



November 15, 2021

Mr. David Rheame, Chair
City of Portsmouth Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH 03801

RE: The Variance application for a mixed-use development to be located on 93 Pleasant Street in Portsmouth, New Hampshire.

Mr. Rheame:

I have been asked by Dagny Taggart, LLC to investigate the impact to the value of the abutting properties for the proposed mixed-use development (office and apartment) development to be located on 93 Pleasant Street and to prepare an analysis and opinion on the matter. I have reviewed the Portsmouth Zoning Ordinance that addresses the standards for the requested variances. To prepare this letter, I have completed research on the proposed subject property, the neighborhood and the Portsmouth marketplace. The following letter summarizes my analysis, findings and conclusions:

1. The Existing Development:

The subject property is a 0.4017-acre parcel of land located in the “CD4” (Character District 4) zone and the “DOD” (Downtown Overlay District). The parcel is currently improved with an 8,010 square foot office building (the historic Treadwell Mansion). Along the Court Street portion of the parcel, there is a raised paved and gravel parking area that has a substantial granite retaining wall. This retaining wall is in place given that the subject’s parcel has a downward slope in a north to south direction. There are no wetland or unusable areas located on the parcel.

2. The Proposed Development:

The existing Treadwell Mansion will be converted into a mixed-use building with the basement and first floor areas containing 5,251 square feet of professional office space and the upper levels containing eight apartments. The subject property is proposed for development with a total of 52 apartments along with the office space. There will be eleven one-bedroom apartments and forty-one studio apartments. There will be an elongated two and three story building constructed in the area of the existing gravel parking area. Typical of many other multi-unit developments in Portsmouth, the rear building addition will have a lower level parking garage with a lower number of parking spaces (18) than it has units. There will be a single driveway access to the parking garage that will roughly be in the area of the existing driveway to the paved and gravel parking area. An elevator will be constructed within the new building addition. The elongated rear building addition will two

and three story building sections with some variance in the building design and exterior building finishes that created the look of multiple abutting buildings. These buildings will have clapboard and brick exteriors that will be similar to many of the existing classic historic buildings located in the downtown area of Portsmouth. The majority of the existing granite retaining wall will remain in place. There will be sidewalk areas to the front of the rear proposed addition along with a small bike rack area and minimal front landscaped areas. There will not be any exterior areas designed for exterior gatherings or recreation. There will be landscaped and grassed areas surrounding the site improvements.

3. *Neighborhood & Abutting Properties:*

The subject property is located on the eastern side of Pleasant Street and the northern side of Court Street in the downtown area of the City of Portsmouth in the “CD4” and “DOD” zones. The subject property is a corner parcel at the intersection of Pleasant Street and Court Street. The subject property directly abuts a restaurant property and two mixed-use (retail, office and apartment) properties to the north, the Temple Israel development to the east, Court Street to the south and Pleasant Street to the west. There are two historic residential properties located to the south of the subject property on Court Street (the Captain John Loughton House and the Governor John Langdon House). This section of Court Street, from Pleasant Street to Marcy Street is largely developed with older two and three story residential properties with a few scattered non-residential uses. There is no municipal street parking located in this stretch of Court Street. The areas that surround the subject’s area of Pleasant Street and Court Street are developed with a combination of older historic properties, commercial properties, apartment buildings and mixed-use buildings that have an office or retail use on the ground level with apartment space on the upper levels.

4. *Factors that impact Value and the Application to the Subject Property:*

For the subject property, there are three potential factors that could directly impact the market value of the abutting properties. These factors are noise, view and use.

Noise:

It was previously noted that the existing subject property is an historic building used as office space with a rear elongated gravel parking lot. At the present time, the noises emitted from the subject property would be from pedestrian traffic entering and exiting the existing building and from the vehicular traffic entering and exiting from the parking area. In addition, there would likely be noises from the car doors opening and closing. The subject’s proposed mixed-use development will contain a drive area (ingress and egress) that will access a lower level parking garage. The vehicle noise from the proposed development will be similar to that currently emitted by the existing development. One difference is that the proposed development will have a lower level contained parking garage so there would be no noise from the opening and closing of the car doors. Any permitted commercial, residential or mixed-use development will likely result in more vehicle trips into and out of the subject property. The subject’s proposed mixed-use development will be no larger in size as compared to what is legally permitted if a commercial use was located on the first floor area of the new addition. A buyer of a property located within close proximity to the subject property would already be aware that the subject property is a well-located developable parcel of land located in a very desirable downtown Portsmouth location that would likely be

developed with a more intensive commercial, residential or mixed-use development sometime in the future. It is a fact that the subject property (and any other permitted development of the same size) will be changing the noise transmissions from that of an open parking lot to one that has an enclosed lower level parking garage. However, the typical buyer of a property located in close proximity to the subject property would also be aware of this. Considering all of these factors, it is reasonable to conclude that the proposed mixed-use development of the subject property is configured in such a manner that there would not be an increase in noise that would be over and above that of any other permitted uses of the same size in the “CD4” and “DOD” zones.

View:

At the present time, the subject’s office development is very visible from points to the west, south and east with the only view from the north coming from rear windows of existing mixed-use buildings. The view from the west of the subject property is of the existing three-story structure that fronts along Pleasant Street. The proposed development calls for completing some landscaping to the front of the existing building that will only enhance the current view and appearance of the property. The view from the south and east of the subject property is of the side and rear of the existing building, of the existing granite retaining wall and of the elongated open parking lot. The proposed development will change this view to one of several two and three story abutting building sections that will have an exterior that is consistent with that of a classic downtown Portsmouth building. The view of the subject property from the rear of the buildings to the north will change as there will not be a multi-story building in place of what was an open parking lot. Once again, the typical buyer of a property, located adjacent to the subject property to the north, would already be aware that the subject property would likely be developed with a multi-story building in the future.

While it is true that the view of the subject property from all sides and neighboring properties will change, it is not necessarily true that the market value of the abutting residences will change because of this view change. Any alternate use of the subject property different from the existing office and open parking lot use will likely result in a change in the view from the surrounding properties. As an extreme example, the market value of the neighboring residences could possibly be increased if the rear portion of the subject property were not an open parking lot or a multi-story mixed-use building but if it were an in-town park with a combination of trees and grassed areas. Having no development on the subject property and having the view of the subject property being an undeveloped park area that everyone could use would be a positive value enhancement for the surrounding residences. However, this will not be the case and it is not reality. The subject property is currently an office development with a rear open elongated parking lot located in a downtown mixed-use area. If the subject property is not an office development or a mixed-use development in the future, it will be something else that changes the view of all of the nearby commercial, residential and mixed-use properties. Any other proposed development for the subject property that conforms to the zoning requirements might not be designed in a manner that is consistent with the look of a classic downtown Portsmouth building. The site could be improved with a development that does not have the same exterior appeal that is currently being proposed.

Use:

The subject property is proposed for use as a mixed-use development with 5,251 square feet of professional office space and 52 apartment units. In the surrounding neighborhood in the Pleasant Street and Court Street area there are a variety of commercial, residential and mixed-use developments. Pleasant Street is largely developed with mixed-use properties with commercial space located on the ground floor level with residential space located on the upper levels. Court Street is largely an interior residential street with a combination of single family residences and multi-unit residences. Without considering the zoning requirements in the “CD4” and “DOD” zones, the proposed use of the subject property as a mixed-use development with office and apartment space would mix in well with the mixed-use developments that dominate Pleasant Street and with the residential uses that dominate Court Street. There are some commercial uses, such as a restaurant, lounge or nightclub that would obviously be undesirable uses for a neighboring residential property. Any of these uses would be so egregious that the surrounding neighborhood and the adjacent residential properties could experience some market resistance. Because of the adjacent undesirable use, the demand for the abutting properties would decline and the market value would be negatively impacted. The subject’s proposed use as an office and apartment development is not one that would typically be associated with bringing market resistance to what is already a mixed-use area. Rather, a quality designed and constructed mixed-use development may enhance the surrounding neighborhood by adding a new and attractive mixed-use property to the neighborhood.

5. *Specific Standards – Variances:*

The owners are requesting Variances from the following – Figure 10.5A41.10C and Section 10.642 (1), which prohibits a residential use in the ground floor; Figure 10.5A41.10C which prohibits a finished floor surface of the ground floor that is 36” above the sidewalk grade, where a maximum of 60” is proposed; Figure 10.5A41.10C which requires a minimum ground story height of 12’, where 10’8” is proposed; Figure 10.5A41.10C which requires an entrance spacing every 50’; and Figure 10.5A44.35 which requires the above-ground portion of a parking structure or garage to have a liner building at least the height of the ground floor along the entire width of any front yard except for driveways and pedestrian entrances. Other than the first requested variance which prohibits a residential use in the ground floor, all of the other requested variances are specific dimensional variances that, while they are in place, the marketplace would not recognize as being unusual given the unique slope of the subject’s parcel. I spoke with Roseann Maurice-Lentz, City Assessor for Portsmouth, to see if her office has conducted any studies over the years that indicated a diminution of value when a first floor residential use is in place of a commercial use or when a mixed-use development is constructed in an area near single family residential properties. She indicated that they haven’t conducted any such study. She did indicate that she would not anticipate any diminution in value of the abutting property values in the surrounding area if a first floor residential use were to be permitted in this area. I have attempted to gather market sales data from the area that would speak to the change in use issue and possible value changes. In the greater Portsmouth area, there is no exactly similar property from which to extract paired-sales. Therefore, only general observations can be made based on my experience in the marketplace. Over the past several decades in the greater downtown area of Portsmouth, several new mixed-use developments have been constructed in areas that contain individual single-family residential homes. In general, the addition of a new mixed-use development

results in upgrading the overall condition of the neighborhood and therefore enhancing the overall desirability of the area. It should also be noted that some permitted commercial uses could be more detrimental to the neighbor's view as they could contain uses that are not consistent with the mostly residential nature of Court Street.

It is my opinion that granting the requested variances for the subject property to be used as a mixed-use development with a combination of office and apartment space would not result in the diminution in value of the abutting property values in the immediate vicinity of the subject property and the proposed subject property would not change the characteristics of the neighborhood. In fact, the addition of the proposed subject property will add a modern mixed-use development to the neighborhood that very well could enhance the value of the surrounding properties as it will add a new mixed-use space to a location that is currently under improved for the area.

Respectively submitted,



Brian W. White, MAI, SRA NHC#-52

ADDENDA

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PHOTOGRAPHS OF THE SUBJECT PROPERTY



Front of the Subject Property
Looking Southwest on Court Street - (11/21)



Front of the Subject Property
Looking Northeast on Court Street - (11/21)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Subject Property – Frontage on Court Street
Looking West from Court Street – (11/21)



Subject Property – Frontage on Court Street
Looking Northwest from Court Street – (11/21)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Subject Property – Frontage on Court Street
Looking North from Court Street – (11/21)



View from Center of the Rear Parking Lot
Looking Southwest - (11/21)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



View from Center of the Rear Parking Lot
Looking West - (11/21)



View from Center of the Rear Parking Lot
Looking Northwest - (11/21)

PHOTOGRAPHS OF THE SURROUNDING PROPERTIES



View from Center of the Rear Parking Lot
Looking North - (11/21)



View from Center of the Rear Parking Lot
Looking Northeast - (11/21)

PHOTOGRAPHS OF THE SURROUNDING PROPERTIES



View from Center of the Rear Parking Lot
Looking East - (11/21)



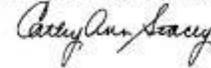
View from Center of the Rear Parking Lot
Looking Southeast - (11/21)

PHOTOGRAPHS OF THE SURROUNDING PROPERTIES



View from Center of the Rear Parking Lot
Looking South - (11/21)

Return to:
Edward F. Morris, Esq.
Morris Law Office, PLLC
400 Lafayette Road
Hampton, NH 03842



LCHIP	ROA513995	25.00
TRANSFER TAX	RO099673	30,000.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

RONALD P. BOURGEAULT, TRUSTEE OF THE RONALD P. BOURGEAULT REVOCABLE TRUST, having an address of 222 Pleasant Street, Portsmouth, New Hampshire 03801, for consideration paid, grants to **DAGNY TAGGART, LLC**, a New Hampshire limited liability company having an address of 30 Penhallow Street, Suite 300, E. Portsmouth, New Hampshire 03801, with **WARRANTY COVENANTS**:

A certain tract or parcel of land with the buildings thereon at the corner of Pleasant Street and Court Street, so-called, upon the easterly side of said Pleasant Street in Portsmouth, County of Rockingham and State of New Hampshire, being more particularly bounded and described as follows:

Bounded northerly by land now or formerly of Robert O. Treadwell, land now or formerly of St. John's Church, and land now or formerly of the City of Portsmouth; southerly by said Court Street; westerly by said Pleasant Street and easterly by land now or formerly of Temple Israel.

SUBJECT TO such state of facts as are depicted on the plan entitled "Subdivision of Land / 93 Pleasant St., Portsmouth, New Hampshire", prepared by Kimball Chase Company, Inc. dated October 26, 1987, and recorded with the Rockingham County Registry of Deeds on January 13, 1988, as Plan No. D-17511.

Meaning and intending to describe a portion of the premises conveyed by Ronald P. Bourgeault, also known as Ronald Bourgeault, to Ronald P. Bourgeault, Trustee of the Ronald P. Bourgeault Revocable Trust, by Warranty Deed dated November 3, 2010, and recorded at Book 5163, Page 137, said Registry of Deeds.

Trustee Certificate Pursuant to New Hampshire RSA 564-A:7 II: (1) The undersigned Trustee as Trustee under the Ronald P. Bourgeault Revocable Trust, created by Ronald P. Bourgeault as Donor under trust agreement dated November 3, 2010, as amended, has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a conveyance thereof. (2) The trust agreement is a trust as

defined by New Hampshire RSA 564-A:1,I. (3) The trust has not been revoked and is still in full force and effect.

Homestead: This is not homestead property.

Executed as of the 8th day of SEPTEMBER, 2020.


Ronald P. Bourgeault, Trustee of the
Ronald P. Bourgeault Revocable Trust

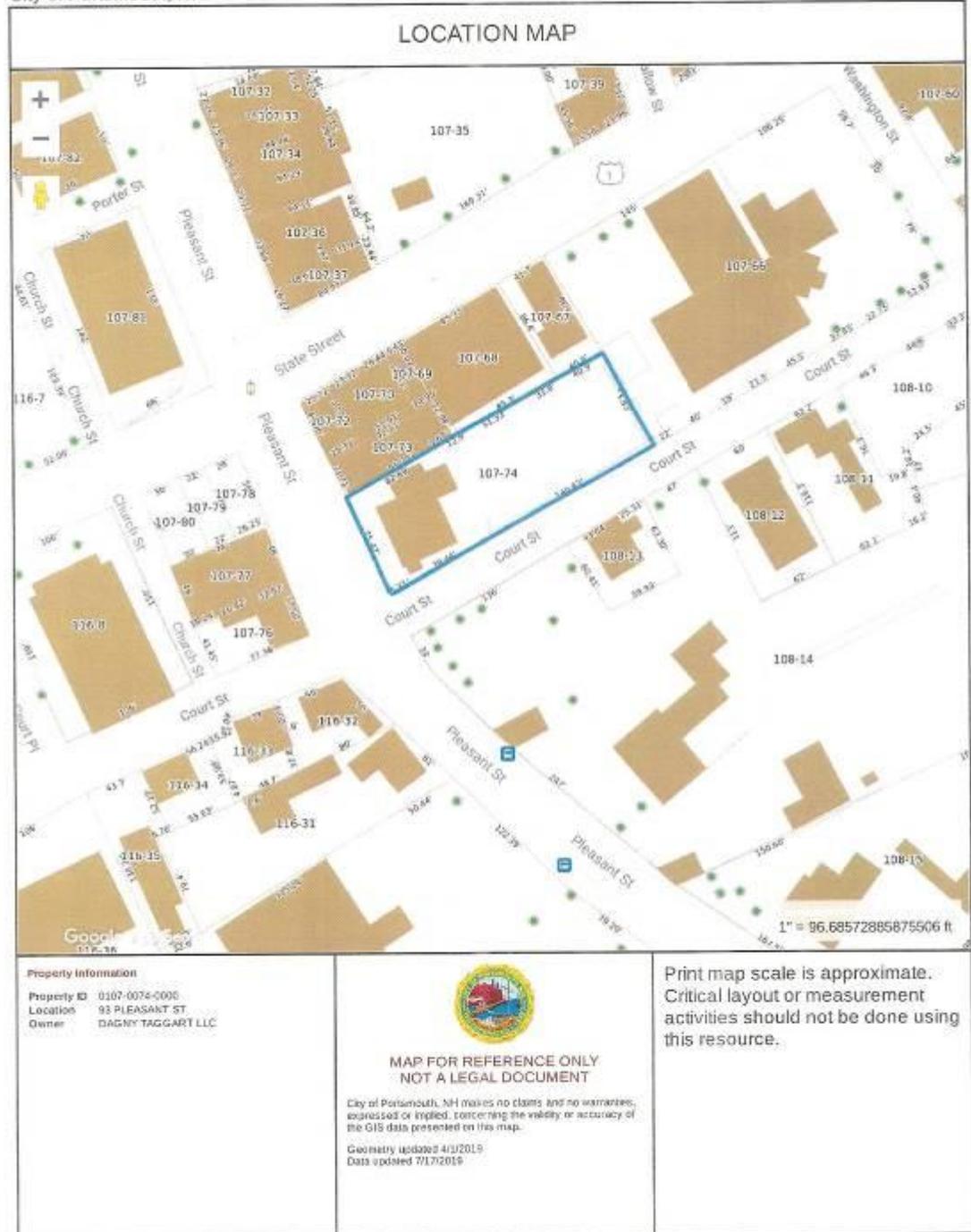
State of NH
County of Rockingham

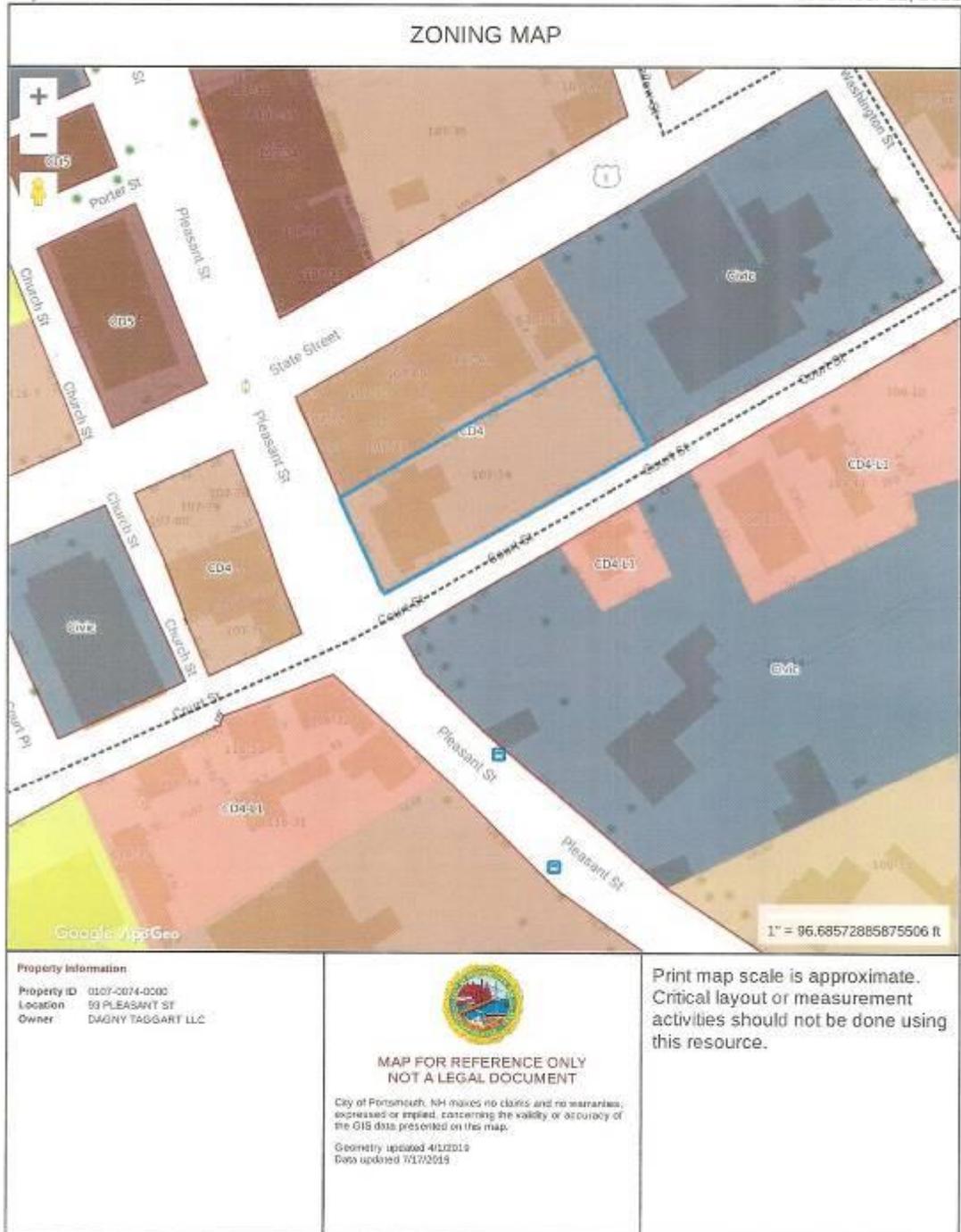
The foregoing instrument was acknowledged before me this 8th day of September, 2020, by **Ronald P. Bourgeault**, as Trustee of the **Ronald P. Bourgeault Revocable Trust**, for the purposes herein intended.


Notary Public / Justice of the Peace
Print Name: Suzanne Brunelle
My Commission Expires: 3/23/2021

Affix Seal/
Stamp within box







Map Theme Legends

Zoning

Residential Districts	
R	Rural
SRA	Single Residence A
SRB	Single Residence B
GRA	General Residence A
GRB	General Residence B
GRC	General Residence C
GA/MH	Garden Apartment/Mobile Home Park

Mixed Residential Districts	
MRO	Mixed Residential Office
MRE	Mixed Residential Executive
O1	Gateway Center
O2	Gateway Center

Business Districts	
GB	General Business
B	Business
WB	Waterfront Business

Industrial Districts	
OR	Office Research
I	Industrial
WI	Waterfront Industrial

Airport Districts	
AP	Airport
AI	Airport Industrial
PI	Pease Industrial
ABC	Airport Business Commercial

Conservation Districts	
M	Municipal
NRP	Natural Resource Protection

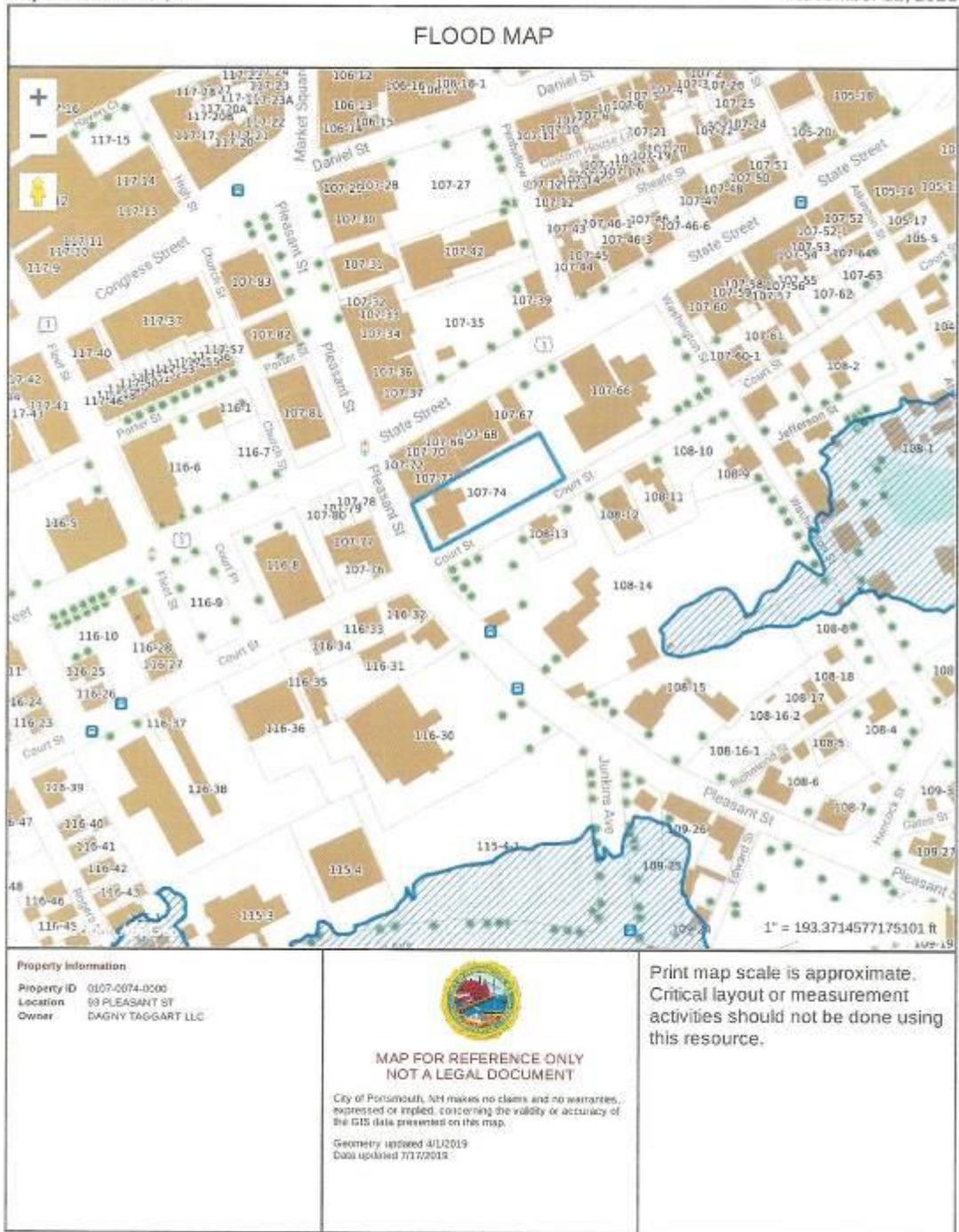
Character Districts	
CD3	Character District 3
CD4	Character District 4
CD4-W	Character District 4-B
CD4-L1	Character District 4-L1
CD4-L2	Character District 4-L2

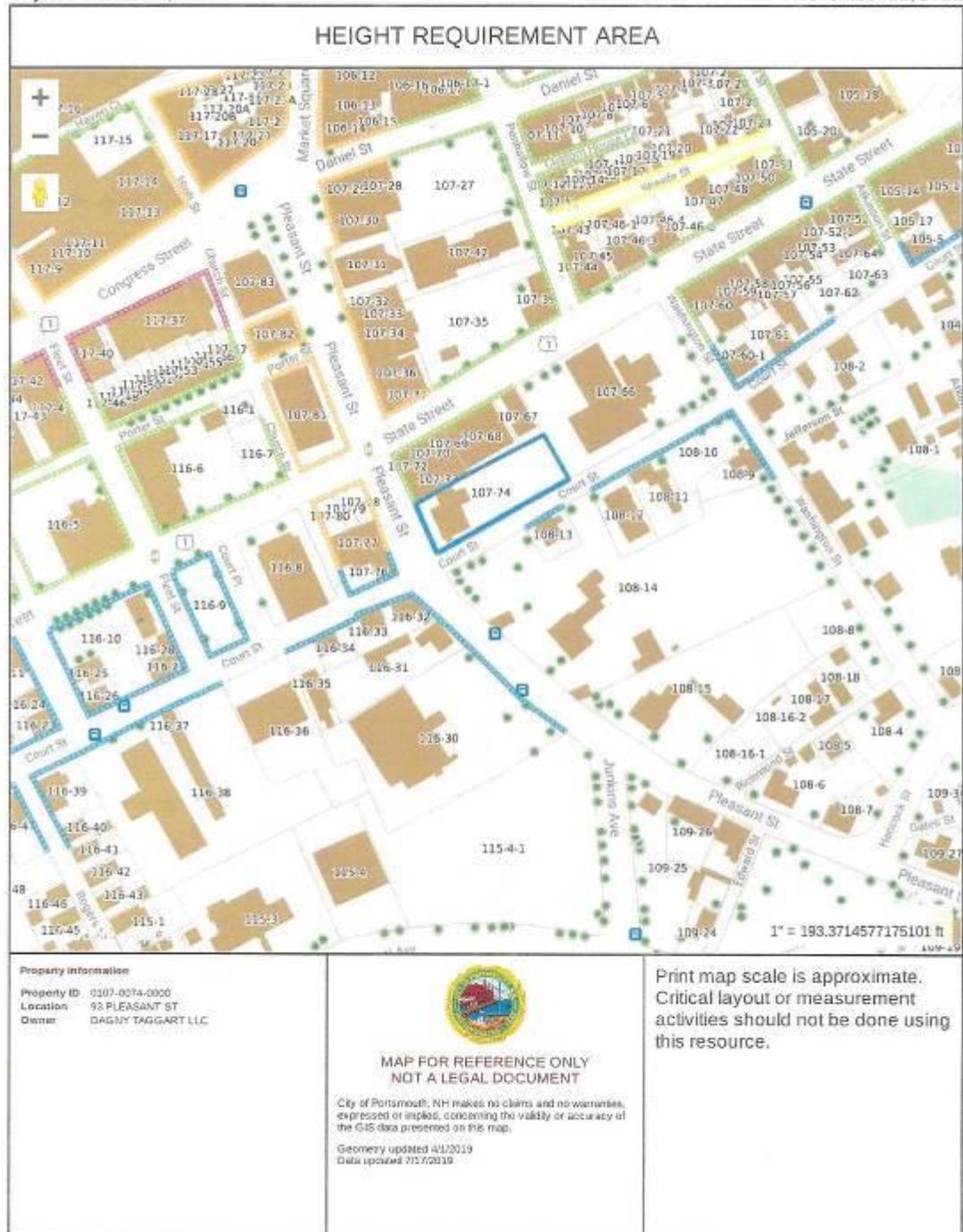
Civic District	
CD	Civic District

Municipal District	
MD	Municipal District

Overlay Districts	
OLDD	Osprey Landing Overlay District
DO	Downtown Overlay District
HD	Historic District

City of Portsmouth



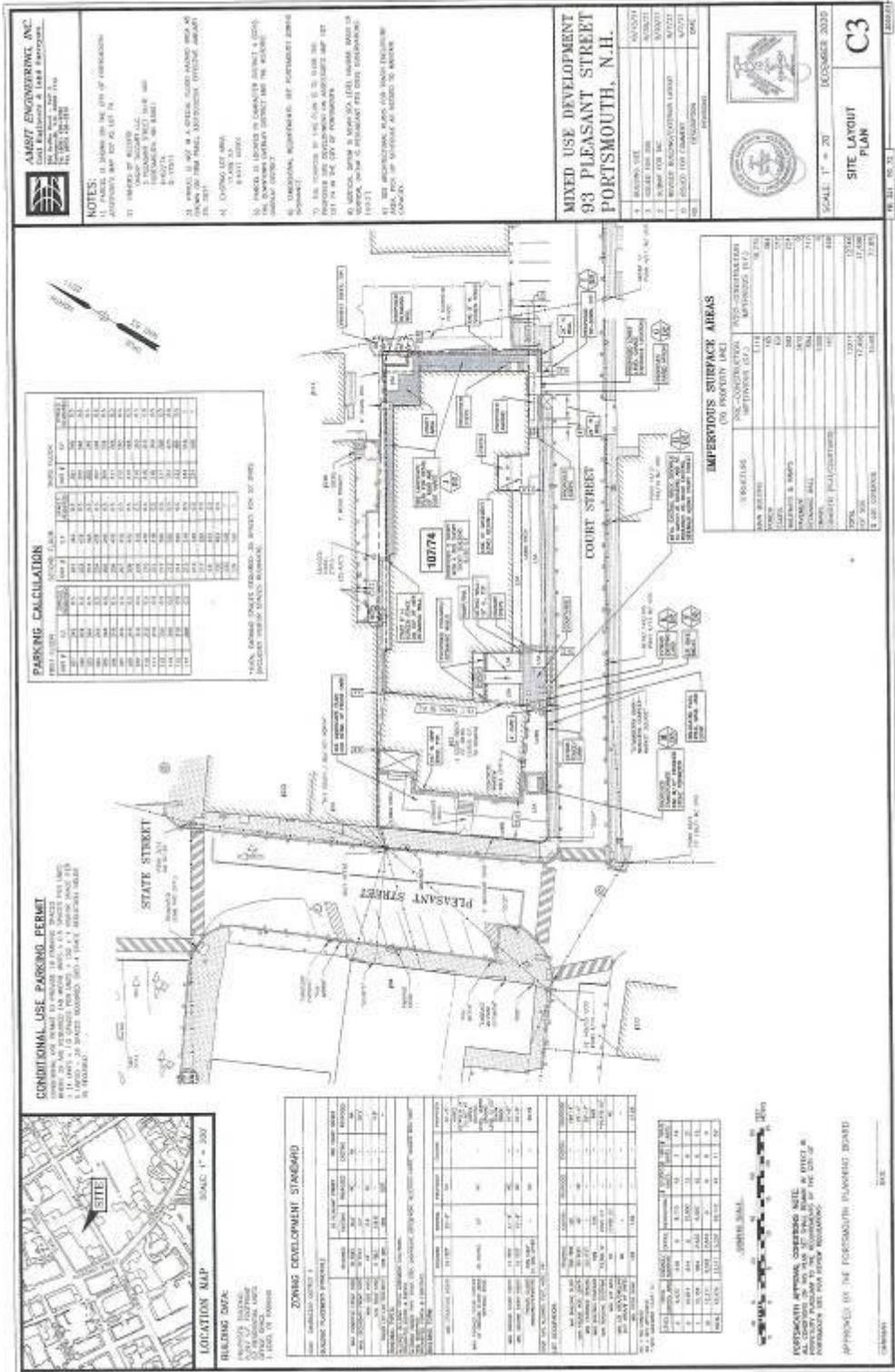


Map Theme Legends

Height requirement area

Height requirement area	Maximum building height*
1 Story	20'
2 Stories	35'
2 Stories (short 30')	35'
2-3 Stories	40'
2-3 Stories (short 40')	45'
2-4 Stories	50'
2-4 Stories (short 50')	50'
2-5 Stories	50'

*Penthouse Levels may exceed the building height by 2 feet.



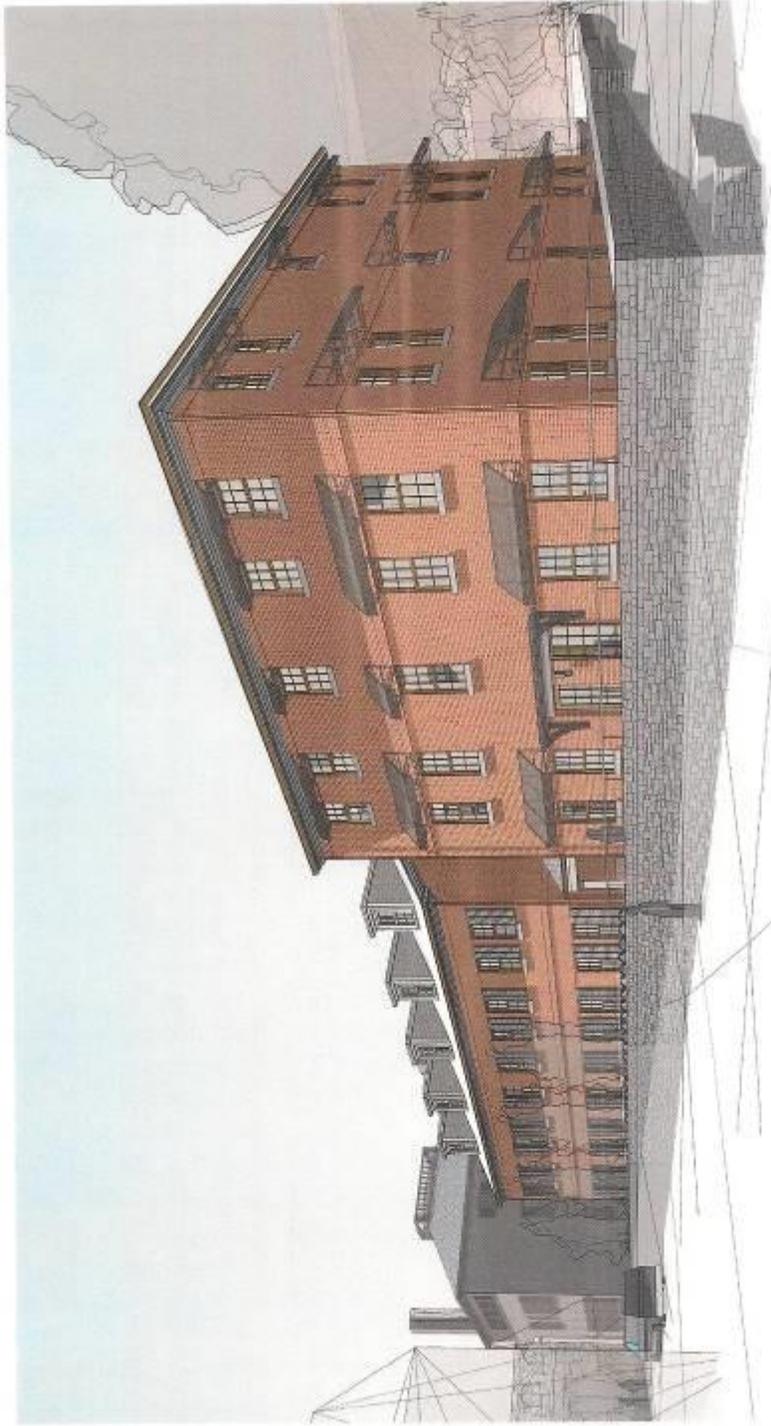


P1.8

PERSPECTIVE VIEW - SW

90 PLEASANT STREET
HDC - OCTOBER 28, 2021





P1.9

PERSPECTIVE VIEW - SE
60 PLEASANT STREET
HDC - OCTOBER 28, 2021





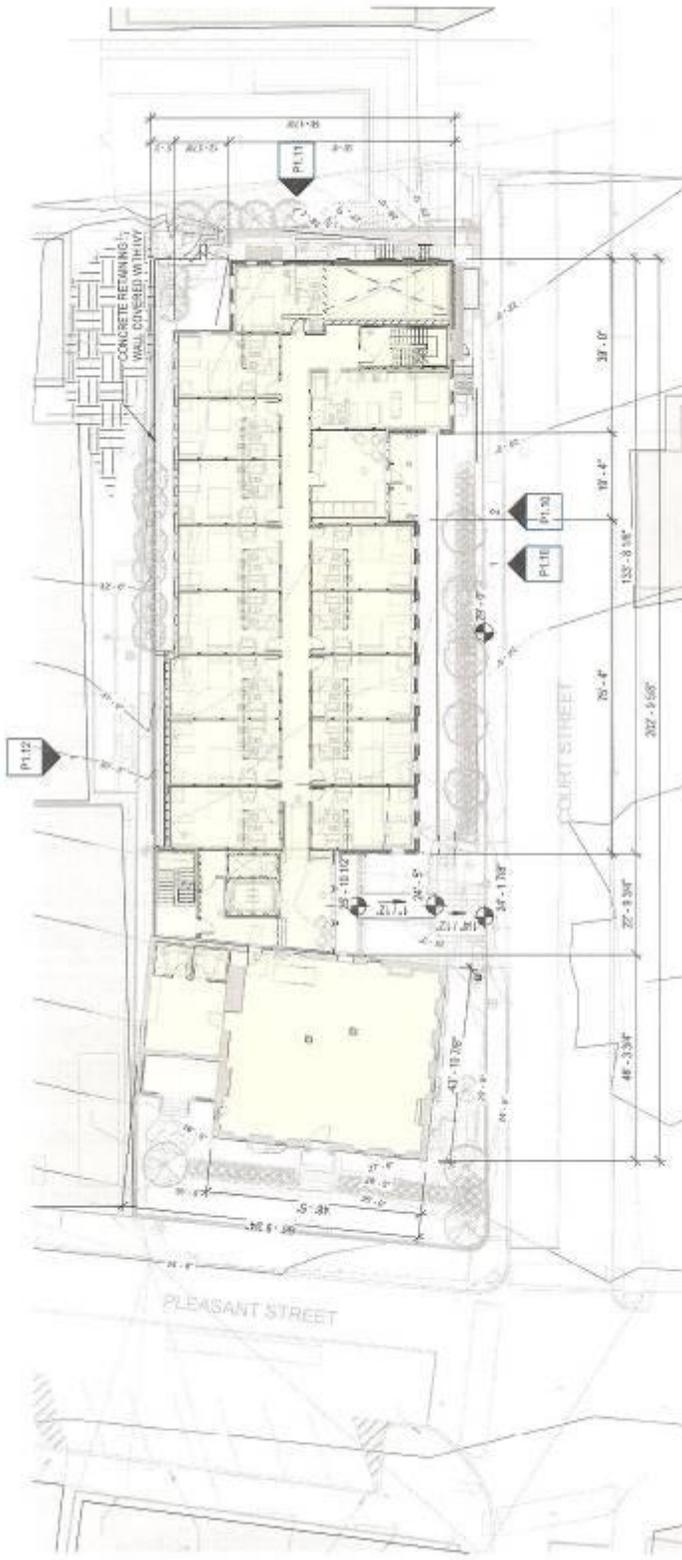
1 ELEVATION - FRONT from Yard
1/16" = 1'-0"



2 ELEVATION - FRONT from Street
1/16" = 1'-0"

P1.10 ELEVATION - FRONT
83 PLEASANT STREET
HDC October 28, 2021





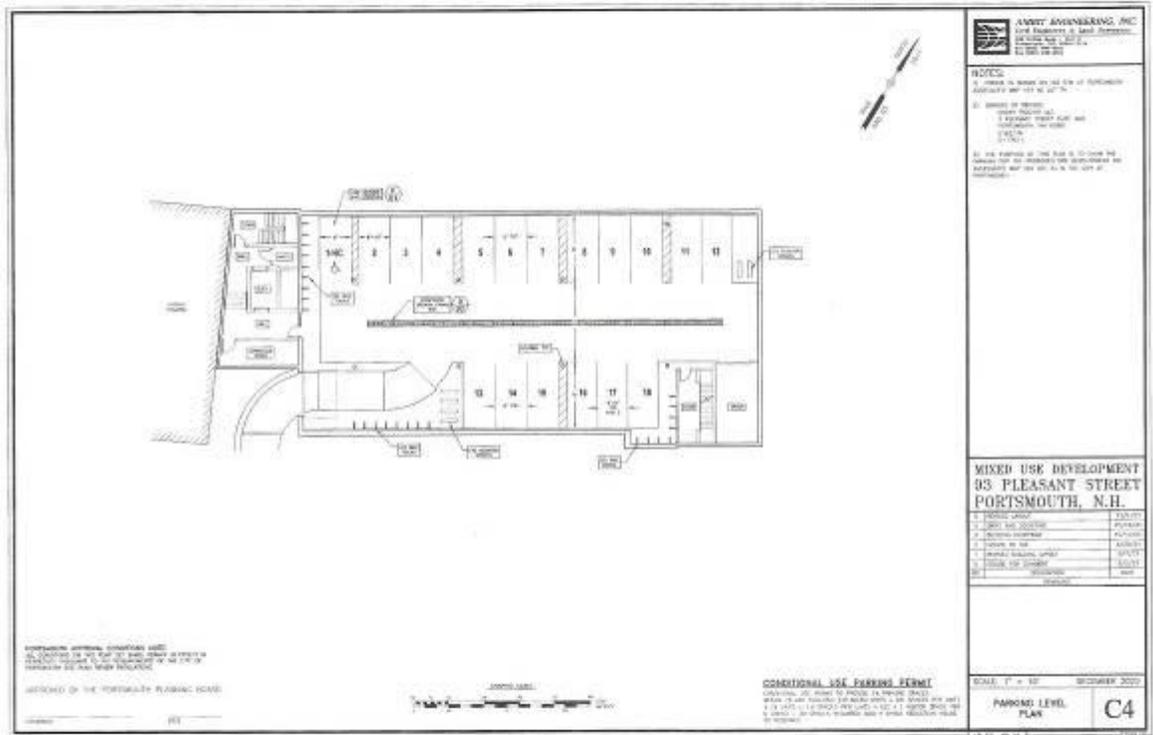
1 HDC PROPOSED FIRST FLOOR PLAN
3/24/21

P1.2

PROPOSED FIRST FLOOR PLAN

83 PLEASANT STREET
HDCp01 - SEPTEMBER 17, 2021





AMDT ENGINEERING, INC.
Civil Engineers & Land Surveyors
1000 WEST 10TH ST.
PORTSMOUTH, NH 02871

NOTES:
1. OWNER TO VERIFY ALL USES OF ADJACENT PROPERTIES ARE NOT IN CONFLICT.
2. VERIFY ALL UTILITIES AND ALL EXISTING FOUNDATIONS ARE ACCURATE.
3. ALL FOUNDATIONS OF THIS BUILDING TO BE CONSTRUCTED AND ALL FOUNDATIONS OF ADJACENT BUILDINGS TO BE VERIFIED AS SHOWN.

**MIXED USE DEVELOPMENT
93 PLEASANT STREET
PORTSMOUTH, N.H.**

1. PROJECT OWNER	DEVELOPER
2. ARCHITECT	AMDT ENGINEERING, INC.
3. ENGINEER	AMDT ENGINEERING, INC.
4. LANDSCAPE ARCHITECT	AMDT ENGINEERING, INC.
5. CIVIL ENGINEER	AMDT ENGINEERING, INC.
6. ELECTRICAL ENGINEER	AMDT ENGINEERING, INC.
7. MECHANICAL ENGINEER	AMDT ENGINEERING, INC.
8. PLUMBING ENGINEER	AMDT ENGINEERING, INC.
9. STRUCTURAL ENGINEER	AMDT ENGINEERING, INC.
10. TRAFFIC ENGINEER	AMDT ENGINEERING, INC.

SCALE: 1/4" = 1'-0"
DATE: OCTOBER 2023
PARKING LEVEL PLAN
C4



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

HISTORIC DISTRICT COMMISSION

November 12, 2021

Dagny Taggart, LLC
3 Pleasant Street, 4th Floor
Portsmouth, New Hampshire 03801

RE: Certificate of Approval for property located at 93 Pleasant Street (LU-21-183)

Dear Property Owner:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday, November 03, 2021**, considered your application for new construction to an existing structure (construct 3-story addition to the rear of the existing structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 Lot 74 and lies within the Historic, Downtown Overlay and Character District 4 (CD4) Districts.

As a result of said consideration, the Commission voted to **grant** the Certificate of Approval with the following stipulations:

1. The track shall be black for the shutters and a mock-up shall be provided to the Planning Department prior to fabrication or installation of any shutters.
2. A non-flashed brick shall be used with a modified American Bond as presented and a mock-up shall be provided to the Planning Department.
3. The Commission shall approve a mock-up of the awnings on the discussed portion of the building prior to fabrication or installation.
4. The coffered ceiling shall match the main entry porch.
5. The railing shall match the wrought-iron fence on the Treadwell House and the railing shall sit toward the back on the existing historic stone wall.
6. A qualified or certified archaeologist shall visit the site during excavation and provide a photographic inventory and written report to the Planning Department and the Athenaeum prior to construction.
7. The approval shall be contingent upon Planning Board and Board of Adjustment Approvals.

Findings of Fact

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as

11/12/21, 10:45 AM

provided in Section 10.631.20 of the Zoning Ordinance):
-Preserve the integrity of the District.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):
-Consistent with the special and defining character of surrounding properties.

The Commission's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Commission's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Committees or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Historic District Commission unless an extension is granted by the Commission in accordance with Section 10.636.70 of the Zoning Ordinance.

Please note that any changes or modifications to this application require review and approval from the Commission prior to implementation and additional fees may apply.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,



Nicholas J. Cracknell, AICP, Principal Planner
for Jonathan Wyckoff, Chairman of the Historic District Commission

cc: Paul Garand, Interim Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

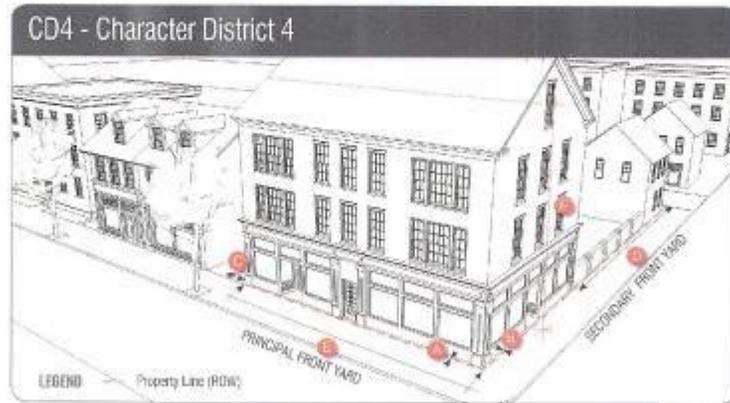
Tracy Kozak, JSA Design
John Chagnon, Ambit Engineering

**FIGURE 10.5A41.10C DEVELOPMENT STANDARDS
CHARACTER DISTRICT 4 (CD4)**

This district consists of a medium-to-high density transitional area with a mix of **building** types and residential, retail, and other commercial **uses**. There are shallow or no **front yards** and medium to no **side yards**, with variable private **landscaping**. **Streets** have **sidewalks** and **street trees** or other pedestrian amenities, and define small to medium **blocks**.



**FIGURE 10.5A41.10C DEVELOPMENT STANDARDS
CHARACTER DISTRICT 4 (CD4)**



BUILDING PLACEMENT – PRINCIPAL BUILDING*

Maximum principal front yard	10 ft	4
Maximum secondary front yard	15 ft	2
Side yard	NR	3
Minimum rear yard	Greater of 5 ft from rear lot line or 10 ft from center line of alley	5
Front lot line buildout		
On Ceres Street	50% max. (See Map 10.5A21C)	
Everywhere else	50% min.	

* Except for items listed under Section 10.5A42.12

BUILDING AND LOT OCCUPATION

Maximum building block length	200 ft	5
Maximum façade modulation length	80 ft (see Section 10.5A43.20)	
Maximum entrance spacing	50 ft	
Maximum building coverage	90%	
Maximum building footprint	15,000 sf (or as allowed by Section 10.5A43.40)	

Minimum lot area	NR
Minimum lot area per dwelling unit	NR
Minimum open space	10%
Maximum ground floor GFA per use	15,000 sf

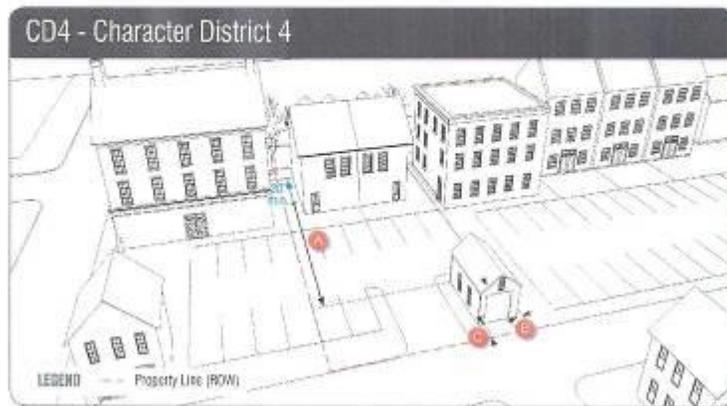
BUILDING FORM – PRINCIPAL BUILDING

Building height	See Map 10.5A21.B & Section 10.5A43.30	6
Maximum finished floor surface of ground floor above sidewalk grade	36"	
Minimum ground story height	12 ft	
Minimum second story height	10 ft	
Façade glazing:		
Shopfront façade	70% min.	
Other façade types	20% min. to 50% max.	
Roof type	flat, gable, hip, gambrel, mansard	
Roof pitch, if any		
Gable	6:12 min. to 12:12 max	
Hip	3:12 min.	
Mansard/gambrel	6:12 min. to 30:12 max.	

As Amended Through January 11, 2021

5A-12

**FIGURE 10.5A41.10C DEVELOPMENT STANDARDS
CHARACTER DISTRICT 4 (CD4)**



BUILDING PLACEMENT – OUTBUILDING

Minimum front yard	20 ft behind a façade of a principal building	A
Minimum side yard	0 ft	B
Minimum rear yard	3 ft	C

BUILDING TYPES

See Figure 10.5A43.60 for **building** type definitions

House	not permitted
Duplex	not permitted
Rowhouse	permitted*
Apartment building	permitted*
Live/work building	permitted**
Small commercial building	permitted
Large commercial building	permitted
Cottage	not permitted
Paired House	not permitted
Gateway Townhouses	not permitted
Mixed-Use Building	permitted**
Flex Space Building	permitted
Community Building	permitted

*Not permitted in the Downtown Overlay District
 Residential **uses are not permitted on the **ground floor** in the Downtown Overlay District

BUILDING & LOT USE

See Sections 10.5A30 and 10.440

FAÇADE TYPES

See Figure 10.5A43.10 for **façade** type definitions
 Except where required **façade** types are indicated on Map 10.5A21C, the below standards apply:

Porch	not permitted
Stoop	permitted
Step	permitted
Shopfront	permitted
Officefront	permitted
Forecourt	not permitted
Recessed-entry	permitted
Dooryard	permitted
Terrace	not permitted
Gallery	permitted
Arcade	permitted

PARKING

See Section 10.5A44.30

COMMUNITY SPACE

See Section 10.5A45

WHITE APPRAISAL



REAL ESTATE APPRAISING & CONSULTING

Brian W. White, MAI, SRA

CERTIFICATE

I do hereby certify that, except as otherwise noted in this report:

1. the statements of fact contained in this report are true and correct;
2. the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analyses, opinions and conclusions;
3. I have no present or prospective interest in the property which is the subject of this report and I have no personal interest or bias with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. my engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
7. my analysis, opinions, and conclusions, were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice;
8. Brian W. White, MAI, SRA a made a personal inspection of the property that is the subject of this report;
9. no one has provided significant real property appraisal assistance to the persons signing this certification;
10. I have prepared no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment;
11. the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute;
12. the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
13. as of the date of this report, Brian W. White, MAI, SRA, has completed the continuing education program for Designated Members of the Appraisal Institute.

Respectively submitted,


Brian W. White, MAI, SRA NHC#-52

130 VARNEY ROAD • DOVER, NEW HAMPSHIRE 03820 • BRIANWMAI@AOL.COM • (603) 742-5925

Qualifications of the Appraiser

Brian W. White, MAI, SRA

Professional Designations:

Member, Appraisal Institute (**MAI**) – Awarded by the Appraisal Institute. MAI #9104
Senior Residential Appraiser (**SRA**)

Employment:

1989 to Present White Appraisal – Dover, NH
President – Senior Appraiser
Owner of White Appraisal, a commercial and residential
real estate appraisal firm. Complete appraisals on all
types of commercial and residential properties.
Consulting.

1988 Finlay Appraisal Services – Portsmouth, NH
Senior Vice President/Chief Operations Officer
Oversaw the operation of four appraisal offices. Completed commercial
and residential appraisals on all types of properties.

1985 Finlay Appraisal Services – Portsmouth, NH
and Appraisal Services Manager – South Portland, ME.
Completed commercial and residential appraisals on all types of
properties.

Education:

Mitchell College
Associate of Arts, Liberal Studies, 1979

University of Southern Maine
Bachelors of Science, Business Admin., 1984
Bus 022 Real Estate Law
Bus 023 Real Estate Practice
Bus 025 Real Estate Valuation

American Institute of Real Estate Appraisers
1A-1 Real Estate Appraisal Principles, 1985
1A-2 Basic Valuation Procedures, 1985
1B-A Cap. Theory and Technique (A), 1985
1B-B Cap. Theory and Technique (B), 1985
2-3 Standards of Pro. Practice, 1985
Exam #7 Industrial Valuation, 1986

Society of Real Estate Appraisers
101 Intro. To Appraising Real Property, 1986
102 Applied Residential Property Val., 1987
201 Prin. Of Income Property Appraising, 1985
202 Applied Income Property Valuation, 1985

Education (Continued):

Recent Appraisal Institute Classes:

- Introduction to Appraising Green Buildings – 2011
- Introduction to Land Valuation – 2016
- USPAP Update - 2019
- Business Practices and Ethics - 2021

Recent Seminars:

- Understanding and Using Public Data - 2018
- Appraising Energy Efficient Residential Properties – 2018
- Commercial Real Estate Roundtable – 2019
- Appraiser Essentials with CRS and Green Fields – 2019
- Land Development & Residential Building Costs – 2019
- Myths in Appraiser Liability – 2019
- Appraising in Uncertain Times – 2019
- Market Trends in NH Real Estate – 2020
- Appraising Commercial Properties during a Pandemic – 2020
- Defining the Appraisal Problem: Sleuthing for the Approaches to Value- 2021
- Forest Valuation- 2021
- Appraiser Essentials Paragon MLS- 2021

Appointments:

- Board of Directors – New Hampshire Chapter of the Appraisal Institute - 1991 to 1993; 2000 to 2010, 2015-2018 & 2020-2021
- Vice President - New Hampshire Chapter of the Appraisal Institute – 2011-2012 & 2019
- President – New Hampshire Chapter of the Appraisal Institute – 2013 & 2014

Experience:

- Review Chairperson – New Hampshire Chapter of the Appraisal Institute – 1994 to 2010

Licenses:

- N.H. Certified General Appraiser #NHCG -52, Expires 4/30/2023

Partial List of Clients:

Banks:

- Androscoggin Bank
- Granite Bank
- Federal Savings Bank
- Sovereign Bank
- Eastern Bank
- Century Bank
- TD Bank
- Kennebunk Savings Bank
- Northeast Federal Credit Union
- Profile Bank
- Peoples United Bank
- Key Bank
- Optima Bank and Trust
- Provident Bank

Attorneys:

- John Colliander
- Karyn Forbes
- Michael Donahue
- Richard Krans
- Simone Massy
- Samuel Reid
- Daniel Schwartz
- Robert Shaines
- William Shaheen
- Steve Soloman
- Gerald Giles
- Ralph Woodman
- Gayle Braley
- Fred Forman

Others:

- City of Dover
- Town of Durham
- University of New Hampshire
- Wentworth-Douglass
- The Homemakers
- Strafford Health Alliance
- Goss International
- Chad Kageleiry
- Gary Levy
- Stan Robbins
- Daniel Philbrick
- Keith Frizzell
- Chuck Cressy
- John Proulx

State of New Hampshire



Real Estate Appraisers Board

Authorized as
Certified General Appraiser

Issued To

BRIAN W WHITE

License Number: NHCG-52

Issue Date: 01/01/1992
Expiration Date: 04/30/2023