

An architectural rendering of a long, three-story brick townhome building with a mansard roof and dormer windows. The building is shown from a low angle, emphasizing its height. The sky is blue with light clouds. The rendering is overlaid with a semi-transparent grey box containing text.

Pleasant St Homes

proposing 9 new homes

Existing Context

PLEASANT ST

Existing context on the 100 block of Pleasant St consists of buildings that are mostly 2 story with front porches that all have a 2-4ft raised first floor level. Porches and building materials have been significantly altered over the years with minimal original architectural details remaining.



Existing Context

MEEHAN AVE

Existing context on the 100 block of Meehan Ave consists of 2 and 3 story structures. Buildings on the 0-100 block of Meehan are mostly 3 story structures. There are multiple curb cuts on the 100 block of Meehan. There are porches on about 50% of the buildings that are on this block.



Neighborhood Fabric



200 block of Gorgas
4 blocks from site



100 block of Meehan
1 block from site



100 block of Meehan
1 block from site

EXISTING SITE



Existing Site

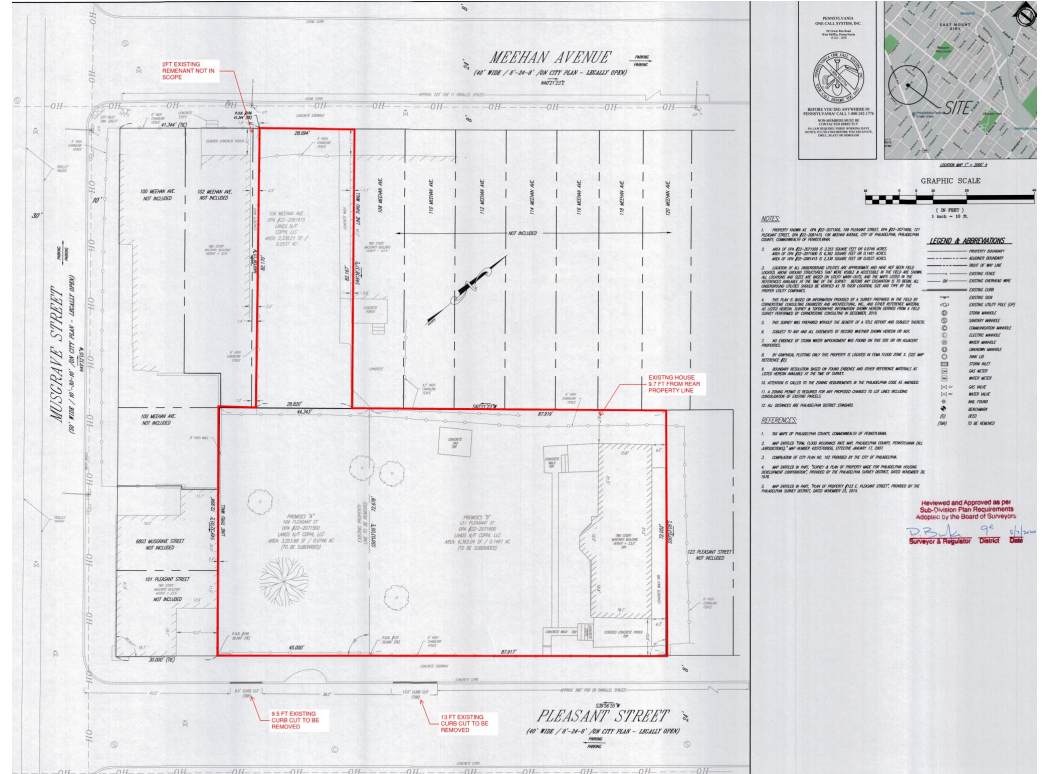
TOTAL LOT AREA: 11,953.93 SF

ZONING CLASSIFICATION: RSA-5

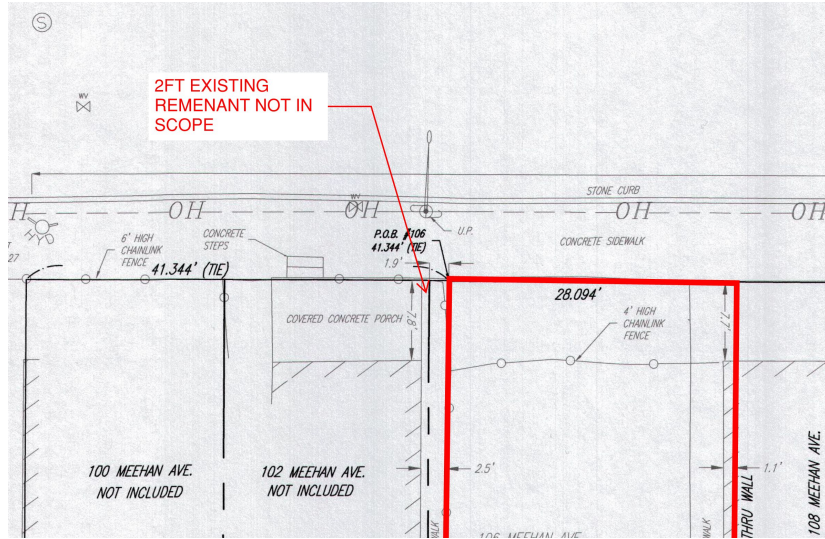
SIDEWALK WIDTHS: 8FT

STREET PARKING: YES

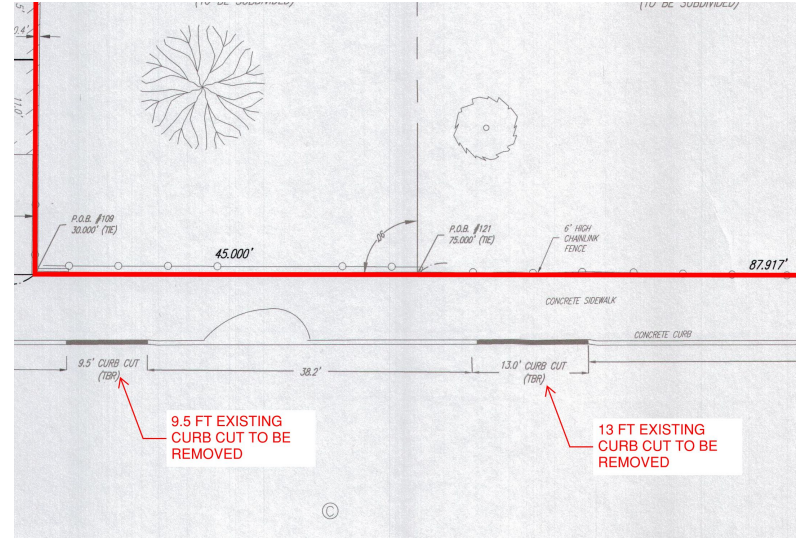
EXISTING STRUCTURES : 1



Existing Site

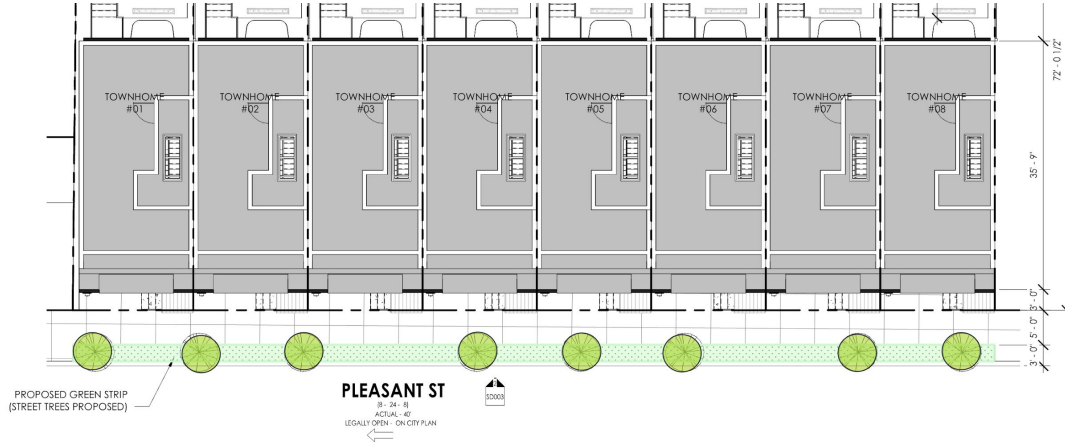


Existing lot parcel remnant to remain adjacent to 102 Meehan.



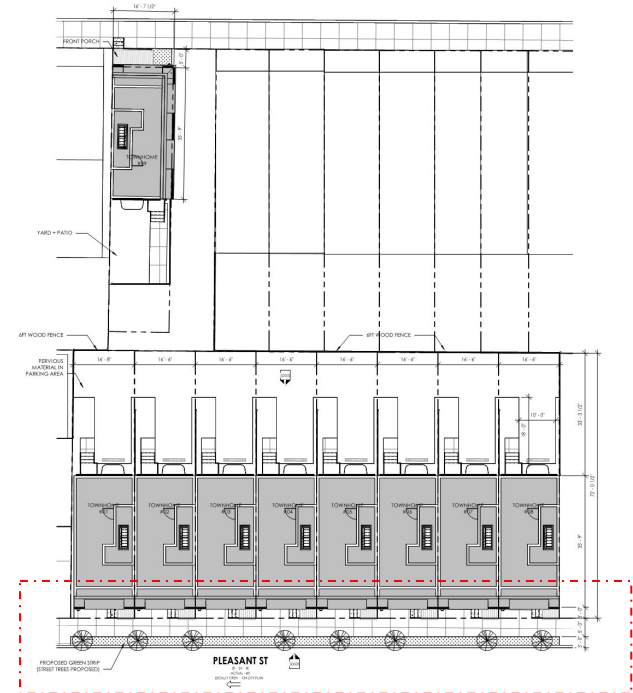
Existing Curb Cuts on Pleasant St. to be removed. Total of 22.5 ft of curb cut

Proposed Site

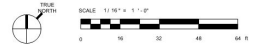


PLEASANT ST FRONTAGE

A new 3 ft grass strip with 8 new street trees to be proposed along Pleasant St. New homes to be setback 3ft within the building lots to allow wider walking path and tree planting space.



SCHEMATIC DESIGN SITE PLAN



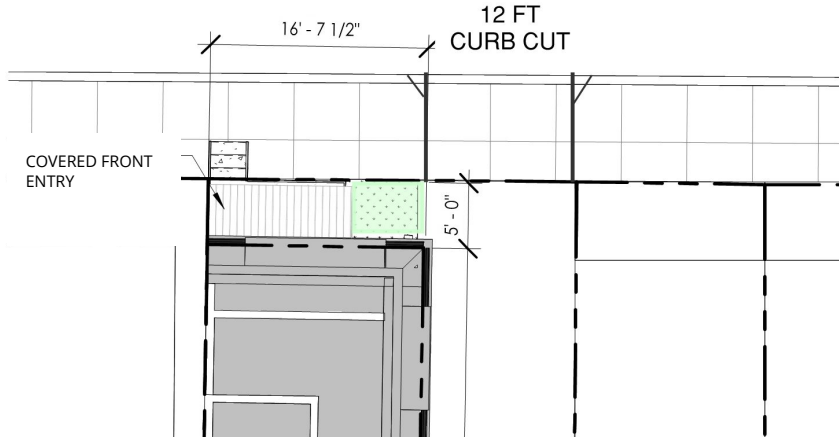
Pleasant St Facade

PLEASANT ST FRONTAGE

- Mansard roofs with detailed second story cornice
- Traditional windows with muntins
- Covered entryways
- Height of homes reduced and first floor level lowered closer to grade
- Traditional red brick harmonizes with some existing context
- Overall height kept under 35ft
- Recessed segments of brick facade provides aesthetic break.

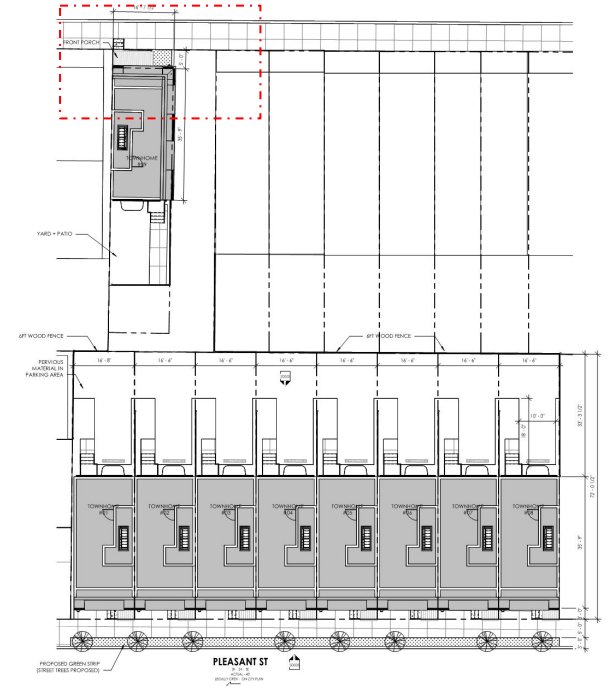


Proposed Site

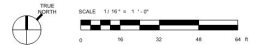


MEEHAN ST FRONTAGE

Proposed structure to be setback 5ft to match adjacent setbacks of homes. Covered front entryway proposed with planting bed adjacent to drive aisle. The drive aisle to provide access to parking for all 9 homes.



SCHEMATIC DESIGN SITE PLAN



Meehan Facade

MEEHAN ST FRONTAGE

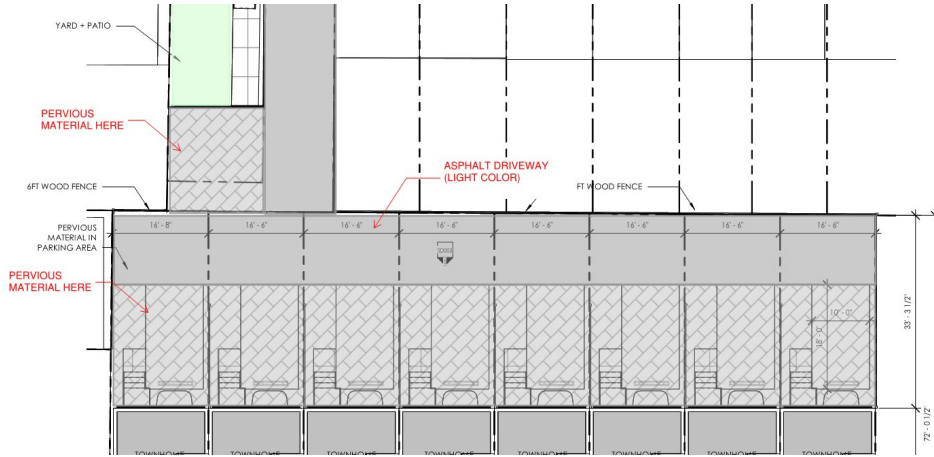
- Mansard roofs with second story cornice matches the cornice height of the adjacent house
- Mansard roof and brick facade wraps the corner that relates to existing homes in the area
- Covered front entryway
- Planting bed adjacent to driveway with house setback 5ft from sidewalk
- Traditional red brick harmonizes with some existing context
- Overall height kept under 35ft



Proposed Facades

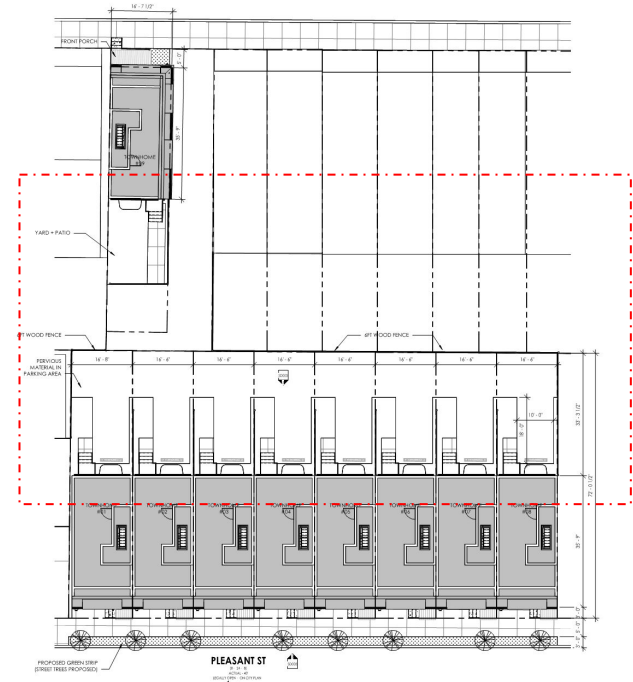


Proposed Site



REAR PARKING

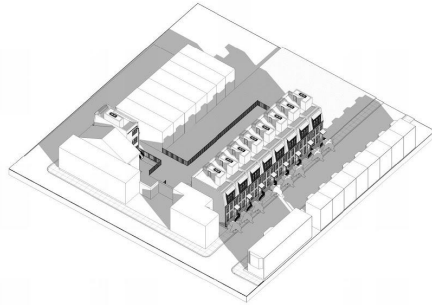
Each home will have one car surface parking in the rear accessed from a common driveway off of Meehan Ave. The parking space will be a pervious material (paver) to minimize extent of impervious cover. The drive surface will be a light colored asphalt to reduce heat island effects from the sun. New 6ft wood fences will be installed at all boundaries of drive aisle.



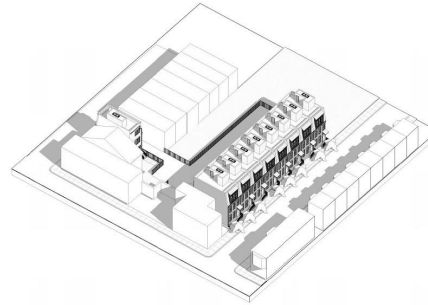
SCHEMATIC DESIGN SITE PLAN



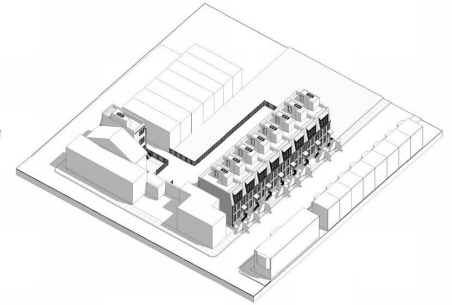
Proposed Site



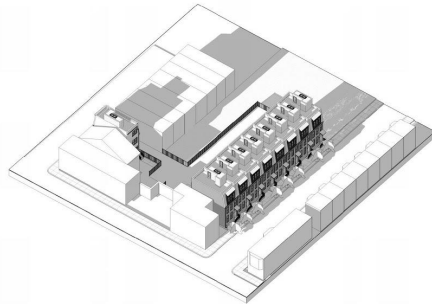
Winter Solstice 12/21 10am



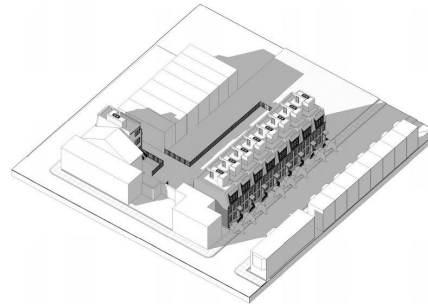
Autumnal Equinox 9/22 10am



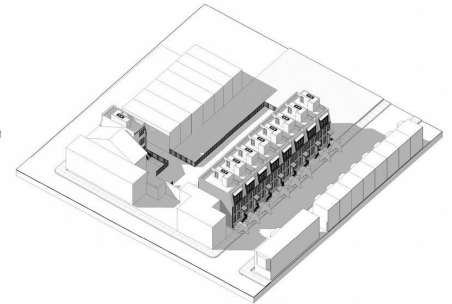
Summer Solstice 6/20 10am



Winter Solstice 12/21 4pm

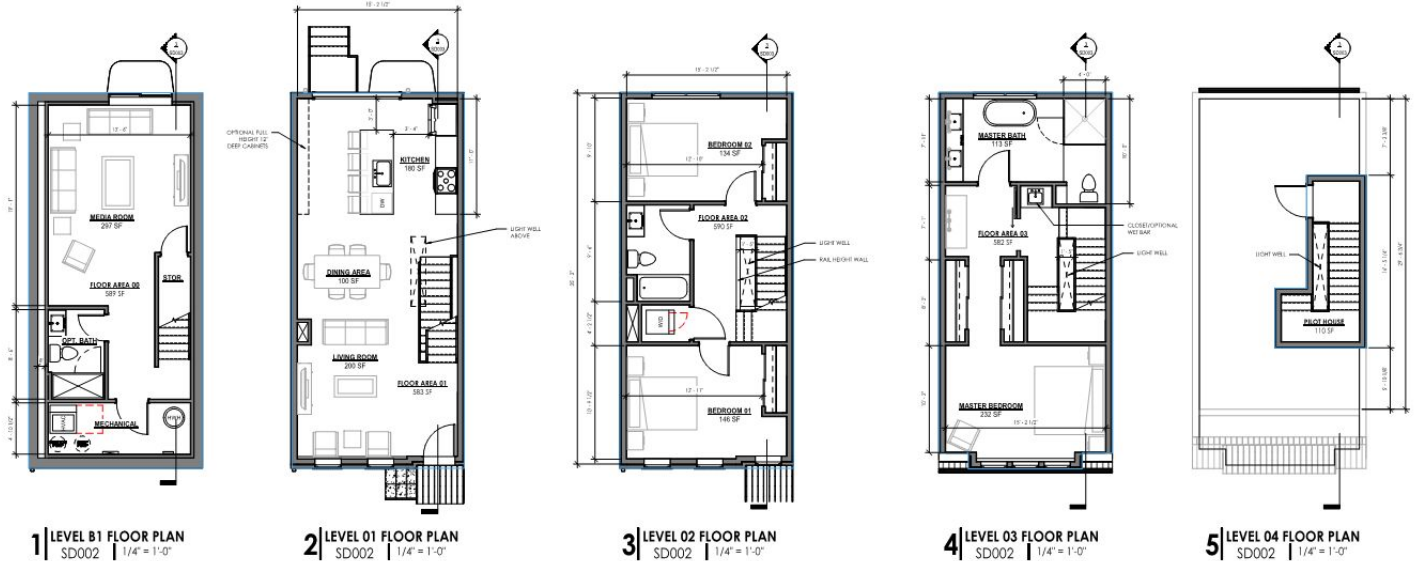


Autumnal Equinox 9/22 4pm



Summer Solstice 6/20 4pm

Typical House Layouts



AREA - BUILDING NET SF				
Name	AREA	TYPE	LEVEL	COMMENTS
FLOOR AREA 00	589 SF		BASEMENT	
FLOOR AREA 01	583 SF		LEVEL 01	
FLOOR AREA 02	590 SF		LEVEL 02	
FLOOR AREA 03	582 SF		LEVEL 03	
PILOT HOUSE	110 SF		T.O. ROOF	
	2455 SF			

Variances Requested

Code Section(s):	Code Section Title(s):	Reason for Refusal:	
		REQUIRED	PROPOSED
TABLE 14-701-1	MINIMUM LOT AREA (SQ. FT.)	1440 SQ. FT.	1246.292 SQ. FT. (PARCEL A) 1201.443 SQ. FT. (PARCEL B) 1199.505 SQ. FT. (PARCEL C) 1197.568 SQ. FT. (PARCEL D) 1195.630 SQ. FT. (PARCEL E) 1193.692 SQ. FT. (PARCEL F) 1191.755 SQ. FT. (PARCEL G) 1189.817 SQ. FT. (PARCEL H)
TABLE 14-701-1; §14-803(1)(b)(.1)(.a)(.ii)	MINIMUM REAR YARD DEPTH AT PARKING (FT.) (106 MEEHAN AVE)	REQUIRED	PROPOSED
		9 FT.	0 FT.
TABLE 14-701-1	MINIMUM SIDE YARD WIDTH (FT.) (106 MEEHAN AVE)	REQUIRED	PROPOSED
		5 FT	0 FT

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		5 FT	0 FT

Variance is stated as not providing a “side yard” for the house on Meehan Ave that has a 12ft driveway easement that runs through the property. RSA-5 zoning requires a side yard (**if used**) of 5ft, meaning you have to build to the lot line to consider the building **attached** and not requiring a side yard. Based on the definition of lot line and definition of attached building we do not believe that this is an accurate variance. The minimum rear yard refusal is being generated as parking is not permitted in RSA-5 rear yards in the building is not attached.

📌 (178) Lot Line.

A boundary line delineating one lot from another lot, street, or any public or **private means of vehicular or pedestrian traffic**.

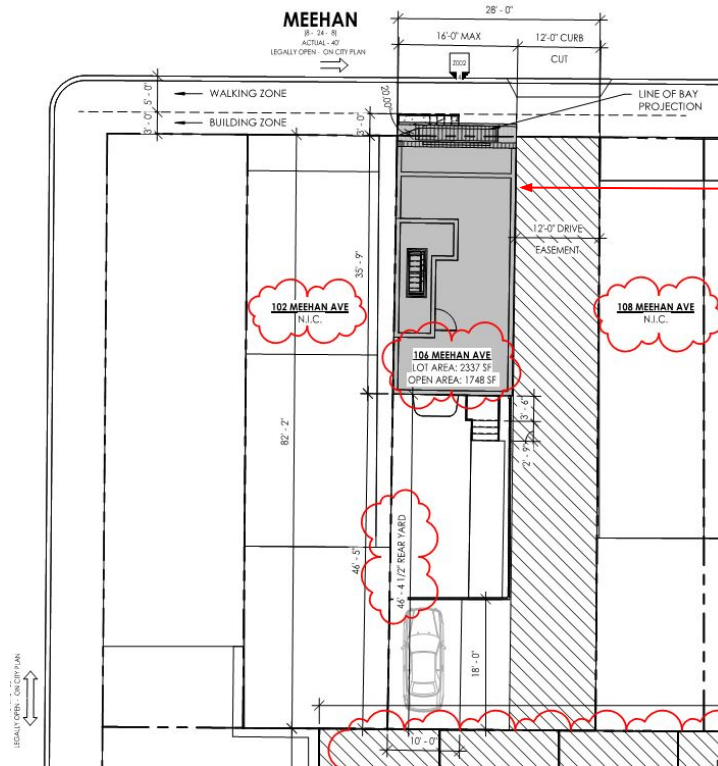
Attached structure definition is -

📌 (44) Building, Attached. 40

- (a) For intermediate lots, a building with both side building walls located on or at the side lot line. An attached building is commonly called a rowhouse.
- (b) For corner lots, a building with a side building wall located on or at the side lot line and the opposite building wall located on or at the opposite front lot line.
- (c) For lots bounded by three or more streets, a building with a rear building wall located on or at the rear lot line and the opposite building wall located on or at the opposite front lot line.

Variances Requested

Variance is stated as not providing a “side yard” for the house on Meehan Ave that has a 12ft driveway easement that runs through the property. RSA-5 zoning requires a side yard (**if used**) of 5ft, meaning you have to build to the lot line to consider the building **attached** and not requiring a side yard. Based on the definition of lot line and definition of attached building we do not believe that this is an accurate variance. The minimum rear yard refusal is being generated as parking is not permitted in RSA-5 rear yards in the building is not attached.



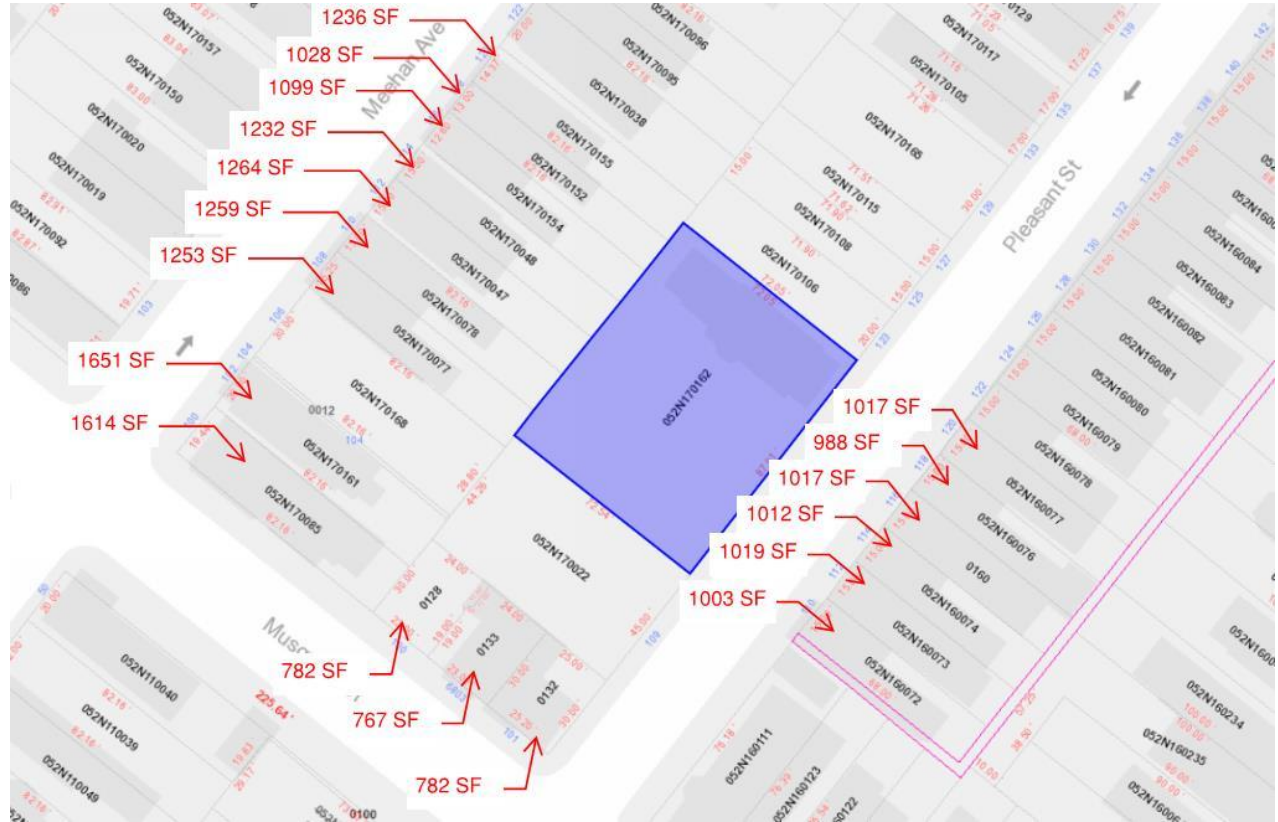
Line of easement considered “lot line”

Variances Requested

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Variances Requested

Refusal is for lot area being less than 1,440 SF. We believe that the proposed lots are in character with the surrounding lots being directly adjacent and within the this area of the neighborhood. The proposed lots range from 1,189 SF to 1,246 SF which are within the range of average lot size of directly adjacent lots.



Additional Considerations

Existing House



Existing house is in disrepair with water damage from a failing roof. Based on renovation costs and updating to current code standards, it is to be demolished.

Parking on this block is in limited supply as most houses provided with street parking.

New development proposes off street parking for each house. A 3ft grass and tree buffer between the walking zone of the sidewalk and the parking/street is created by the houses being setback 3ft. All sidewalks fronting property are to be replaced.

Sidewalk along Pleasant St



Additional Considerations

Adjacent City Owned Land

Lot is currently city owned.
Development team has committed to participate in the process to designate this land a public park for neighborhood residences.

