGINNING CONSTRUCTION. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) VERIFY ALL DIMENSIONS
B) REVIEW ALL BUILDING REQUIREMENTS
C) VERIFY COMPLIANCE WITH THE LOCAL BUILDING CODES
D) VERIFY ACTUAL SITE CONDITIONS
ANY DISCREPANCIES ON THIS PLAN MUST BE RESOLVED BY THE CONTRACTOR/OWNER PRIOR TO CONSTRUCTION. CONSTRUCTION OF ANY BUILDING SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED BUILDING PROFESSIONAL.

THE CONTENT OF THIS PLAN SHEET IS PROVIDED BY WILLOW AND SAGE DESIGN LLC FOR THE PURPOSE OF CONVEYING THE DESIGNER'S INTENT TO THE ENGINEER OF RECORD, CONTRACTOR OR HOME OWNER. IF NO STRUCTURAL ENGINEER STAMP APPEARS ON THIS PLAN SHEET, THE CONTRACTOR AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR ASSURING THE STRUCTURAL INTEGRITY OF THE BUILDING.



www.willowandsagedesign.com
860-716-3902

2 SYLVESTER STREET PORTSMOUTH NH

Scale: 1/4" = 1'-0"
Date: 10-21-24
Project Number:

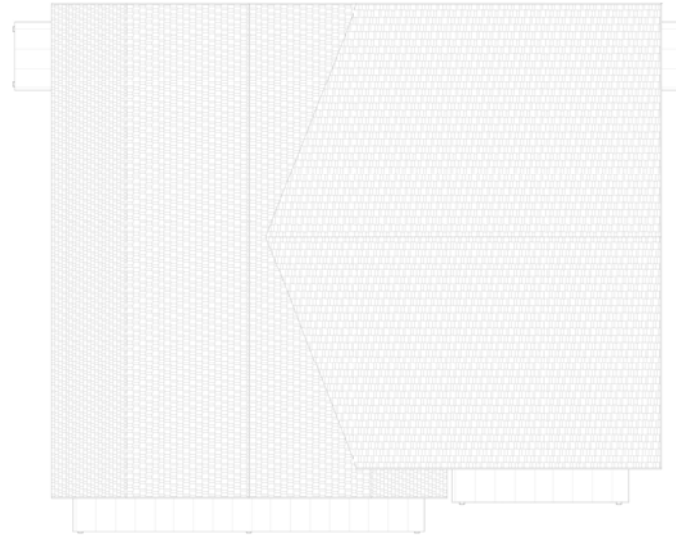
REVISIONS		
NO.	DESCRIPTION	DATE

CONCEPTUAL DESIGN
SECOND FLOOR PLAN

A3

COPYRIGHT © 2021

BID SET - NOT FOR CONSTRUCTION



① ROOF PLAN
1/4" = 1'-0"

GENERAL UNIT RCP NOTES
GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.

GENERAL PLAN NOTES
1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
2. EXTERIOR DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD TIP.
3. INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF FINISH TO FACE OF FINISH.
4. EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
5. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.

LIABILITY/DISCLAIMER
WHILE GREAT EFFORT HAS BEEN EXPERTED TO INSURE THAT THIS PLAN IS COMPLETE AND ACCURATE, WILLOW AND SAGE DESIGN LLC ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTED FROM THIS PLAN. ALL CONSTRUCTION DOCUMENTS PROVIDED BY WILLOW AND SAGE DESIGN LLC ARE PROVIDED AS IS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO PERFORM BUILDING REVISIONS BEFORE BEGINNING CONSTRUCTION. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) VERIFY ALL DIMENSIONS
B) REVIEW ALL BUILDING REQUIREMENTS
C) VERIFY COMPLIANCE WITH THE LOCAL BUILDING CODES.
ANY DISCREPANCIES ONT HIS PLAN MUST BE RESOLVED BY THE CONTRACTOR/OWNER PRIOR TO CONSTRUCTION. CONSTRUCTION OF ANY BUILDING SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED BUILDING PROFESSIONAL.

THE CONTENT OF THIS PLAN SHEET IS PROVIDED BY WILLOW AND SAGE DESIGN LLC FOR THE PURPOSE OF CONVEYING THE DESIGNERS INTENT TO THE ENGINEER OF RECORD, CONTRACTOR OR HOME OWNER. IF NO STRUCTURAL ENGINEER STAMP APPEARS ON THIS PLAN SHEET THE CONTRACTOR AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR ASSURING THE STRUCTURAL INTEGRITY OF THE BUILDING.

WILLOW & SAGE
DESIGN

www.willowandsagedesign.com
860-716-3902

2 SYLVESTER STREET PORTSMOUTH NH

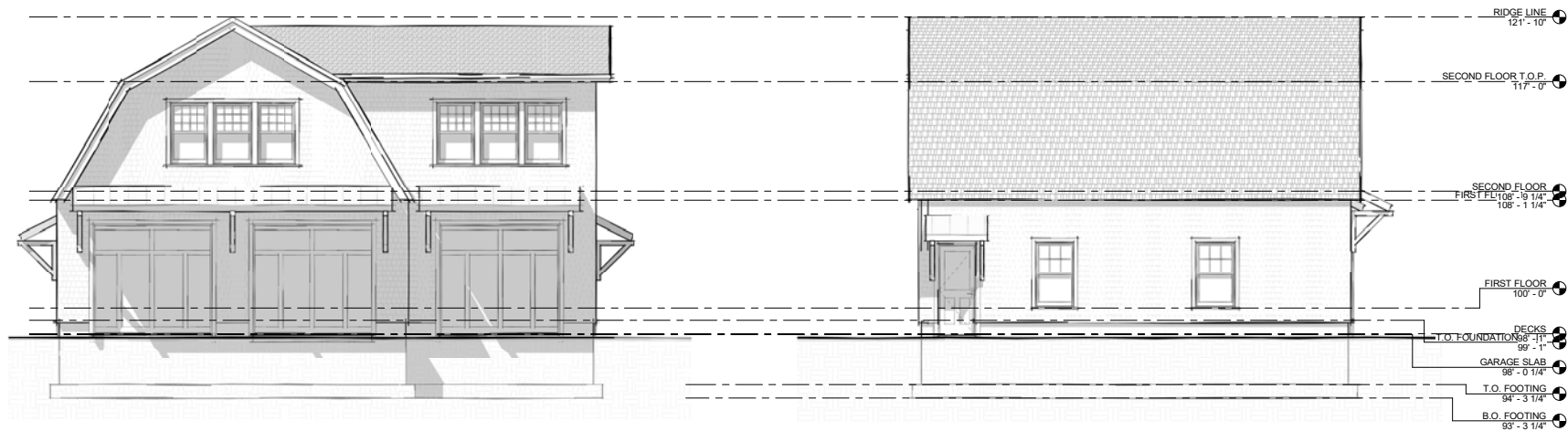
Scale: 1/4" = 1'-0"
Date: 10-21-24
Project Number:

REVISIONS		
NO.	DESCRIPTION	DATE

CONCEPTUAL DESIGN
ROOF PLAN

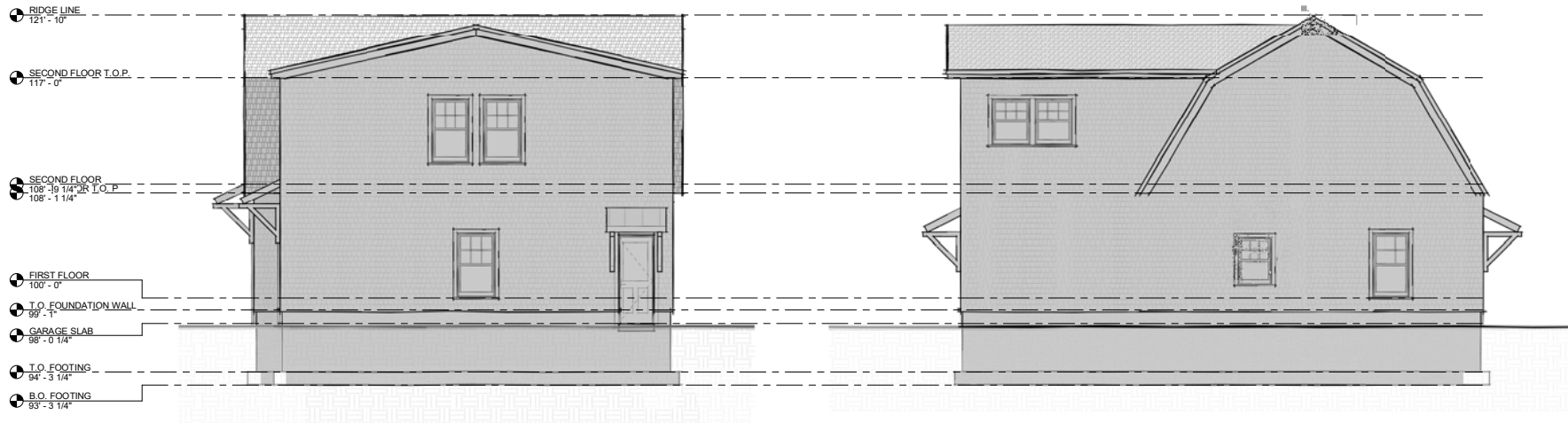
BID SET - NOT FOR CONSTRUCTION

A4
COPYRIGHT © 2021



① SOUTH ELEVATION
1/4" = 1'-0"

② WEST ELEVATION
1/4" = 1'-0"



③ EAST ELEVATION
1/4" = 1'-0"

④ NORTH ELEVATION
1/4" = 1'-0"



www.willowandsagedesign.com
860.716.3902

2 SYLVESTER STREET PORTSMOUTH NH

Scale: 1/4" = 1'-0"
Date: 10-21-24
Project Number:

REVISIONS		
NO.	DESCRIPTION	DATE

CONCEPTUAL DESIGN
ELEVATIONS

A5

COPYRIGHT © 2021

BID SET - NOT FOR CONSTRUCTION

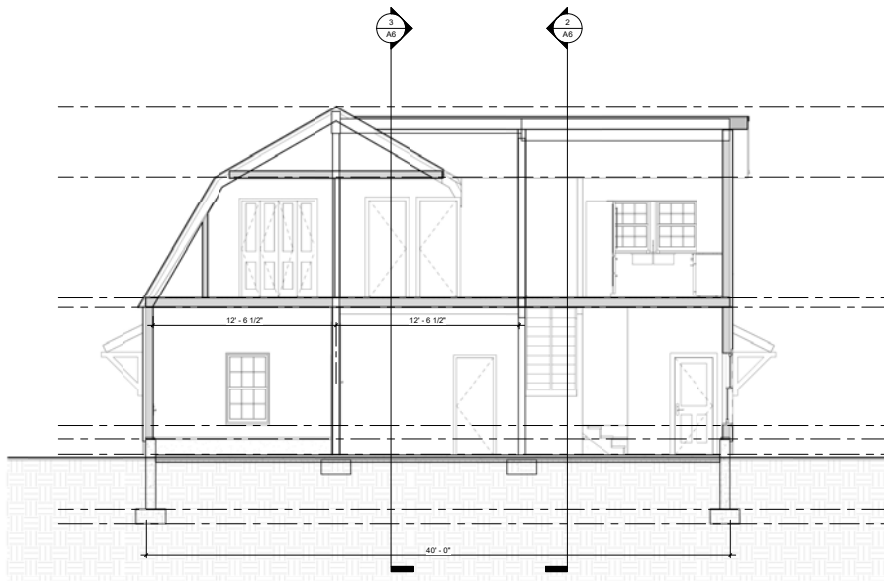
REVISIONS		
NO.	DESCRIPTION	DATE

CONCEPTUAL DESIGN

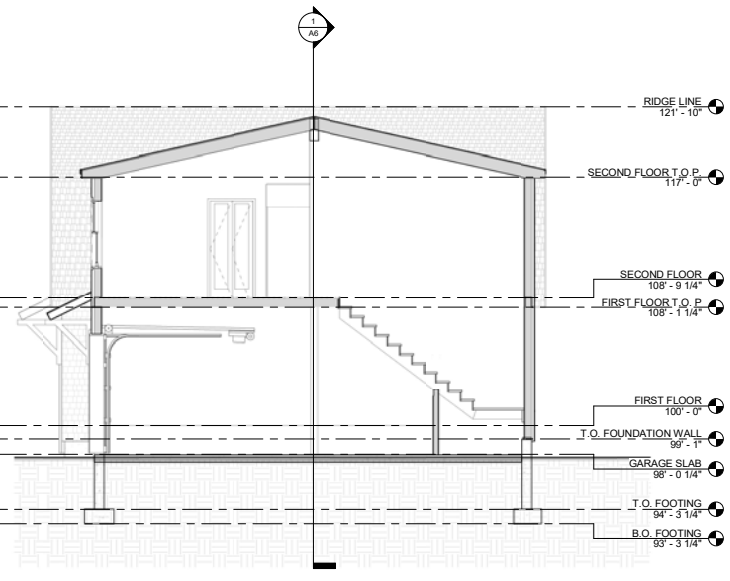
BUILDING
SECTIONS

A6

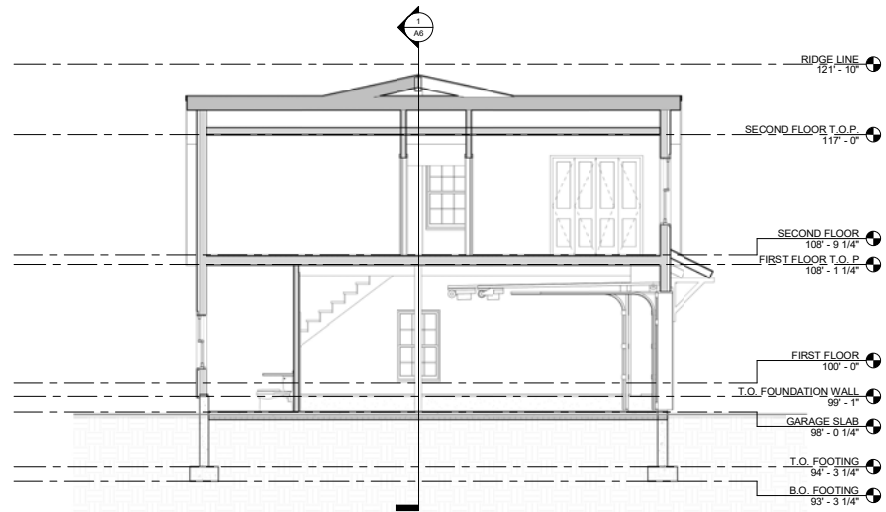
COPYRIGHT © 2021



① LONGITUDINAL SECTION
1/4" = 1'-0"



② SECTION @ KITCHEN/LIVING ROOM
1/4" = 1'-0"



③ SECTION @ BEDROOMS
1/4" = 1'-0"

BID SET - NOT FOR CONSTRUCTION

Karolina and Paul Roggenbuck
2 Sylvester Street
Portsmouth, NH 03801

Proposed Secondary Dwelling location
(not to scale)

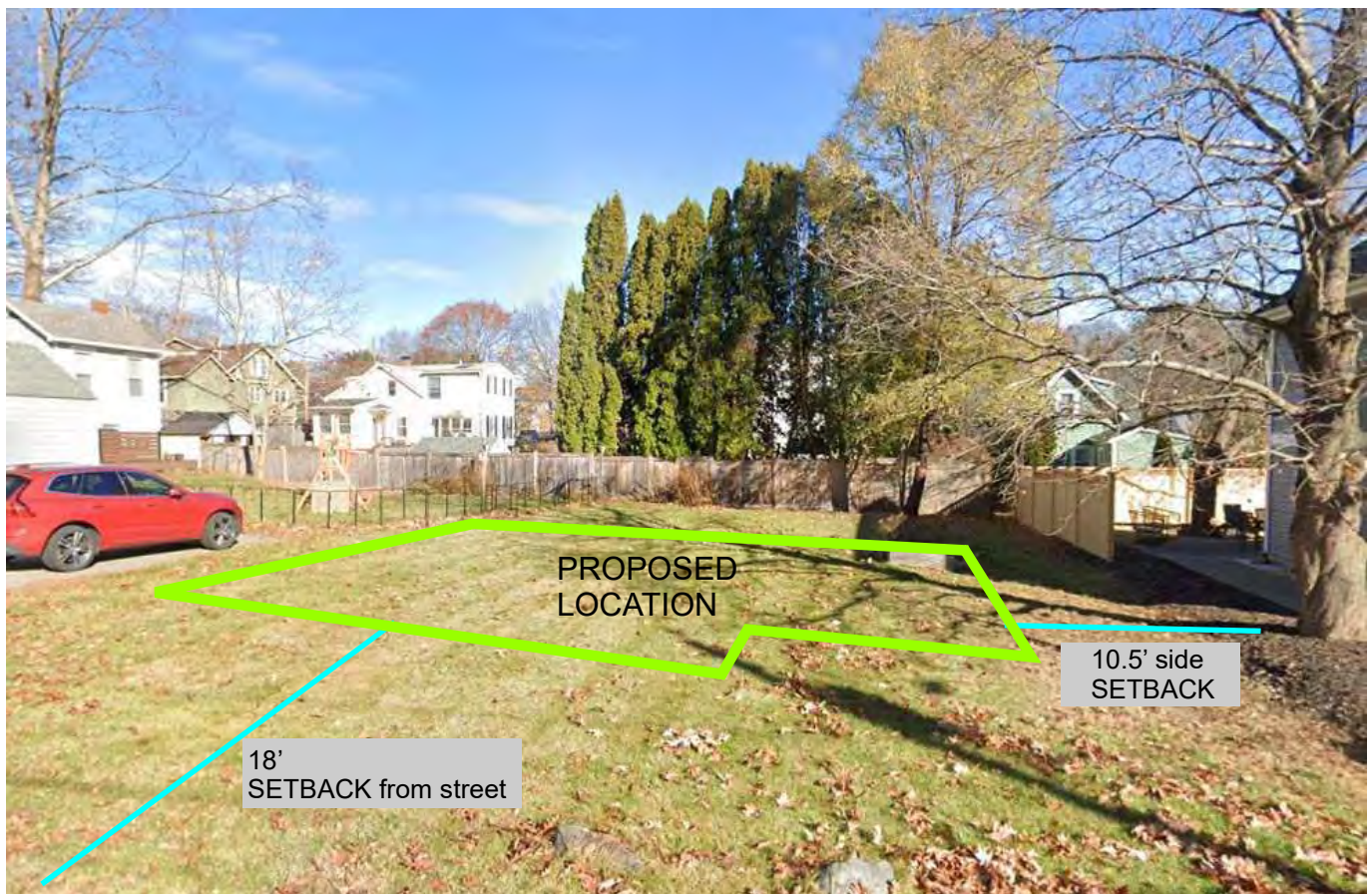
photo 1



Karolina and Paul Roggenbuck
2 Sylvester Street
Portsmouth, NH 03801

Proposed Secondary Dwelling location
(not to scale)

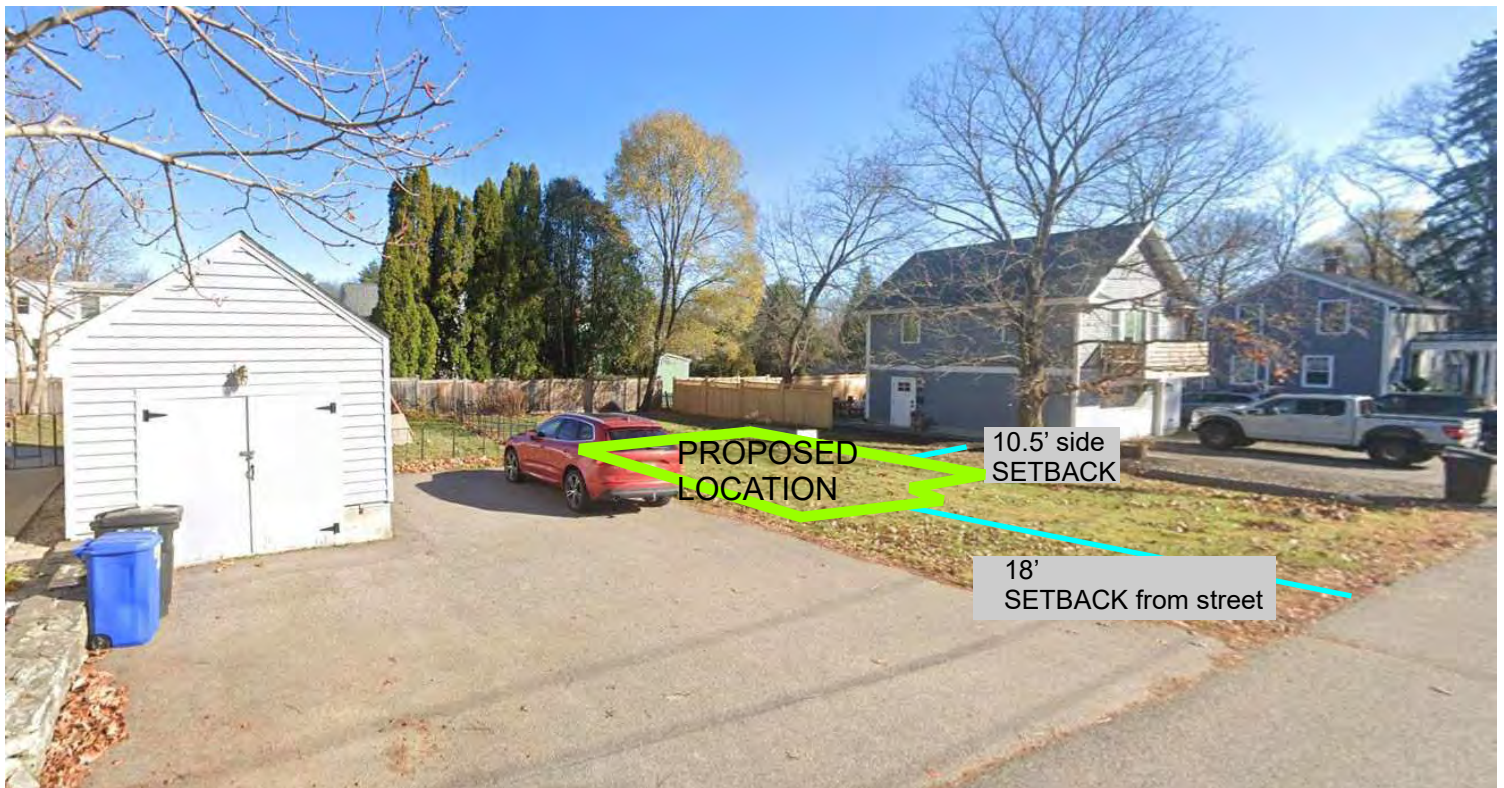
photo 2



Karolina and Paul Roggenbuck
2 Sylvester Street
Portsmouth, NH 03801

Proposed Secondary Dwelling location
(not to scale)

photo 3



Karolina and Paul Roggenbuck
2 Sylvester Street
Portsmouth, NH 03801

site photos (page 1 of 7)



Karolina and Paul Roggenbuck
2 Sylvester Street
Portsmouth, NH 03801

site photos (page 2 of 7)



Karolina and Paul Roggenbuck
2 Sylvester Street
Portsmouth, NH 03801

site photos (page 3 of 7)



Karolina and Paul Roggenbuck
2 Sylvester Street
Portsmouth, NH 03801

site photos (page 4 of 7)



Karolina and Paul Roggenbuck
2 Sylvester Street
Portsmouth, NH 03801

site photos (page 5 of 7)



Karolina and Paul Roggenbuck
2 Sylvester Street
Portsmouth, NH 03801

site photos (page 6 of 7)



Karolina and Paul Roggenbuck
2 Sylvester Street
Portsmouth, NH 03801

site photos (page 7 of 7)

