



34 SCHOOL STREET • LITTLETON, NH 03561 • PHONE 603-444-4111 • FAX 603-444-1343 • www.horizonsengineering.com

Project No. 16074
October 1, 2020

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

Subject: Woodbury Cooperative - Zoning Variance Request Criteria

Dear Board Members,

This letter is to supplement the Land Use Application submitted by Horizons Engineering, Inc on behalf of Woodbury Cooperative seeking Board of Adjustment relief from §10.521 Dimensional Requirements of the City of Portsmouth's Zoning Ordinance and is intended to address §10.233.20 by providing explanation that the variance request meets the required criteria for authorization of a variance by the Board.

§10.233.21 The variance will not be contrary to the public interest;
The essential character of the neighborhood will not be altered in a negative manner.

§10.233.22 The spirit of the Ordinance will be observed;
The proposal, as represented, will result in an equal number of units as currently exist.

§10.233.23 Substantial justice will be done;
The existing long-time density is higher than required so strictly enforcing the ordinance would result in a loss to the Cooperative with no corresponding benefit to the general public.

§10.233.24 The values of surrounding properties will not be diminished;
The proposed replacement of the existing substandard structures with new homes and vehicular traffic improvements will enhance the properties value which should therefore enhance the value of surrounding properties.

§10.233.25 Literal enforcement of the of the previous provisions of the Ordinance would result in an unnecessary hardship;
The property been randomly developed over decades resulting in higher density than what is allowed. The proposal, as represented, will result in an equal number of units as currently exist so there is no fair and substantial relationship between the Ordinance provision §10.233.20 and its specific application to this property. The replacement of the

Horizons Engineering, Inc.

New London, NH • Newport, VT • Littleton, NH • Pomfret, VT • Kennebunk, ME • Conway, NH



34 SCHOOL STREET • LITTLETON, NH 03561 • PHONE 603-444-4111 • FAX 603-444-1343 • www.horizonsengineering.com

*substandard existing substandard residential structures with new, safer residential units
is a reasonable use of the property.*

Respectfully,

STEPHEN BOUTIN

Stephen Boutin
Engineering Tech
Horizons Engineering, Inc.

Horizons Engineering, Inc.

New London, NH • Newport, VT • Littleton, NH • Pomfret, VT • Kennebunk, ME • Conway, NH



34 SCHOOL STREET • LITTLETON, NH 03561 • PHONE 603-444-4111 • FAX 603-444-1343 • www.horizonsengineering.com

Project No. 16074
September 29, 2020

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

Subject: Woodbury Cooperative - Zoning Variance Request

Dear Board Members,

Woodbury Cooperative is a resident owned 14-unit manufactured home park located at 1338 Woodbury Avenue in Portsmouth. The park has existed for decades. The Cooperative is seeking to improve the conditions of their property, in order to raise living conditions on the premises, and increase property value. In addition to the existing 14 manufactured home units on the Cooperatives land, 4 additional buildings exist; a 3-unit apartment building, a garage with overhead apartment, a cottage, and an abandoned store. The Cooperative proposes to demolish three of the four buildings (the garage, the cottage, and the abandoned store) and 4 of the existing mobile homes, leaving the 3-unit apartment building and 10 existing mobile homes intact. The project proposes to supplement the empty space with six manufactured home units, provide adequate parking, and wide the 2-way traffic aisle in and out of the existing park.

To accomplish the desired site and living improvements described above the Cooperative is requesting a zoning variance from City of Portsmouth zoning ordinance §10.521 Dimensional Requirements. The zoning ordinance requires 7,500 SF of lot area per dwelling unit. The existing conditions on the 1.52-acre property are 19 single family units and 1 abandoned store, requiring a total of 142,500 SF or 3.27 acres, leaving the existing conditions non-confirming and the cooperative 1.75 acres short of the requirement. The improvements proposed would keep the number of units the same, therefore, maintaining the existing 1.75-acre variance from the requirement.

The Cooperative kindly asks the board to consider this request based on the proposed work meeting and exceeding the criteria necessary for the board to authorize a variance.

Seeking to improve the living space of their residences, the Woodbury Cooperative's proposed improvements would also undoubtedly serve as a great benefit to surrounding residents and businesses, not only with respect to appearance and property value but to functionality and safety by providing adequate traffic flow and vehicular parking.

17 Sunset Terrace
Newport, VT 05855
Ph.: 802-334-6434
Fax: 802-334-5602

34 School Street
Littleton, NH 03561
Ph: 603-444-4111
Fax: 603-444-1343
www.horizonsengineering.com

176 Newport Rd., PO Box 1825
New London, NH 03257
Ph. 603-877-0116
Fax: 603-526-4285



34 SCHOOL STREET • LITTLETON, NH 03561 • PHONE 603-444-4111 • FAX 603-444-1343 • www.horizonsengineering.com

It is worth noting that the abandoned store with 1,845 SF of living space is not included in lot area per dwelling calculations.

Respectfully,

STEPHEN BOUTIN

Stephen Boutin
Engineering Tech
Horizons Engineering, Inc.

T:\16074 Woodbury Coop Subdivision\DOCS\Permits\Zoning Variance\ 2017-0828_VarianceLetter.doc

17 Sunset Terrace
Newport, VT 05855
Ph.: 802-334-6434
Fax: 802-334-5602

34 School Street
Littleton, NH 03561
Ph: 603-444-4111
Fax: 603-444-1343
www.horizonsengineering.com

176 Newport Rd., PO Box 1825
New London, NH 03257
Ph. 603-877-0116
Fax: 603-526-4285

GENERAL NOTES

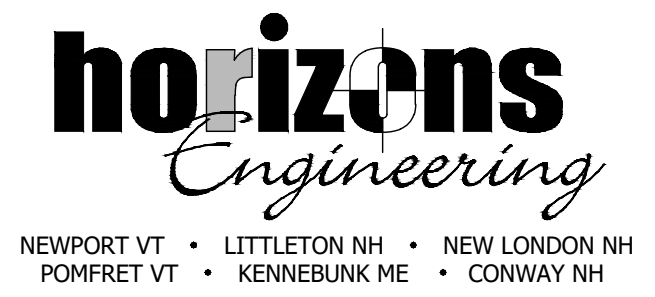
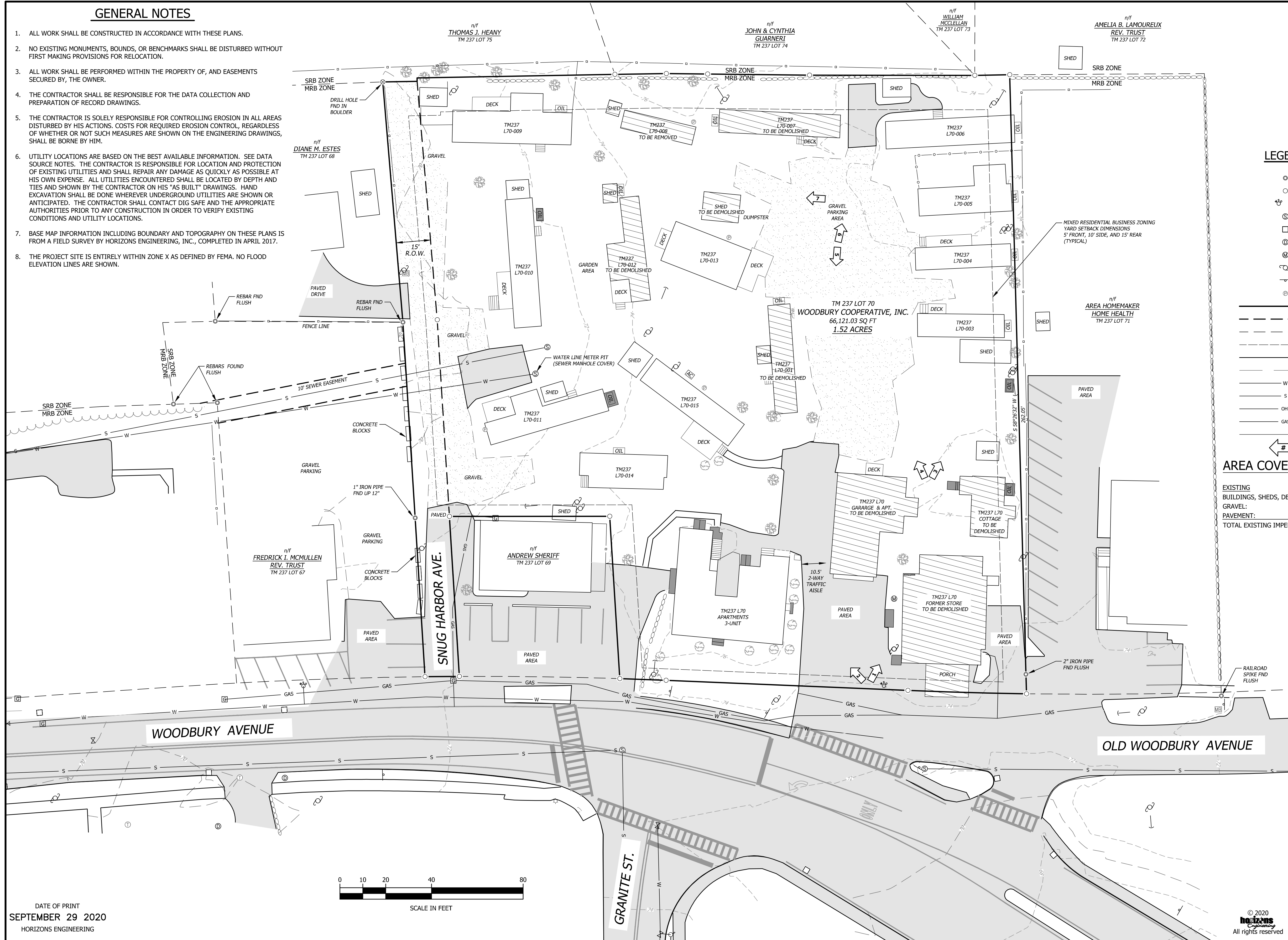
- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS.
- NO EXISTING MONUMENTS, BOUNDS, OR BENCHMARKS SHALL BE DISTURBED WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.
- ALL WORK SHALL BE PERFORMED WITHIN THE PROPERTY OF, AND EASEMENTS SECURED BY, THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DATA COLLECTION AND PREPARATION OF RECORD DRAWINGS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTROLLING EROSION IN ALL AREAS DISTURBED BY HIS ACTIONS. COSTS FOR REQUIRED EROSION CONTROL, REGARDLESS OF WHETHER OR NOT SUCH MEASURES ARE SHOWN ON THE ENGINEERING DRAWINGS, SHALL BE BORNE BY HIM.
- UTILITY LOCATIONS ARE BASED ON THE BEST AVAILABLE INFORMATION. SEE DATA SOURCE NOTES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF EXISTING UTILITIES AND SHALL REPAIR ANY DAMAGE AS QUICKLY AS POSSIBLE AT HIS OWN EXPENSE. ALL UTILITIES ENCOUNTERED SHALL BE LOCATED BY DEPTH AND TIES AND SHOWN BY THE CONTRACTOR ON HIS "AS BUILT" DRAWINGS. HAND EXCAVATION SHALL BE DONE WHEREVER UNDERGROUND UTILITIES ARE SHOWN OR ANTICIPATED. THE CONTRACTOR SHALL CONTACT DIG SAFE AND THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION IN ORDER TO VERIFY EXISTING CONDITIONS AND UTILITY LOCATIONS.
- BASE MAP INFORMATION INCLUDING BOUNDARY AND TOPOGRAPHY ON THESE PLANS IS FROM A FIELD SURVEY BY HORIZONS ENGINEERING, INC., COMPLETED IN APRIL 2017.
- THE PROJECT SITE IS ENTIRELY WITHIN ZONE X AS DEFINED BY FEMA. NO FLOOD ELEVATION LINES ARE SHOWN.

LEGEND

- — IRON PIPE OR ROD FOUND
- — CALCULATED POINT
- ⊗ — EXISTING WATER STRUCTURES
- ⊙ — EXISTING SEWER MANHOLE
- ⊠ — EXISTING CATCH BASIN
- ⊕ — EXISTING DRAIN MANHOLE
- ⊖ — EXISTING METER PIT
- ⊗ — EXISTING UTILITY POLE
- — EXISTING SIGN
- ⊗ — EXISTING PROPANE TANK
- — EXISTING BOUNDARY LINE
- - - - EXISTING EASEMENT
- - - - ABUTTERS LINE
- - - - BUILDING SETBACK LINE
- - - - EXISTING EDGE OF PAVEMENT
- - - - EXISTING EDGE OF GRAVEL
- W — EXISTING WATER SERVICE
- S — EXISTING SEWER SERVICE
- OHE — EXISTING OVERHEAD ELECTRIC LINES
- GAS — EXISTING UNDERGROUND GAS
- — EXISTING FENCE
- # — PHOTO LOCATION

AREA COVERAGE TOTALS

EXISTING BUILDINGS, SHEDS, DECKS, CONCRETE :	15,237 SQ. FT. (0.35 ACRES)
GRAVEL:	10,961 SQ. FT. (0.25 ACRES)
PAVEMENT:	6,349 SQ. FT. (0.15 ACRES)
TOTAL EXISTING IMPERVIOUS:	32,547 SQ. FT. (0.75 ACRES)



NEWPORT VT • LITTLETON NH • NEW LONDON NH
POMFRET VT • KENNEBUNK ME • CONWAY NH

WOODBURY COOPERATIVE, INC

SITE IMPROVEMENTS
PORTSMOUTH, PROPOSED HAMPSHIRE

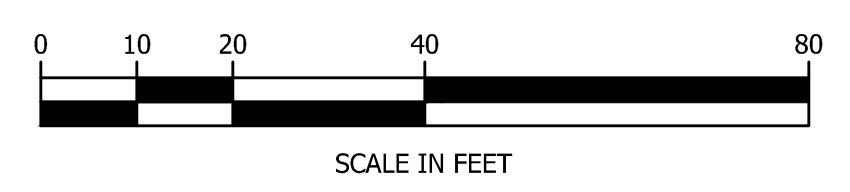
EXISTING CONDITIONS PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE:	PROJECT #:
SEPT. 2020	16074
ENG'N'D BY:	DRAWN BY:
---	SJB/CJH
CHECK'D BY:	ARCHIVE #:
WTD	H-5359

© 2020
horizons Engineering
All rights reserved

DATE OF PRINT
SEPTEMBER 29 2020
HORIZONS ENGINEERING



\\192.168.52.53\proj\proj_2016\16074 Woodbury Coop Subdivision\DWGS\Final\16074_FINAL-02.dwg, EXCOND, 9/29/2020 12:28:57 PM, SBoatin

AREA COVERAGE TOTALS

EXISTING BUILDINGS, SHEDS, DECKS, CONCRETE :	15,237 SQ. FT. (0.35 ACRES)
GRAVEL:	10,961 SQ. FT. (0.25 ACRES)
PAVEMENT:	6,349 SQ. FT. (0.15 ACRES)
TOTAL EXISTING IMPERVIOUS:	32,547 SQ. FT. (0.75 ACRES)

PROPOSED BUILDINGS, SHEDS, DECKS, CONCRETE:	12,820 SQ. FT. (0.29 ACRES)
GRAVEL:	15,953 SQ. FT. (0.37 ACRES)
PAVEMENT:	7,969 SQ. FT. (0.18 ACRES)
TOTAL PROPOSED IMPERVIOUS:	36,742 SQ. FT. (0.84 ACRES)

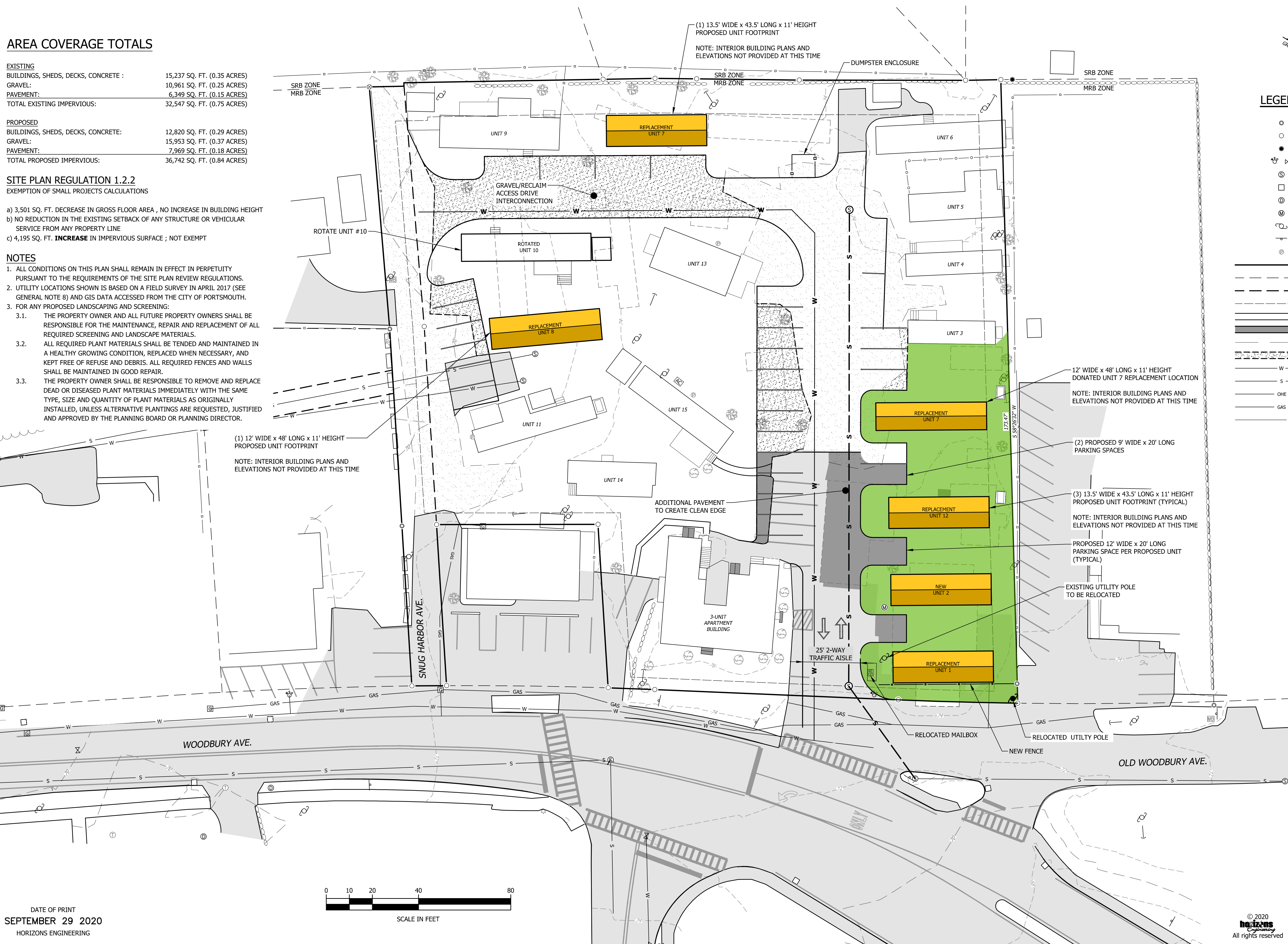
SITE PLAN REGULATION 1.2.2

EXEMPTION OF SMALL PROJECTS CALCULATIONS

- a) 3,501 SQ. FT. DECREASE IN GROSS FLOOR AREA , NO INCREASE IN BUILDING HEIGHT
- b) NO REDUCTION IN THE EXISTING SETBACK OF ANY STRUCTURE OR VEHICULAR SERVICE FROM ANY PROPERTY LINE
- c) 4,195 SQ. FT. **INCREASE** IN IMPERVIOUS SURFACE ; NOT EXEMPT

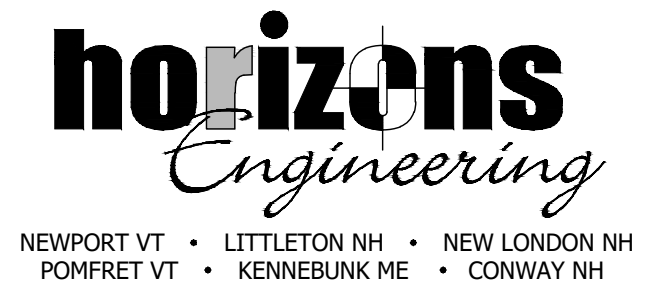
NOTES

1. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
2. UTILITY LOCATIONS SHOWN IS BASED ON A FIELD SURVEY IN APRIL 2017 (SEE GENERAL NOTE 8) AND GIS DATA ACCESSED FROM THE CITY OF PORTSMOUTH.
3. FOR ANY PROPOSED LANDSCAPING AND SCREENING:
 - 3.1. THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.
 - 3.2. ALL REQUIRED PLANT MATERIALS SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITION, REPLACED WHEN NECESSARY, AND KEPT FREE OF REFUSE AND DEBRIS. ALL REQUIRED FENCES AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR.
 - 3.3. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OF PLANT MATERIALS AS ORIGINALLY INSTALLED, UNLESS ALTERNATIVE PLANTINGS ARE REQUESTED, JUSTIFIED AND APPROVED BY THE PLANNING BOARD OR PLANNING DIRECTOR.



LEGEND

○	—	IRON PIPE OR ROD FOUND
○	—	CALCULATED POINT
●	—	5/8" REBAR TO BE SET
⊗	—	EXISTING WATER STRUCTURES
⊗	—	EXISTING SEWER MANHOLE
⊗	—	EXISTING CATCH BASIN
⊗	—	EXISTING DRAIN MANHOLE
⊗	—	EXISTING METER PIT
⊗	—	EXISTING UTILITY POLE
⊗	—	EXISTING SIGN
⊗	—	EXISTING PROPANE TANK
—	—	EXISTING BOUNDARY LINE
—	—	ABUTTERS LINE
—	—	EXISTING EASEMENT
—	—	SETBACK LINE
—	—	EXISTING EDGE OF PAVEMENT
—	—	PROPOSED EDGE OF PAVEMENT
—	—	EXISTING EDGE OF GRAVEL
—	—	PROPOSED EDGE OF GRAVEL
—	—	EXISTING WATER SERVICE
—	—	EXISTING SEWER SERVICE
—	—	EXISTING OVERHEAD ELECTRIC LINES
—	—	EXISTING UNDERGROUND GAS
—	—	EXISTING FENCE



NEWPORT VT • LITTLETON NH • NEW LONDON NH
 POMFRET VT • KENNEBUNK ME • CONWAY NH

WOODBURY COOPERATIVE, INC

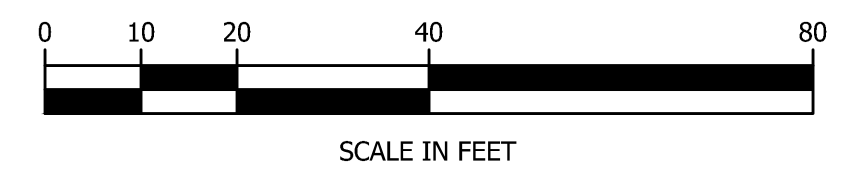
SITE IMPROVEMENTS
 PORTSMOUTH, PROPOSED HAMPSHIRE

SITE PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE:	PROJECT #:
SEPT. 2020	16074
ENG'ND BY:	DRAWN BY:
CJH	SJB/CJH
CHECK'D BY:	ARCHIVE #:
WTD	H-5359

DATE OF PRINT
SEPTEMBER 29 2020
 HORIZONS ENGINEERING



© 2020
 horizons
 Engineering
 All rights reserved

\\192.168.52.52\proj_2016\16074 Woodbury Coop Subdivision\DWGS\Final\16074_FINAL-02.dwg, CONCEPT-01, 9/29/2020 12:31:35 PM, S Boutin



Photo looking west at the side of the red former store building (to be demolished), the front of the white garage/apartment building (to be demolished) and the mailbox (to be relocated).

Note: Reference Existing Condition Plan photo arrows for photo location and orientation.

horizons
Engineering Inc.

34 School Street
Littleton, NH 03561
(603) 444-4111

Site Photos
Existing Conditions
Photo # 1

Woodbury Cooperative
Portsmouth, NH

Proj. # 16074



Photo looking south at the side of the 3 unit apartment building and park entrance.

Note: Reference Existing Condition Plan photo arrows for photo location and orientation.

horizons
Engineering Inc.

34 School Street
Littleton, NH 03561
(603) 444-4111

Site Photos
Existing Conditions
Photo # 2

Woodbury Cooperative
Portsmouth, NH

Proj. # 16074



Photo looking west at the existing park from the rear of the cottage (to be demolished) and the rear of garage/apt. (to be demolished) at the location of rearmost proposed unit.

Note: Reference Existing Condition Plan photo arrows for photo location and orientation.

horizons
Engineering Inc.

34 School Street
Littleton, NH 03561
(603) 444-4111

Site Photos
Existing Conditions
Photo # 3

Woodbury Cooperative
Portsmouth, NH

Proj. # 16074



Photo looking southwest out at the existing park and gravel parking area from the rear the of the cottage (to be demolished) and the rear of the garage/apt. (to be demolished).

Note: Reference Existing Condition Plan photo arrows for photo location and orientation.

horizons
Engineering Inc.

34 School Street
Littleton, NH 03561
(603) 444-4111

Site Photos
Existing Conditions
Photo # 4

Woodbury Cooperative
Portsmouth, NH

Proj. # 16074



Photo looking east at the rear of the cottage (to be demolished)
and the rear of the garage/apt. (to be demolished).

Note: Reference Existing Condition Plan photo arrows for photo location and orientation.

horizons
Engineering Inc.

34 School Street
Littleton, NH 03561
(603) 444-4111

Site Photos
Existing Conditions
Photo # 5

Woodbury Cooperative
Portsmouth, NH

Proj. # 16074



Photo looking southwest at the rear of the park and gravel parking area.

Note: Reference Existing Condition Plan photo arrows for photo location and orientation.

horizons
Engineering Inc.

34 School Street
Littleton, NH 03561
(603) 444-4111

Site Photos
Existing Conditions
Photo # 6

Woodbury Cooperative
Portsmouth, NH

Proj. # 16074



Photo looking southeast at the rear of the park between units.

Note: Reference Existing Condition Plan photo arrows for photo location and orientation.

horizons
Engineering Inc.

34 School Street
Littleton, NH 03561
(603) 444-4111

Site Photos
Existing Conditions
Photo # 7

Woodbury Cooperative
Portsmouth, NH

Proj. # 16074