

**REGULAR MEETING
BOARD OF ADJUSTMENT
EILEEN DONDERO FOLEY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

*Members of the public also have the option to join the meeting over Zoom
(See below for more details)**

7:00 P.M.

July 22, 2025

AGENDA

I. NEW BUSINESS

- A.** The request of **AAM Portsmouth Residences LLC C/O AAM 15 Management LLC (Owner)**, for property located at **184 Madison Street** whereas relief is needed for the addition of 22 parking spaces which requires the following: 1) Variance from Section 10.1113.20 to allow off-street parking to be located between the principal building and the street. Said property is located on Assessor Map 146 Lot 16 and lies within the General Residence C (GRC) District. (LU-25-83)
- B.** The request of **Shannon M. & Stephen E. Parsons (Owners)**, for property located at **160 Essex Avenue** whereas relief is needed to demolish the existing garage and construct a new 2 bay, 2 story garage which requires the following: 1) Variance from Section 10.521 to a) allow a 7 foot right side yard where 10 feet are required, b) allow a 17 foot front yard where 30 feet are required, and c) allow a 28.5% building coverage where 20% is maximum allowed; and 2) Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is located on Assessor Map 233 Lot 63 and lies within the Single Residence B (SRB) District. (LU-25-92)
- C.** The request of **One Twenty Four Group Inc (Owner)**, for property located at **124 Heritage Avenue** whereas relief is needed to establish a batting instruction facility greater than 2,000 s.f. of GFA which requires the following: 1) Special Exception from Use # 4.42 to allow a health club, yoga studio, martial arts school, of similar use with more than 2,000 s.f. of GFA. Said property is located on Assessor Map 284 Lot 8 and lies within the Industrial (I) District. (LU-25-85)

- D.** The request of **Stephen W. Sanger Revocable Trust (Owner)**, for property located at **52 Mendum Avenue** whereas relief is needed for to construct an 11.25 s.f. addition to the left side of the structure which requires the following: 1) Variance from Section 10.521 to a) allow a 3 foot left side yard where 10 feet are required, b) allow 35% building coverage where 25% is maximum allowed; and 2) Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is located on assessor Map 149 Lot 58 and lies within the General Residence A (GRA) District. (LU-25-95)
- E.** The request of **Ampet Inc (Owner)**, for property located at **921 Islington Street** whereas relief is needed for the demolition of the existing structure and the construction of a new building to be used for a restaurant which requires the following: 1) Variance from Section 10.575 to allow a dumpster to be located within 20 feet of a Residential or Mixed Residential zoned lot or within 10 feet of any lot line; and 2) Variance from Section 10.1113.20 to allow off-street parking to be located between the principal building and the street. Said property is located on Assessor Map 172 Lot 10 and lies within the Character District 4-W (CD4-W). (LU-25-96)

II. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_-IBRTmkeSTKtMKnXMFz2yQ

II. NEW BUSINESS

- A.** The request of **AAM Portsmouth Residences LLC C/O AAM 15 Management LLC (Owner)**, for property located at **184 Madison Street** whereas relief is needed for the addition of 22 parking spaces which requires the following: 1) Variance from Section 10.1113.20 to allow off-street parking to be located between the principal building and the street. Said property is located on Assessor Map 146 Lot 16 and lies within the General Residence C (GRC) District. (LU-25-83)

Existing & Proposed Conditions

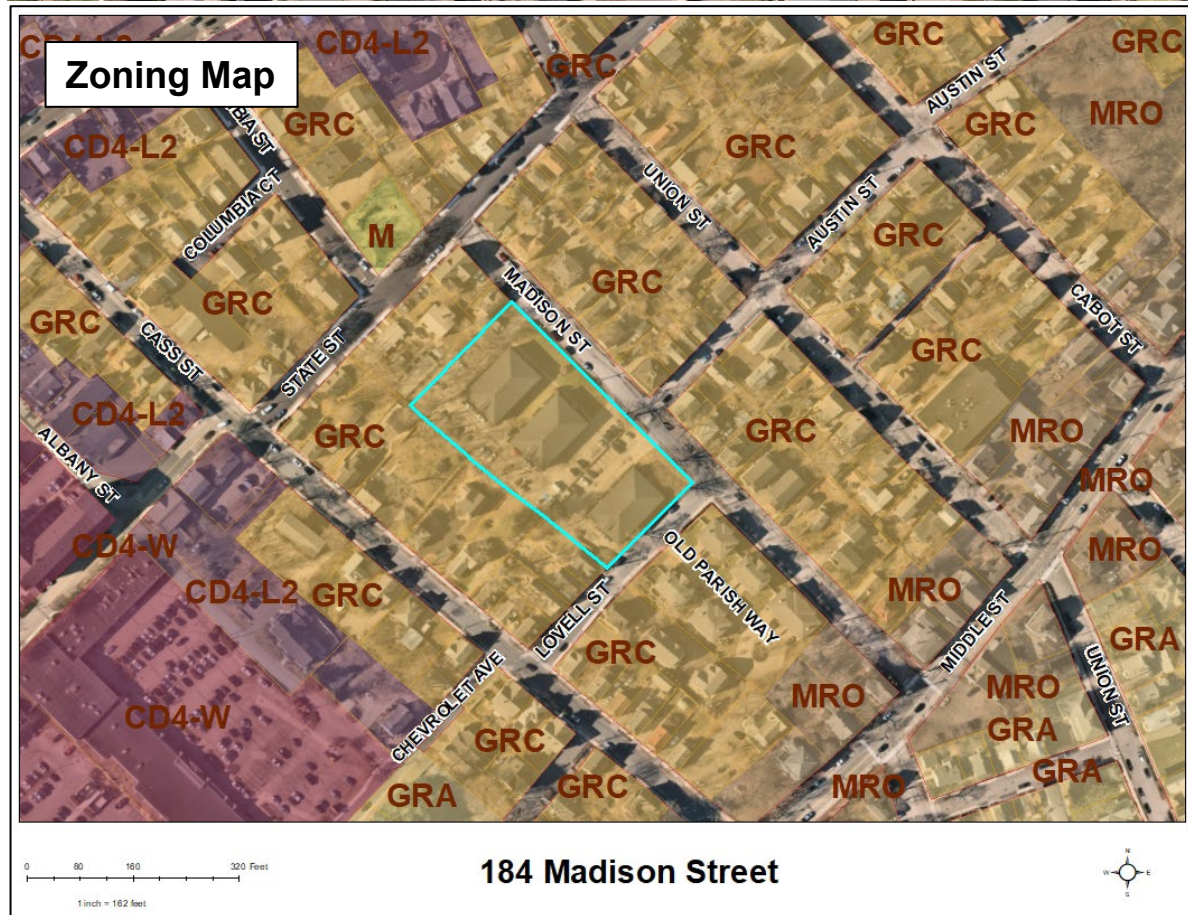
	<u>Existing</u>	<u>Proposed</u>	<u>Permitted / Required</u>
<u>Land Use:</u>	3 apartment buildings totaling 72 Units	Addition of 22 parking spaces	Primarily residential
<u>Open Space Coverage (%)</u> :	29.5	24.3	40 min.
<u>Parking:</u>	87	109	82 min.
<u>Estimated Age of Structure:</u>	1971	Variance request(s) shown in red.	

*Relief needed to construct parking spaces between the principal structure and the street

Other Permits/Approvals Required

- Site Review – TAC and Planning Board
- Parking Conditional Use Permit – TAC and Planning Board

Neighborhood Context



Previous Board of Adjustment Actions

No previous BOA history was found.

Planning Department Comments

The applicant is requesting relief for the addition of 11 tandem parking aisles totaling 22 parking spaces.

The minimum number of parking spaces required is 82 with the maximum number allowed to be 99. A Parking Conditional Use Permit (CUP) is required to allow more than 120% of the minimum parking requirement (Section 10.1112.51 of the Zoning Ordinance)

The middle group of parking spaces is shown to be slightly over the lot line. If the request is approved, staff recommend the Board add the following stipulations or similar:

1. Applicant will relocate parking spaces to be completely on the property
2. The location and orientation of the parking spaces may change as needed during the TAC and Planning Board review.

Variance Review Criteria

This application must meet all five of the statutory tests for a **variance** (see Section 10.233 of the Zoning Ordinance):

1. *Granting the variance would not be contrary to the public interest.*
2. *Granting the variance would observe the spirit of the Ordinance.*
3. *Granting the variance would do substantial justice.*
4. *Granting the variance would not diminish the values of surrounding properties.*
5. *The "unnecessary hardship" test:*
 - (a) *The property has special conditions that distinguish it from other properties in the area.*
AND
 - (b) *Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one.*
OR
Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.

10.235 Certain Representations Deemed Conditions

Representations made at public hearings or materials submitted to the Board by an applicant for a special exception or variance concerning features of proposed buildings, structures, parking or uses which are subject to regulations pursuant to Subsection 10.232 or 10.233 shall be deemed conditions upon such special exception or variance.



June 4, 2025

Portsmouth Planning & Sustainability
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801

Re: Land Use Application for 184 Madison Street

Dear Planning Staff,

This letter accompanies a land use application for 184 Madison St, filed on behalf of the property owner, AAM 15 Management LLC. Two approvals are requested: amended site plan approval from the Planning staff and a variance from Section 10.1113.20 from the Board of Adjustment.

The subject property is located at the corner of Madison Street and Lowell Street, and it is located in the General Residence C zoning district. The property is currently three apartment buildings with a total of 72 units. There are 87 on-site parking spaces, yet residents often park on Madison Street due to insufficient on-site parking. The property owner wishes to add additional on-site parking to reduce or eliminate the overflow parking on Madison Street. No expansion of the existing buildings or other site work is proposed.

Amended site plan approval is requested to allow for construction of 22 additional parking spaces. These spaces are split into three groups of 6 to 8 spaces each. All of the proposed spaces will be “tandem” spaces. Each pair of spaces will be assigned to a single unit to ensure that neighbors do not block each other from entering and exiting the parking area.

The additional parking spaces will drain via surface flow into the existing catch basins on-site and on Madison Street.

A variance from **Section 10.1113.20** of the Portsmouth Zoning Ordinance is requested to allow for off-street parking spaces to be located between a principal building and a street, and within the front setback. Please see separate variance request letter which describes how this project meets the variance criteria.

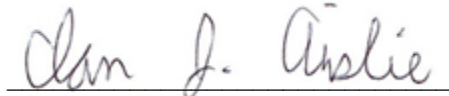
Letter to Portsmouth Planning & Sustainability
Land Use Application for 184 Madison Street
June 4, 2025

The property will continue to comply with the minimum required Open Space for the General Residence C district. See table below:

Open Space Calculations (Minimum of 20% Open Space Required)			
	Pervious Area	Lot Area	Open Space
Existing	22,805 SF	77,238 SF	29.5%
Proposed	18,826 SF	77, 238 SF	24.3%

Thank you for your fair consideration on this matter.

Very Truly Yours,



Ian Ainslie, PE
MEISNER BREM CORPORATION

Cc: AAM 15 Management, LLC



May 28, 2025

Portsmouth Zoning Board of Adjustment
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801

Re: Variance requests for 184 Madison St

Dear Board Members,

This letter accompanies a variance request for 184 Madison St, filed on behalf of the property owner, AAM 15 Management, LLC. A variance from **Section 10.1113.20** of the Portsmouth Zoning Ordinance is requested to allow for off-street parking spaces to be located between a principal building and a street, and within the front setback.

The subject property is located at the corner of Madison Street and Lowell Street, and is located in the General Residence C zoning district. The property is currently three apartment buildings with a total of 72 units. There are 87 on-site parking spaces, yet residents often park on Madison Street due to insufficient on-site parking. The property owner wishes to add additional on-site parking to reduce or eliminate the overflow parking on Madison Street.

This variance request meets the variance criteria as described below:

A. Public interest: *“the variance will not be contrary to the public interest”*

As stated above, residents who can not find on-site parking are forced to park on Madison Street. Constructing additional on-site parking spaces between the buildings and street will reduce the number of cars parking on Madison Street and improve the overall look of the neighborhood and allow for safer travel on Madison Street.

B. Spirit of the Ordinance: *“the spirit of the Ordinance will be observed”*

The intent of Section 10.1113.20 is presumably to create and preserve a consistent aesthetic where buildings are visible from the street and separated from the street by landscaping or other similarly pleasing features. Much of the area between the buildings and Madison Street will remain grassed and free of parking spaces, thus preserving that aesthetic. Similarly, if cars are parking on Madison Street then they are obstructing the view of multiple buildings along the street. Constructing the new parking spaces will condense these visual obstructions to a much smaller area on a single property rather than along multiple properties.

Letter to Portsmouth Zoning Board of Adjustment
Variance request for 184 Madison Street
May 28, 2025

C. Substantial justice: *“Substantial justice will be done”*

If this variance is granted, the residents of 184 Madison Street will be able to park closer to their homes. There is no expected loss to the general public outweighed by the direct benefit to these residents.

D. Property values: *“The values of the surrounding properties will not be diminished”*

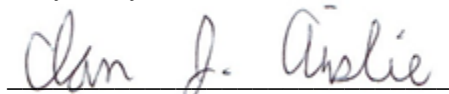
The essential character of the subject property will not change, thus it is not expected that surrounding property values will be negatively affected. Reducing parking on the street may provide a small benefit to surrounding property values.

E. Unnecessary hardship: *“Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship”*

There is no other feasible location on the subject property to construct additional parking spaces. The buildings are set back much further from Madison Street than other buildings in this neighborhood, and much further than what is required by zoning, thus creating a unique circumstance where there is a large area between the buildings and the street. If this large area cannot be used for parking it will create an unnecessary hardship where suitable parking cannot be provided for the residents.

Thank you for your fair consideration on this matter.

Very Truly Yours,

A handwritten signature in blue ink that reads "Ian J. Ainslie". The signature is written in a cursive, flowing style.

Ian Ainslie, PE
MEISNER BREM CORPORATION

Cc: AAM 15 Management, LLC

184 Madison St – Existing Condition Photos



OWNER'S AUTHORIZATION

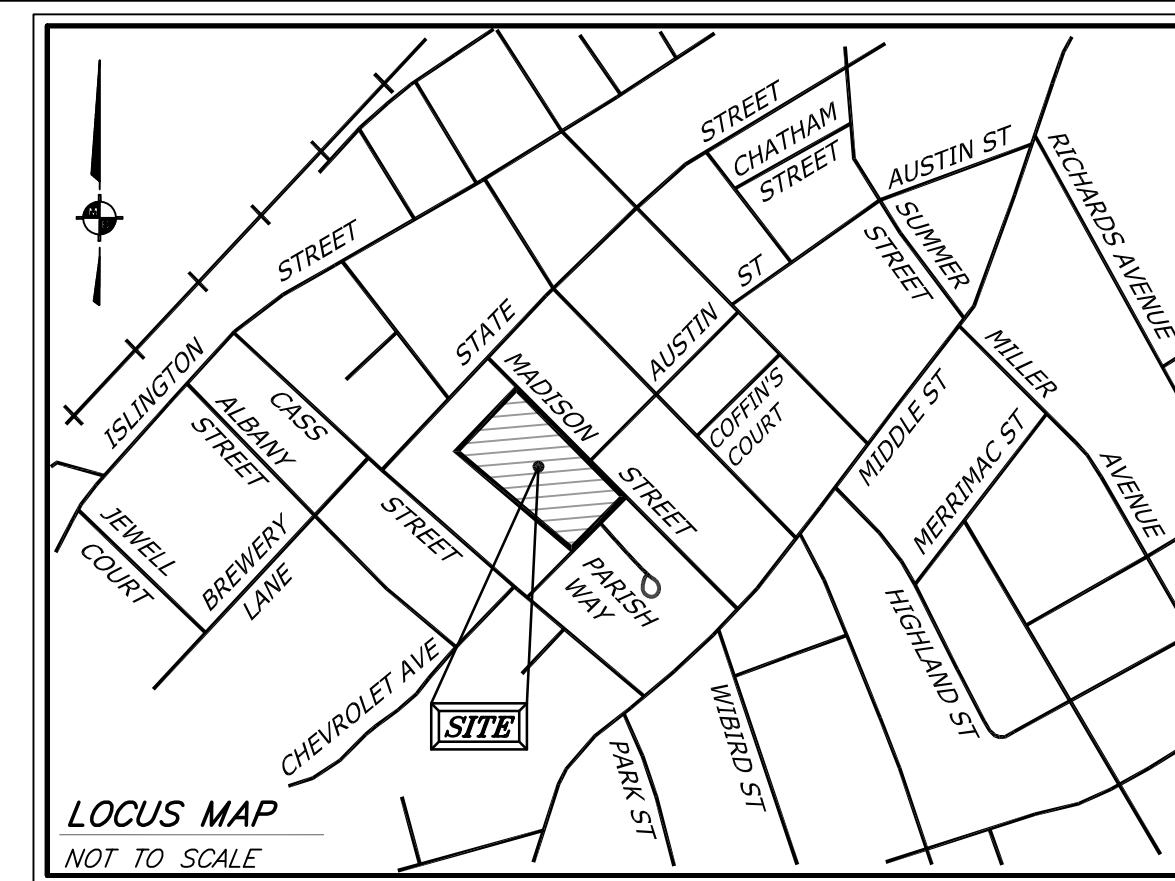
I, Craig Pfannenstiehl, of AAM 15 Property Management, representing the property owner of 184 Madison St, Portsmouth, NH, hereby grant authority and consent to Meisner Brem Corporation to sign and file municipal applications on my behalf, and represent me at any hearings concerning these applications.

Craig F. Pfannenstiehl
box SIGN 178V2QY4-1R8VQK3P

Signature

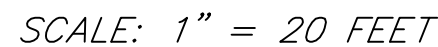
May 28, 2025

Date



- MAP 146, LOT 016, 184 MADISON STREET, PORTSMOUTH, NH
2. OWNER OF RECORD:
AAM PORTSMOUTH RESIDENCES, LLC
C/O AAM 15 MANAGEMENT LLC
78 BARNARD RD, STE 100
BURLINGTON, MA 01803
BOOK: 6394 PAGE: 900
3. PRESENT ZONING: GRC - GENERAL RESIDENCE C
4. LOT AREA: 77,238 S.F. ± OR 1.77 AC. ±
5. MINIMUM BUILDING SETBACKS:
FRONT = 5 FEET
SIDE = 10 FEET
REAR = 20 FEET
6. NO PORTION OF THIS PARCEL IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE NUMBER 33015C0259F, EFFECTIVE DATE: 1/29/2021
7. PROPERTY IS SERVED BY MUNICIPAL WATER AND SEWER.
8. THERE ARE NO WETLANDS ON-SITE
9. BOUNDARY INFORMATION WAS COMPILED FROM PLAN REFERENCES LISTED AND AN ON-SITE TRANSIT SURVEY BY MEISNER BREM CORPORATION NOVEMBER 2022.
10. ELEVATIONS DEPICTED HEREON ARE BASED ON NAVD29 PER GPS OBSERVATIONS BY THIS OFFICE ON OCTOBER 25, 2021, BEING TIED TO "MASSCORS" USING BASE STATION "WES2" WITH AN ELEVATION LISTED AT 374.18" (CONVERTED TO NAVD TO NAVD USING VERTCON).
11. EXISTING OPEN SPACE= 22,805 SF/77,238 SF = 29.5%
PROPOSED OPEN SPACE= 18,826 SF/77,238 SF = 24.3%
REQUIRED OPEN SPACE= 20% (MIN)

1. SITE IMPROVEMENT PLAN SET 184 MADISON STREET PORTSMOUTH, NH
PREPARED FOR 184 MADISON ST. INC. AND PREPARED BY MEISNER BREM
CORPORATION DATED 4-13-2023, LAST REVISED 9-20-23.
2. SUBDIVISION PLAN OF LAND "LEISURE LIVING COMMUNITY" PORTSMOUTH, NH.
DATED AUGUST 1970, BY W. ROBERT NOLTE & ASSOCIATES. RECORDED
AT THE RCRD AS PLAN # D-2114.



AMENDED SITE PLAN
184 MADISON STREET
PORTSMOUTH, NH

MAP 146 LOT 016

AAM IS MANAGEMENT LLC
78 BLANCHARD ROAD SUITE, 100
BURLINGTON, MA 01803

MEISNER BREM CORPORATION
202 MAIN STREET, SALEM, NH 03079 (603) 893-3301
142 LITTLETON RD., STE. 16, WESTFORD, MA 01886 (978) 692-1313

© 2025 MEISNER BREM CORP. JOB NO.: 8553

CONTRACTOR IS RESPONSIBLE FOR
AND SHALL CONTACT THE LOCAL
DIGSSAFE OFFICE 72 HOURS PRIOR
TO THE START OF CONSTRUCTION
(811 OR 888-DIG-SAFE).



NOTE: ALL TECHNICAL WORK BY ANY INDIVIDUAL FOR PREPARATION OF THIS PLAN IS THE RESPONSIBILITY OF MEISNER BREM CORPORATION AND NOT THE INDIVIDUAL

EXISTING PAVEMENT

PROPOSED AREA OF
NEW PAVEMENT



NOT TO SCALE

EXISTING # OF PARKING SPACES 3

PROPOSED # OF PARKING SPACES 3

II. NEW BUSINESS

B. The request of **Shannon M. & Stephen E. Parsons (Owners)**, for property located at **160 Essex Avenue** whereas relief is needed to demolish the existing garage and construct a new 2 bay, 2 story garage which requires the following: 1) Variance from Section 10.521 to a) allow a 7 foot right side yard where 10 feet are required, b) allow a 17 foot front yard where 30 feet are required, and c) allow a 28.5% building coverage where 20% is maximum allowed; and 2) Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is located on Assessor Map 233 Lot 63 and lies within the Single Residence B (SRB) District. (LU-25-92)

Existing & Proposed Conditions

	<u>Existing</u>	<u>Proposed</u>	<u>Permitted / Required</u>
<u>Land Use:</u>	Single-family residence	*Construct new attached garage	Primarily residential
<u>Lot area (sq. ft.):</u>	10,000	10,000	15,000 min.
<u>Front Yard (ft)</u>	20	17	30 min.
<u>Rear Yard (ft.):</u>	45	36	30 min.
<u>Right Yard (ft.):</u>	19	7	10 min.
<u>Left Yard (ft.):</u>	23	23	10 min.
<u>Height (ft.):</u>	19	27	35 max.
<u>Building Coverage (%):</u>	12.6	28.5	20 max.
<u>Open Space Coverage (%):</u>	75.6	64.3	40 min.
<u>Parking:</u>	>2	>2	2 min.
<u>Estimated Age of Structure:</u>	1956	Variance request(s) shown in red.	

* Relief needed to construct an addition to the already non-conforming primary structure that would further impact the non-conformity.

Other Permits/Approvals Required

- Building Permit

Neighborhood Context



Previous Board of Adjustment Actions

No previous BOA history was found.

Planning Department Comments

The applicant is requesting relief to construct a new attached garage which will further impact the existing right and front yard areas, and create a new non-conforming building coverage.

Variance Review Criteria

This application must meet all five of the statutory tests for a **variance** (see Section 10.233 of the Zoning Ordinance):

1. *Granting the variance would not be contrary to the public interest.*
2. *Granting the variance would observe the spirit of the Ordinance.*
3. *Granting the variance would do substantial justice.*
4. *Granting the variance would not diminish the values of surrounding properties.*
5. *The “unnecessary hardship” test:*
 - (a) *The property has special conditions that distinguish it from other properties in the area.*
AND
 - (b) *Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one.*
OR
Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.

10.235 Certain Representations Deemed Conditions

Representations made at public hearings or materials submitted to the Board by an applicant for a special exception or variance concerning features of proposed buildings, structures, parking or uses which are subject to regulations pursuant to Subsection 10.232 or 10.233 shall be deemed conditions upon such special exception or variance.

Portsmouth, NH – Board of Adjustment
160 Essex Ave. – Request for Variance

Date: 06/16/2025

Chairman of the Board of Adjustment
C/O Planning Department, City of Portsmouth
1 Junkins Ave.
Portsmouth, NH 03801

RE: Request for variance of setbacks on both the right side (3' relief), and front property lines (13' relief), as well as relief for building coverage (8.2% relief).

To The Board of Adjustment Members,

Please find this statement addressing the requirements for variance on the proposed project located at 160 Essex Ave.

Overview:

The existing single-family structure was purchased by My wife and me in April of 2014 prior to having kids. Now, with two boys growing bigger by the day, our 2 bedrooms and 1 bathroom home feels pretty small. After 11 years of living in this neighborhood we just feel part of the community and would like to stay in the same location. The neighborhood is really an extension of our home for our kids. They are comfortable going from one's friend's house to another after the school day is out. We are proposing an addition to the house to make it more family friendly and more handicap accessible. We are planning on having one of our aging parents come and live with us and the current setup is not feasible. The addition will replace an existing single story; single car attached garage and breezeway and replace it with a two-car attached garage with living space above.

We have explored many different options to modernize our home to meet our current and future needs. The main difficulty is that the house does not currently sit within the required setbacks. The house is also slightly off parallel to the street and front property line. The design that we have come up with allows for a look that maintains the character of the neighborhood. It gives us a roof line that is perfect for solar panels. It will provide accessibility for my aging parents.

5 Criteria:

Per Section 10.233.21 – *The variance will not be contrary to the public interest.*

- The new structure would be in staying within the character of the neighborhood.
- The houses in the neighborhood are a mix of 1950's ranches, capes, tri-levels, split entries, bungalows, and 1 new construction. Most of the homes in the neighborhood have had similar additions added over the years. This addition would turn our 1950's ranch into they style of a 1950's tri-level.

Per Section 10.233.22 – *The spirit of the Ordinance will be observed.*

- The proposed addition would result in similar setbacks to many other homes within the neighborhood.
- The proposed relief is less than that of most of my neighbors' current setbacks.
- The proposed addition would allow for the use of a wheelchair accessible vehicle to pull into the garage and enter the house via the garage to a mud room with an accessible bathroom. A wheelchair lift will be able to bring someone from the mudroom to mid-level of the house with access to the kitchen and two bedrooms. This would greatly improve the safety especially in the winter months.

Per Section 10.233.23 – *Substantial justice is done.*

- Granting the variances will allow us to modernize our home to improve the livability of the home and make it more accessible for all our family members.
- Denial of the request would result in disproportionate hardship for the homeowner compared to any perceived benefit to the public.
- No harm will be done to the neighborhood or community should this application be granted.

Per Section 10.233.24 – *The value of the surrounding properties is not diminished.*

- This addition will bring the house more in line with some of the other homes on the street and help to increase the value of homes in the neighborhood.
- The scale of the addition is consistent with neighboring homes, and there is no evidence to suggest it would diminish nearby property values. Modernizing our home to match the upgrades of other properties in the neighborhood usually results in benefiting the surrounding area.

Per Section 10.233.25 – *Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.*

- As the house sits it does not meet the current zoning setbacks, and we are looking to create an addition with a similar front setback as the current garage we plan to take down. Building an addition using the current setbacks would not allow us to remove the

existing garage and improve grading. It would also result in the front of the addition to be in line with the neighbors bathroom window and other side window, bringing more noise into their home when the kids are out playing. The proposed addition would keep the front setback almost in line with the front setback of the neighbor's house making for a more uniform look for both of our houses from the street.

- We are asking for a front setback of 17 feet vs. the required 30 feet. 17 feet will allow for two cars to be parked within the bounds of the property and there will be 30 feet from the face of the garage to the edge of the roadway. This means that if sidewalks are ever installed at a later date, we would still have room for two vehicles in the drive and not block a future sidewalk. The house just to the south of us has a setback of 13 feet which is 4 feet more than what we are asking for.
- We are asking for a side setback of 7 feet vs. the required 10 feet. This is in line with other homes in the neighborhood. The neighbor has a side setback of 6 feet, and this would give us a distance of 13 feet between the two houses. This is almost identical to the two cape houses across the street from us.
- Strict adherence to the 20% coverage requirement would substantially limit the size and functionality of the proposed addition. Due to the existing home placement, these restrictions would prevent us from making reasonable improvements.
- Building to the existing zoning requirements would result in a home that is not as handicap accessible. The rooms would not flow well together and would involve another couple of steps from the garage to mud room that would have to be overcome. We have explored other options to build, but this seems like the most visually appealing from the street and in harmony with the neighborhood.

With all due respect to the board, we request that this variance be granted for our family.

Sincerely,

Stephen Parsons & Shannon Parsons (homeowners)
160 Essex Ave
Portsmouth, NH 03801
parsons_se@yahoo.com
781-254-6145

PARCEL IS SHOWN ON CITY OF PORTSMOUTH ASSESSOR'S MAP 233 AS LOT 63.

PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F.
EFFECTIVE JANUARY 29, 2021

PARCEL IS ABUTTED BY SINGLE FAMILY HOMES ON ALL SIDES AND IS GREATER THAN 300 FEET
FROM ANY WETLANDS.

DIMENSIONAL REQUIREMENTS:	SRB
MIN. LOT AREA:	15,000 S.F.
FRONTAGE:	100 FEET
SETBACKS: FRONT	30 FEET
SIDE	10 FEET
REAR	30 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM BUILDING COVERAGE	20%
MINIMUM OPEN SPACE:	40%

EXISTING DIMENSIONS

LOT AREA:	10,000 S.F.
FRONTAGE:	100 FEET
SETBACKS: FRONT	20 FEET
SIDE	19 FEET
REAR	45 FEET
STRUCTURE HEIGHT:	19 FEET
BUILDING COVERAGE	12.6%
OPEN SPACE:	75.6%

PROPOSED DIMENSIONS

LOT AREA:	10,000 S.F.
FRONTAGE:	100 FEET
SETBACKS: FRONT	17 FEET
SIDE	7 FEET
REAR	36 FEET
STRUCTURE HEIGHT:	27 FEET
BUILDING COVERAGE	28.2%
OPEN SPACE	64.3%

PHOTOS OF PROPERTY: FRONT RIGHT ELEVATION:



FRONT LEFT ELEVATION:



SOUTH SIDE AND BACK OF HOUSE:

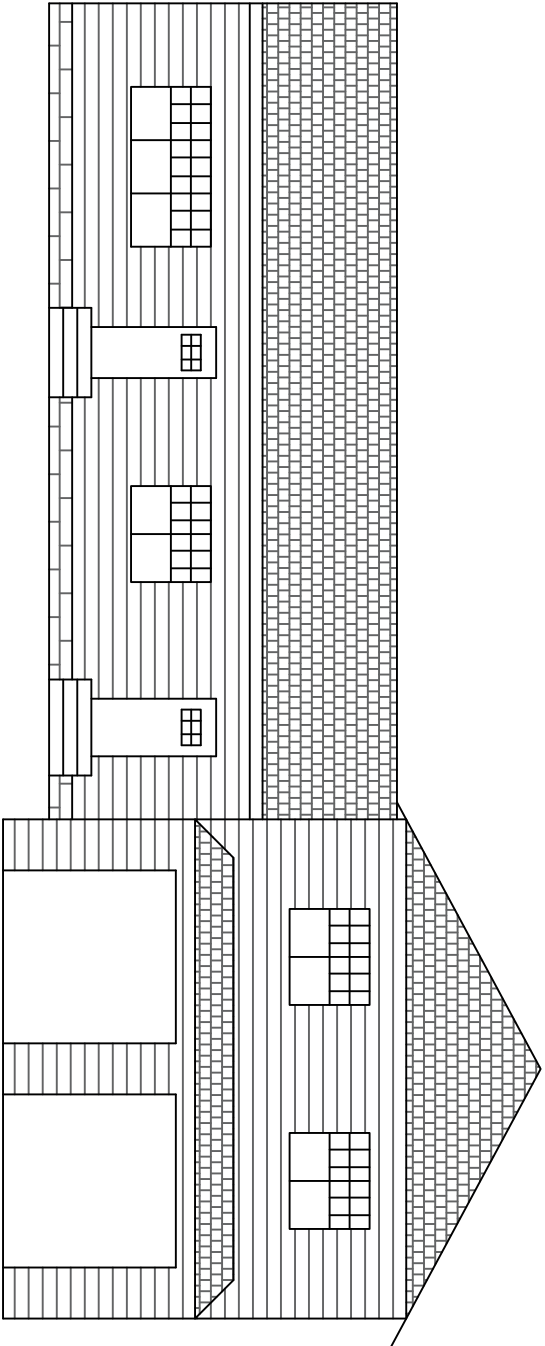


NORTH SIDE AND BACK OF HOUSE:

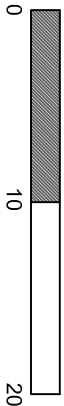


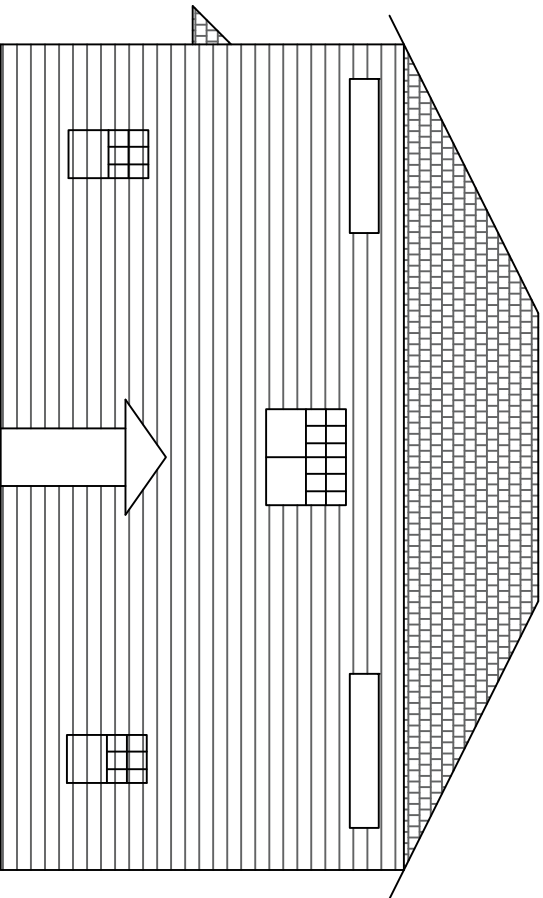
NORTH SIDE, AREA OF PROPOSED DEMOLITION AND NEW ADDITION. ADDITION WOULD COME ALMOST TO THE EDGE OF THE EXISTING PAVEMENT, ENCOMPASING THE EXISTING GARAGE, BREEZEWAY AND DRIVEWAY TO THE SIDE OF THE GARAGE AND EXTEND INTO THE BACK YARD.



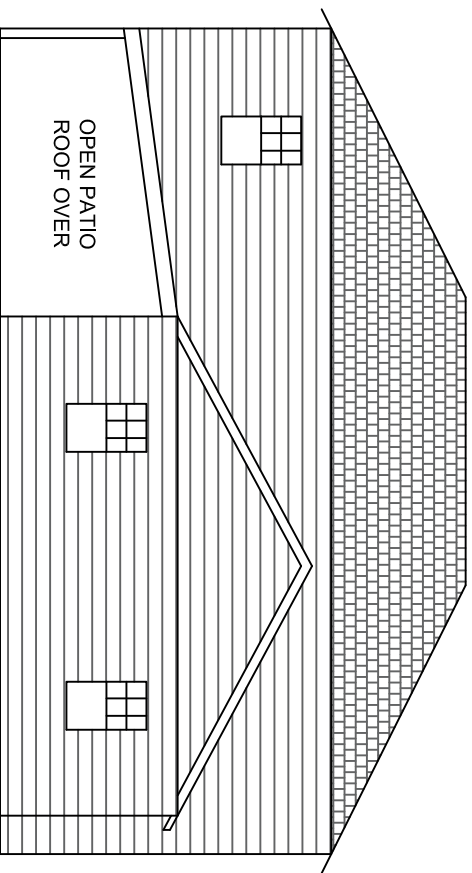
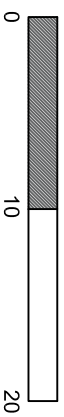


FRONT ELEVATION
1"=10'



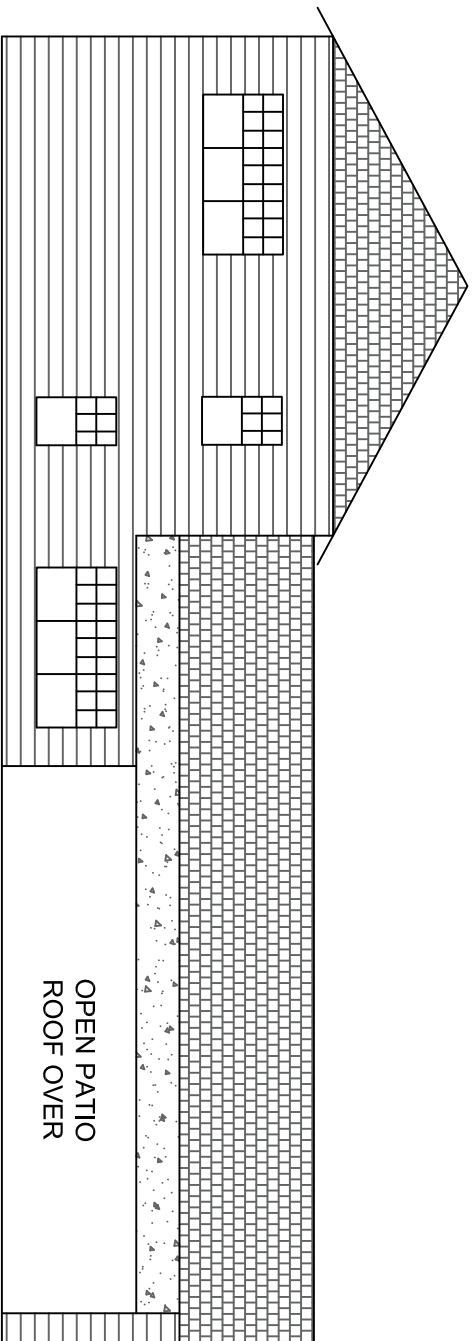


RIGHT ELEVATION
1"=10'

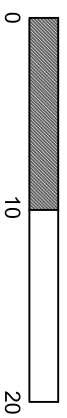


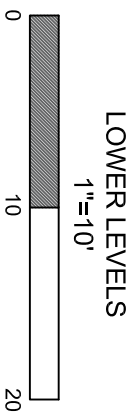
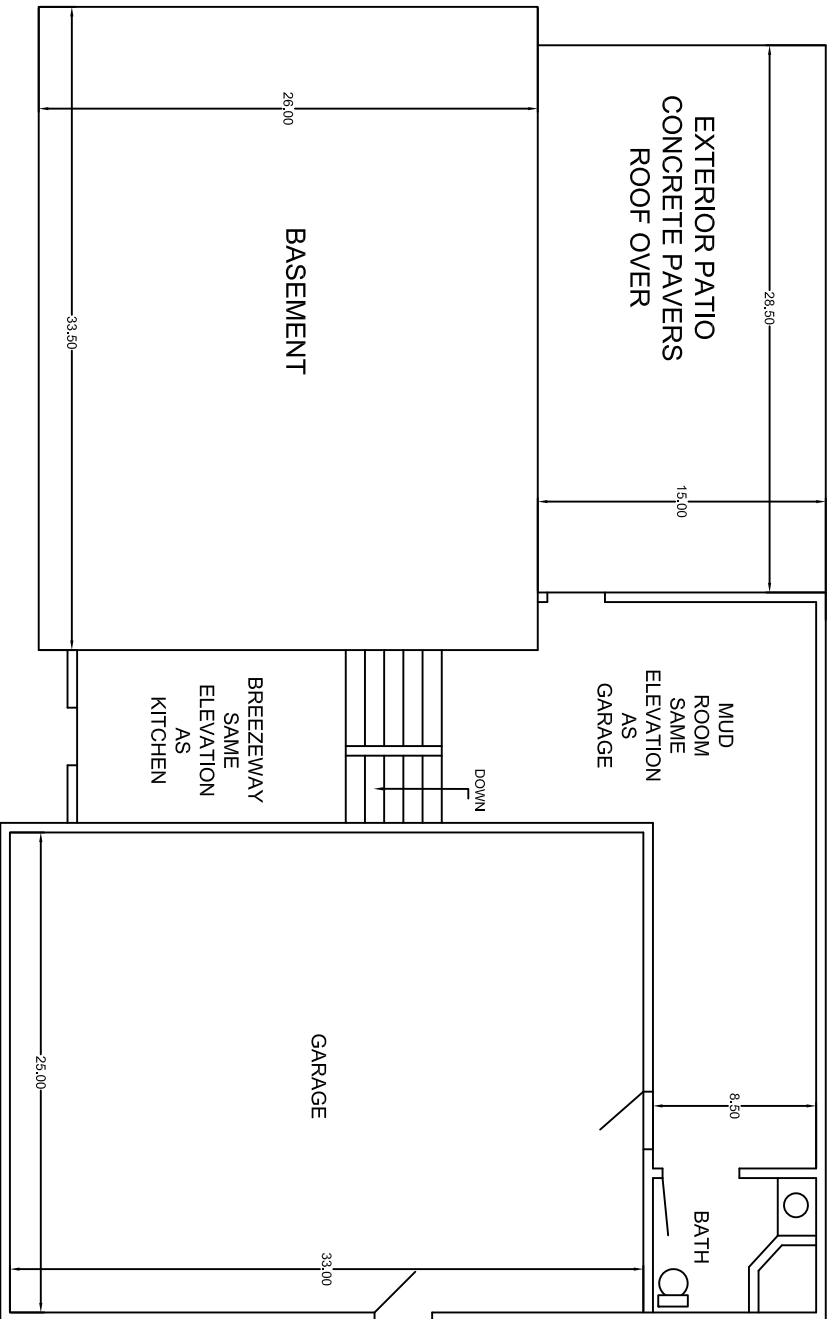
LEFT ELEVATION
1"=10'

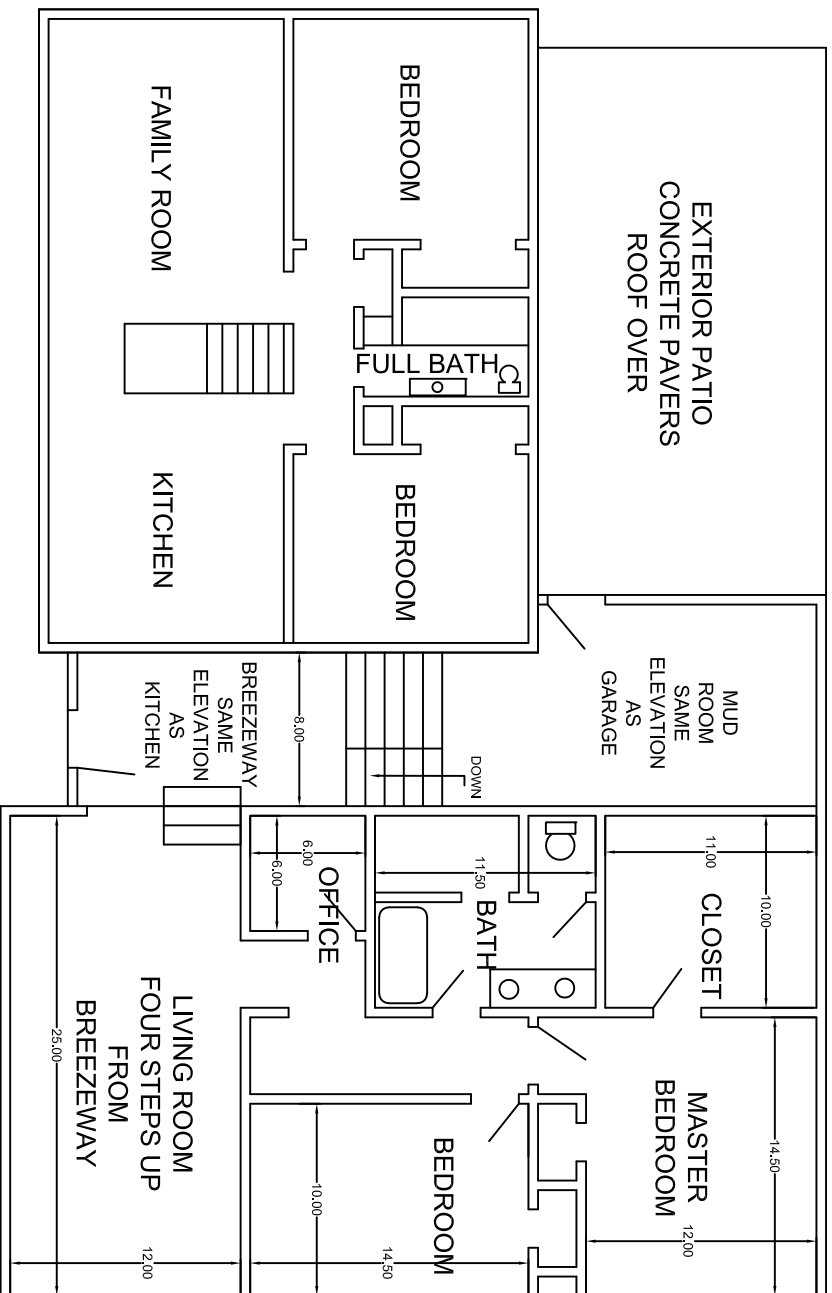




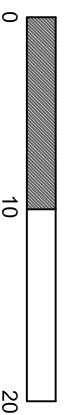
REAR ELEVATION
1"=10'

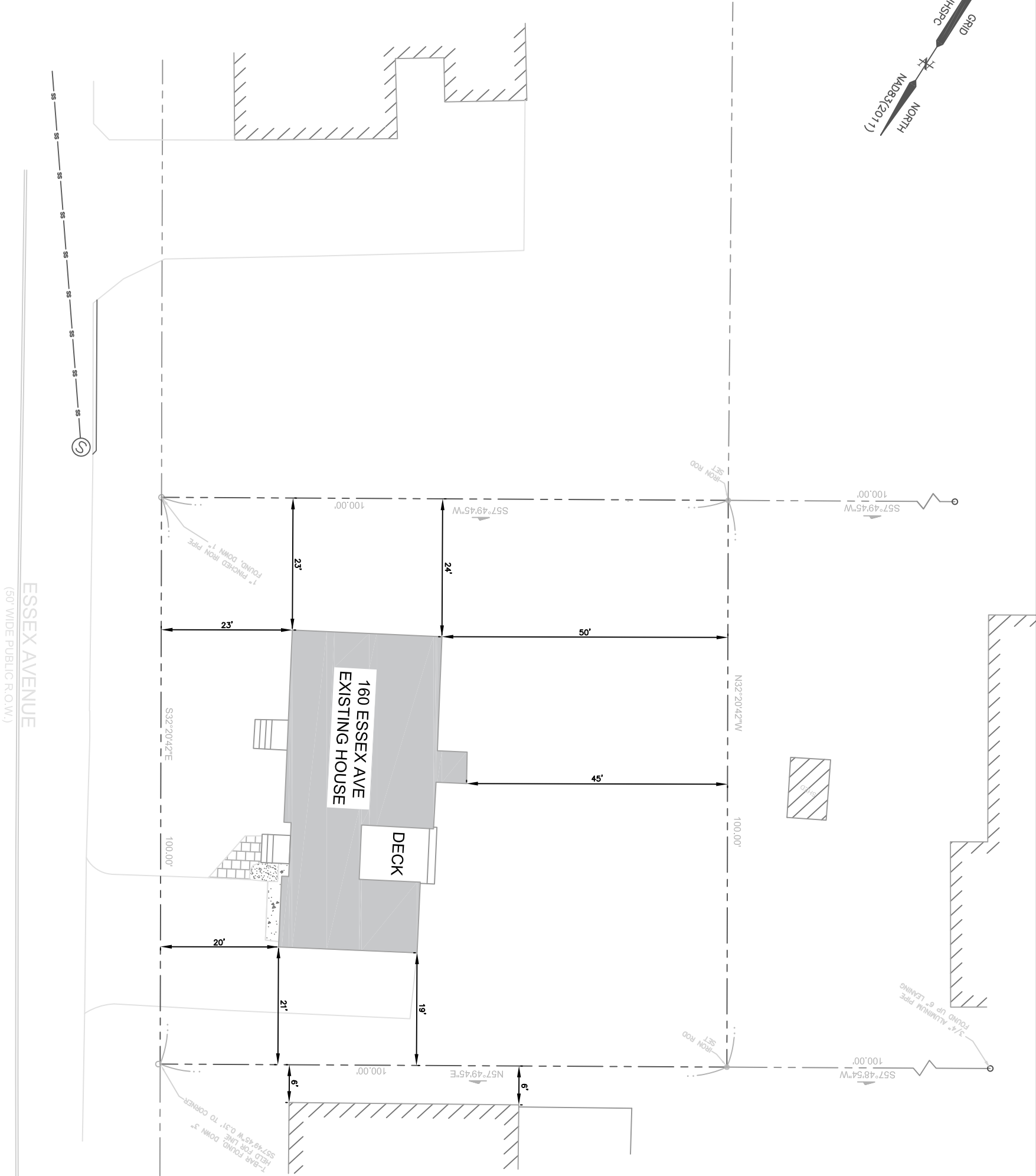
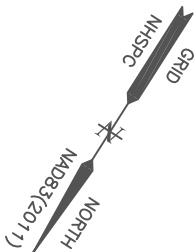






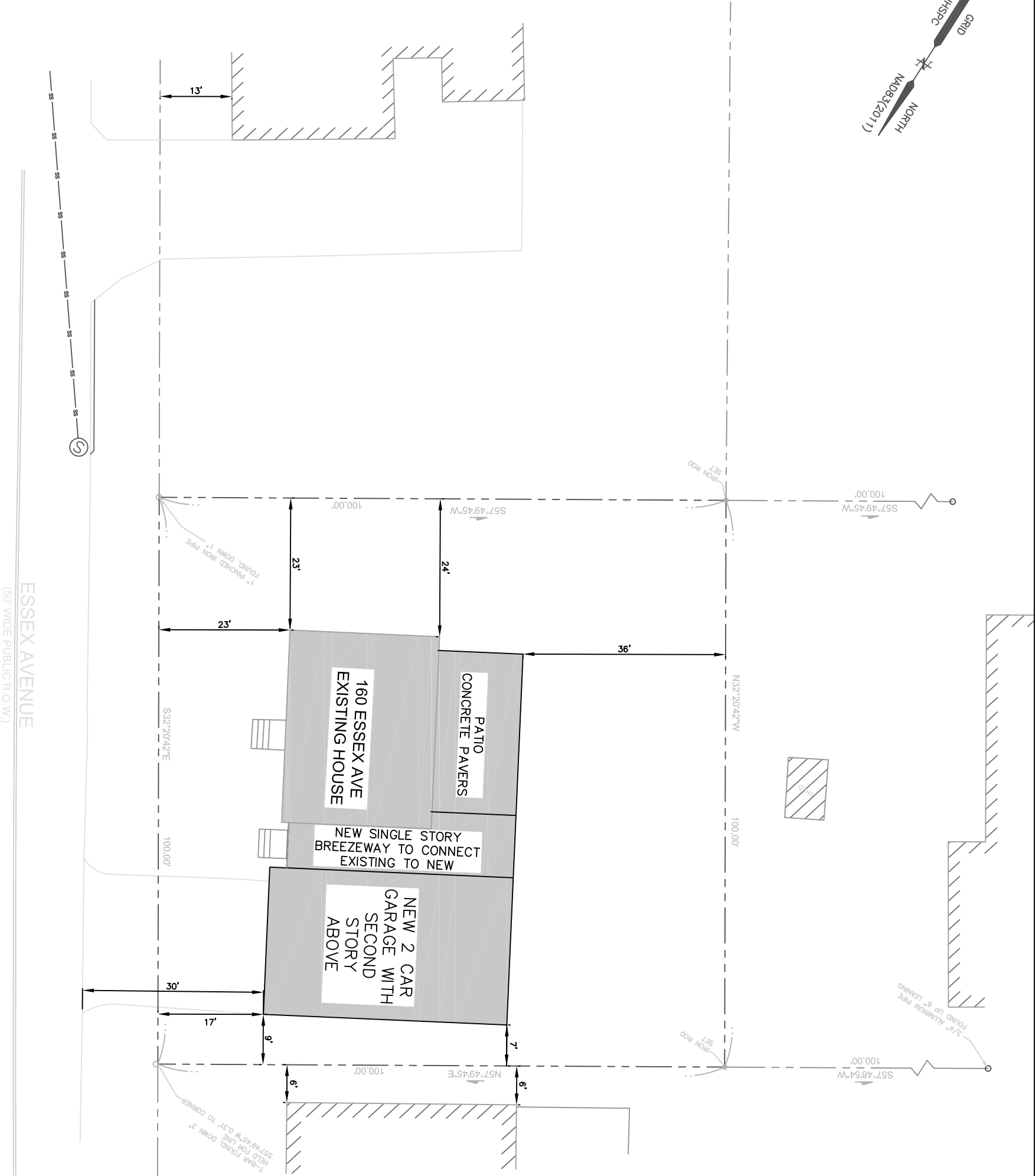
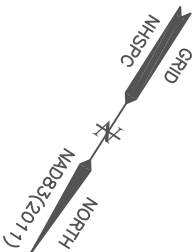
UPPER LEVELS
1"=10'





- NOTES:
- 1.) DRAWN FROM INFORMATION FOUND ON DEED BK 5524 PG. 1178
 - 2.) PARCEL CONTAINS LOTS 25 & 26 ON PLAN ENTITLED "PLAN OF DANIELS PARK, MADE BY C.A. THAYER CE, DATED JUNE 1918" AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN # D-0241
 - 3.) ADDITIONAL INFORMATION TAKEN FROM PLAN ENTITLED "LOT LINE REVISION PORTSMOUTH, NH, DATED JULY 9, 1979" AND RECORDED AS PLAN C-8851
 - 4.) ADDITIONAL INFORMATION TAKEN FROM EXISTING CONDITIONS PLAN "PARSONS RESIDENCE 160 ESSEX AVENUE, PORTSMOUTH, NH" DATED NOVEMBER 2024

160 ESSEX AVE		
PORTSMOUTH, NH		
TOTAL LOT AREA = 10,000 SQ.FT.		
EXISTING CONDITIONS		
SCALE : 1 INCH = 20 FEET		JUNE 16, 2025



- NOTES:
- 1.) DRAWN FROM INFORMATION FOUND ON DEED BK 5524 PG. 1178
 - 2.) PARCEL CONTAINS LOTS 25 & 26 ON PLAN ENTITLED "PLAN OF DANIELS PARK, MADE BY C.A. THAYER CE, DATED JUNE 1918" AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN # D-0241
 - 3.) ADDITIONAL INFORMATION TAKEN FROM PLAN ENTITLED "LOT LINE REVISION PORTSMOUTH, NH, DATED JULY 9, 1979" AND RECORDED AS PLAN C-8851
 - 4.) ADDITIONAL INFORMATION TAKEN FROM EXISTING CONDITIONS PLAN "PARSONS RESIDENCE 160 ESSEX AVENUE, PORTSMOUTH, NH" DATED NOVEMBER 2024

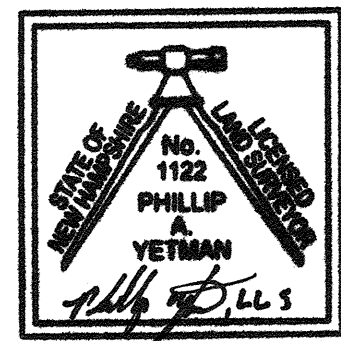
160 ESSEX AVE	
PORTSMOUTH, NH	
TOTAL LOT AREA = 10,000 SQ.FT.	
PROPOSED CONDITIONS	
SCALE : 1 INCH = 20 FEET	JUNE 16, 2025

FILE LOCATION: P:\1105010488\STEPHEN.PARSONS\001-160 ESSEX AVE. PORTSMOUTH - CSA\2024\11-05-2024\11-05-2024.DWG, 2024.11.05, 1:00 PM

LEGEND:

DESCRIPTION	SYMBOL
ASSESSOR'S MAP & LOT	
BENCHMARK	
SET 5/8 REBAR WITH SURVEYOR CAP (LLS 1122)	
PIPE FOUND	
DRAIN MANHOLE	
SEWER MANHOLE	
UTILITY POLE	
WATER SHUT OFF	
ELEVATION	
FINISHED FLOOR	
NOW OR FORMERLY	
ROCKINGHAM COUNTY REGISTRY OF DEEDS	
TYPICAL	
DOUBLE YELLOW LINE	
EDGE OF PAVEMENT	
FENCE	
OVERHEAD UTILITY LINE	
PROPERTY LINE	
ABUTTERS PROPERTY LINE (APPROXIMATE)	

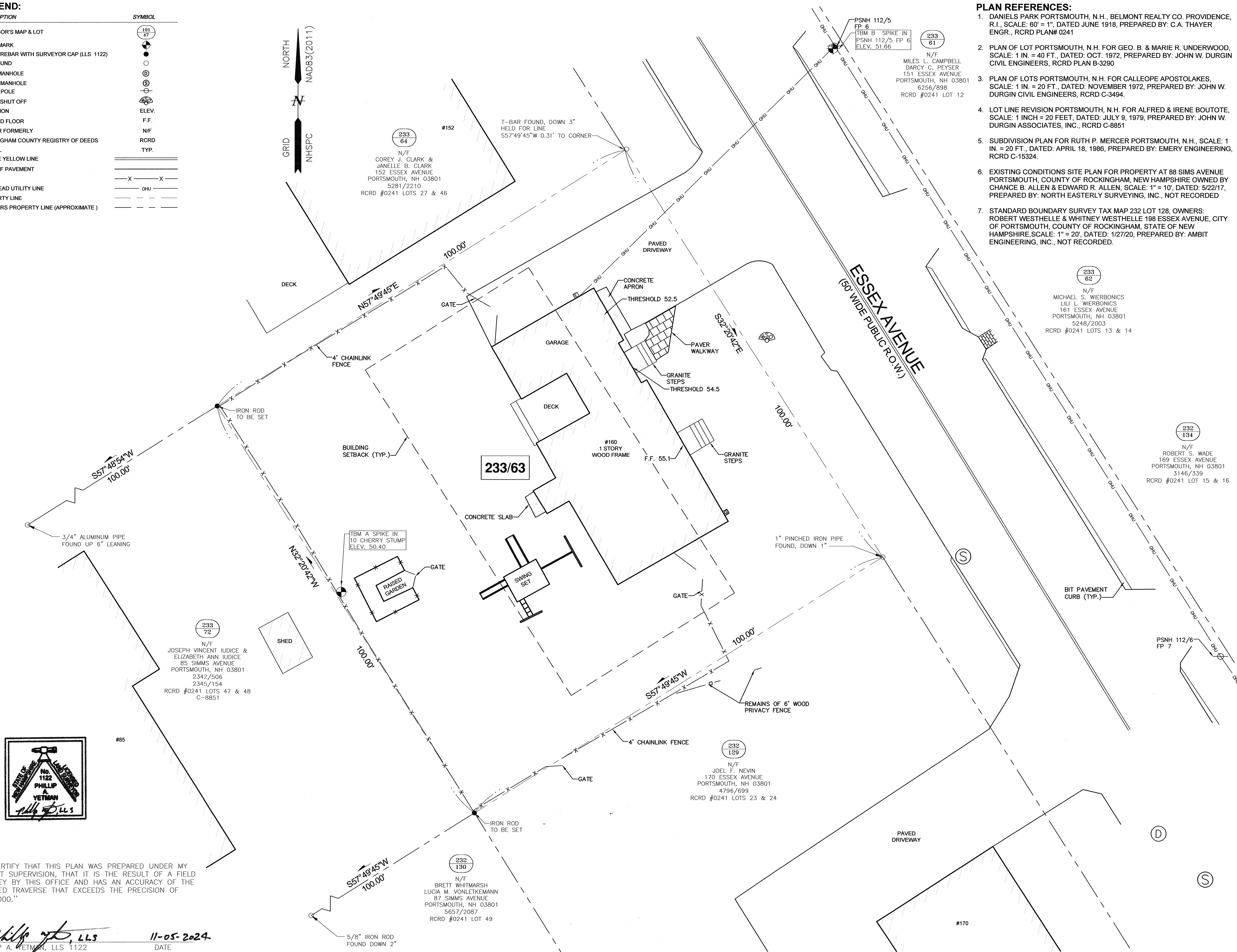
NORTH
NAD83(2011)
GRID
NHSPC



"I" CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

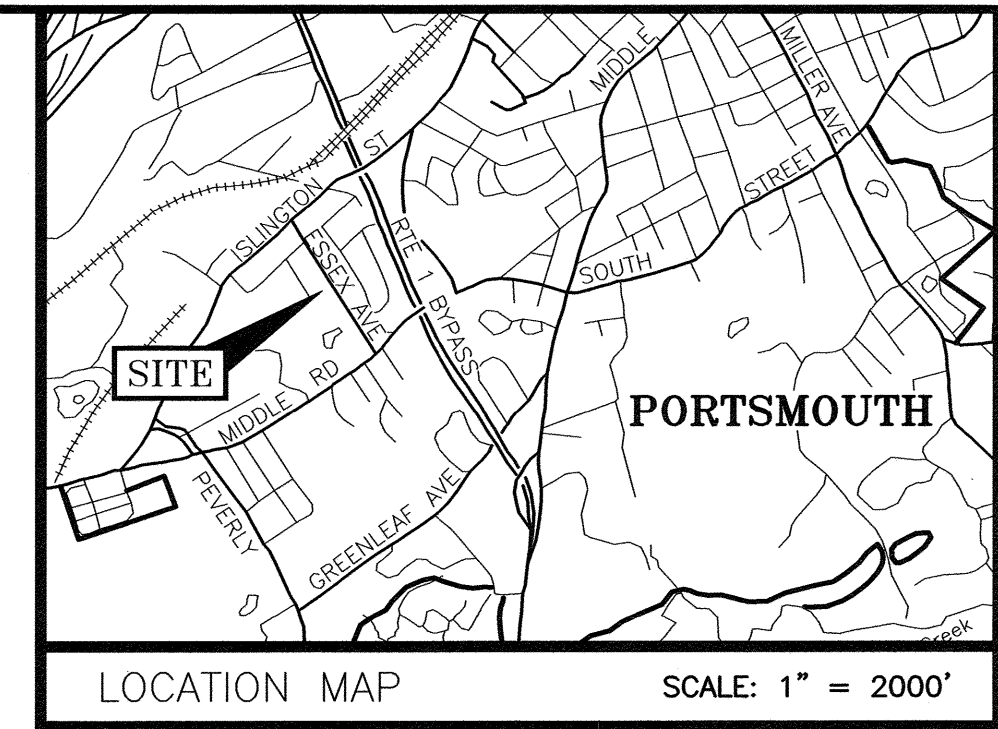
Philip A. Yetman, LLS 1122

11-05-2024
DATE



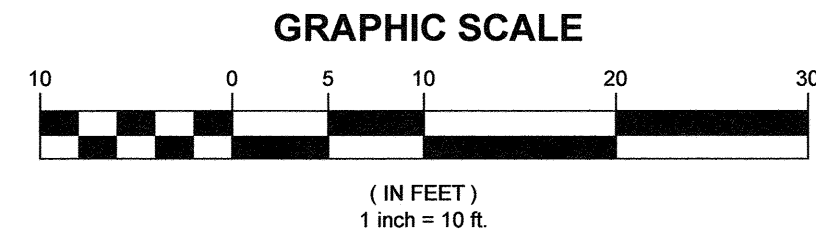
PLAN REFERENCES:

- DANIELS PARK PORTSMOUTH, N.H., BELMONT REALTY CO. PROVIDENCE, R.I., SCALE: 60' = 1", DATED JUNE 1918, PREPARED BY: C.A. THAYER ENGR., RCRD PLAN# 0241
- PLAN OF LOT PORTSMOUTH, N.H. FOR GEO. B. & MARIE R. UNDERWOOD, SCALE: 1 IN. = 40 FT., DATED: OCT. 1972, PREPARED BY: JOHN W. DURGIN CIVIL ENGINEERS, RCRD PLAN B-3290
- PLAN OF LOTS PORTSMOUTH, N.H. FOR CALLEPO APOSTOLAKES, SCALE: 1 IN. = 20 FT., DATED: NOVEMBER 1972, PREPARED BY: JOHN W. DURGIN CIVIL ENGINEERS, RCRD C-3494.
- LOT LINE REVISION PORTSMOUTH, N.H. FOR ALFRED & IRENE BOUTOTE, SCALE: 1 INCH = 20 FEET, DATED: JULY 9, 1979, PREPARED BY: JOHN W. DURGIN ASSOCIATES, INC., RCRD C-8851
- SUBDIVISION PLAN FOR RUTH P. MERCER PORTSMOUTH, N.H., SCALE: 1 IN. = 20 FT., DATED: APRIL 18, 1986, PREPARED BY: EMERY ENGINEERING, RCRD C-15324.
- EXISTING CONDITIONS SITE PLAN FOR PROPERTY AT 88 SIMS AVENUE PORTSMOUTH, COUNTY OF ROCKINGHAM, NEW HAMPSHIRE OWNED BY CHANCE B. ALLEN & EDWARD R. ALLEN, SCALE: 1" = 10', DATED: 5/22/17, PREPARED BY: NORTH EASTERLY SURVEYING, INC., NOT RECORDED
- STANDARD BOUNDARY SURVEY TAX MAP 232 LOT 128, OWNERS: ROBERT WESTHELLE & WHITNEY WESTHELLE 198 ESSEX AVENUE, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1" = 20', DATED: 1/27/20, PREPARED BY: AMBIT ENGINEERING, INC., NOT RECORDED.



NOTES:

- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 233 AS LOT 63.
- OWNERS OF RECORD:
SHANNON M. PARSONS &
STEPHEN E. PARSONS
160 ESSEX AVENUE
PORTSMOUTH, NH 03801
5524/1178
RCRD #0241 LOTS 25 & 26
RCRD C-8851
- PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE JANUARY 29, 2021.
- EXISTING LOT AREA:
10,000 S.F.
0.2286 ACRES
- PARCEL IS LOCATED IN THE SINGLE RESIDENCE B (SRB) DISTRICT.
- DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 15,000 S.F.
FRONTAGE: 100 FEET
SETBACKS: FRONT 30 FEET
SIDE 10 FEET
REAR 30 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 20%
MINIMUM OPEN SPACE: 40%
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 233 LOT 63 IN THE CITY OF PORTSMOUTH, N.H..
- VETRICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- ABUTTING STRUCTURES SHOWN ARE APPROXIMATE ONLY.



0	11/05/2024	ISSUED FOR COMMENT	CSA	PAY
REV.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
SITE SURVEY				
 ENGINEERING ENVIRONMENTAL SURVEYING 200 Griffin Road, Unit 14 Portsmouth, NH 03801 603-430-9282				
PROJECT PARSONS RESIDENCE 160 ESSEX AVENUE, PORTSMOUTH, NH				
TITLE EXISTING CONDITIONS				
DATE NOVEMBER 2024		SCALE 1" = 10'		
DRAWN BY CSA	DESIGNED BY —	CHECKED BY PAY		
PROJECT No. 5010489		FIELD BOOK & PAGE FB 276 PG 55		
DRAWING No. V-101				REV. 0

II. NEW BUSINESS

- C. The request of **One Twenty Four Group Inc (Owner)**, for property located at **124 Heritage Avenue** whereas relief is needed to establish a batting instruction facility greater than 2,000 s.f. of GFA which requires the following: 1) Special Exception from Use # 4.42 to allow a health club, yoga studio, martial arts school, of similar use with more than 2,000 s.f. of GFA. Said property is located on Assessor Map 284 Lot 8 and lies within the Industrial (I) District. (LU-25-85)

Existing & Proposed Conditions

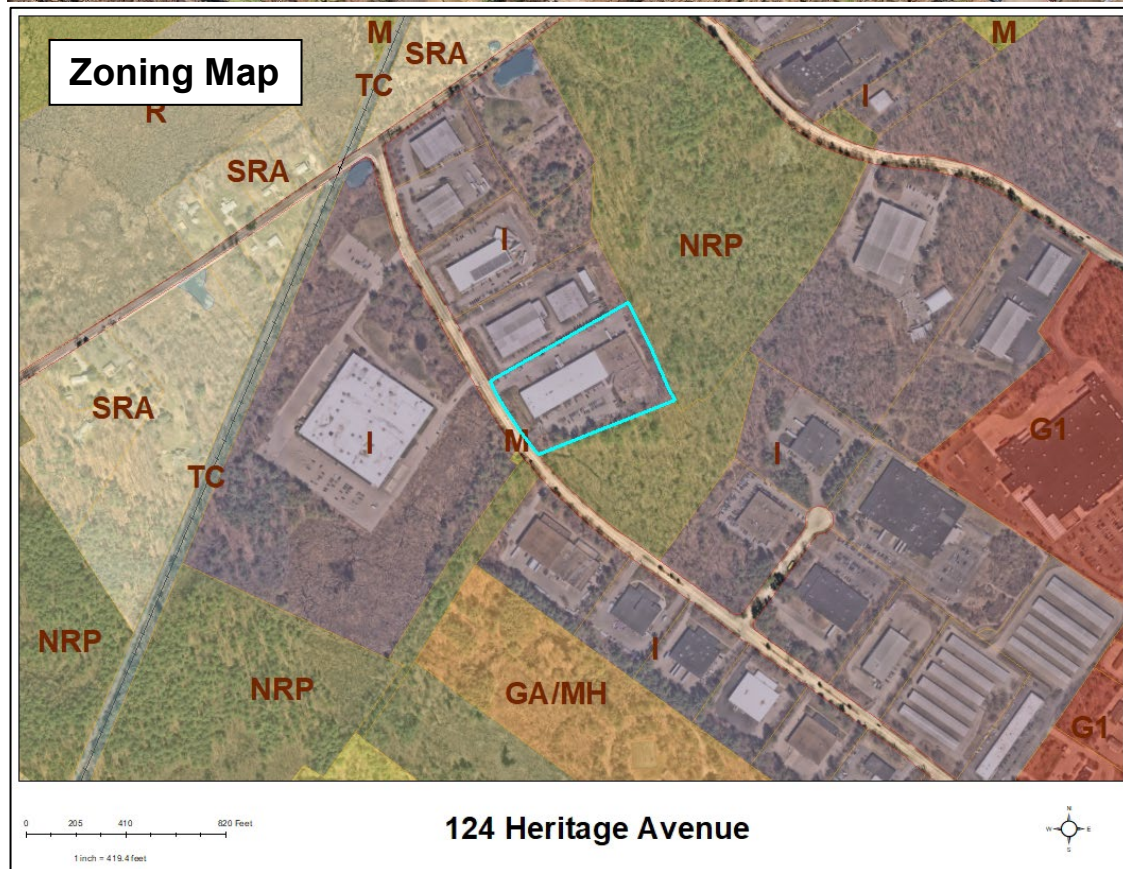
	<u>Existing</u>	<u>Proposed</u>	<u>Permitted / Required</u>
<u>Land Use:</u>	Office and Warehouse	*Establish a batting instruction facility	Primarily residential
<u>Parking:</u>	180	180	
<u>Estimated Age of Structure:</u>	1975	Variance request(s) shown in red.	

*Use allowed by Special Exception under Use # 4.42

Other Permits/Approvals Required

- Tenant Fit Up/Building Permit

Neighborhood Context



Previous Board of Adjustment Actions

October 19, 1999 – The Board **granted** a Special Exception as allowed in Article II, Section 10-209(30) to allow the manufacture of soups, chowders, sauces and related food products.

June 22, 2021 – The Board **granted** a change of use to a laboratory which required the following: 1) a Special Exception from Section 10.440, Use #14.61 to permit a Biological or Chemical Laboratory – Not Marine Dependent where the use is allowed by Special Exception.

Planning Department Comments

The applicant is requesting a special exception for use of a batting instruction facility. The applicant has provided a description of the business model for the Board to review.

Special Exception Review Criteria

The application must meet all of the standards for a **special exception** (see Section 10.232 of the Zoning Ordinance).

1. *Standards as provided by this Ordinance for the particular use permitted by special exception;*
2. *No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials;*
3. *No detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of buildings and other structures, parking areas, accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials;*
4. *No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;*
5. *No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools; and*
6. *No significant increase of stormwater runoff onto adjacent property or streets.*

10.235 Certain Representations Deemed Conditions

Representations made at public hearings or materials submitted to the Board by an applicant for a special exception or variance concerning features of proposed buildings, structures, parking or uses which are subject to regulations pursuant to Subsection 10.232 or 10.233 shall be deemed conditions upon such special exception or variance.

Special Exception Request for Recreational Use (Updated Version)

Property Address: 124 Heritage Ave, Unit #7

Zoning Ordinance Reference: Section 10.440, Table of Uses 4.42 – Recreational Use by Special Exception

Dear Members of the Board,

We respectfully request a Special Exception under Section 10.440, Table of Uses 4.42 of the Zoning Ordinance to permit a recreational use at 124 Heritage Avenue, Unit #7. The proposed use is for a **baseball/softball Swing Lab simulator facility**, operated under the Gradum Gswing brand, and dedicated to private hitting instruction by appointment only.

The facility will utilize the proprietary **Gswing methodology** and the **teach/train/transfer** system to evaluate and enhance each player's performance. Instruction will be based on video analysis, swing metrics, exit velocity training, and swing comparisons with top MLB hitters. All sessions will be conducted by a certified Gswing hitting instructor, with a focus on measurable improvements in hitting power and technique.

Operations Summary:

- **Staffing:** 2 employees – a General Manager and a Gswing certified hitting instructor
- **Hours of Operation:**
 - Monday–Friday: 3:00 PM – 10:00 PM
 - Saturday: 9:00 AM – 3:00 PM
- **Client Flow:** Up to 4 clients per hour, by appointment only

The proposed use meets all the criteria required for a Special Exception and is compatible with the surrounding environment, as detailed below:

1. No Hazard or Public Risk

The facility will not involve the use of hazardous materials or processes. All instruction takes place indoors using controlled simulator equipment, posing no health or safety risks to the public.

2. Compatibility with the Surrounding Area

The character of the area includes multiple recreational and fitness-oriented businesses. No exterior modifications or outdoor storage will be introduced, and the proposed use is consistent with existing commercial and recreational activity in the vicinity.

3. Traffic and Parking

Due to the appointment-only model and low customer volume (typically 2 clients per hour), traffic impact will be minimal. The complex includes 180 shared parking spaces, with 10 spaces assigned directly to Unit #7—adequate for both staff and client parking without overflow.

4. Noise Impact

Noise evaluations by the property manager confirm that activities inside Unit #7 will not be audible from adjacent units, ensuring no disruption to neighboring businesses.

5. Demand on Municipal Services

The nature of the operation—low occupancy, non-industrial use—means minimal demand on municipal utilities or emergency services.

6. Environmental and Stormwater Impact

No site alterations or outdoor activities are proposed. The operation will not affect stormwater runoff or create any environmental impact.

7. Property Values and Community Character

The facility will be well-maintained and operated professionally, enhancing the property's use while preserving the mixed commercial-recreational character of the area. The nature of the business is unlikely to have any negative impact on surrounding property values.

We appreciate your consideration of this request and believe that the proposed facility will be a valuable and responsible addition to the community. We welcome any questions or clarifications the Board may have and look forward to your review.

Sincerely,

Ira Lehrer and Brandon Derry
Going Yard Athletics Great Bay dba Gradum Gswing Portsmouth

P = Permitted AP = Administrative Approval S = Special Exception CU = Conditional Use Permit N = Prohibited

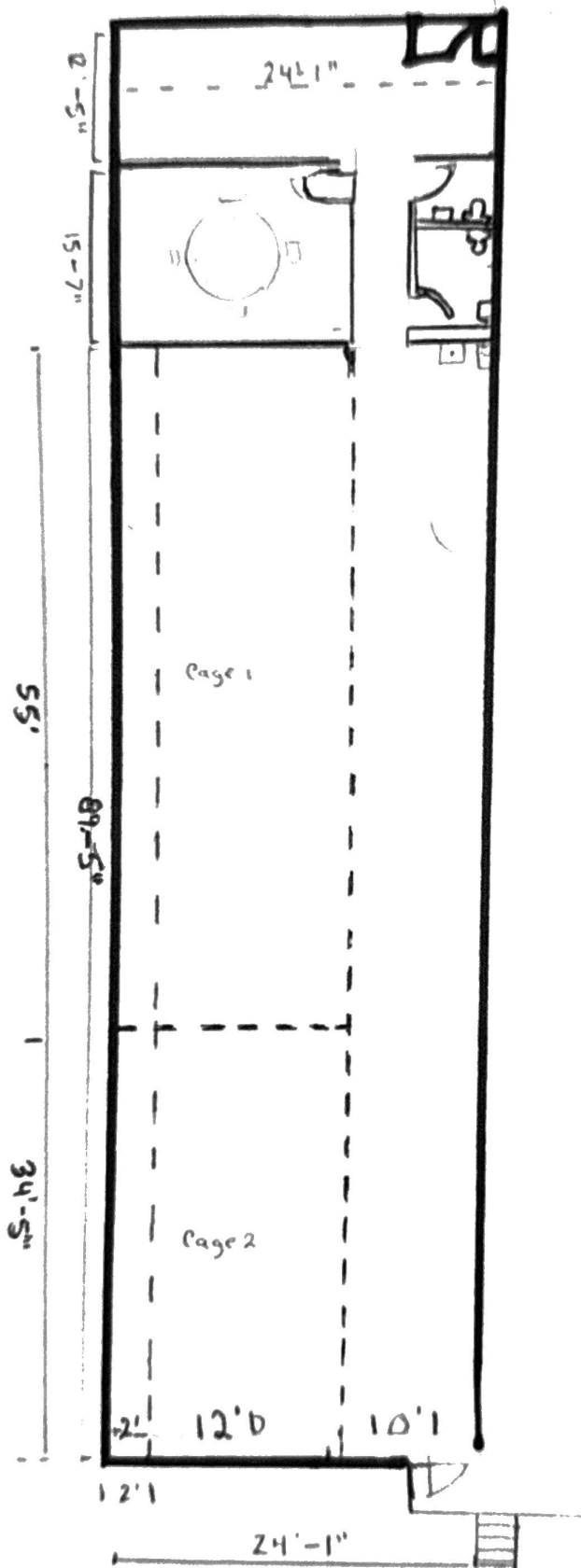
Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GB	G1	G2	B CD4- W	WB	OR	I	WI	Supplemental Regulations
3.30 Historic preservation building	S	S	S	S	S	P	P	P	P	P	P	P	P	N	P	N	N	10.821 (Historic Preservation Buildings and Museums)
3.40 Museum	N	N	N	N	N	P	P	N	P	P	S	S	P	N	P	N	N	10.821 (Historic Preservation Buildings and Museums)
3.50 Performance facility																		
3.51 Indoor performance facility																		10.592 (location)
3.511 Occupancy up to 500 persons	N	N	N	N	N	N	N	N	P	P	S	S	S	N	N	N	N	10.860 (hours of operation)
3.512 Occupancy more than 500	N	N	N	N	N	N	N	N	S	P	N	N	N	N	N	N	N	
3.52 Outdoor performance facility																		10.592 (location)
3.521 Occupancy up to 500 persons	N	N	N	N	N	N	N	N	S	S	S	S	N	N	N	N	N	10.822 (yards)
3.522 Occupancy more than 500	N	N	N	N	N	N	N	N	S	S	N	N	N	N	N	N	N	10.860 (hours of operation)
3.60 Cemetery	S	S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
3.70 Club, fraternal or service organization	N	N	N	N	N	N	S	S	P	S	S	S	S	N	N	N	N	
3.80 Municipally operated park and related activities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	For other municipal uses see Section 10.460 (Municipal districts)
4. Recreational Uses																		
4.10 Religious, sectarian or private non-profit recreational use	N	S	N	N	N	S	S	N	P	P	S	S	P	N	N	N	N	
4.20 Cinema or similar indoor amusement use with no live performance	N	N	N	N	N	N	N	N	P	P	S	S	P	N	N	N	N	10.825 (noise) 10.860 (hours of operation)

P = Permitted AP = Administrative Approval S = Special Exception CU = Conditional Use Permit N = Prohibited

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GB	G1	G2	B CD4- W	WB	OR	I	WI	Supplemental Regulations
4.30 Indoor recreation use, such as bowling alley or arcade	N	N	N	N	N	N	N	N	P	P	S	S	P	N	N	N	N	10.825 (noise) 10.860 (hours of operation)
4.40 Health club, yoga studio, martial arts school, or similar use																		
4.41 Up to 2,000 sq. ft. GFA*	N	N	N	N	N	S	S	P	P	P	P	P	P	N	N	S	N	
4.42 More than 2,000 sq. ft. GFA	N	N	N	N	N	N	N	N	S	P	S	S	S	N	N	S	N	
4.50 Outdoor recreation use	N	N	N	N	N	N	N	N	N	S	P	P	N	N	N	N	N	10.592 (location) 10.860 (hours of operation)
4.60 Amusement park, water park or theme park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
5. Office Uses, Non-Medical																		
5.10 Professional office	N	N	N	N	N	P	P	S	P	P	P	P	P	N	P	P	N	10.833 (Mixed Residential districts)
5.20 Business office (incl. real estate office)	N	N	N	N	N	P	P	P	P	P	P	P	P	N	P	P	N	10.833 (Mixed Residential districts)
5.30 Financial institution																		
5.31 Financial services office	N	N	N	N	N	P	P	P	P	P	P	P	P	N	P	P	N	
5.32 Retail bank	N	N	N	N	N	N	S	P	P	P	P	P	P	N	S	N	N	
5.40 Social service campus																		
5.41 Nonresidential	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	10.823

*GFA = gross floor area.

GREEN YARD ATHLETICS GREAT BAY: dba GRACUM 2. 2000





GRADUM
Gswing

Property Information

Property Data	
Acreage	8.57±
Total Building SF	77,451±
Number of Buildings	1
Floors per Building	1
Available Unit Data	
Total Available SF	3,000± (120' x 25')
Total Available SF Breakdown	
Office	480±
Warehouse	2,520±
Loading Dock	1 (12' x 10')
Restrooms	2 (1 w/ shower)
Construction Data	
Year Built	1975
Exterior	Metal
Roof (type)	Metal
Foundation	Concrete
Insulation	Complete
Exterior Doors	Metal
Interior Walls	Sheetrock
Lighting	LED
Column Spacing	None
Ceiling Height	17'1"±
Clear Height	15'3"±
Floors	Concrete/carpet
Windows	Metal
Handicapped Access	Yes
Land Data	
Survey	Yes
Site Plan	Yes
Subdivided	Yes
Wooded	No
Topography	Flat
Wetlands	None

Site Data	
Zoning	Industrial
Visibility	Average
Road Frontage	360'±
Neighborhood	Industrial park
Landscaping	Complete
Curb Cuts	2
Sidewalks	No
Parking	Ample
Site Status	Complete
Services Data	
Warehouse Heat	Modine
Warehouse AC	Natural gas
Power	
3 Phase	Yes
Amps	250
Volts	120/208
# of Services	1
Back-up Generator	No
Internet Connection Type	Cable
Internet Provider	Comcast
Hot Water	Electric
Water	Municipal
Sewer	Municipal
Gas (type)	Natural gas
Sprinkler (type)	Yes (wet)
Security System	Yes
Elevator	No
Tax Data	
2024 Tax Amount	\$73,666.88
Tax Map & Lot Number	0284/0008/0000
2024 Tax Rate per 1,000	\$11.20
2024 Assessment	
Land	\$2,005,100
Building/Yard Items	\$4,572,300
Total Assessed Value	\$6,577,400
2023 EQ Ratio	66%
Other Data	
Deed Reference(s)	3037/2641
Easement Reference(s)	See Deed
Covenants Reference(s)	See Deed



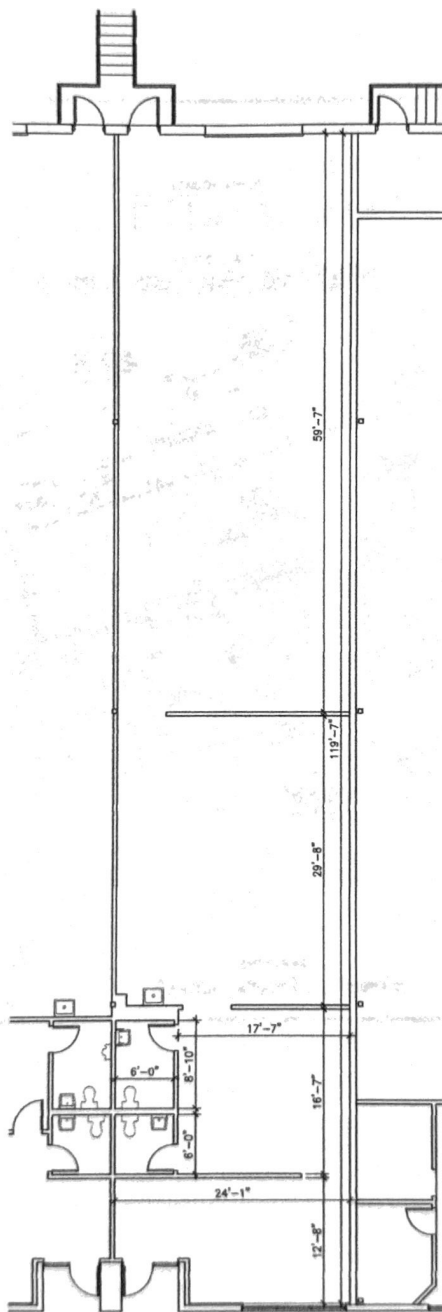


Not to scale


124 Heritage Avenue, Portsmouth, NH

Colliers

Unit 7 Floor Plan



*Not to scale

ABI	SHEET NO. 1	PROJECT NO. 124	 UDELSMAN ASSOCIATES ARCHITECTURE • PLANNING • DESIGN	PROJECT: 124 HERITAGE AVENUE EXISTING CONDITION PLAN		NEW HAMPSHIRE
				PORTSMOUTH		
161 FEDERAL HILL ROAD HOLLIS, NEW HAMPSHIRE 03049 603-465-6960 FAX 465-6961				PROJECT: EXISTING CONDITIONS PLAN - UNIT #7		DATE: 08/21/23
SCALE: 1/8" = 1'-0"				REV. NO.		REVISIONS
				DATE		

Site Plan



—LEGEND—

ZONING DATA

- 1) PARCEL IS LOCATED IN THE INDUSTRIAL ZONE
2) DIMENSIONAL REQUIREMENTS:
- | | |
|-----------------------------|---------|
| LOT AREA : | 2 ACRES |
| FRONTAGE : | 200' |
| DEPTH : | 200' |
| SETBACKS : FRONT | 70' |
| SIDE | 50' |
| REAR | 50' |
| MAXIMUM STRUCTURE HEIGHT: | 70' |
| MAXIMUM STRUCTURE COVERAGE: | 50% |
| MINIMUM OPEN SPACE: | 20% |

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN
ZONE C OF THE FLOOD INSURANCE RATE MAP,
COMMUNITY PANEL NO. 330138 0025B, WHICH
BEARS AN EFFECTIVE DATE OF MAY 17, 1982 AND
IS NOT IN A SPECIAL FLOOD HAZARD AREA.

STATEMENT OF ENCROACHMENTS

- ☐ PAVEMENT ENROACHES ONTO ABUTTER

NOTES

- ① REFERENCE PLANS:
A) SUBDIVISION OF PORTSMOUTH INDUSTRIAL PARK. RORD D-5384.
B) SUBDIVISION FOR JOHN MACEWICK. RORD D-1407.
- ② UNDERGROUND UTILITY LOCATIONS AS UPON BEST AVAILABLE EVIDENCE AND FIELD VERIFIED. LOCATING AND PROTECTING ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER.

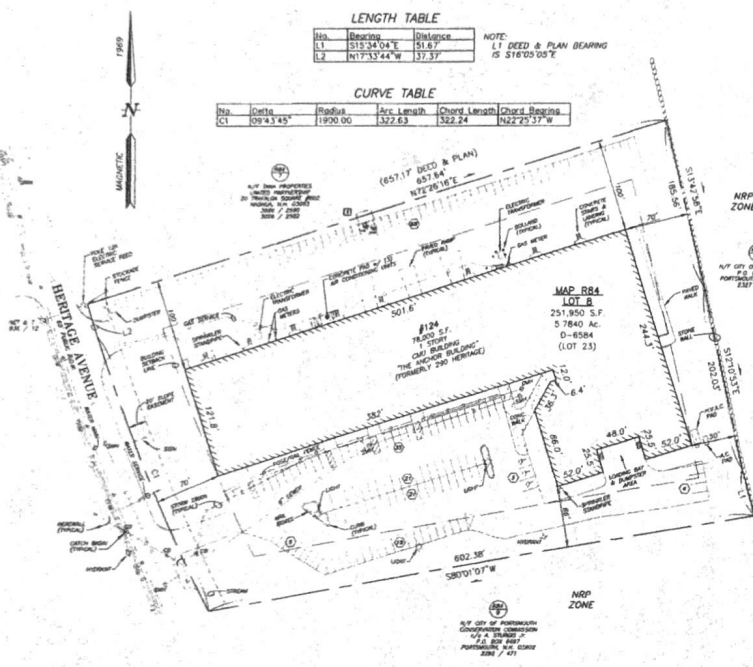
DEED DATA

- 1) CURRENT DEED: 3037 / 2641
2) PROTECTIVE COVENANTS AND AGREEMENTS:
2253 / 1670 : 2363 / 1045
2293 / 1951 : 2556 / 1861
2343 / 620 : 3095 / 1385
3) EASEMENTS:
NETAT: 2578 / 2878
PSNH & NETAT: 2556 / 1661

NOTE:
L1 DEED & PLAN BEARING
IS S16°05'05"E

CURVE TABLE					
No.	Delta	Radius	Arc Length	Chord Length	Chord Bearings
C1	09° 34.5"	1900.00	322.63	322.24	N22° 25' 37" W

CURVE TABLE



—LEGAL DESCRIPTION—

DEED DESCRIPTION OF LOT 23
124 GROUP, INC.
124 HERITAGE AVENUE, PORTSMOUTH, NEW HAMPSHIRE

FROM
SUBDIVISION PLAN OF PORTSMOUTH INDUSTRIAL PARK
FOR PORTSMOUTH PROPERTIES

Beginning at a point on the easterly line of Heritage Avenue, formerly known as A Street, at the southeast corner of Lot 16 (Plan D-5584) shown

- 1 North $72^{\circ} 26' 16''$ East along the westerly line of Lot 24 a distance of Six Hundred Twenty-Six and Seventeen Hundredths (626.17) feet to a point; thence
- 2 South $13^{\circ} 42' 58''$ East along a stone wall a distance of One Hundred Eighty-Five and Fifty-Six Hundredths (185.93) feet to a point; thence
- 3 South $12^{\circ} 10' 33''$ East along a stone wall a distance of Two Hundred Twenty and Three Hundredths (220.3) feet to a point; thence
- 4 South $18^{\circ} 00' 05''$ East a distance of Fifty-One and Sixty-Six Hundredths (51.66) feet to a point; thence
- 5 South $67^{\circ} 07' 30''$ West along Six Hundred Ten and Thirty-Eight Hundredths (610.38) feet to a point on the easterly line of Heritage Avenue; thence
- 6 Along the easterly line of Heritage Avenue in a curve to the right with a radius of 10.000 Feet (1000) feet a distance of Three Hundred Twenty-Two and Sixty-Six Hundredths (322.61) feet to a point; thence
- 7 North $13^{\circ} 23' 44''$ West along the easterly line of Heritage Avenue a distance of Thirty-Seven and Thirty-Seven Hundredths (37.37) feet to the point of

Said parcel contains 5.78 Acres and is shown as Lot 23 on a plan entitled "Subdivision Plan, Portsmouth Industrial Park for Portsmouth Properties" prepared by the Associates, Inc. 1" = 100', Rev. 2 (7-6-76), recorded in the Rockingham County Registry of Deeds as Plan D-6584.

MERRILL LYNCH CONDUIT PROGRAM SURVEY

ONE TWENTY FOUR GROUP, INC.
c/o
VENTURI HOLDING COMPANY, INC.
124 HERITAGE AVENUE
PORTSMOUTH, N.H.
COUNTY OF ROCKINGHAM

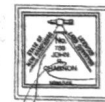
SCALE: 1" = 50' DATE: NOVEMBER 10, 1997

SURVEYORS CERTIFICATION:

TO ONE TWENTY FOUR GREEN, INC. c/o KENTON HOLDING COMPANY, INC. TEEN TYLE REUBEN
AND MERRILL LYNCH CREDIT CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

THE UNDERSIGNED CERTIFIES TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE, INFORMATION AND
BELIEF THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN
ACCORDANCE WITH "MINIMUM STANDARD STATE REQUIREMENTS FOR ALTA/ACSM (LAND TITLE
SURVEY)". JOSEPH C. STEINBERG AND ADOPTED BY ALTA AND ACSM IN 1983; PURSUANT TO THE
ADDITIONAL CHANGES AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THE
CERTIFICATION OF ALTA

JOHN E. CHADRON
 RECENT LAND SURVEY NO. 728
 STATE OF NEW HAMPSHIRE
 DATE OF SURVEY 10 NOVEMBER 1997
 DATE OF LAST REVISION 18 DECEMBER 1998



AMBIT SURVEY
Civil Engineers & Land Surveyors

801 Millington Street Ct
Portsmouth, N.H. 03801-4255
Tel (603) 430-9282
Fax (603) 430-2315

SHEET 1 OF 1

124 Heritage Ave Tenants

1. Origin Micro: 6,000 SF
2. Cyclyx: 7,853 SF
3. Seacoast Media Group: 6,055 SF
4. XSI, Corp: 9,000 SF
5. Recordsforce (**vacating**): 18,000 SF
6. Absolute Resources: 7,567 SF

II. NEW BUSINESS

- D. The request of **Stephen W. Sanger Revocable Trust (Owner)**, for property located at **52 Mendum Avenue** whereas relief is needed for to construct an 11.25 s.f. addition to the left side of the structure which requires the following: 1) Variance from Section 10.521 to a) allow a 3 foot left side yard where 10 feet are required, b) allow 35% building coverage where 25% is maximum allowed; and 2) Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is located on assessor Map 149 Lot 58 and lies within the General Residence A (GRA) District. (LU-25-95)

Existing & Proposed Conditions

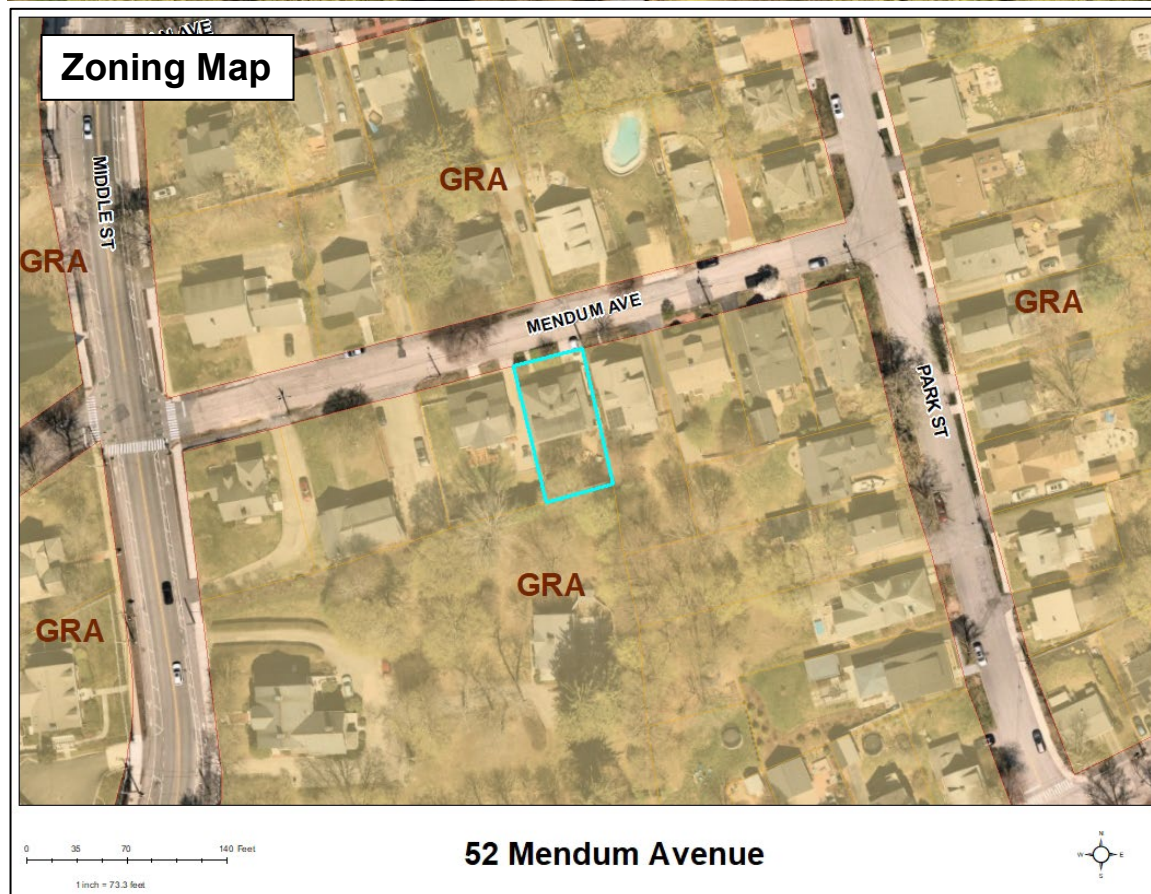
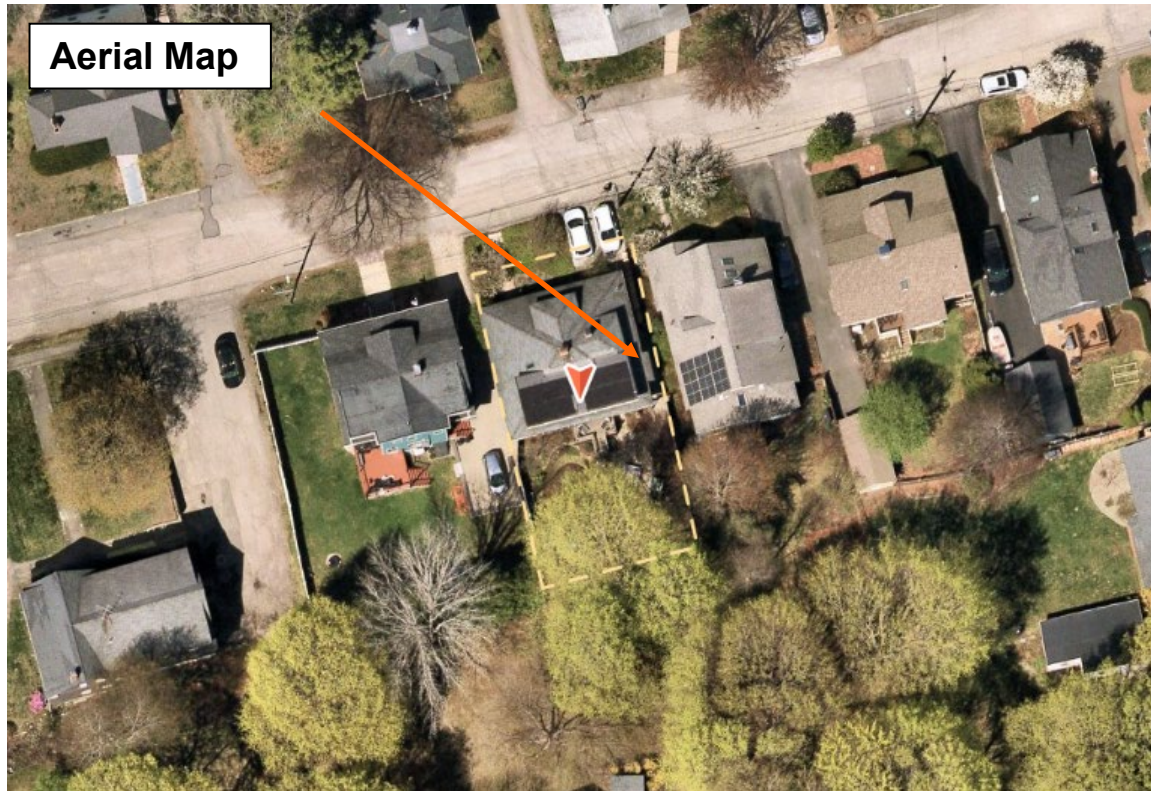
	<u>Existing</u>	<u>Proposed</u>	<u>Permitted / Required</u>
<u>Land Use:</u>	Single-family residence	*11.25 s.f. addition	Primarily residential
<u>Lot area (sq. ft.):</u>	4,791.6	4,791.6	7,500 min.
<u>Primary Front Yard (ft)</u>	16.5	16.5	15 min.
<u>Rear Yard (ft.):</u>	43	43	20 min.
<u>Right Yard (ft.):</u>	3	3	10 min.
<u>Left Yard (ft.):</u>	3	3	10 min.
<u>Height (ft.):</u>	35	35	35 max.
<u>Building Coverage (%):</u>	35	35	25 max.
<u>Open Space Coverage (%):</u>	54	54	30 min.
<u>Parking:</u>	>2	>2	2 min.
<u>Estimated Age of Structure:</u>	1914	Variance request(s) shown in red.	

* Relief needed to construct an addition to the already non-conforming primary structure that would further impact the non-conformity.

Other Permits/Approvals Required

- Building Permits

Neighborhood Context



Previous Board of Adjustment Actions

March 16, 1999 – The Board **granted** a Variance from Article III, Section 10-302(A) to allow a 10' x 12' screened porch with a 7' left side yard where 10' is the minimum required.

August 16, 2011 – The Board **voted** to grant the following variances to construct a 12'6" x 5'6" rear deck and 4' x 4' stairs. Variance from Section 10.321 to allow the expansion of a nonconforming structure. Variance from Section 10.521 to allow a building coverage of 30%± where 25% is the maximum allowed.

Planning Department Comments

The applicant is requesting relief for the addition of 11.25 square feet. The existing and proposed conditions table shows the same calculation for building coverage and open space. This is due to rounding as the change is 0.3%.

Variance Review Criteria

This application must meet all five of the statutory tests for a **variance** (see Section 10.233 of the Zoning Ordinance):

1. *Granting the variance would not be contrary to the public interest.*
2. *Granting the variance would observe the spirit of the Ordinance.*
3. *Granting the variance would do substantial justice.*
4. *Granting the variance would not diminish the values of surrounding properties.*
5. *The "unnecessary hardship" test:*
 - (a) *The property has special conditions that distinguish it from other properties in the area.*
AND
 - (b) *Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one.*
OR
Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.

10.235 Certain Representations Deemed Conditions

Representations made at public hearings or materials submitted to the Board by an applicant for a special exception or variance concerning features of proposed buildings, structures, parking or uses which are subject to regulations pursuant to Subsection 10.232 or 10.233 shall be deemed conditions upon such special exception or variance.

Project Introduction:
52 Mendum Avenue
BOA Variance request for Meeting July 15, 2025

The existing property at 52 Mendum Avenue is a Bungalow style home in Zone GRA. The owners, Stephen Sanger and Karen Mazzari, would like to make a small improvement to the home to establish single floor living and enable aging in place. The goal is to add a stackable washer / dryer in a 3' x 3'-9" (11.25sf) addition tucked onto the left side towards the rear of the home. Currently there is a bumped out 28sf enclosed porch with a left side yard of approximately 3', where a 10' side yard is required. We request a variance to build a 3' extension on piers onto the rear of this non-conforming enclosed porch, out of view from the street. The home is also non-conforming for Zone GRA in that the existing structure cover is at 34.6% where a maximum of 25% is required. To build the addition we request a variance to increase the structure cover to 34.9%.

The addition was designed to not be visible to any neighbors, except for the left side neighbors, the Lyons at 62 Mendum Ave, who will be able to see the addition if they look for it. Steve Sanger has spoken with them and they have given their full support of the project.

In order to achieve the age-in-place goal for Steve & Karen, we request Variances from the following regulations:

10.321 – EXPANSION OF A NON-CONFORMING STRUCTURE: REQUEST TO ALLOW AN 11.25sf ADDITION TO BE BUILT INCREASING THE PROPERTY'S STRUCTURE COVER FROM 34.5% TO 34.9% WHERE A 25% MAXIMUM COVER IS REQUIRED.

10.521 – TABLE OF DIMENSIONAL STANDARDS: EXTENSION OF A NON-CONFORMING CONDITION. REQUEST TO EXTEND AN EXISTING BUMPOUT WITH A 3' SIDE YARD, WHERE A 10' SIDE YARD IS REQUIRED.

JOANN M WARREN
REV. TRUST
49 MENDUM AVE
148-10

ASHLEY & ROBERT BLACKINGTON
65 MENDUM AVE
148-11

SARAH S. CULLEN
REV. TRUST
76 MENDUM AVE
149-56

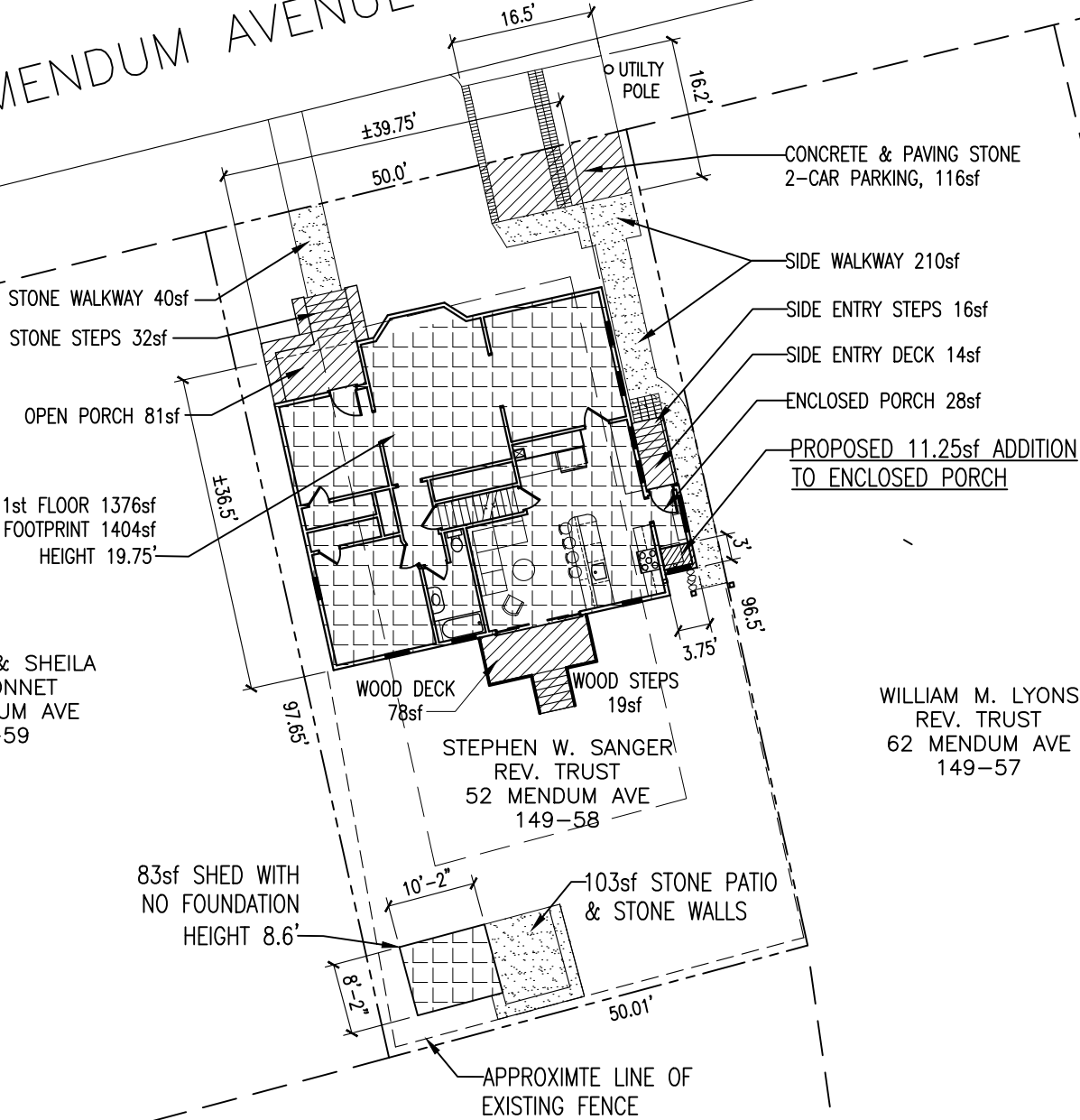
RAYMOND & SHEILA
CHANDONNET
44 MENDUM AVE
149-59

WILLIAM M. LYONS
REV. TRUST
62 MENDUM AVE
149-57

STEPHEN W. SANGER
REV. TRUST
52 MENDUM AVE
149-58

WALKER HOUSE CONDOMINIUMS
873 MIDDLE STREET
149-62

MENDUM AVENUE



- LIST OF DRAWINGS
- S1 PROPOSED SITE PLAN OVERVIEW
 - S2 PROPOSED SITE PLAN DETAIL
 - A1 PHOTOS FRONT & REAR
 - A2 PHOTOS OF EXIST. ENCLOSED PORCH
 - A3 PROPOSED FLOOR PLAN
 - A4 PROPOSED ELEVATIONS
 - A5 VARIANCE CRITERIA
 - A6 OWNER'S AUTHORIZATION

- PLAN REFERENCE:
- ALL SITE INFORMATION INCLUDING LOCATION OF EXISTING STRUCTURES REFERENCED FROM:
- CITY OF PORTSMOUTH GIS MAPPING SYSTEM
 - MENDUM AVENUE - FRONT OF HOUSE TO PAVEMENT (SHOWN ON PLAN S2) MEASURED BY ARCHITECTURAL DESIGNER IN FIELD

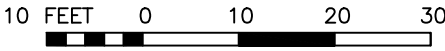
DIMENSIONAL REGULATIONS			
ZONE: GENERAL RESIDENCE A (GRA)			
LOT DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	7500 SF	4791.6± SF	4791.6 SF
MIN. LOT AREA PER DWELLING UNIT	7500 SF	4791.6± SF	4791.6 SF
MIN. YARD SIZES			
FRONT	15'	16.5'±	16.5'±
SIDE	10'	RT&LFT 3'±	RT&LFT 3'±
REAR	20'	43'±	43'±
MAX. HEIGHT	35'	19.75'±	19.75'±
MAX. STRUCTURE COVER (HOUSE/DECK/OPEN PORCH/SHED)	25%	34.6%±	34.9%±
MIN. OPEN SPACE	30%	54.1%±	53.9%±

STRUCTURES COVERAGE	EXISTING	PROPOSED
HOUSE	1376 SF	1376 SF
ENCLOSED PORCH	28 SF	39.25 SF
OPEN PORCH AT FRONT	81 SF	81 SF
SIDE ENTRY DECK	14 SF	14 SF
REAR WOOD DECK	78 SF	78 SF
SHED	83 SF	83 SF
TOTAL	1660 SF	1671.25

IMPERVIOUS SURFACE COVERAGE	EXISTING	PROPOSED
PARKING / DRIVEWAY	116 SF	116 SF
STONE WALKWAY AT FRONT ENTRY	40 SF	40 SF
STONE ENTRY STEPS AT HOUSE	32 SF	32 SF
CONCRETE SIDE WALKWAY	212 SF	210 SF
WOOD STEPS AT SIDE ENTRY	16 SF	16 SF
WOOD STEPS AT REAR DECK	19 SF	19 SF
STONE PATIO / WALL AT SHED	103 SF	103 SF
TOTAL IMPERVIOUS SURFACE:	538 SF	536 SF

STRUCTURES + IMPERVIOUS SURFACE: 2198 SF 2207.25

PROPOSED SITE PLAN - OVERVIEW



GRAPHIC SCALE 1" = 20'

SANGER - MAZZARI
52 MENDUM AVENUE
PORTSMOUTH, NH 03801

ARILDA DESIGN
densch@comcast.net / www.arilda.com
9 Adams Lane, Unit 2
Kittery, Maine 03904
207-604-6848

BOA Application for July 15, 2025
Proposed Site Plan Overview
Lot 149-58 4791.6 sf

date: Jun 17, 2025

scale: 1" = 20'

S1

MENDUM AVENUE

STONE WALKWAY
40sf ———

STONE STEPS
32sf —

OPEN PORCH
81sf—

1st FLOOR 1376sf
FOOTPRINT 1404sf
HEIGHT 19.75'-

RAYMOND & SHEILA
CHANDONNET
44 MENDUM AVE
149-59

WOOD DECK
78sf —

WOOD
TEPS 19sf

STEPHEN W. SANGER
52 MENDUM AVE
REV. TRUST
149-58

83sf SHED WITH NO
FOUNDATION
HEIGHT 8.6'-

—103sf STONE PATIO
& STONE WALLS

WALKER HOUSE
CONDOMINIUMS
873 MIDDLE ST
149-62

—CONCRETE & PAVING STONE
2-CAR PARKING, 116sf

—SIDE WALKWAY 210sf

—SIDE ENTRY STEPS 16sf

—SIDE ENTRY DECK 14sf

—ENCLOSED PORCH 28sf

PROPOSED 11.25sf ADDITION
TO ENCLOSED PORCH

WILLIAM M. LYONS
REV. TRUST
62 MENDUM AVE
149-57

—APPROXIMATE LINE OF
EXISTING FENCE

PROPOSED SITE PLAN – DETAIL

GRAPHIC SCALE 1"=10'



BOA Application for July 15, 2025

SANGER - MAZZARI
52 MENDUM AVENUE
PORTSMOUTH, NH 03801

ARILDA DESIGN
densch@comcast.net / www.arilda.com
9 Adams Lane, Unit 2
Kittery, Maine 03904
207-604-6848

Proposed Site Plan Detail
Lot 149-58 4791.6 sf

date: Jun 17, 2025

scale: 1" = 10'

S2



FRONT - LEFT SIDE



FRONT - RIGHT SIDE



REAR 1



REAR 2

BOA Application for July 15, 2025

SANGER - MAZZARI
52 MENDUM AVENUE
PORTSMOUTH, NH 03801

ARILDA DESIGN
densch@comcast.net / www.arilda.com
9 Adams Lane, Unit 2
Kittery, Maine 03904
207-604-6848

Existing Conditions
Photographs 1

date: Jun 17, 2025

scale: none

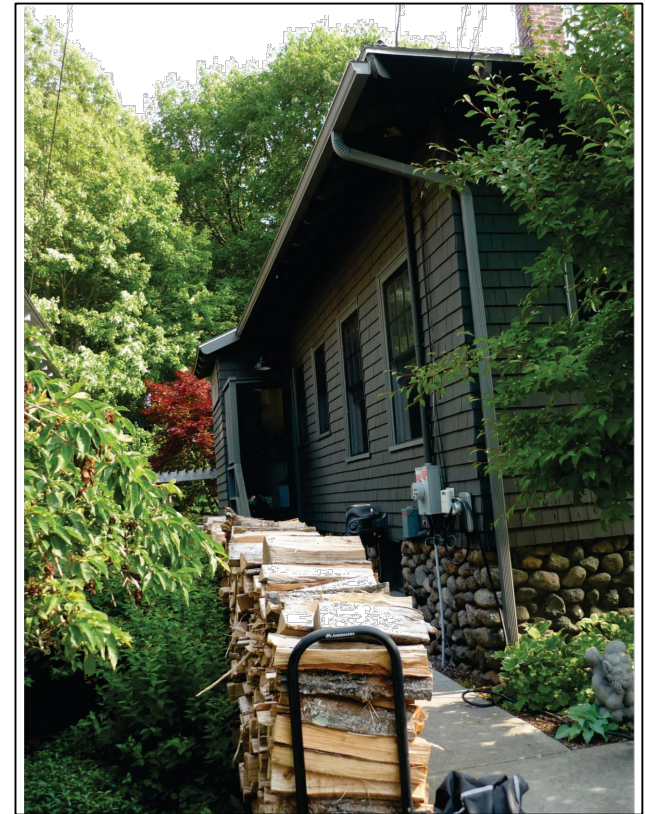
A1



REAR - ENCLOSED PORCH



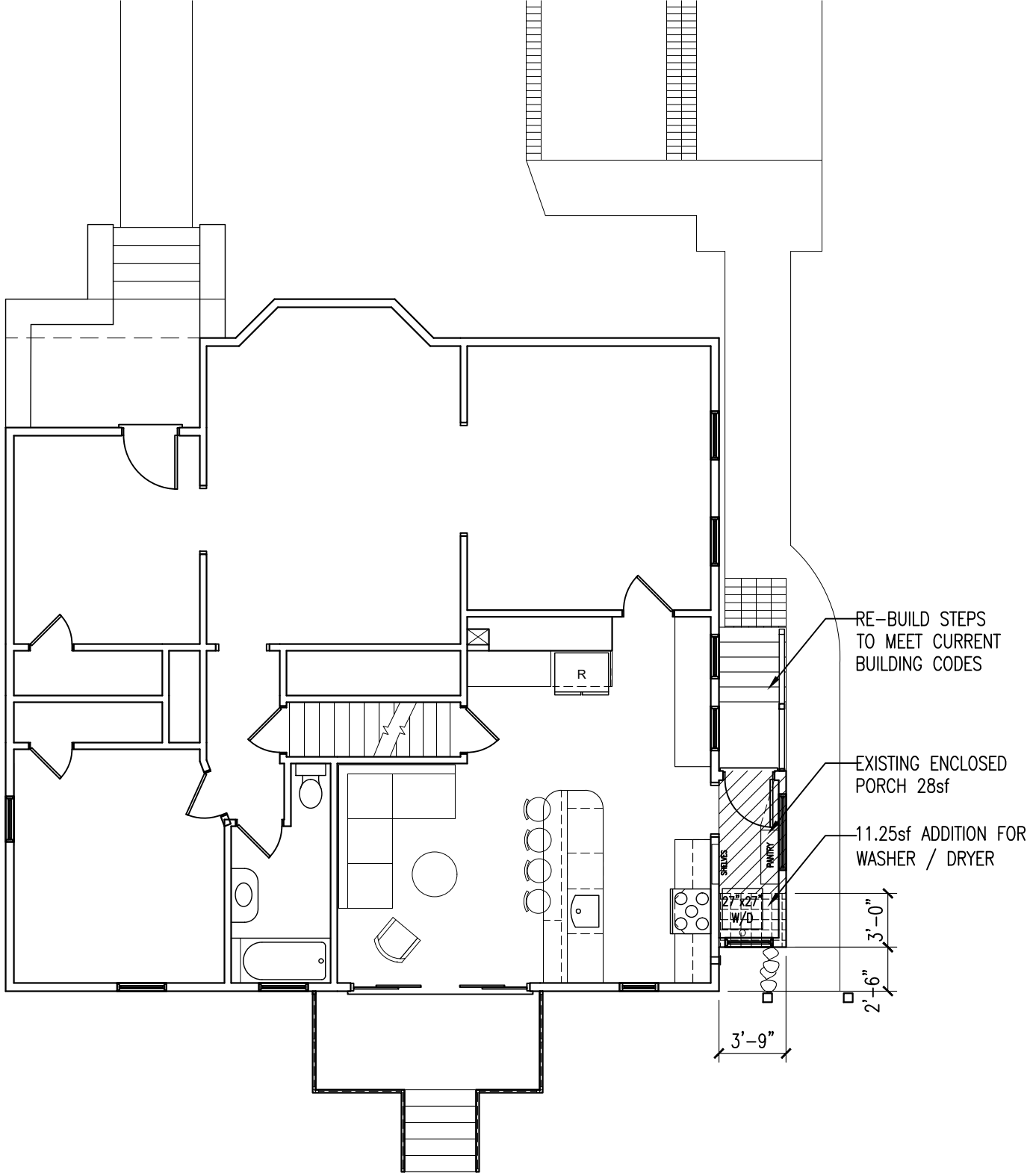
FRONT DETAIL - ENCLOSED PORCH



FRONT - ENCLOSED PORCH

BOA Application for July 15, 2025

<p>SANGER - MAZZARI 52 MENDUM AVENUE PORTSMOUTH, NH 03801</p>	<p>ARILDA DESIGN densch@comcast.net / www.arilda.com 9 Adams Lane, Unit 2 Kittery, Maine 03904 207-604-6848</p>	<p>Existing Conditions Photographs 2</p>	<p>date: Jun 17, 2025 scale: none</p>	<p>A2</p>
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BOA Application for July 15, 2025

<p>SANGER - MAZZARI 52 MENDUM AVENUE PORTSMOUTH, NH 03801</p>	<p>ARILDA DESIGN densch@comcast.net / www.arilda.com 9 Adams Lane, Unit 2 Kittery, Maine 03904 207-604-6848</p>	<p>Proposed 1st Floor Plan</p>	<p>date: Jun 17, 2025 scale: 1/8" = 1'-0"</p>
		<p>A3</p>	

PROPOSED ADDITION, BUILT ON WOOD
PIERS WITH CONCRETE CORNER
SUPPORT POSTS TO MATCH EXISTING.
MATCH SIDING, ROOFING &
ROOF TRIM / DETAILING



Proposed Left Side Elevation



Proposed Rear Elevation

PROPOSED ADDITION ON WOOD
PIERS WITH CONCRETE CORNER
SUPPORT POSTS, BUILT TO
MATCH EXISTING. REUSE
EXISTING WINDOW & TRIM

BOA Application for July 15, 2025

SANGER - MAZZARI
52 MENDUM AVENUE
PORTSMOUTH, NH 03801

ARILDA DESIGN
densch@comcast.net / www.arilda.com
9 Adams Lane, Unit 2
Kittery, Maine 03904
207-604-6848

**Proposed Rear &
Left Side Elevations**

date: Jun 17, 2025

scale: 1/8" = 1'-0"

A4

Zoning Ordinance Criteria to be met, as per City Ordinance Section 10.233.20:

10.233.21 The variance will not be contrary to the public interest.

The property at 52 Mendum Ave, Tax Map 149, Lot 58 is in General Residence A (GRA). The proposed 1 story 3' x 3'-9" addition on the left rear of the home will not be visible to any but the immediate abutter on the left side and they have given their full support to this project. Being of virtually no impact to the neighborhood it is not contrary to the public interest.

10.233.22 The spirit of the ordinance will be observed.

A modest addition to allow space for a stackable washer / dryer and establish one-story 1st floor living for the owners without impacting any neighbors allows the spirit of the ordinance to be observed.

10.233.23 Substantial justice will be done.

The property at 52 Mendum is a 50' wide lot in a zone with a 100' street frontage requirement, and is a 4791.6 square foot lot where 7500sf min is required. No footprint additions have been made to the home since it was built in 1914. Placing the addition elsewhere does not make sense either with the interior layout or the exterior design. Allowing this small hidden addition on the side to achieve the ability for the current owners to age-in-place will allow substantial justice to be done.

10.233.24 The values of surrounding properties will not be diminished.

Because care is being taken to keep this addition very small and hidden from view and to match all the historic detailing of the Bungalow style home, the values of surrounding properties will not be diminished.

10.233.25 Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

10.233.31 a) Given the extra small size and narrow lot of the 52 Mendum Ave. property and the width & layout of the existing historic home it is not possible to make any 1st floor addition without bumping into the need to ask for a variance. 10.233.31 b) The proposed 11.25sf addition requiring a 3'-0" extension of an enclosed porch with a non-conforming side setback of 3'-0"+/- where 10' is required, and increasing building coverage from 34.6% to 34.9% where 25% max is required in order to establish 1 story living are reasonable requests and so literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

BOA Application for July 15, 2025

SANGER - MAZZARI
52 MENDUM AVENUE
PORTSMOUTH, NH 03801

ARILDA DESIGN
densch@comcast.net / www.arilda.com
9 Adams Lane, Unit 2
Kittery, Maine 03904
207-604-6848

Proposed Addition
10.233.20 Criteria

date: Jun 17, 2025

scale: 1/8" = 1'-0"

A5

June 16, 2025

Owner's Letter of Authorization:

To whom it may concern,

As trustees of the Stephen Sanger Revocable Trust, the owner of the property located at 52 Mendum Avenue, Portsmouth we give our permission for Arilda Densch of Arilda Design, Kittery, Maine to be the primary point of contact for the application for the Sanger-Mazzari Project.

Stephen Sanger, Trustee



Karen Mazzari, Trustee



BOA Application for July 15, 2025

Owner's Authorization

date: Jun 17, 2025

scale: none

A6

ARILDA DESIGN

densch@comcast.net / www.arilda.com
9 Adams Lane, Unit 2
Kittery, Maine 03904
207-604-6848

SANGER - MAZZARI

52 MENDUM AVENUE
PORTSMOUTH, NH 03801

II. NEW BUSINESS

- E.** The request of **Ampet Inc (Owner)**, for property located at **921 Islington Street** whereas relief is needed for the demolition of the existing structure and the construction of a new building to be used for a restaurant which requires the following: 1) Variance from Section 10.575 to allow a dumpster to be located within 20 feet of a Residential or Mixed Residential zoned lot or within 10 feet of any lot line; and 2) Variance from Section 10.1113.20 to allow off-street parking to be located between the principal building and the street. Said property is located on Assessor Map 172 Lot 10 and lies within the Character District 4-W (CD4-W). (LU-25-96)

Existing & Proposed Conditions

	<u>Existing</u>	<u>Proposed</u>	<u>Permitted / Required</u>
<u>Land Use:</u>	Vacant Gas Station	*Construct restaurant and associated parking	Mixed Use
<u>Distance between dumpsters and residential or mixed residential zone</u>	n/a	5	20 mini
<u>Parking:</u>	n/a	14	14 (per min. 10.1112.321)
<u>Estimated Age of Structure:</u>	1960	Variance request(s) shown in red.	

***Relief needed to construct parking facility between principle building and the street**

Other Permits/Approvals Required

- Site Review – TAC Planning Board
- Building Permit

Neighborhood Context



Previous Board of Adjustment Actions

July 17, 1990 – The Board voted to **postpone** the request to resolve the outstanding sign violation on the property which requires a Variance from Article II, Section 10-207 to permit a 480 s.f. snackshop in an existing gasoline station in a district where retail sales are not allowed.

August 21, 1990 – The Board **granted** a Variance from Article II, Section 10-207 to permit a 480 s.f. snackshop in an existing gasoline station in a district where retail sales are not allowed.

May 19, 1998 – The Board **granted** a Variance from Article II, Section 10-208(36) to allow the replacement of new dispensing islands in the same nonconforming location (17'6"± from the front property line) where dispensing islands are required to be a minimum of 40' from all property lines.

August 18, 1998 – The Board **denied** the following: 1) a Variance from Article II, Section 10-208(36) to allow 702 s.f. within an existing nonconforming gas station to be used for the repair of automobiles; and 2) a Variance from Article IV, Section 10-401(A)(1)(b) to allow the automotive repair within an existing gas station that does not meet the requirements for such facility.

September 15, 1998 – The Board **granted the request for rehearing** of the petition denied at the August 18, 1998 BOA meeting. Rehearing scheduled for the October 20, 1998 meeting.

October 20, 1998 – The Board **denied** the following: 1) a Variance from Article II, Section 10-208(36) to allow 702 s.f. within an existing nonconforming gas station to be used for the repair of automobiles; and 2) a Variance from Article IV, Section 10-401(A)(1)(b) to allow the automotive repair within an existing gas station that does not meet the requirements for such facility.

January 16, 2001 – The Board **granted** the following: 1) a Variance from Article II, Section 10-208(36) to allow automotive repair within an existing gas station that does not meet the requirements for such a facility, and 2) a Variance from Article IV, Section 10-401(A)(1)(h) to allow a nonconforming gas station to be used for repair of vehicles. The request granted with the following conditions:

- 1) That the hours of operation for repairing automobiles will be Monday through Friday from 8:00 am to 5:00 pm and on Saturday from 8:00 am to 12:00 noon;
- 2) That motor vehicle repairs will be conducted inside the service bays;
- 3) That there will be no additional neon signs;
- 4) That motor vehicles awaiting repairs or awaiting pick-up after repairs will be parked on the right rear side of the building and will not be parked on the left side of the building;
- 5) That motor vehicles awaiting repair which will need to remain overnight will either be parked in the service bays or be parked on the right rear side of the service station;
- 6) That no motor vehicles will be sold on the premises;
- 7) That no unregistered vehicles will remain on the property; and,

- 8) That prior to the opening of the service bays, the building will be inspected for safety violations.

June 17, 2008 – The Board heard the request for the following: 1) a Variance from Article II, Section 10-208(24) to allow outdoor storage of automobile parts inside a proposed 6' stockade fence and 2) to amend a 17 January 01 BOA stipulation of approval to allow the hours of operation for automobile repairs to be 8 am to 6 pm Monday through Friday and 8 am to 5 pm on Saturday.

The Board voted to **deny** part 1) of the petition as it was not environmentally sound practice to store auto parts outdoors. There was too much of a chance that residue, particularly on an impervious surface, would be released into storm water. There were other reasonably feasible options that the applicant could pursue.

The Board voted to **grant** part 2) of the request as presented and advertised.

Planning Department Comments

The applicant is requesting relief for locations of the proposed dumpster and parking spaces. The use is allowed by right and the project will need to go through Site Review before a demolition or building permit is issued. Staff recommend a the following stipulation, or similar, if the Board approves the request:

The location and orientation of the dumpster may change as a result of Site Review but it cannot be located closer to the lot line than what is presented.

Variance Review Criteria

This application must meet all five of the statutory tests for a **variance** (see Section 10.233 of the Zoning Ordinance):

1. *Granting the variance would not be contrary to the public interest.*
2. *Granting the variance would observe the spirit of the Ordinance.*
3. *Granting the variance would do substantial justice.*
4. *Granting the variance would not diminish the values of surrounding properties.*
5. *The "unnecessary hardship" test:*
 - (a) *The property has special conditions that distinguish it from other properties in the area.*
AND
 - (b) *Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one.*
OR
Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.

10.235 Certain Representations Deemed Conditions

Representations made at public hearings or materials submitted to the Board by an applicant for a special exception or variance concerning features of proposed buildings, structures, parking or uses which are subject to regulations pursuant to Subsection 10.232 or 10.233 shall be deemed conditions upon such special exception or variance.



HALEY WARD

200 Griffin Road, Unit 14, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

17 June 2025

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

RE: Request for Zoning Relief, 921 Islington Street, Proposed Site Development

Dear Ms. Eldridge and Zoning Board Members:

On behalf of Chinburg Development, we are pleased to submit the attached plan set for **Proposed Variance Review** for the above-mentioned project and request that we be placed on the agenda for your **July 15, 2025**, Meeting. The project is the reconstruction of the existing structure on the parcel to accommodate a proposed Restaurant, with the associated and required site improvements. The building footprint will remain unchanged. The prior gas station use has been discontinued, and the storage tanks have been removed. We believe that the restaurant will complement the surrounding commercial and mixed-use environment. The site's proximity to pedestrian-friendly infrastructure further enhances this re-use. Delivery and service vehicles will utilize designated loading area to avoid disrupting traffic flow. The existing Islington Street curb cut will be reduced in size, and secondary access will be provided at a safe location away from the Islington Street intersection. Street trees will be added, as well as appropriate sidewalk connections to the site.

We are requesting Zoning Board of Adjustment (ZBA) approval of the following Variances:

1. Article 5, Section 10.575: Dumpster Location: No dumpster shall be located within 20 feet of a Residential or Mixed Residential zoned lot nor within 10 feet of any lot line.

Proposal is to place the proposed dumpster 5 feet from the lot line.

The configuration of the proposed parking area is based on the location of the existing building, as well as the secondary entrance, which will be placed a safe distance from the Islington Street intersection. Given these location restraints to the site layout, the placement of the proposed dumpster, to maximize the safety of the ADA parking and loading zones, requires relief from the strict application of the code.

2. Article 10, Section 10.113.20 Location of Parking Facilities on a Lot: Required off-street parking spaces shall not be located in any required front yard, or between a principal building and a street

Proposal is to place the required parking in the front yard, between the principle building and the street.

The reconstruction of the existing structure will need to comply with the applicable design, safety, and operational standards, including the parking requirements. Since the building location will not change, the only place to place the parking safely is in the front yard setback, between the building and the street. We believe that the site plan shows sufficient parking capacity to accommodate the expected number of patrons and staff.

The aforementioned conditions are shown on the attached site plans. The Applicant believes that this project meets the criteria necessary for granting the requested variances.

Granting the requested variances will not be contrary to the spirit and intent of the ordinance, nor will it be contrary to the public interest.

The public interest and spirit and intent requirements are considered together relative to granting a variance. The variance should not be contrary to the public interest, or contrary to the spirit and intent of the ordinance. The test is whether or not the variance being granted would substantially alter the characteristics of the neighborhood or threaten the health, safety and welfare of the public.

1. The location of the proposed dumpster is not contrary to the intent of the ordinance to provide suitable locations for dumpsters, away from abutting properties a sufficient distance. The abutting properties dumpster locations are in close proximity to the lot line.
2. The property is currently configured in a manner where cars park between the building and the front lot line. In order to accommodate the required parking and suitable drive aisles in the proposed condition for the change in use, parking must encroach into the front yard setback.

Substantial justice would be done by granting the variances.

Whether or not substantial justice will be done by granting a variance requires the Board to conduct a balancing test. If the hardship upon the owner / applicant outweighs any benefit to the general public in denying the variance, then substantial justice would be done by granting the variance.

1. Substantial justice will be done by approval of the variance to allow the dumpster to be placed closer to the property line than the ordinance requirement. The general public is well served by safer site ADA Parking and loading area layout.
2. Substantial justice will be done by approval of the variance to allow the parking to be located in front of the building and in the front setback. The public is served by the re-use of the existing structure and the change of use allowing the reduction of the existing curb cut, and subsequent addition of street trees and landscaping.

Approval will result in a benefit to the public and will outweigh the hardship to the owner if the variances are denied. Granting the variances will allow adaptive re-use of a property, which pre-dates the current code requirements.

The values of surrounding properties will not be diminished by granting the variances.

The Board has to determine that granting the variances will not adversely impact the values of the surrounding properties.

1. The values of the surrounding properties will not be diminished by approval of the variance to allow the dumpster to be placed closer to the lot line, given the replacement of the existing, potentially harmful use, the storage and dispensing of petroleum products. The slight deviation from the standards in this instance is far outweighed by the positive impact the conversion of the site to a restaurant use will have.
2. The values of the surrounding properties will not be diminished by parking located in front of the building and in the front setback, considering the replacement of a wide-open curb cut with added sidewalk and street trees.

The re-use of this site from a gas station to a restaurant will have a positive impact on the values of the surrounding properties. The proposed use of the site will likely increase the value of the surrounding properties. Approval of the variances will result in a use which is more suited to the surrounding properties.

There are special conditions associated with the property which prevent the proper enjoyment of the property under the strict terms of the zoning ordinance and thus constitute unnecessary hardship.

The property is currently developed with the existing structure located in the back of the lot. This makes parking behind the building impossible without removing the exiting building, which is a special condition of this lot. In the re-design of the site access and parking, the building placement and the lot configuration favor the placement of the dumpster within the required 10-foot setback.

1. The special conditions associated with the property are the buildings location in the rear of the lot, making the placement of the dumpster behind the location of the proposed pavement line important to the functioning of the re-development. Approval of the variances will result in a better design and a make the property consistent with the surrounding neighborhood context.
2. The desire to re-use the structure requires that the parking is created in front of the building. It would be a hardship to the owner to be required to tear down the structure to place it in the front of the lot. In addition, the configuration of the lot, where the left side line makes the lot narrower toward the back, is a special condition.

The special conditions associated with the property mean that approval of the variances will result in a reasonable re-use of the property. To deny the variance requests would not allow the proper enjoyment of the property and create an unnecessary hardship to the owner.

The use is a reasonable use.

The proposed restaurant reuse of the building is a permitted use in the CD4 – W Zone, whereas a motor vehicle service station is only allowed with a Conditional Use Permit.

There is no fair and substantial relationship between the purpose of the ordinance as it is applied to this particular property.

The requirements for dumpster setbacks and parking behind structures do not present a fair and substantial relationship between the purpose of the ordinance as they are applied to this particular property. Thus, there is no fair and substantial relationship between the purposes of the setback and locational requirements, and their application to this property.

1. The requirement of a ten-foot dumpster setback bears no fair and substantial relationship between the ordinance and this particular property, given the location of the site and its urban surroundings.
2. The prohibition of parking in front of the structure bears no fair and substantial relationship between the ordinance and this particular property. Allowing the parking in the front yard will allow the existing building to be re-used. In contrast applying the requirement will not further the goals of he ordinance, given the number of parcels in close proximity with parking located in front of buildings, or in the front yard setback.

In contrast, approval of the variances will allow the proposed off-site improvements of the sidewalk and landscaping at this location, resulting in a benefit to the public, and increase the added value to the surrounding properties.

In this case, were the variances to be granted, there would be no change in the essential characteristics of the neighborhood, nor would any public health, safety or welfare be threatened. Approval of the variances will not adversely impact the health, safety and welfare of the public. In this case, there is no benefit to the public in denying the variances that is not outweighed by the hardship upon the owner.

For the foregoing reasons, the applicant respectfully requests the Board grant the variances as requested and advertised.

The following plans are included in our submission:

- Existing Conditions Plan - This plan shows the results of a Standard Boundary and Topographic Survey at the site.
- Site Orthophoto – This plan shows the site in context to the abutting properties.
- Demolition Plan - This plan shows the required demolition to prepare the lot for the re-development.
- Variance Plan - This plan shows the proposed site development.
- Offsite Improvements Plan – This plan shows the reduction of the existing curb cut and the creation of added sidewalk and landscaping.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Chagnon', with a stylized flourish extending to the right.

John Chagnon, PE, LLS
Senior Project Manager

P:\NH\5010220-Chinburg_Builders\1379-909 Islington Street, Portsmouth-2024 Site Development\03-WIP_Files\921 Site Plan\Portsmouth ZBA\ZBA Application Submission Letter 6-14-25.doc

921 Islington Site Photos



Islington Street looking West



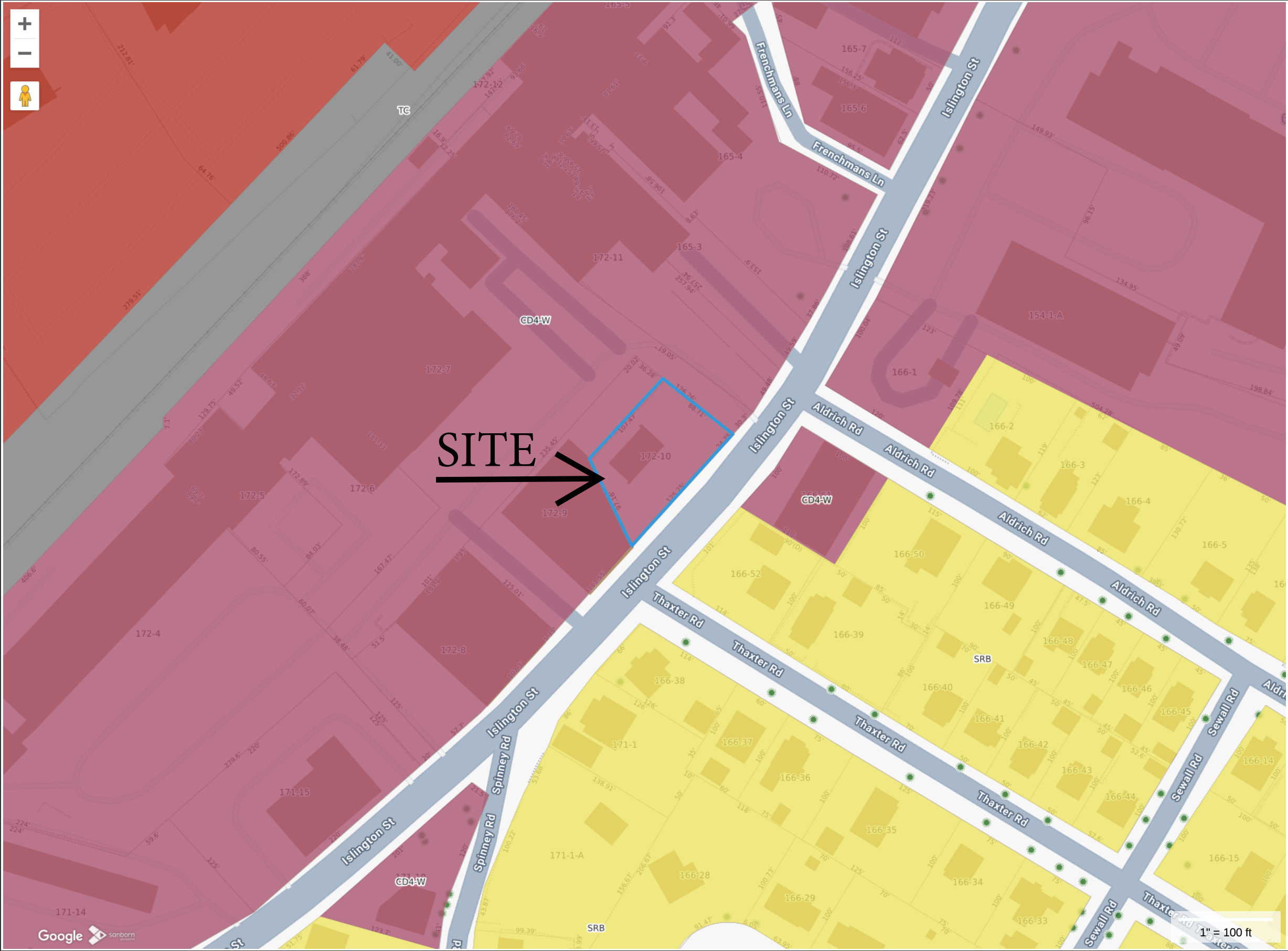
Islington Street looking East



Site View Right Side



Site View Left Side



Property Information

Property ID 0172-0010-0000
Location 921 ISLINGTON ST
Owner AMPET INC



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 09/26/2024

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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

MRB

Mixed Residential Business

G1

Gateway Corridor

G2

Gateway Center

Business Districts

GB

General Business

B

Business

WB

Waterfront Business

Industrial Districts

OR

Office Research

I

Industrial

WI

Waterfront Industrial

Airport Districts

AIR

Airport

AI

Airport Industrial

PI

Pease Industrial

ABC

Airport Business Commercial

Conservation Districts

M

Municipal

NRP

Natural Resource Protection

Character Districts

CD5

Character District 5

CD4

Character District 4

CD4W

Character District 4-W

CD4-L1

Character District 4-L1

CD4-L2

Character District 4-L2

Civic District

Civic District

Municipal District

Municipal District

Overlay Districts

OLOD

Osprey Landing Overlay District

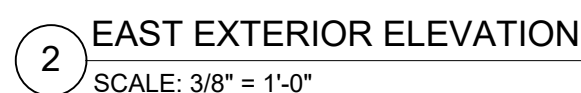
Downtown Overlay District

Historic District

City of Portsmouth



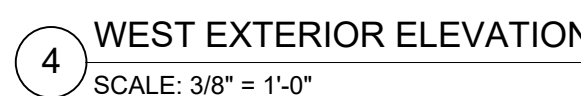
1 SOUTH EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



3 NORTH EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



4 WEST EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



5 EXISTING CONDITIONS PHOTO (CIRCA 2010-PRESENT)
SCALE: NONE



6 EXISTING CONDITIONS PHOTO (CIRCA 2010-PRESENT)
SCALE: NONE



7 HISTORIC CONDITION PHOTO (CIRCA 1950-1960)
SCALE: NONE



CHINBURG PROPERTIES
3 Penstock Way Newmarket, NH 03857
www.chinburg.com | (603) 868-5995

PROPOSED RESTAURANT
921 ISLINGTON STREET, PORTSMOUTH, NH, 03801

3921 ISLINGTON STREET, PORTSMOUTH, NH, 03801

[illegible]

project status: -%

ARCHITECTURE
DRAFT FOR REVIEW

Project Date: 06-18-2025	
Scale: AS NOTED	Drawn by: MS/KL/JW

Scale: AS NOTED Drawn by: MS/KL/JW

Sheet Description:

Sheet Description:

**EXISTING
EXTERIOR
ELEVATIONS**

Sheet No:

ZBA 1.0

(Not for Construction) PORTSMOUTH ZBA SUBMISSION FOR 06/18/25



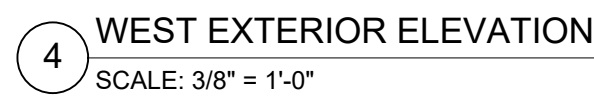
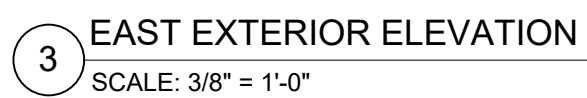
921 ISLINGTON STREET, PORTSMOUTH, NH, 03801

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**ARCHITECTURE
DRAFT FOR REVIEW**

PROPOSED EXTERIOR ELEVATIONS

ZBA 1.1



(Not for Construction) PORTSMOUTH ZBA SUBMISSION FOR 06/18/25



NEW WALL

OUTDOOR
PATIO SEATING
AREA

STRUCTURAL INTERFERENCE
TO BE ADDRESSED IN CD SET

— FULL HGT STACKING
OVERHEAD DOOR
WITH SCREEN

FENCING

— EMPLOYEES ONLY

INFILL WINDOW

COOLER

FREEZER

~~BATHRM 1~~

BATHRM 2

KITCHEN

BAR

COUNTER WITH

— 42"H WALL W/
SCREEN FEATURE

— MOP SINK INSIDE
FAUX CABINETS

STORAGE

— BANQUETTE SEATING 29'-3"

HOST
STAND

— AWINING

1 PROPOSED FLOOR PLAN
SCALE: 1/2" = 1'-0"

— FULL HGT OVERHEAD
DOORS WITH SCREENS

— CLEAR EGRESS PATH

(Not for Construction) PORTSMOUTH ZBA SUBMISSION FOR 06/18/25



CHINBURG PROPERTIES
3 Penstock Way Newmarket, NH 03857
www.chinburg.com | (603) 868-5995

PROPOSED RESTAURANT
921 ISLINGTON STREET, PORTSMOUTH, NH, 03801

921 ISLINGTON STREET, PORTSMOUTH, NH, 03801

visions:

[illegible]

Project status: -%

ARCHITECTURE
DRAFT FOR REVIEW

Project Date:	06-18-2025	
Scale:	AS NOTED	Drawn by: MS/KL/JW

Sheet Description:

**PROPOSED
FLOOR
PLAN**

Sheet No:

ZBA 1.2



1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 172 AS LOT 10.

2) OWNER OF RECORD:
PWED2, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857
6596/2664

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
11,569 S.F.
0.2654 ACRES

5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 WEST
END (CD4-W).

6) DIMENSIONAL REQUIREMENTS:
SEE CITY OF PORTSMOUTH ZONING ORDINANCE

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SITE AREA ON ASSESSOR'S MAP 172 LOT 10 IN THE CITY OF PORTSMOUTH.

PWED2, LLC
921 ISLINGTON STREET
PORTSMOUTH, N.H.

0	ISSUED FOR COMMENT	5/14/25
NO.	DESCRIPTION	DATE
REVISIONS		

[illegible]

SCALE 1"=10' JANUARY 2025

SITE
ORTHOPHOTO

S1

FB 332 & PG 57

5010220.1379

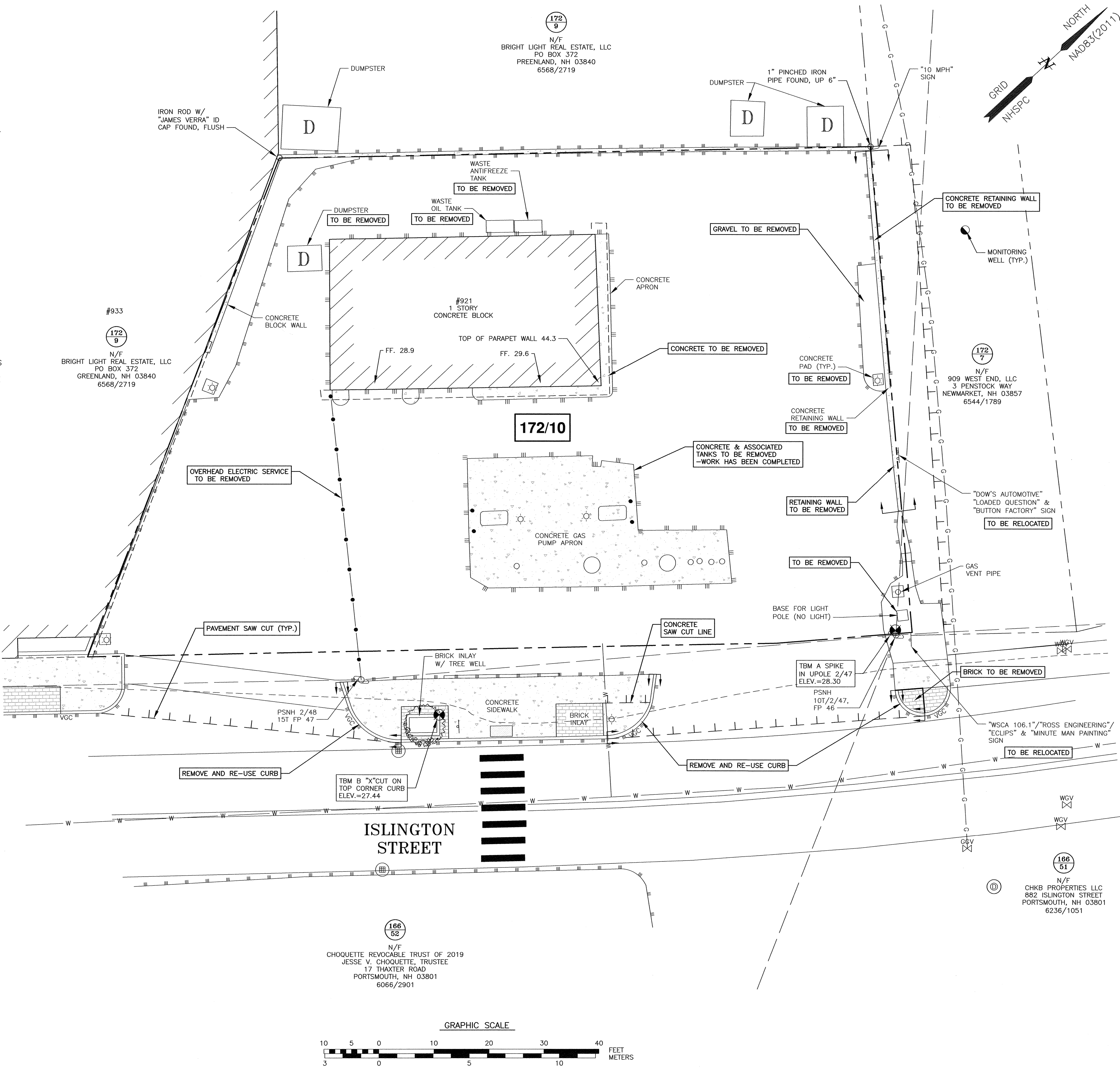


GRAPHIC SCALE

A horizontal graphic scale bar. The top scale is in feet, with markings at 10, 5, 0, 10, 20, 30, and 40. The bottom scale is in meters, with markings at 3, 0, 5, and 10. The bar is divided into alternating black and white segments.

DEMOLITION NOTES

- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- I) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).
- J) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- K) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.
- L) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- M) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- N) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS

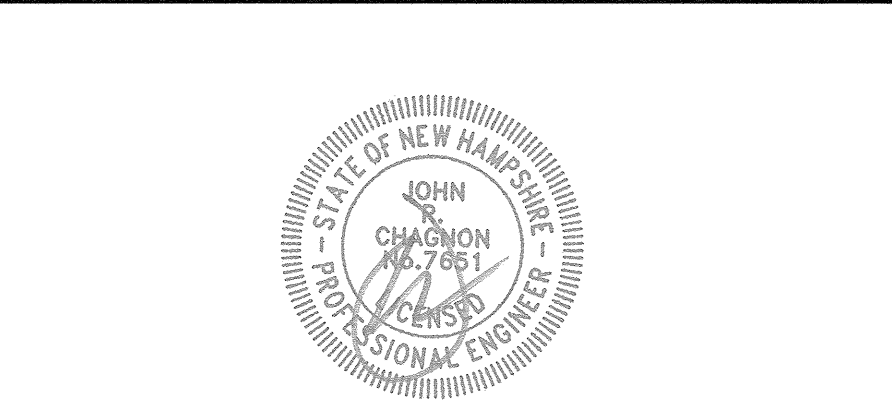


NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

PROPOSED RESTAURANT
921 ISLINGTON STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	5/14/25
REVISIONS		



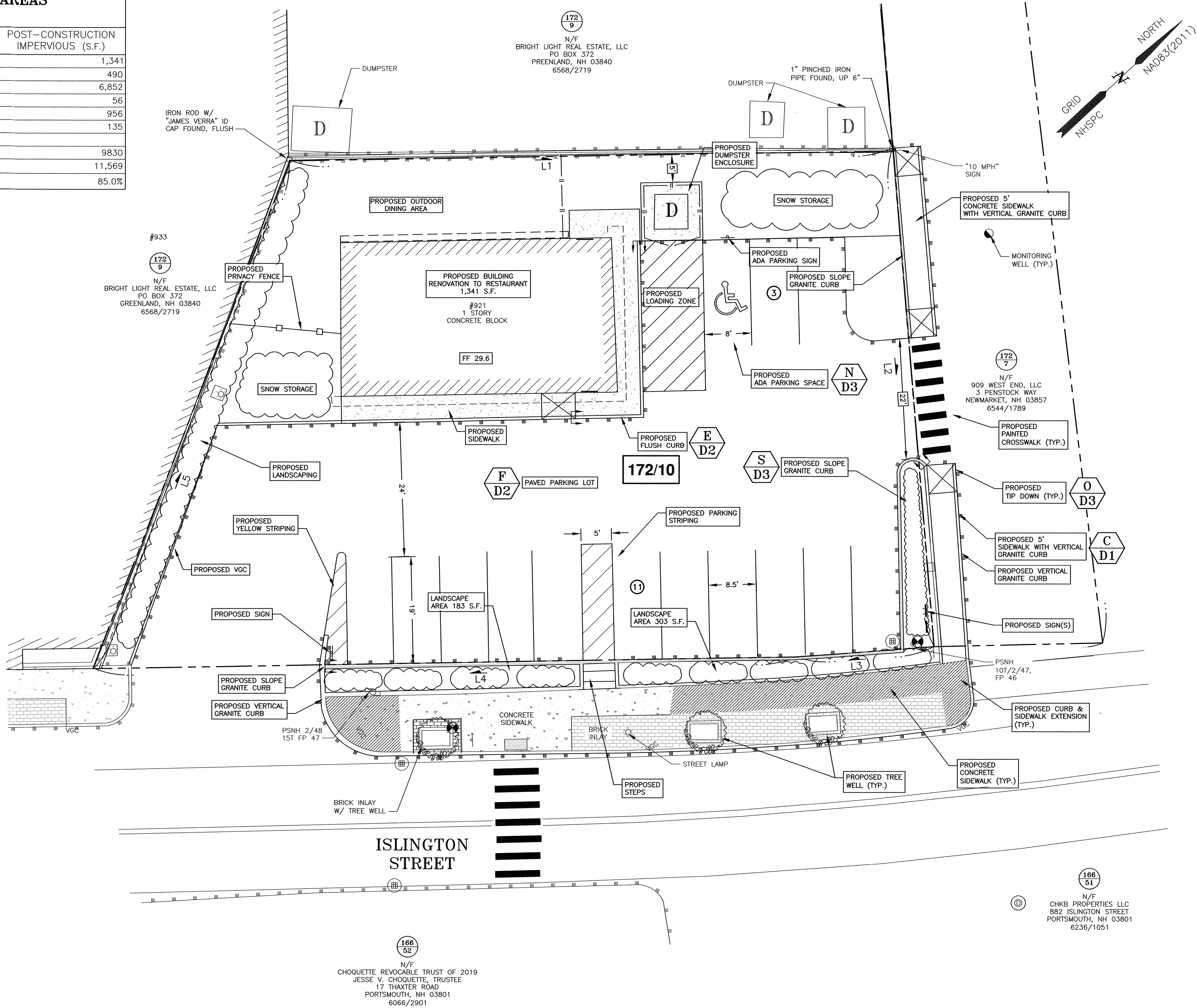
SCALE 1"=10' JANUARY 2025

DEMOLITION PLAN
C2

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	1,341	1,341
CONCRETE	1,031	490
PAVEMENT	8,749	6,852
CONCRETE RETAINING WALL	78	56
PATIO	0	956
GRANITE CURB	0	135
TOTAL	11,199	9,830
LOT SIZE	11,569	11,569
% LOT COVERAGE	96.8%	85.0%

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N41°50'09"E	107.47'
L2	S51°56'51"E	88.72'
L3	S38°27'09"W	24.75'
L4	S41°50'09"W	125.25'
L5	N26°00'51"W	97.16'

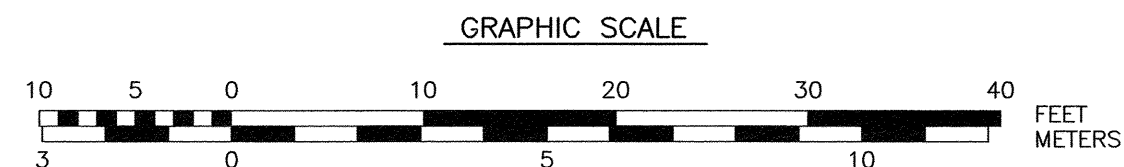


"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS DATE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE



- NOTES:
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 172 AS LOT 10.
 - 2) OWNER OF RECORD:
PWED2, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857
6596/2664
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
 - 4) EXISTING LOT AREA:
11,569 S.F.
0.2654 ACRES
 - 5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 WEST END (CD4-W).
 - 6) DIMENSIONAL REQUIREMENTS:
SEE CITY OF PORTSMOUTH ZONING ORDINANCE
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE REDEVELOPMENT ON ASSESSOR'S MAP 172 LOT 10 IN THE CITY OF PORTSMOUTH.
 - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - 9) PARKING CALCULATION:
SECTION 9.10-9.50
ALL EATING AND DRINKING PLACES
1 SPACE PER 100 S.F. GFA

1,341 S.F./100 S.F. PER SPACE = 14 SPACES REQUIRED

14 SPACES PROVIDED

PROPOSED RESTAURANT
921 ISLINGTON STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	5/14/25
0	ISSUED FOR COMMENT	2/12/25



SCALE 1"=10' JANUARY 2025

VARIANCE PLAN C3



HALEY WARD

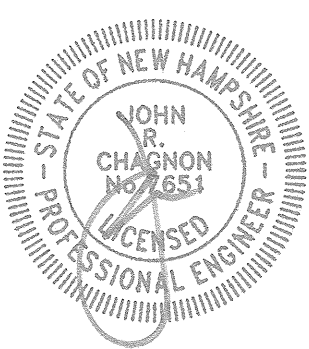
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
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- 4) THE PURPOSE OF THIS PLAN IS TO SHOW THE OFFSITE IMPROVEMENTS AT 921 ISLINGTON STREET.

PWED2, LLC
921 ISLINGTON STREET
PORTSMOUTH, N.H.

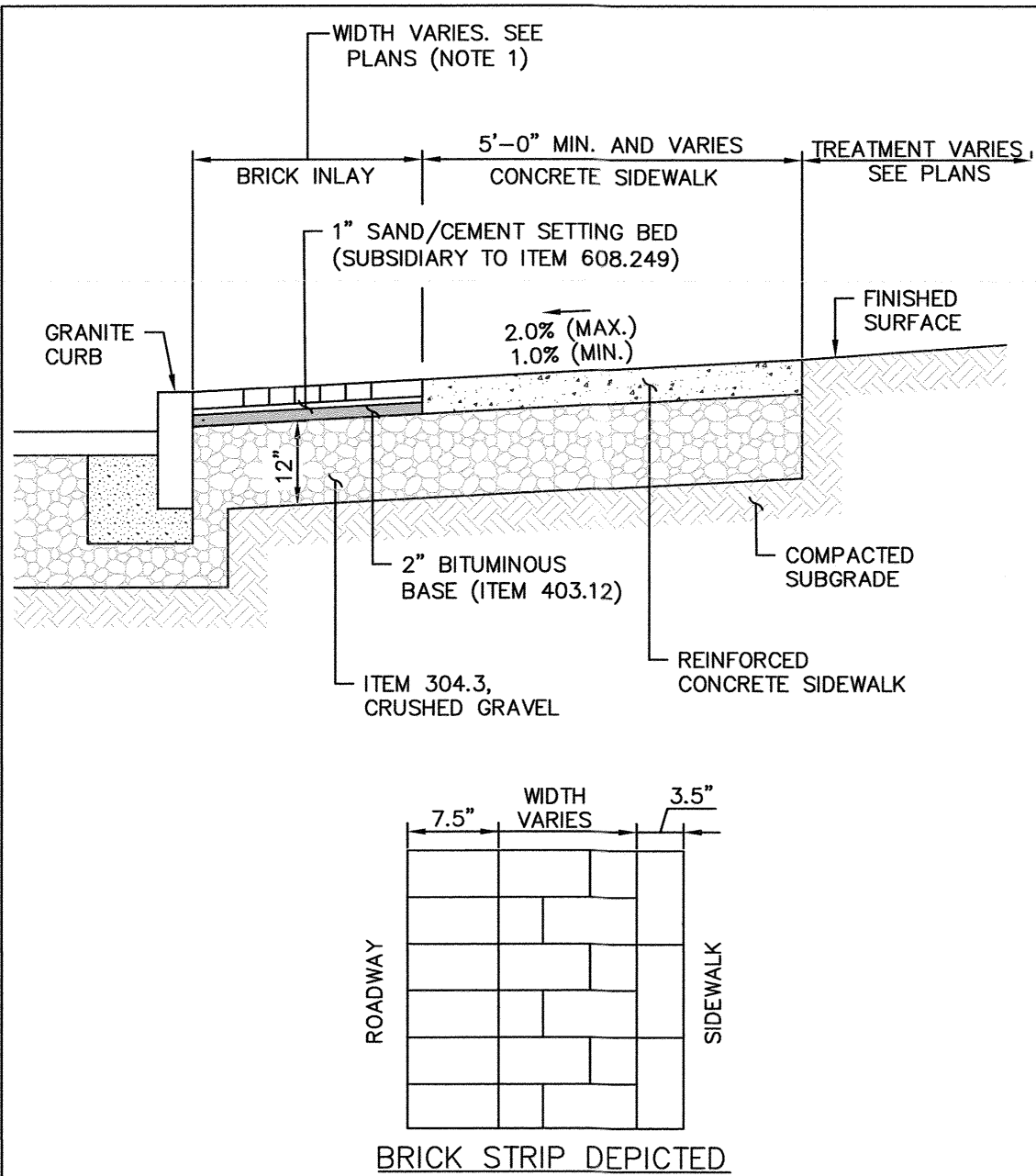
NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	5/14/25
0	ISSUED FOR COMMENT	2/12/25



SCALE 1"=10' JANUARY 2025

OFFSITE IMPROVMENTS
PLAN

C4

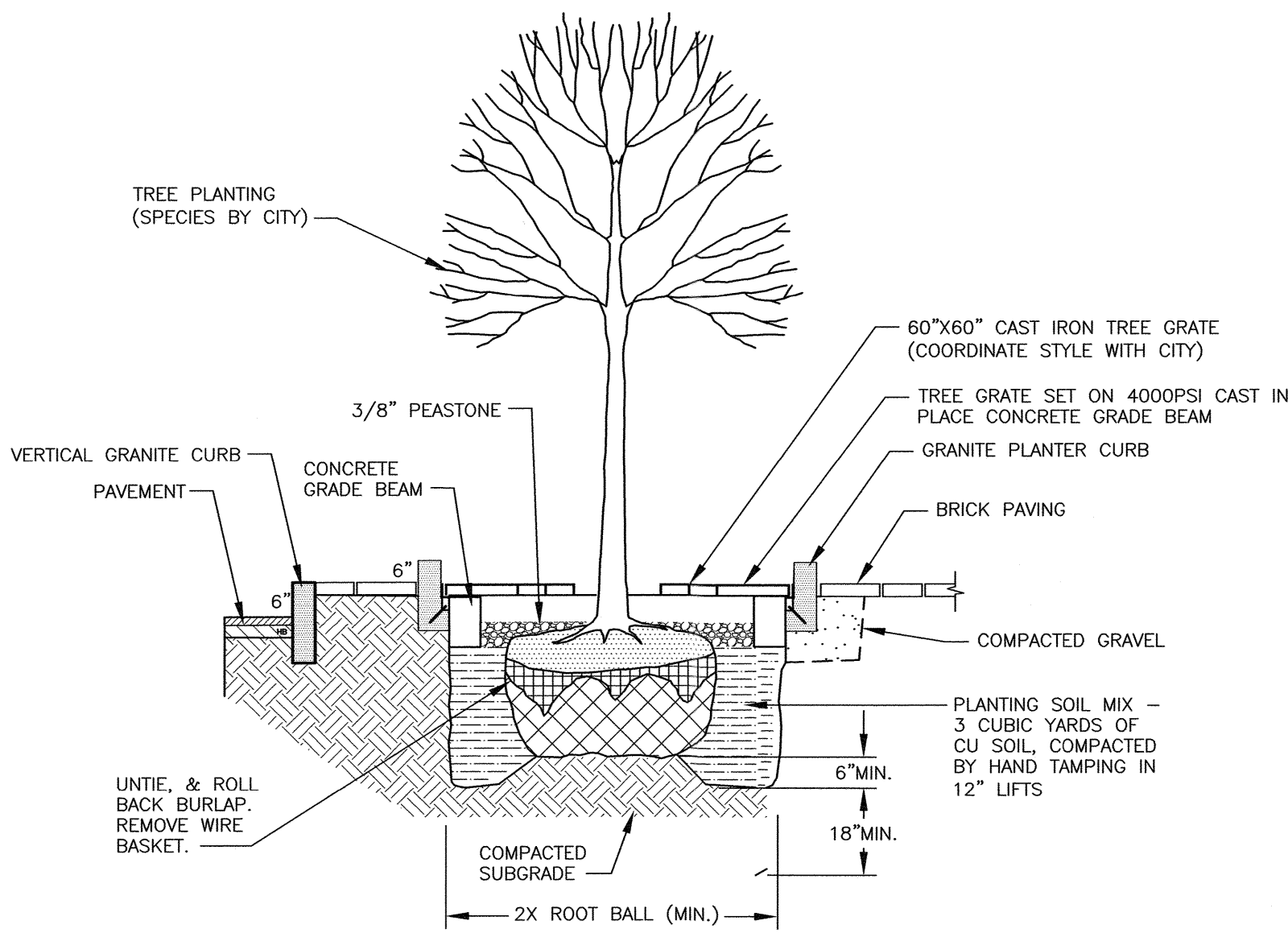


NOTES:

1. BRICK INLAY SPECIFICATIONS SHALL ALSO APPLY TO PROPOSED BRICK INLAY SHOWN BEHIND PROPOSED SIDEWALKS.

A
C4
TYPICAL CONCRETE SIDEWALK WITH BRICK INLAY
NOT TO SCALE

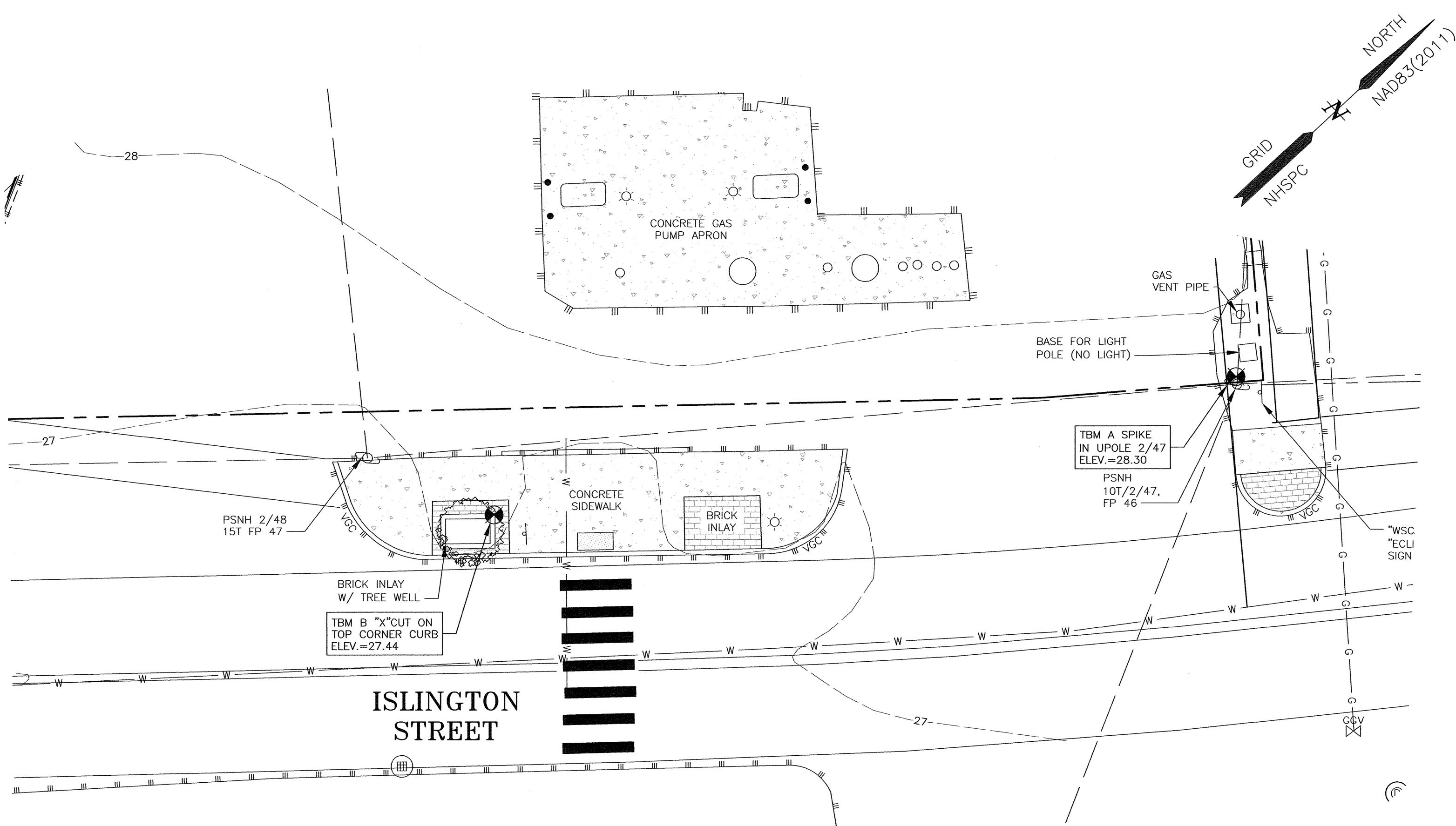
ISLINGTON STREET PROJECT DETAIL



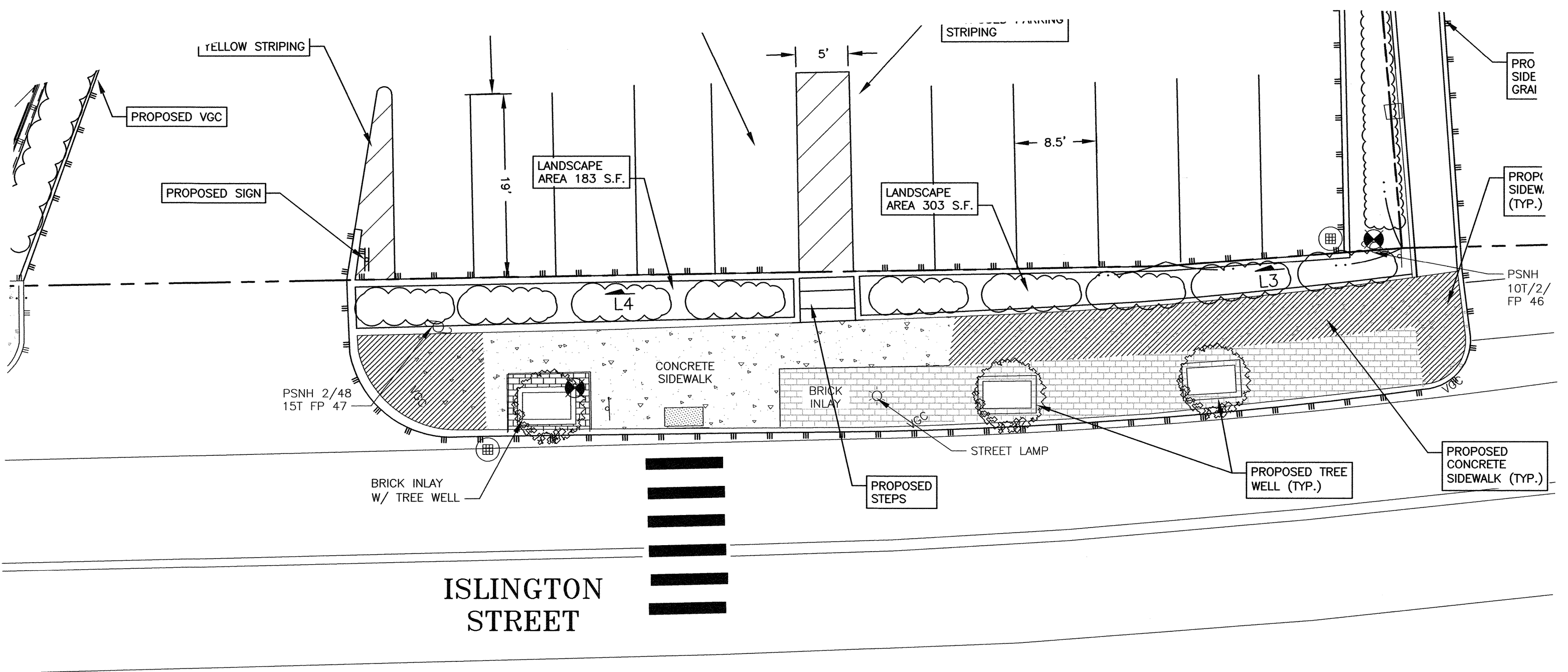
B C4 TREE PLANTER

COORDINATE WITH CITY ARBORIST

NTS



EXISTING SIDEWALK



PROPOSED SIDEWALK

