

To: Portsmouth Planning Board

From: Drew Williams (carpenter) on behalf of homeowners Joe and Jess Denuzzio

Re: Conditional Use Permit application for parking space requirements at 105 Thornton Street

11 January 2021

I wish to present the following application and documentation for a Conditional Use Permit to re-assess the off street parking spaces of the residence at 105 Thornton Street.

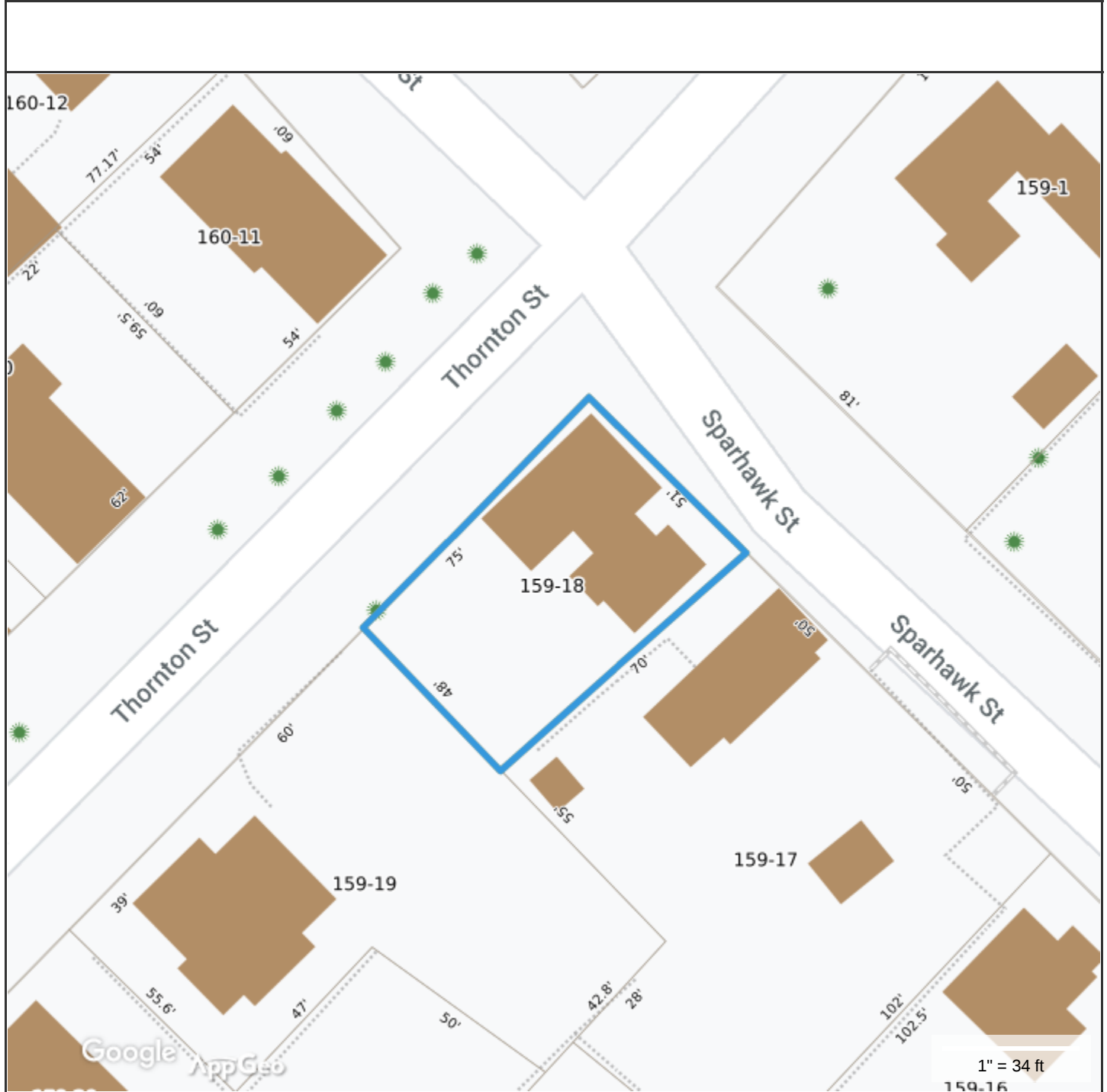
The property is a single family residence with a garage, both built in the 1940's, on the corner of Thornton and Sparhawk St. The garage is currently listed as the required two off street parking spaces for the house, however it is quite small by today's standards for automobile sizes, and has never been used by the homeowners for their cars for this reason. At some point in the past (before my customers owned the house), permission was granted to add a two car wide (24') parking area in front of the garage on Sparhawk Street to create enough room for two off street parking spaces.

The project in the works now is to convert part of the back of the current garage into living space, thus eliminating one of those listed off street parking spots. In this process, the homeowners and I have been informed that those two current driveway parking spaces do not actually conform to the size required by the city. I am seeking a Conditional Use Permit from the Board using Section 10.1112.14 to receive permission and clarification to use the front section of the garage (which will remain untouched by the project) AND the fact that the homeowners have always used the two driveway spaces (although "officially" non-conforming) to show that there will easily be sufficient off street parking on the premises even by converting the back half of the garage.

Also attached is a copy of the mapgeo.com zoning map for the property.

I greatly appreciate the Board's time and attention,  
Thank you,

Drew Williams



**Property Information**

**Property ID** 0159-0018-0000  
**Location** 105 THORNTON ST  
**Owner** DENUZZIO JOSEPH



**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