

**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.

April 28, 2026

AGENDA

I. NEW BUSINESS

- A.** The request of **Lonza Biologics INC (Owner)**, for property located at **34 Harvest Way** whereas relief is needed to install two illuminated wall signs and one illuminated monument sign, which requires relief from the following: 1) from Section 306.01(d) of the Pease Development Authority Ordinance to allow signs to exceed a maximum aggregate area of two (2) square feet of sign area for each linear foot of street frontage up to a maximum of 200 square feet. Said property is located on Assessor Map 305 Lot 5 and lies within the Airport Business Commercial (ABC) District. (LU-26-12)
- B.** The request of **Port Hunter LLC (Owner)**, for property located at **361 Miller Avenue** whereas relief is needed to construct a detached garage with a professional office space on the second floor, which requires the following: 1) Variance from Section 10.573.20 to allow a) 6 foot side yard where 10 feet are required, and b) 10 foot rear yard where 20 feet are required; and 2) Variance from Section 10.440 Use #5.10 to allow a professional office use where it is not permitted. Said property is located on Assessor Map 131 Lot 33 and lies within the General Residence A (GRA) District. (LU-25-76)
- C.** The request of **Kristina Logan Revocable Trust (Owner)**, for property located at **220 South Street** whereas relief is needed to build a chicken coop and have chickens, which requires the following: 1) Special Exception from Section 10.440 Use # 17.20 to allow the keeping of farm animals where it is allowed by Special Exception. Said property is located on Assessor Map 111 Lot 1 and lies within the Single Residence B (SRB) and Historic Districts. (LU-26-39)
- D. POSTPONE TO MAY** The request of **Hope for Tomorrow Foundation (Owner)**, for property located at **315 Banfield Road** whereas relief is needed to construct an addition to the existing school on the property, which requires the following: 1) Variance from Section 10.334 to allow the existing primary and secondary school use (Use #3.21) to be

extended to another part of the remainder of the land. Said property is located on Assessor Map 266 Lot 5 and lies within the Industrial (I) District. **POSTPONE TO MAY** (LU-26-41)

- E.** The request of **Brent and Susanne Morrill (Owners)**, for property located at **651 Woodbury Avenue** whereas relief is needed to construct a second driveway which requires the following: 1) Variance from Section 10.1114.31 to allow a second driveway on the lot where only one is permitted. Said property is located on Assessor Map 220 Lot 12 and lies within the Single Residence B (SRB) District. (LU-26-38)

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_rWqgYu1bRmaR8c1rmpPxsg

I. NEW BUSINESS

A. The request of **Lonza Biologics INC (Owner)**, for property located at **34 Harvest Way** whereas relief is needed to install two illuminated wall signs and one illuminated monument sign, which requires relief from the following: 1) from Section 306.01(d) of the Pease Development Authority Ordinance to allow signs to exceed a maximum aggregate area of two (2) square feet of sign area for each linear foot of street frontage up to a maximum of 200 square feet. Said property is located on Assessor Map 305 Lot 5 and lies within the Airport Business Commercial (ABC) District. (LU-26-12)

Existing & Proposed Conditions

	<u>Existing</u>	<u>Proposed</u>	<u>Permitted / Required</u>
<u>Land Use:</u>	Commercial	Install 3 new signs	Mixed Use
Aggregate Sign Area (sq. ft)	771.88	885.56	200 max.
<u>Estimated Age of Structure:</u>	2024	Variance request(s) shown in red.	

Other Permits/Approvals Required

- Sign permit

Neighborhood Context



Previous Board of Adjustment Actions

March 26, 2024 – The request was **withdrawn** to add four above ground storage tanks which requires the following: 1) from Section 308.02(c) of the Pease Development Ordinance to allow an above ground storage tank (AST) exceeding a 2,000 gallon capacity per facility.

June 18, 2024 –The Board **granted** the request to add four above ground storage tanks which requires relief from the following: 1) from Section 308.02(c) of the Pease Development Ordinance to allow an above ground storage tank (AST) exceeding a 2,000 gallon capacity per facility.

Planning Department Comments

The application was before the Pease Development Authority (PDA) Board meeting on January 13, 2026 and the PDA Board voted to support the applicant's request to move forward to seek a variance.

The PDA has its own land use and zoning regulations and is exempt from the City's regulations ordinance. For certain parcels in Pease, variance requests are sent to the City for a recommendation from the BOA. A motion to approve or deny will be a recommendation and the recommendation will become an approval by the PDA Board after 14 days unless the applicant or PDA Board member requests a hearing (see Part 317.03(f) below).

The Chapter in the Pease Land Use Controls regarding the process for a variance is below. Part 317.03(c) states the BOA will apply the standards in Part 317.01(c) in its review of the application. These standards are attached hereto under Review Criteria.

317.03 Zoning Variances Referred to Local Municipalities for Administration

- (a) For parcels located within the Industrial Zone, Business and Commercial Zone, Natural Resource Protection Zone or portions of the Airport Industrial Zone not acquired by the Pease Development Authority pursuant to Section 13(g) of the Surplus Property Act, requests for a variance from the provisions of this zoning rule shall be referred to the zoning board of adjustment for the municipality in which the parcel is situated for administration in accordance with the provisions of this section.
- (b) Applications for a variance for parcels referred to in Subsection (a) shall be filed with the Pease Development Authority Building Inspector on forms prescribed by the Board and referred to the applicable zoning board of adjustment.
- (c) The zoning board of adjustment to which the application for a variance has been referred shall, in its review of the request, apply the substantive provisions of this Chapter.
- (d) Recommendations to the Board regarding requests for a zoning variance shall be made by the applicable zoning board of adjustment within sixty (60) days of referral. Notice of the recommendation shall be provided to the applicant and the Board within 48 hours of the decision.
- (e) The recommendation of the applicable zoning board of adjustment shall be forwarded to the Board along with a written report detailing the reasons for any recommendation for denial or approval with conditions.
- (f) A recommendation of the applicable zoning board of adjustment shall be deemed a final decision of the Board upon the expiration of fourteen (14) days from the date of notice, unless the applicant/developer or a member of the Board requests a hearing by the Board.
- (g) Where a hearing has been requested, the Board shall conduct a hearing and render a final decision on the variance request within thirty (30) days.

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- (h) At the discretion of the Board the time period for rendering a final decision may be extended an additional thirty (30) days, or such additional time as may be consented to by the applicant.
- (i) The Board may approve, conditionally approve or deny the application notwithstanding the recommendation of the applicable zoning board of adjustment. In the case of denial of any application by the Board or where the Board elects not to follow the recommendation of the applicable zoning board of adjustment, the ground(s) for such action shall be stated in writing.

Review Criteria

This application must meet the criteria for a **variance** of Part 317.01(c) of the Pease Land Use Controls below.

PART 317. VARIANCES FROM ZONING PROVISIONS317.01 General Provisions

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- (a) Requests for a variance from the provisions of this zoning rule shall be filed with the Pease Development Authority Building Inspector on forms prescribed by the Board.
- (b) Applications for zoning variance approval shall set forth the specific provision of the rule or regulation involved and reasons why a variance should be granted.
- (c) A variance shall not be approved or recommended for approval unless it is in harmony with the general purpose and intent of these regulations and meets the following criteria:
- (1) No adverse effect or diminution in values of surrounding properties would be suffered.
 - (2) Granting the variance would be of benefit to the public interest.
 - (3) Denial of the variance would result in unnecessary hardship to the person seeking it.
 - (4) Granting the variance would be substantial justice.
 - (5) The proposed use would not be contrary to the spirit of this zoning rule.
- (d) Reasonable conditions necessary to meet one or more of the standards in subsection (c) above may be attached to approval of a variance.

Variance Narrative LU-26-12

We are seeking relief from Pease Land Use Code Part 306.01 (d), “(d) Signs shall not exceed a maximum aggregate area of two (2) square feet of sign area for each linear foot of street frontage up to a maximum of 200 square feet.” This area is calculated by business, not for each parcel

1. No adverse effect or diminution in values of surrounding properties would be suffered.

The wall signs will not be illuminated, so there will be no light pollution from those. The monument sign will be halo lit, which is a less disruptive method of internal lighting. There are also other signs of similar size and type in the area. The sign will not be disruptive to the general character of the area.

2. Granting the variance would be of benefit to the public interest

These signs would aid in the identification of this building while not posing any safety issues or blocking any views necessary for the safe passage of traffic.

3. Denial of the variance would result in unnecessary hardship to the person seeking it

Due to the nature of this area and the special regulations, specifically regulating square footage not by parcel, but by owner, businesses that own multiple locations with more than enough frontage to justify the signs otherwise are not allowed to install additional signage on a new building if they are at the square footage limit.

4. Granting the variance would be substantial justice

Granting this variance would allow this business to expand to other parcels without having to adjust their existing signage.

5. The proposed use would not be contrary to the spirit of this zoning rule

These signs would not pose any additional safety risks to the surrounding area, and would help direct traffic to the correct building. The signs will also be consistent

with the character of the surrounding area, and the signs that this business already has.

101 International Existing Signs



3 101" x 612"
-429.25 SF



1 40" x 235" - 65.28 SF



2 48" x 283" - 94.33 SF



4 48" x 115" - 38.33 SF

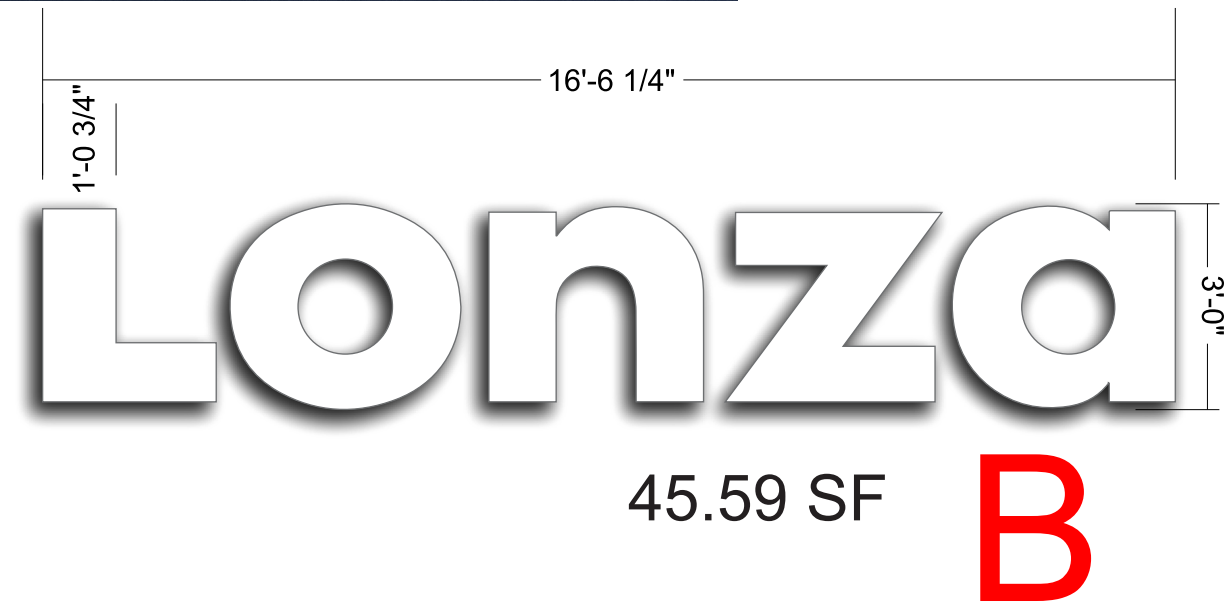


Measurements on this artistic rendering may vary slightly from the actual "AS BUILT" upon final engineering. Color and resolution in proofs are not representative of final projects due to individual monitor settings.



A UL Licensed Manufacturer

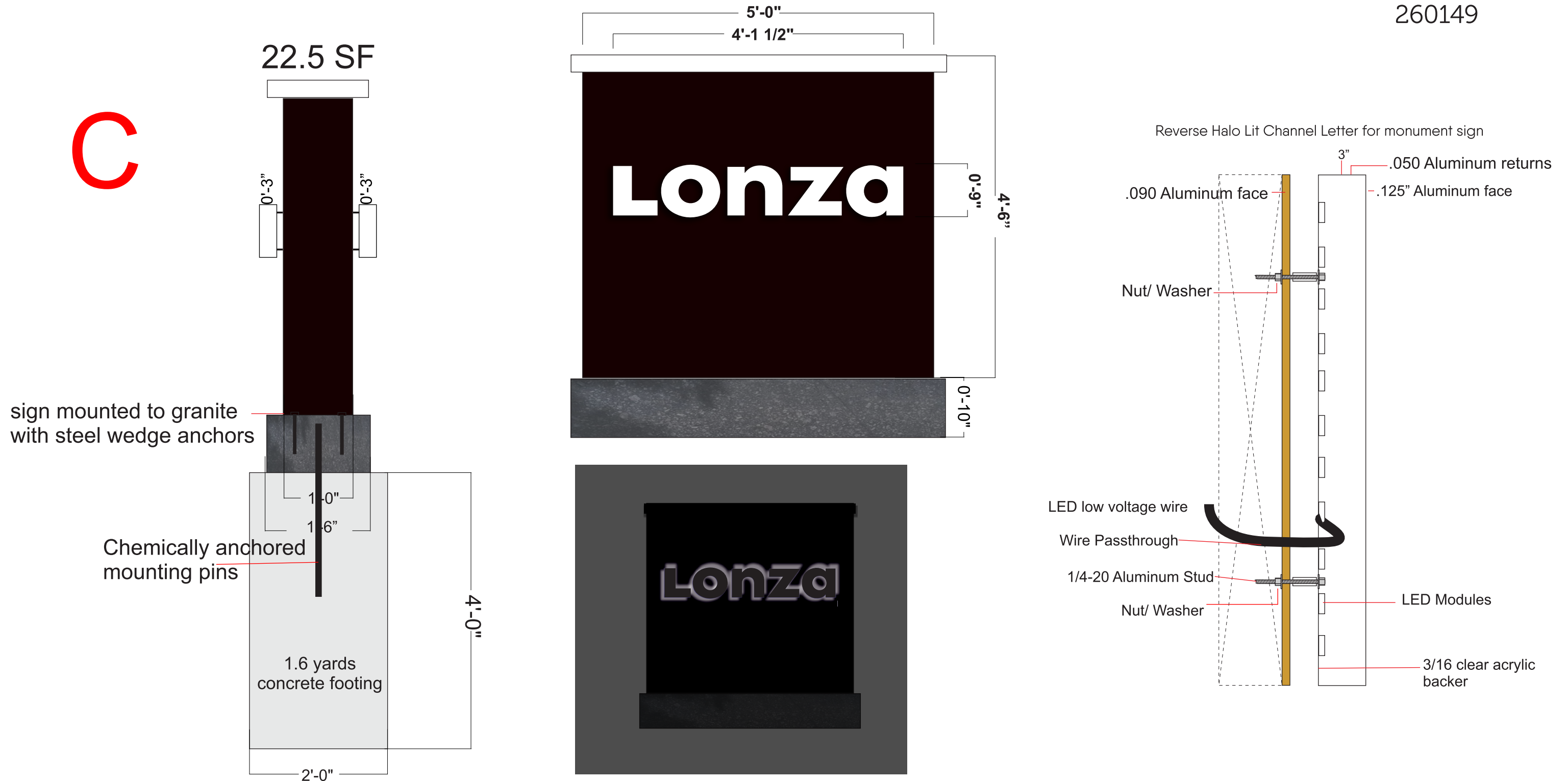
34 Harvest Way Proposed Signs



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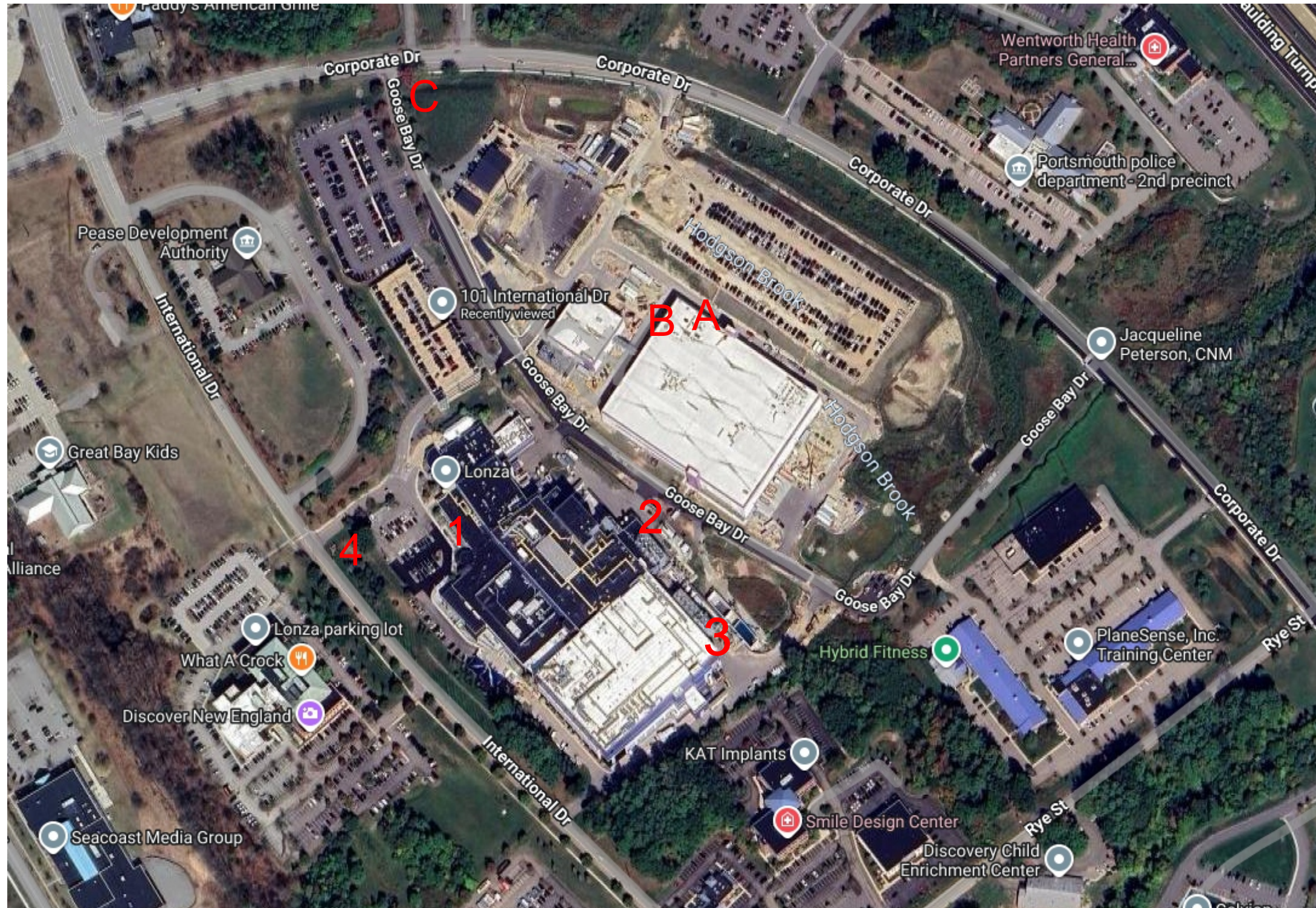
Item C- Manufacture & Install (1) 4'6" x 5' d/f monument sign on granite base.
 granite base should be rock & thermal finish, dark grey in color. Black cabinet with "LONZA" halo-lit white channel letters.



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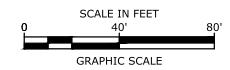
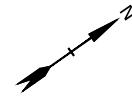
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SITE NOTES:

1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES (ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT. CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F").
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PARKING STALL MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
4. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
6. THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO DETERMINE ALL LINES AND GRADES.
7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND/OR TOWN CODES & SPECIFICATIONS.
9. COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAY WITH THE CITY OF PORTSMOUTH AND PEASE DEVELOPMENT AUTHORITY.
10. CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
11. CONTRACTOR SHALL COORDINATE WITH THE BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
12. ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
13. CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
14. ALL LIGHT POLE BASES AND SOLAR SUPPORT COLUMNS NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
15. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
16. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY AND RELEASE OF BOND, THE APPLICANT SHALL SUBMIT A LETTER TO THE PDA, SIGNED AND STAMPED BY A PROFESSIONAL ENGINEER, STATING CONSTRUCTION HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS.
17. FIRE LANES AND FIRE DEPARTMENT CONNECTION POINTS SHALL BE KEPT CLEAR AT ALL TIMES, INCLUDING DURING WINTER CONDITIONS.
18. FINAL NUMBER OF DOORS AND LOCATION OF DOORS TO BE APPROVED BY BUILDING AND FIRE DEPARTMENTS.
19. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
20. SUBMISSION OF A MINIMUM OF TWO 7460-1'S TO THE FAA WILL BE REQUIRED FOR THE CONSTRUCTION OF THE BUILDING/SOLAR CARPORTS AND TEMPORARY USE OF A CRANE. ALLOW A MINIMUM OF 45 DAYS FOR PROCESSING.
21. COORDINATE FINAL CONSTRUCTION LAYDOWN PARKING LAYOUT WITH OWNER PRIOR TO CONSTRUCTION.
22. COORDINATE FINAL GATE TYPE WITH OWNER PRIOR TO CONSTRUCTION. COORDINATE GATE ELECTRICAL REQUIREMENTS WITH BUILDING DWGS AND ELECTRICAL DESIGN.
23. COORDINATE THE RECONSTRUCTION OF GOOSE BAY DRIVE AND CORPORATE DRIVE INTERSECTION WITH THE CITY OF PORTSMOUTH.
24. ALL GATES SHALL BE EQUIPPED WITH KNOX BOXES. COORDINATE WITH THE CITY OF PORTSMOUTH FIRE DEPARTMENT.

LEGEND

- MATCH LINE
- - - PROPOSED PROPERTY LINE
- - - PROPOSED SETBACK LINE
- - - PROPOSED LIMIT OF WORK
- - - PROPOSED GRANITE CURB
- ▭ PROPOSED PAVEMENT SECTION
- ▭ PROPOSED GRAVEL SECTION
- ▭ PROPOSED CONCRETE
- CONST CONSTRUCT
- BLDG BUILDING
- TYP TYPICAL
- COORD COORDINATE
- 30'R PROPOSED CURB RADIUS
- VGC VERTICAL GRANITE CURB
- SGC SLOPED GRANITE CURB
- ROW RIGHT OF WAY
- DSYL DOUBLE SOLID YELLOW LINE
- SSWL SINGLE SOLID WHITE LINE



Proposed Industrial Development

Lonza Biologics

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
T	8/1/2025	Admin Approval
S	10/23/2024	Site Plan Amendments
R	9/10/2024	Per City Comments
Q	5/20/2024	Solar - Amended Approval
P	4/2/2024	Ph2 IFC Addendum #1
O	12/15/2023	Ph2 Issued for Construction
N	11/9/2023	Revised P.B. Submission
M	9/27/2023	P.B. Submission
L	9/1/2022	Issued for Construction
K	5/27/2022	Issued for Bid

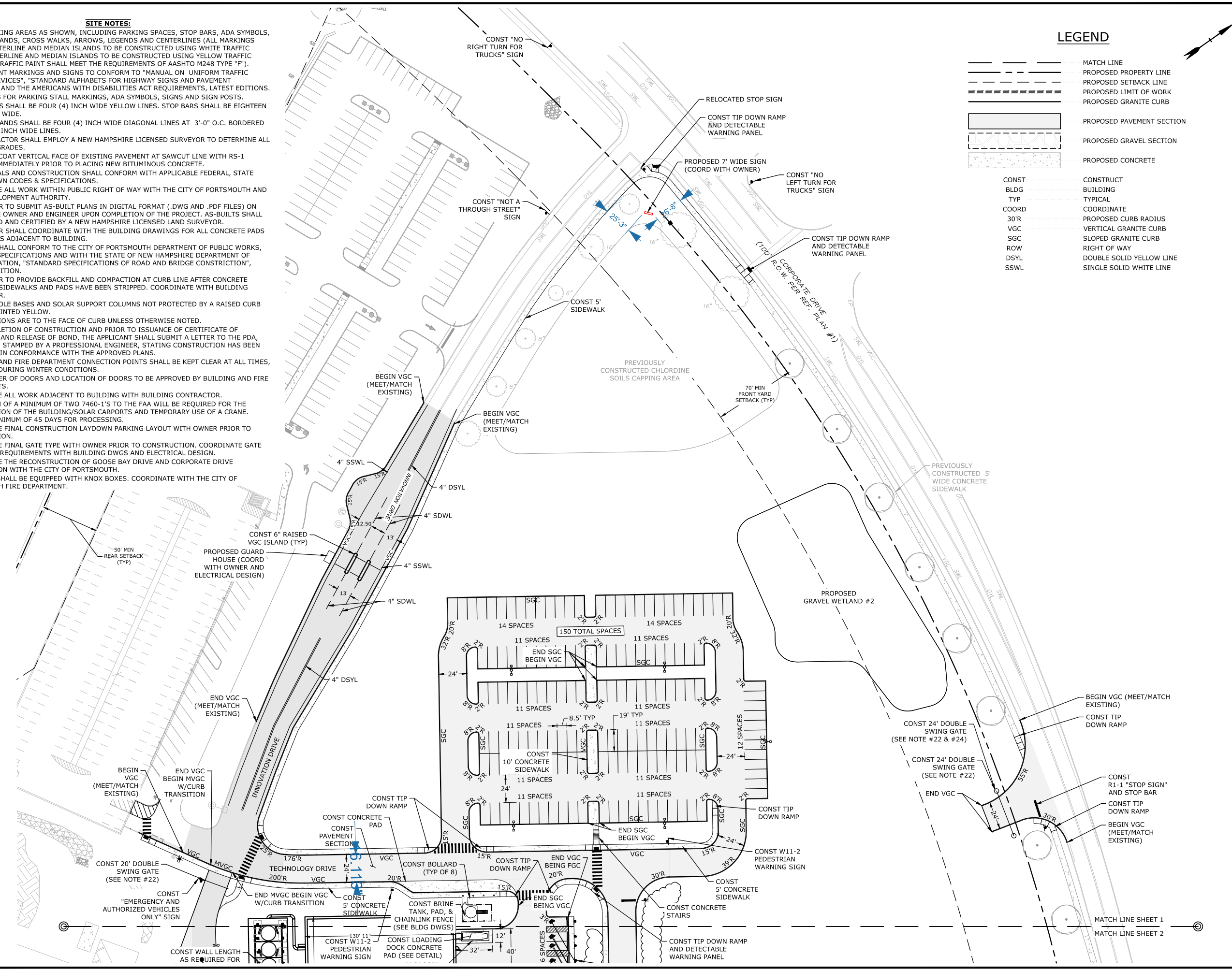
PROJECT NO:	L-0700-013
DATE:	04/03/2018
FILE:	L-0700-026-C-DSGN.dwg
DRAWN BY:	CHK
CHECKED:	NAH
APPROVED:	PMC

PHASE 2 SITE PLAN

SCALE: AS SHOWN

C-165

Last Save Date: August 6, 2025 4:55 PM BY: MWLCOX
 Title: L-0700-026-C-DSGN.dwg
 TSS File Location: L:\11\0700_Lonza Biologics Expansion\157461026_Proposed Industrial Development\Drawings\AutoCAD\L-0700-026-C-DSGN.dwg Layout Tab: C-165



166 and 164 Corporate Drive Existing Signs



7

38" x 190" - 50.14 SF



6

3'-6" x 17'-6", - 61.25 SF

5

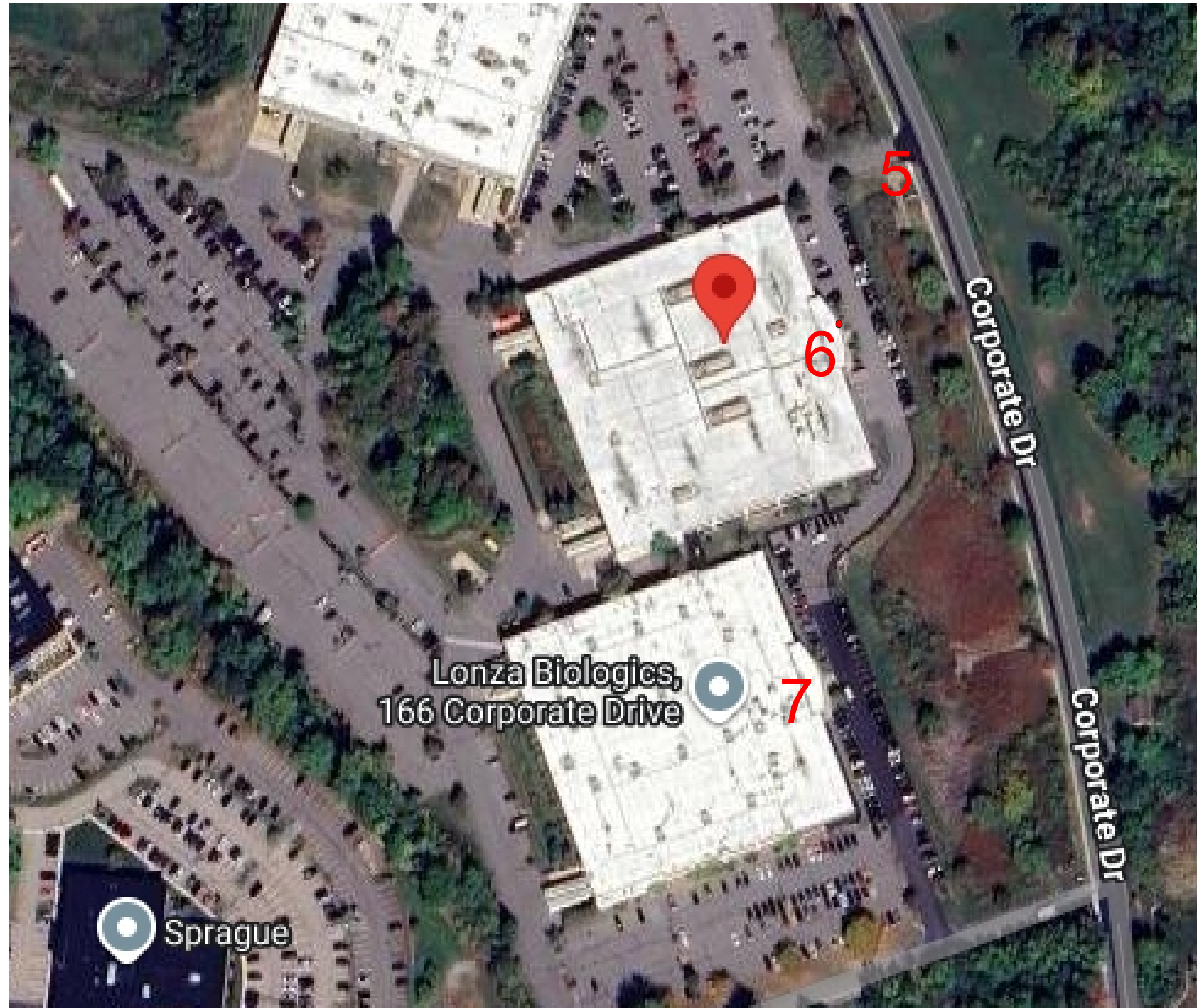
3'-4" x 10' - 33.3 SF



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55 International Drive Portsmouth, NH 03801

January 29, 2026

Lonza
Attn: Kristopher Tiernan
101 International Drive
Portsmouth, NH 03801

VIA EMAIL

Re: Lonza - 34 Harvest Way
Sign Application

Dear Kristopher:

The Pease Development Authority Board of Directors at its meeting on January 13, 2026, in accordance with PDA Land Use Controls Part 306, voted to approve of the proposed new signage for Lonza Biologics located at 34 Harvest Way subject to obtaining a recommendation for approval for a variance from the City of Portsmouth ZBA for exceeding the allowable square footage of signage on site (Part 306.01(d)).

Sincerely,

A handwritten signature in black ink, appearing to read "Michael R. Mates".

Michael R. Mates, P.E.
Director of Engineering

cc: Justin Parker (VIA Email)

N:\ENGINEER\Board Approval Letters\34 Harvest Way Sign.docx

I. NEW BUSINESS

- B.** The request of **Port Hunter LLC (Owner)**, for property located at **361 Miller Avenue** whereas relief is needed to construct a detached garage with a professional office space on the second floor, which requires the following: 1) Variance from Section 10.573.20 to allow a) 6 foot side yard where 10 feet are required, and b) 10 foot rear yard where 20 feet are required; and 2) Variance from Section 10.440 Use #5.10 to allow a professional office use where it is not permitted. Said property is located on Assessor Map 131 Lot 33 and lies within the General Residence A (GRA) District. (LU-25-76)

Planning Department Comments

Applicant has postponed consideration to the May BOA meeting.

COLBY T. GAMESTER

Attorney At Law

154 Maplewood Avenue
Portsmouth, New Hampshire 03801

(603)-427-0000
colby@gamesterlaw.com

April 23, 2026

SENT VIA EMAIL & VIA VIEWPOINT

City of Portsmouth - Zoning Board of Adjustment

Attn: Beth Margeson, Chair

c/o Stefanie Casella, Planner II

1 Junkins Avenue

Portsmouth, NH 03801

slcasella@portsmouthnh.gov

**Re: Variance Application of Port Hunter, LLC
361 Miller Avenue, Portsmouth, NH (Tax Map 131, Lot 33)
LU-25-76**

Dear Chair Margeson:

The above referenced application was originally slated to be heard at the April 2026 regular meeting of the Board. Due to the split agenda, we are unable to attend the Board's continued meeting on April 28, 2026, due to scheduling conflicts and respectfully request a postponement to the Board's May 2026 meeting.

Should you, the Board, or the Planning Department have any questions regarding this request then please do not hesitate to contact me.

Kindest Regards,



Colby T. Gamester, Esq.

Cc: file; Clients, Alex Ross (all via email only)

I. NEW BUSINESS

C. The request of **Kristina Logan Revocable Trust (Owner)**, for property located at **220 South Street** whereas relief is needed to build a chicken coop and have chickens, which requires the following: 1) Special Exception from Section 10.440 Use # 17.20 to allow the keeping of farm animals where it is allowed by Special Exception. Said property is located on Assessor Map 111 Lot 1 and lies within the Single Residence B (SRB) and Historic Districts. (LU-26-39)

Existing & Proposed Conditions

	<u>Existing</u>	<u>Proposed</u>	<u>Permitted / Required</u>
<u>Land Use:</u>	Two-family	*Establish the keeping of chickens	Primarily residential
<u>Estimated Age of Structure:</u>	1888	Request(s) shown in red.	

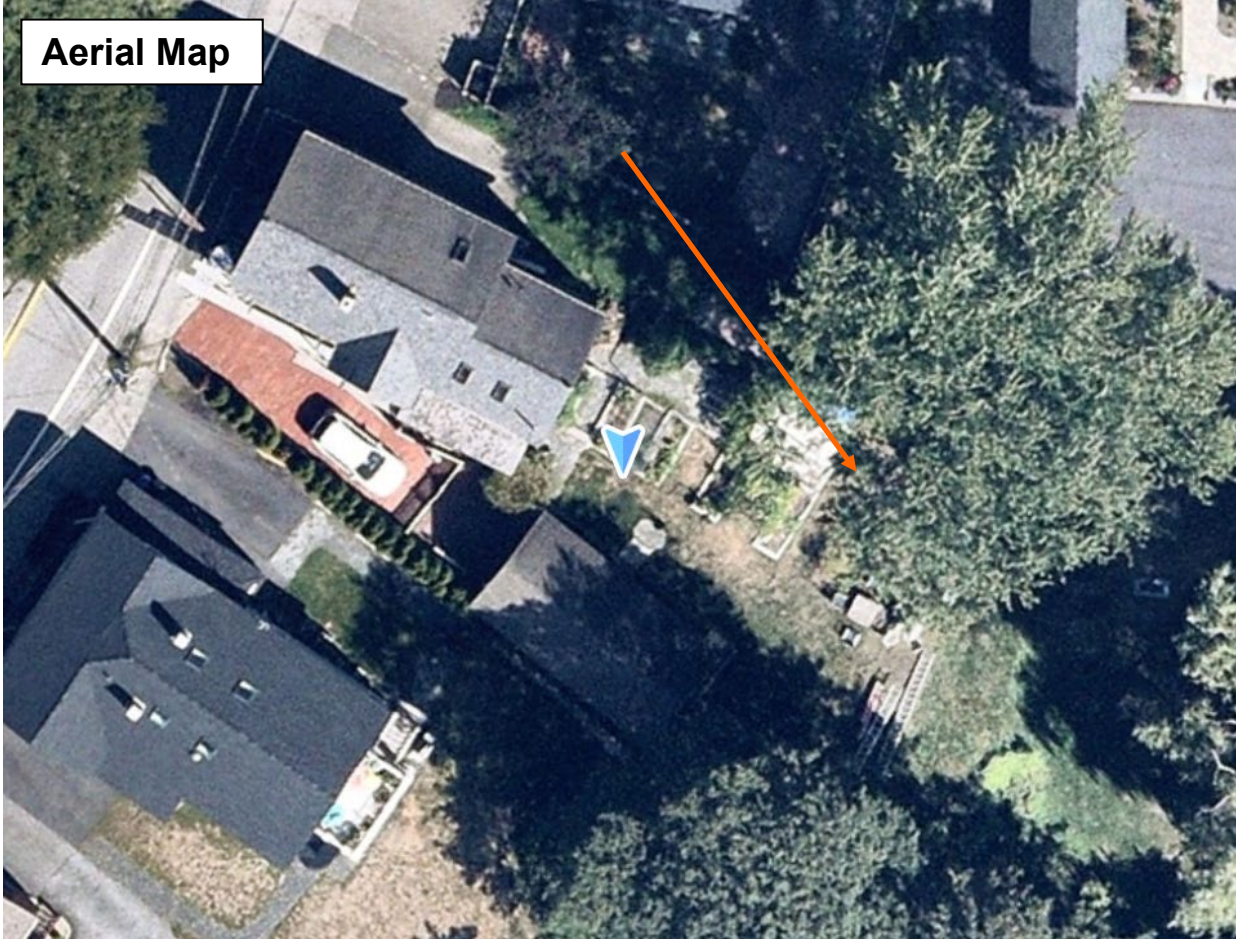
*Allowed by Special Exception

Other Permits/Approvals Required

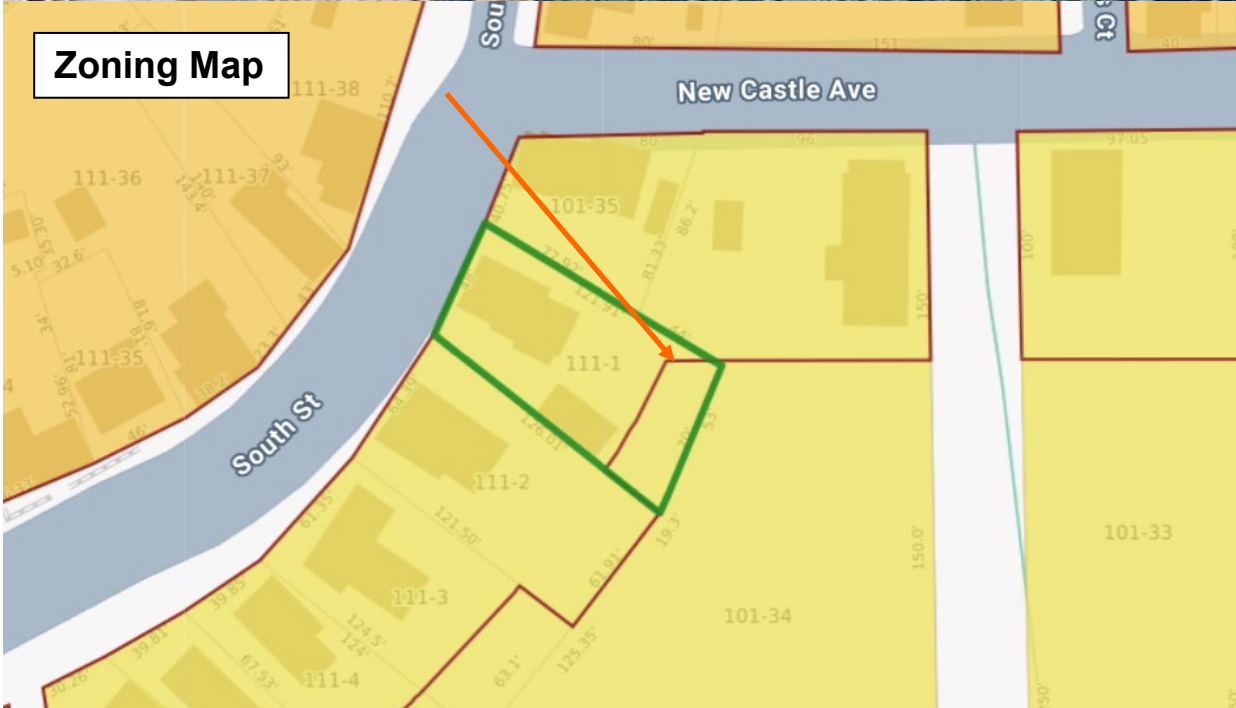
- Historic District Commission

Neighborhood Context

Aerial Map



Zoning Map



Previous Board of Adjustment Actions

July 22, 2014 - The Board **granted** the request to replace the existing storage shed with 15' ± x 30' ± artist studio which requires the following: 1) A Variance from Section 10.321 to allow a lawful nonconforming building to be reconstructed, enlarged or structurally altered without conforming to the requirements of the Ordinance; 2) a Variance from Section 10.521 to allow a 1.5' ± right side yard setback where 10' is the minimum required; and 3) a Variance from Section 10.521 to allow 20.96%± building coverage where 20% is the maximum allowed. Request granted with the following condition

1. The proposed studio is not to be used as a living space or an independent dwelling unit and there will be no cooking facilities in the space.

Planning Department Comments

The applicant is requesting a special exception to keep chickens on the property. The applicant has also proposed a small chicken coop which will be located on the north western side of the lot (as shown on the site plan). The coop does not require relief as it is exempt under Section 10.811.60.

Due to its size, construction of the chicken coop does not require a building permit. Should the Board wish to approve the request, staff suggest the following or similar condition:

1. This special exception is vested without the issuance of a building permit, as it is not needed for the construction of the chicken coop.

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.

KRISTINA LOGAN
KRISTINA LOGAN REV. TRUST
220 South Street, Portsmouth NH
Tel. 603-828-5050
kristina@kristinalogan.com

Board of Adjustment Request for a Chicken Coop at 220 South Street

Detailed Description of Proposed Work

This variance request is to keep chickens in our back yard primarily as household pets and also as egg layers. We will NOT keep roosters.

A 8 feet wide x 12 feet long, and not to exceed 10 feet at the peak. A chicken coop will be constructed to keep the chickens housed and safe from local wildlife predators.

The coop will be made completely of natural wood and the finishes will resemble the Studio building on the property keeping with the aesthetic character of the neighborhood.

No hazardous, toxic, odorous, nor flammable materials will be used to construct the coop nor be stored on the premises at any time.

Eggs will be used by our family and not sold to the public.

There will be no excessive demand on municipal services as we plan on keeping a very small flock of 6-10 birds.

The chickens will have a fenced area around the coop that will keep them on our property at all times and not allow them to wander onto neighbors properties nor into the surrounding neighborhood.

Brief Description of Existing Land Use

Back yard for vegetable gardening and outdoor recreation.

KRISTINA LOGAN
KRISTINA LOGAN REV. TRUST
220 South Street, Portsmouth NH 03801
Tel. 603-828-5050
kristina@kristinalogan.com

March 25, 2026

10.232.20 Special exceptions shall meet all of the following standards:

This request is for a special exception from (Article 4, Section 17.20) KEEPING OF FARM ANIMALS.

This request is to keep chickens in our back yard primarily as household pets and also as egg layers. We shall meet all of the following standards for this request.

10.232.21 Standards as provided by this Ordinance for the particular use permitted by special exception;

I understand the standards as provided by this Ordinance for this particular request of keeping chickens permitted by special exception from (Article 4, Section 17.20) KEEPING OF FARM ANIMALS.

10.232.22 No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials;

The granting of this special exception to keep chickens will not result in any hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials.

No hazardous, toxic, odorous, nor flammable materials will be used to construct the coop nor be stored on the premises at any time.

10.232.23 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;

The granting of this special exception to keep chickens in our back yard will not result in 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;

An 8 feet wide x 12 feet long, and not to exceed 10 feet at the peak chicken coop will be constructed to keep the chickens housed and safe from the general public and local wildlife predators.

The coop will be located 10 feet from the north property line, and 8 feet from the east property line.

Presently there is a property on South Street that keeps farm animals; geese and sheep. Our request is to place chickens and a coop in the back of the yard away from any streets. The setting is very rural in character and far from immediate housing and foot traffic. The coop will be made completely of natural wood and the finishes will resemble the Studio building on the property keeping with the aesthetic character of the neighborhood and surrounding area.

10.232.24 No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;

There will be no creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;

We will place the coop and chickens in our back yard away from any roads, sidewalks or foot traffic. Eggs will not be available for the public to purchase and therefore not create any additional traffic to the property.

10.232.25 No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools; and

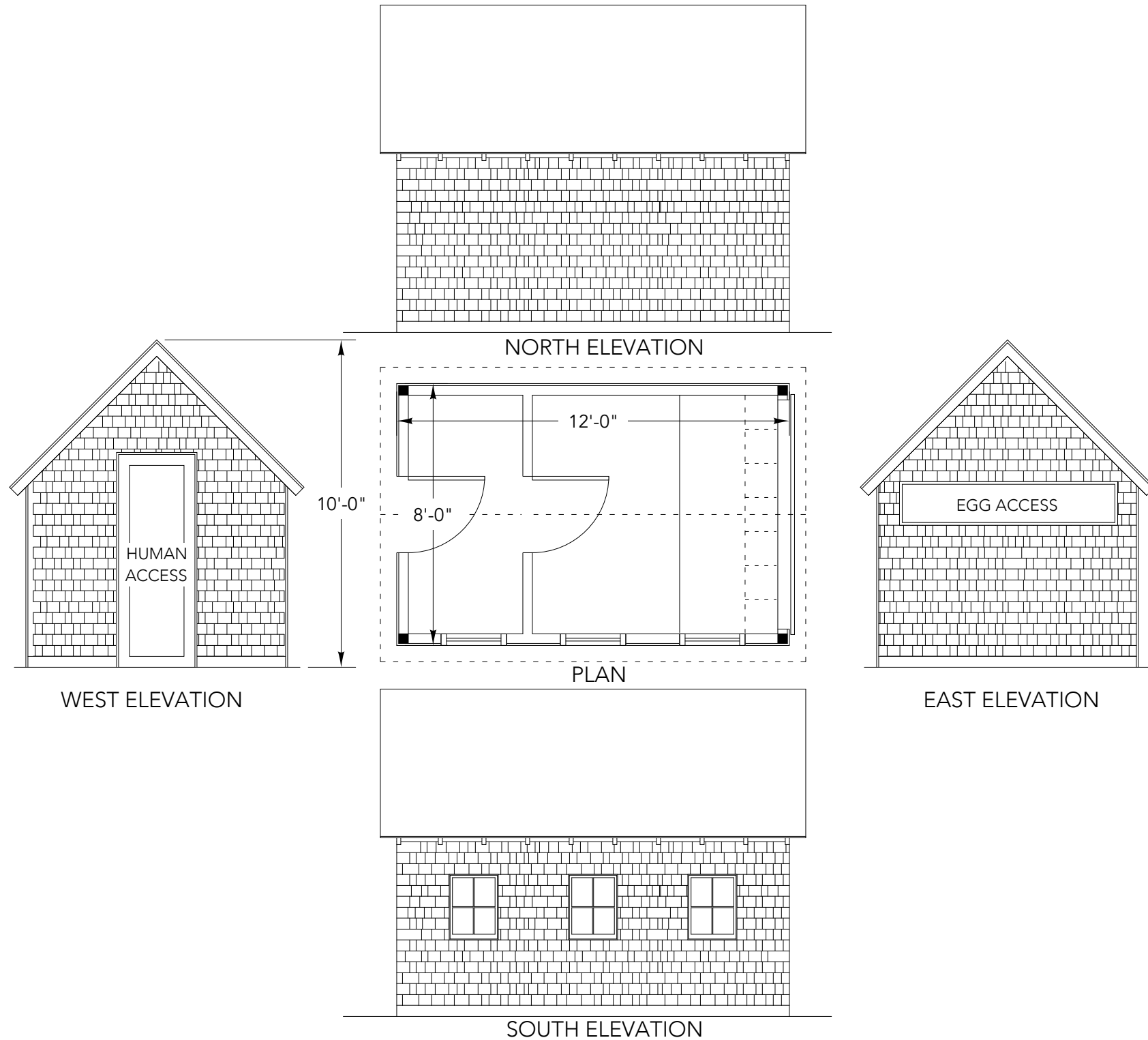
The granting of this special exception to keep chickens in our back yard will have no excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools.

We will keep a small flock of 6-10 laying hens that will drink water similar to that of a household pet. The bedding used will be natural pine woodchips in a deep bedding system that will result in producing manure twice a year that will be used in our backyard garden beds creating a closed loop ecosystem that will not produce city waste.

10.232.26 No significant increase of stormwater runoff onto adjacent property or streets.

The granting of this special exception to keep chickens in our back yard will create no significant increase of stormwater runoff onto adjacent property or streets.

The coop and chickens will be in our grassy back yard in a very rural location far from the neighboring houses, driveways, sidewalks and streets.



24 MARCH 2026

PROPERTY OWNER
**KRISTINA LOGAN
 REV. TRUST**
 220 South Street
 Portsmouth, NH 03801
 T 603-828-5050
 E kristina@kristinalogan.com

ARCHITECT
**MICHAEL GRAF
 ARCHITECT**
 8 Exeter Road
 Newmarket, NH 03857
 T 978 828 6566
 E michael@grafbuilders.com
 WEB grafbuilders.com

CONTRACTOR
MICHAEL GRAF
 8 Exeter Road
 Newmarket, NH 03857
 T 978 828 6566
 E michael@grafbuilders.com
 WEB grafbuilders.com

Chicken Coop

1/4" = 1'-0"

A-1



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Chicken Coop
Site Photo

A-2



24 MARCH 2026

PROPERTY OWNER

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REV. TRUST**

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WEB grafbuilders.com

Chicken Coop

Yard Photo

A-3

I. NEW BUSINESS

D. POSTPONE TO MAY The request of **Hope for Tomorrow Foundation (Owner)**, for property located at **315 Banfield Road** whereas relief is needed to construct an addition to the existing school on the property, which requires the following: 1) Variance from Section 10.334 to allow the existing primary and secondary school use (Use #3.21) to be extended to another part of the remainder of the land. Said property is located on Assessor Map 266 Lot 5 and lies within the Industrial (I) District. **POSTPONE TO MAY** (LU-26-41)

Planning Department Comments

Applicant has postponed consideration to the May BOA meeting.

BY: VIEWPOINT & HAND DELIVERY

April 14, 2026

City of Portsmouth
Attn: Stefanie Casella, Planner
Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH 03801

**RE: Variance Application of Hope for Tomorrow Foundation, Inc.
315 Banfield Road, Tax Map 266, Lot 5**

Dear Stefanie,

Please forward the following request to the Zoning Board of Adjustment. My client is seeking a postponement of the public hearing on their variance application for 315 Banfield Road to the May 19, 2026 meeting of the Board. I will be away during the last week of April when the current hearing is scheduled, hence the request to postpone.

Sincerely,



Derek R. Durbin, Esq.

I. NEW BUSINESS

- E. The request of **Brent and Susanne Morrill (Owners)**, for property located at **651 Woodbury Avenue** whereas relief is needed to construct a second driveway which requires the following: 1) Variance from Section 10.1114.31 to allow a second driveway on the lot where only one is permitted. Said property is located on Assessor Map 220 Lot 12 and lies within the Single Residence B (SRB) District. (LU-26-38

Existing & Proposed Conditions

	<u>Existing</u>	<u>Proposed</u>	<u>Permitted / Required</u>
<u>Land Use:</u>	Single-family	*Construct second driveway for ADU	Primarily Residential
<u>Lot area (sq. ft.):</u>	15,944	15,944	15,000 min.
<u>ADU Required Side and Rear Yard (ft.):</u>	N/A	15	13.6 min.
<u>ADU Required Primary Front Yard (Woodbury) (ft.):</u>	30	30	30 min.
<u>ADU Required Secondary Front Yard (Admond) (ft.):</u>	30	30	30 min.
<u>ADU Height (ft.):</u>	N/A	13.6	35 max.
<u>Building Coverage</u>	8	15	20
<u>Estimated Age of Structure:</u>	1941	Variance request(s) shown in red.	

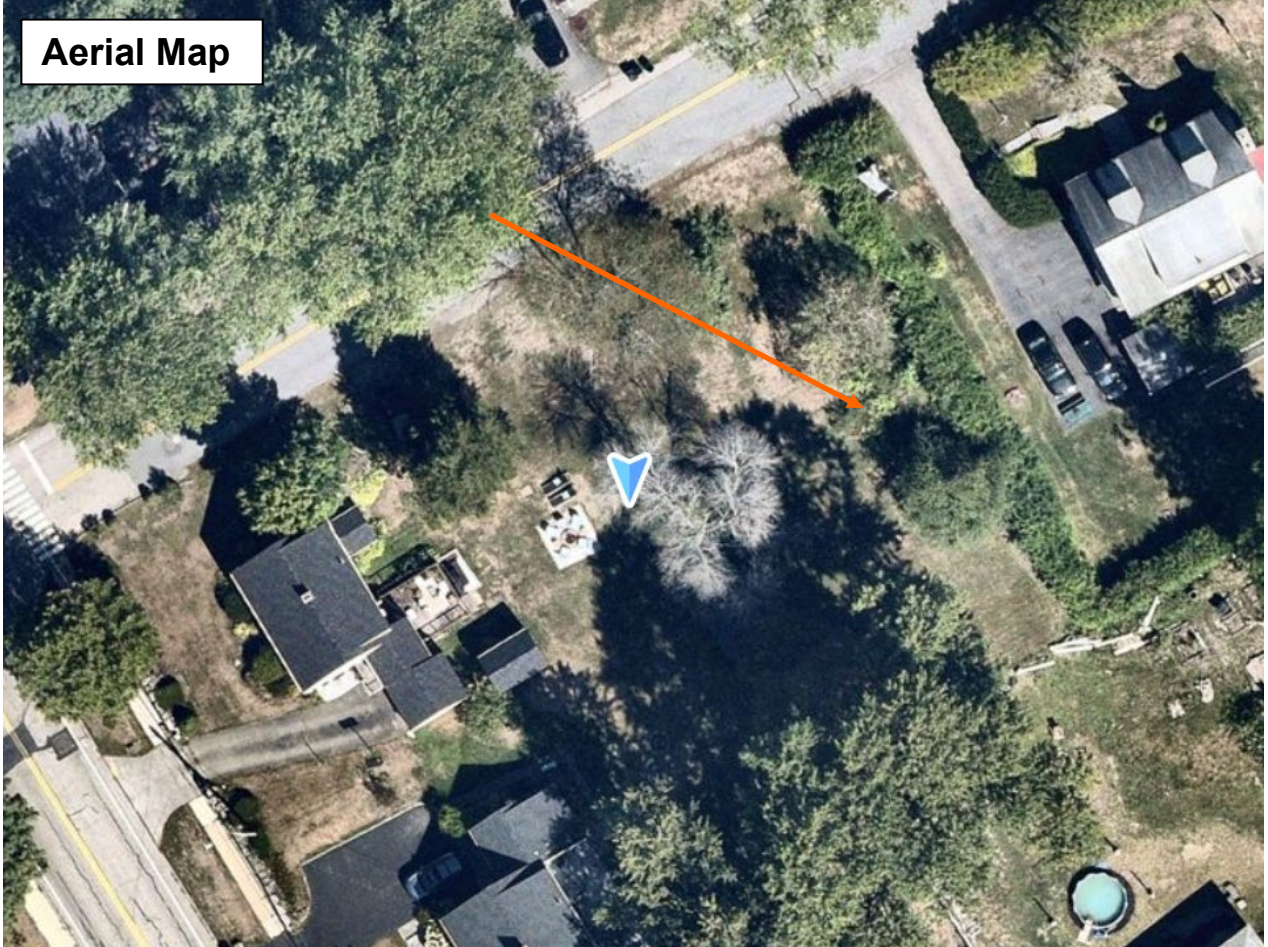
***Only one driveway permitted per lot**

Other Permits/Approvals Required

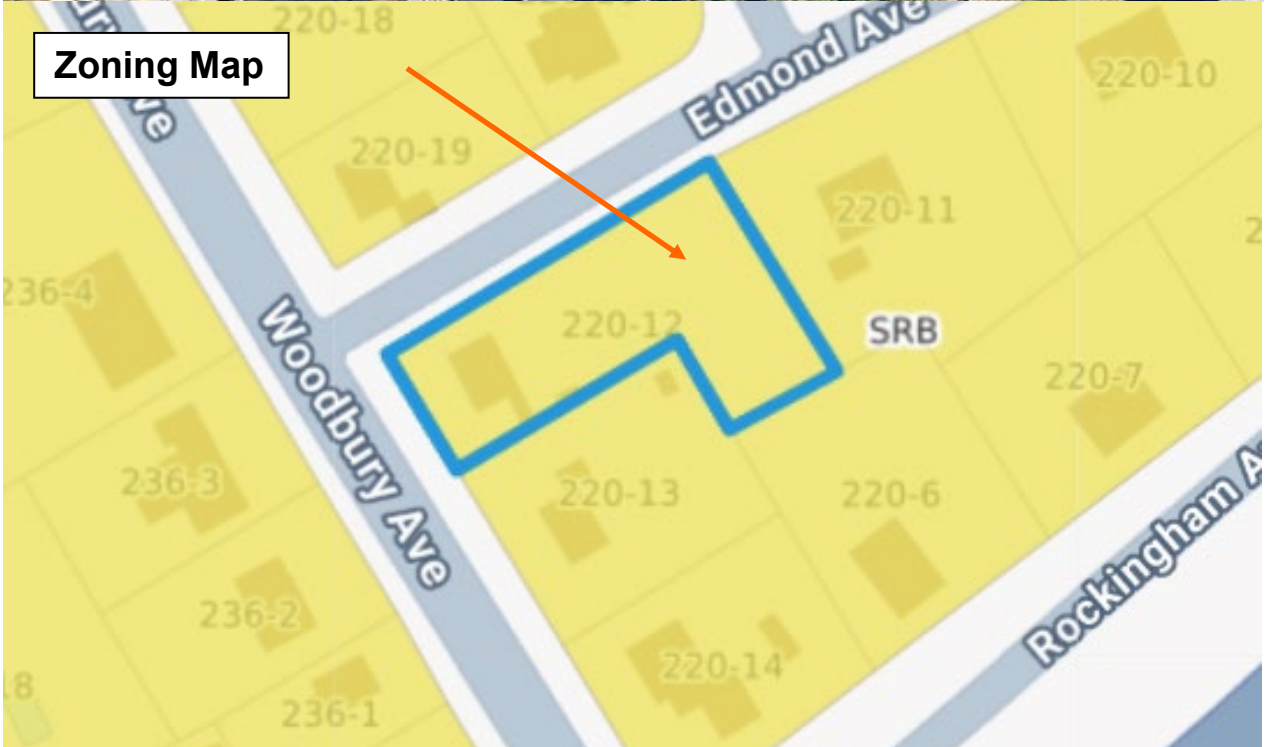
- Building Permit
- Driveway Permit
- Accessory Dwelling Unit Certificate of Use

Neighborhood Context

Aerial Map



Zoning Map



Previous Board of Adjustment Actions

No previous history found.

Planning Department Comments

The applicant is requesting relief to construct a second driveway for the purpose of servicing the proposed Detached Accessory Dwelling Unit (DADU). Staff referred the application to Eric Eby, the City's Traffic Engineer, who provided the following comment:

"@Stefanie Casella I don't have any problems with the proposed driveway on Edmond Ave. My only concern is the existing use of the side yard on Edmond to park their vehicle, as can be seen on pages 10 and 14 of their application. They have essentially created a second driveway there already. They really shouldn't have access to their property at that location. Perhaps require them to make a bigger driveway for the ADU to hold that vehicle as well? "

Should the Board decide to approve the request, staff recommend the following condition:

- 1) **The applicant is required to eliminate the single parking space on Edmond Avenue next to the existing home.**

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

 - (c) *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.



The Dubai Group, Inc.

136 Harvey Rd, Bldg B101
Londonderry, NH 03053
603-458-6462 thedubaygroup.com

March 9, 2026

To: City of Portsmouth Zoning Board of Adjustment
Municipal Complex
1 Junkins Avenue
Portsmouth, NH 03801

Re: 651 Woodbury Avenue - Request to Allow Second Driveway

Dear Zoning Board Chair and Members,

On behalf of the property owners, Brent Wesley Morrill and Susanne Morrill, we are requesting relief from Section 10.1114.31 to allow a second driveway where only one is permitted in the Single Residence B (SRB) District. The subject property is located at 651 Woodbury Ave with frontage also along Edmond Avenue and being Lot 12 on Assessors Map 220.

The subject parcel is made up of three tracts of land that total 15,944 square feet, more or less. Tracts 1 and 2 comprise of the main area at the corner of Woodbury Avenue and Edmond Avenue containing the existing house and driveway. Tract 3 consists of a 60' x 120' rectangle where the proposed ADU is to be placed. The ADU itself is complying with all other zoning requirements and is positioned to fit in with the surrounding homes.

The existing home is accessed via a driveway off Woodbury Avenue. This small driveway off a major road is not suitable for access to the proposed ADU. There is not enough room to accommodate additional parking and is a substantial distance from the proposed ADU. For this reason, we are proposing a new 12-foot wide driveway off Edmond Avenue. Edmond Avenue has significantly less traffic than Woodbury Avenue and the proposed driveway will provide safe and direct access to the ADU.

Speaking to the 5 criteria required under section 10.233.20:

- 10.233.21 The variance will not be contrary to the public interest;
- 10.233.22 The spirit of the Ordinance will be observed;

The Zoning Ordinance's intent in limiting the number of driveways accessing a single parcel is to provide safe access by eliminating unnecessary access points. In this situation, adding the second driveway allows for safe access to the ADU. If not allowed, the additional vehicular traffic would access the property from Woodbury Avenue, the busier of the roads. I believe that this would cause an unnecessary unsafe situation. The proposed driveway will provide safe access and is also intended to meet all other driveway permit requirements.

10.233.23 Substantial justice will be done;

Not allowing the second driveway will make it not feasible to build the ADU that is intended to be used by a family member. The use is consistent with the surrounding neighborhood and not allowing the use would create an undue burden on the property. The benefit to the property owner, if granted, outweighs that of the general public, if not granted.

10.233.24 The values of the surrounding properties will not be diminished; and

The construction of the driveway itself will have little to no effect on the surrounding properties. The construction of the ADU will fit well into the neighborhood and therefore will not have a negative effect on the value of surrounding properties. Additionally, new construction has been viewed as increasing surrounding property values.

10.233.25 Literal Enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

If relief is not granted, it would make it unrealistic to construct the by right ADU. The owner has a right to reasonable use of the property and the proposed ADU is a reasonable use of the property. The second driveway is required to construct the ADU and therefore the driveway is a reasonable use. Not allowing the second driveway, and in turn the ADU, would create an unnecessary hardship.

Please refer to the attached Proposed Plot Plan depicting the location of existing features, including the existing house and driveway, as well as the proposed driveway and ADU.

Sincerely, 

Joel A. Connolly, LLS

VP-Survey - The Dubai Group, Inc

Attached:

- Owners Authorization
- Deed (Book 3801 Page 1685)
- Vision Appraisal Tax Card
- GIS Tax Map w/image
- Plot Plan reduced to 8-1/2x11 (depicting proposed ADU and associated driveway)
- Google Street View – Approximate overlay of ADU and driveway location
- Google Street View – Facing southerly along Edmond Avenue toward Woodbury Avenue
- Google Street View – Facing northerly along Edmond Avenue
- ADU architectural and 3D plans (Conceptual)

Owners Authorization

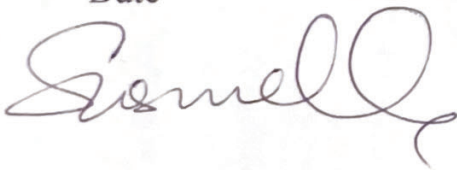
We, Susanne Morrill and Brent Morrill of 651 Woodbury Avenue Portsmouth New Hampshire, authorize Joel A. Connolly, LLS and The Dubay Group, Inc. to represent us in all matters related to the permitting of a proposed ADU and associated driveway to be constructed on our property located at 651 Woodbury Avenue. Said authorization includes but is not limited to prepare, signing, and submitting an application and plans to the City of Portsmouth ZBA, coordinating with staff, and presenting at the ZBA public meeting.

Susanne Morrill

Date

Brent Morrill

Date



3/17/20



3/17/20

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Karen E. Golden, Unmarried, of 651 Woodbury Avenue, Portsmouth, New Hampshire 03801, FOR CONSIDERATION PAID, grant to Brent Wesley Morrill and Susanne Morrill, husband and wife, as joint tenants with rights of survivorship, of 88 Kane Street, Portsmouth, Hampshire 03801, WITH WARRANTY COVENANTS, the following described premises:

Three certain parcels of land with the buildings thereon situate on the easterly side of Woodbury Avenue in Portsmouth, County of Rockingham and State of New Hampshire, more particularly bounded and described as follows:

Parcel 1: A certain lot of land with the buildings thereon situate on the easterly side of Woodbury Avenue in said Portsmouth described as follows, viz:

Beginning at a point in the easterly sideline of Woodbury Avenue at the westerly corner of the lot within conveyed at a point of one hundred ten (110) feet Southeasterly of the southerly corner of the lot of one Blake; thence running along said Woodbury Avenue in a Southeasterly direction sixty-two (62) feet to land of Edna M. Smith; thence turning and running in a Northeasterly direction one hundred twenty-five (125) feet to a stake at land of said Smith; thence turning and running in a Northwesterly direction of sixty-two (62) feet to land of said Smith; thence turning and running in a Southwesterly direction one hundred twenty-five (125) feet to the point of beginning.

Said premises are conveyed, however, under and subject to the following conditions and restrictions, viz: No dwelling house shall be erected on said land to cost less than \$3250; no dwelling or other building shall be erected nearer than twenty-five (25) feet to said Woodbury Avenue and the grantor and her heirs and assigns do hereby reserve the right as against the grantee or her heirs and assigns to enter on condition broken, if and in the event that they shall violate any of these conditions and it is hereby agreed that by said re-entering said grantor, her heirs or assigns shall terminate the estate of said grantees or their heirs or assigns in said granted premises.

Parcel 2: A certain lot of land situate in said Portsmouth, bounded and described as follows:

Warranty Deed
Page 1 of 3

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
3 THOUSAND		3 HUNDRED AND XX DOLLARS	
MO.	DAY	YR.	AMOUNT
07	02	551898	\$ 3300.00
VOID IF ALTERED			

060140

2002 JUL 17 AM 8:41

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

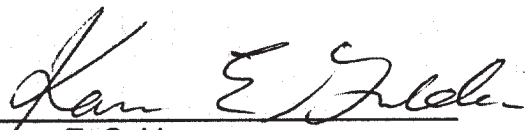
Beginning at a point on Woodbury Avenue at the Southwesterly corner of land heretofore conveyed to Norman F. and Ellen P. Clark; thence running Easterly on the Southerly sideline of said lot one hundred twenty-five (125) feet to a stake at other land of Edna M. Smith; thence turning and running Southerly to other land of Edna M. Smith eight (8) feet to a corner; thence turning and running Westerly by other land of Edna M. Smith one hundred twenty-five (125) feet to said Woodbury Avenue; thence running Northerly by said Woodbury Avenue eight (8) feet to the point of beginning.

Parcel 3: A certain lot or parcel of land situate Easterly of the Woodbury Avenue in said City of Portsmouth on the Southerly side of a new street called Edmund Avenue, more particularly bounded and described as follows:

Beginning at an iron pipe in the Northwesterly corner of the premises within conveyed at the Northeasterly corner of other land of Norman F. and Ellen P. Clark, said pipe being located One Hundred twenty-five (125) feet Easterly from the Easterly sideline of said Woodbury Avenue and in the Southerly sideline of said Edmund Avenue; thence running Southerly by said land of said Clark and land of Albert and Thelma Macfarlane one hundred twenty (120) feet to an iron pipe; thence turning and running Easterly by other land of the Edna M. Smith sixty (60) feet to an iron pipe set in the ground; thence turning and running Northerly by other land of Edna M. Smith One hundred twenty (120) feet to an iron pipe set in the ground at the southerly sideline of said Edmund Avenue sixty (60) feet to the point of beginning.

Being the same premises conveyed to Karen E. Golden by deed of Jean Doe Passon dated March 23, 1998 and recorded in the Rockingham County Registry of Deeds at Book 3279, Page 1397.

Executed this 15th day of July, 2002.


Karen E. Golden

State of New Hampshire
County of Rockingham

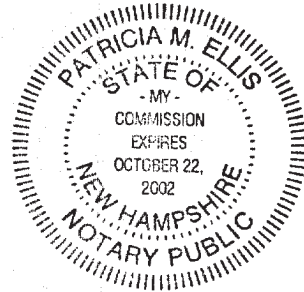
July 15, 2002

Then personally appeared the above-named Karen E. Golden, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same freely and intelligently, for the purposes contained herein, before me.



Notary Public

My Commission Expires:



651 WOODBURY AVE

Location 651 WOODBURY AVE

Mblu 0220/ 0012/ 0000/ /

Acct# 29424

Owner MORRILL BRENT WESLEY

PBN

Assessment \$582,500

Appraisal \$582,500

PID 29424

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$301,300	\$281,200	\$582,500

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$301,300	\$281,200	\$582,500

Owner of Record

Owner MORRILL BRENT WESLEY
Co-Owner MORRILL SUSANNE
Address 651 WOODBURY AVE
PORTSMOUTH, NH 03801

Sale Price \$220,000
Certificate
Book & Page 3801/1685
Sale Date 07/15/2002
Instrument 0

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MORRILL BRENT WESLEY	\$220,000		3801/1685	0	07/15/2002

Building Information

Building 1 : Section 1

Year Built: 1941
Living Area: 1,248
Replacement Cost: \$395,339
Building Percent Good: 76

Replacement Cost

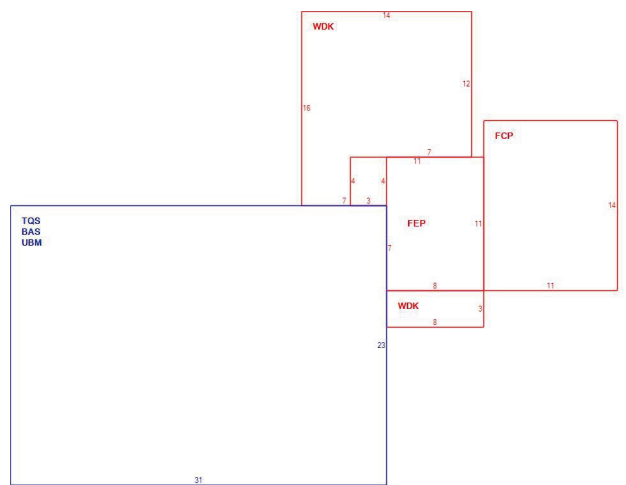
Less Depreciation: \$300,500

Building Photo



(https://images.vgsi.com/photos2/PortsmouthNHPhotos/\0043\29424_294;

Building Layout



(ParcelSketch.ashx?pid=29424&bid=29424)

Building Attributes	
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	C+
Stories:	1.75
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Brick/Masonry
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	5
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	
WB Fireplaces	1
Extra Openings	0
Metal Fireplaces	0
Extra Openings 2	0
Bsmt Garage	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	713	713
TQS	Three Quarter Story	713	535
FCP	Carport	154	0
FEP	Porch, Enclosed	100	0
UBM	Basement, Unfinished	713	0
WDK	Deck, Wood	220	0
		2,613	1,248

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description SINGLE FAM MDL-01
Zone SRB
Neighborhood 129
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.37
Frontage
Depth
Assessed Value \$281,200
Appraised Value \$281,200

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			96.00 S.F.	\$800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$197,800	\$165,000	\$362,800
2022	\$197,800	\$165,000	\$362,800
2021	\$197,800	\$165,000	\$362,800

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$197,800	\$165,000	\$362,800
2022	\$197,800	\$165,000	\$362,800
2021	\$197,800	\$165,000	\$362,800



Property Information
Property ID 0220-0012-0000
Location 651 WOODBURY AVE
Owner MORRILL BRENT WESLEY

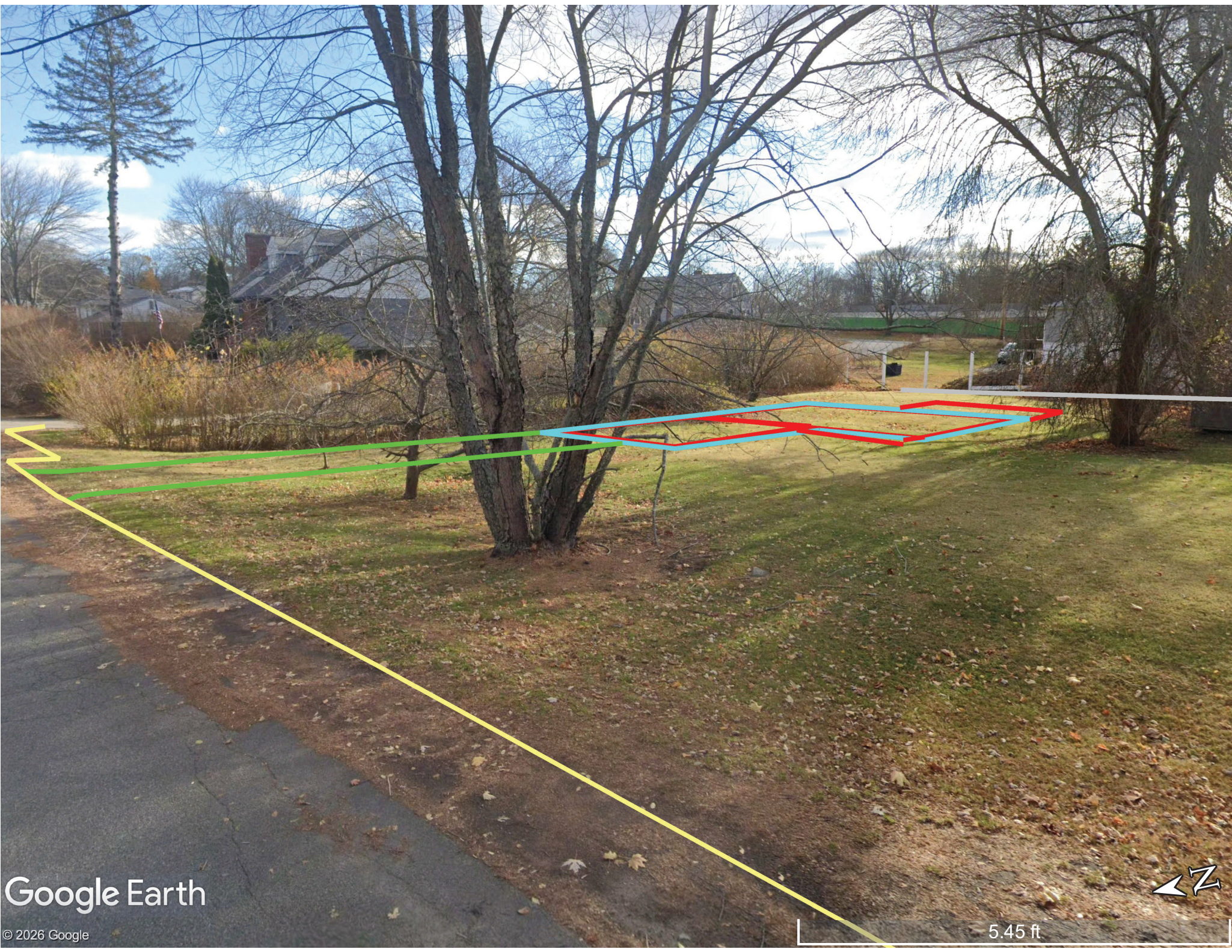


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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.



Google Earth

© 2026 Google



5.45 ft



Google Earth

© 2026 Google

6.41 ft





Google Earth

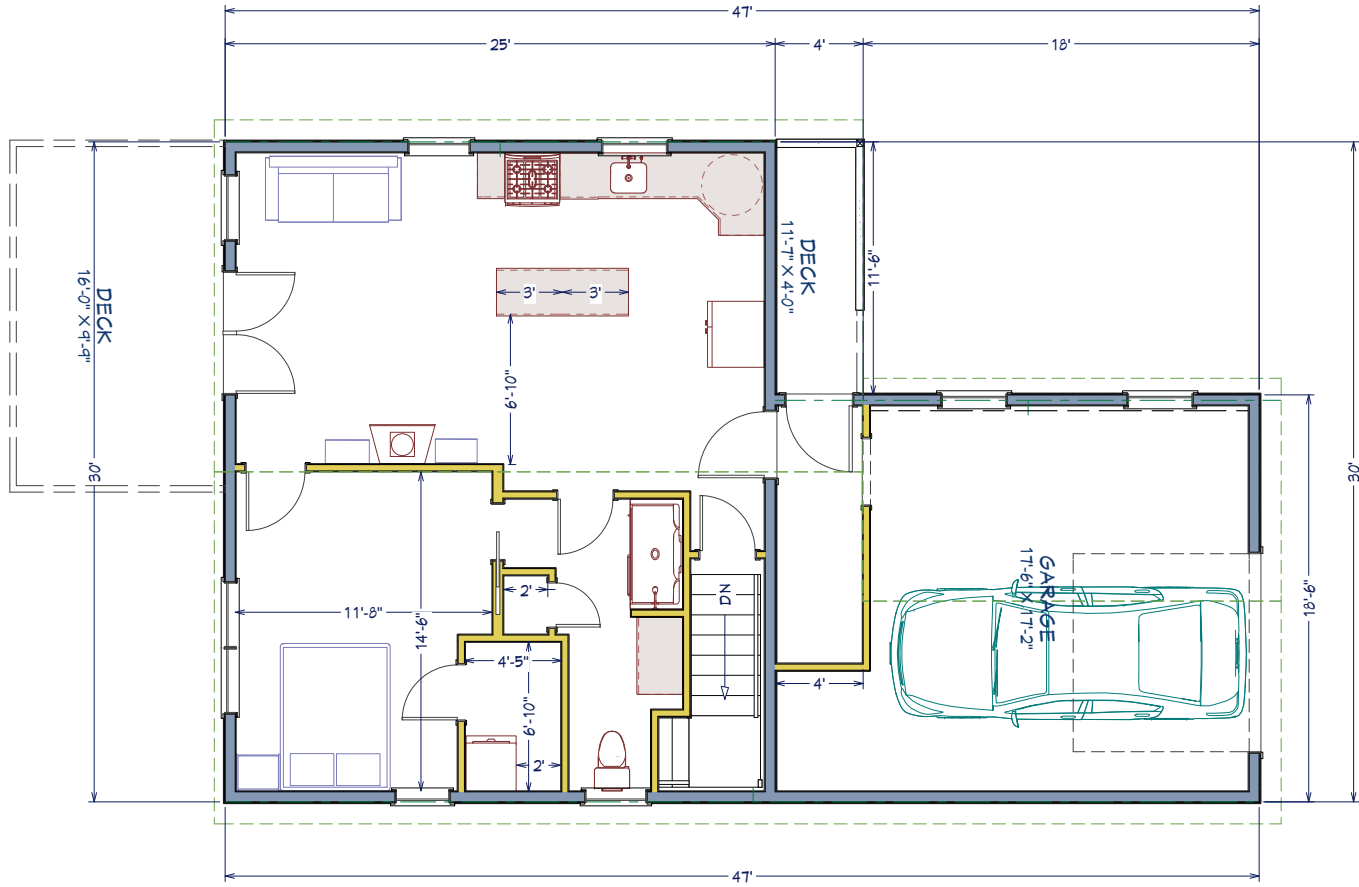
© 2026 Google



6.13 ft

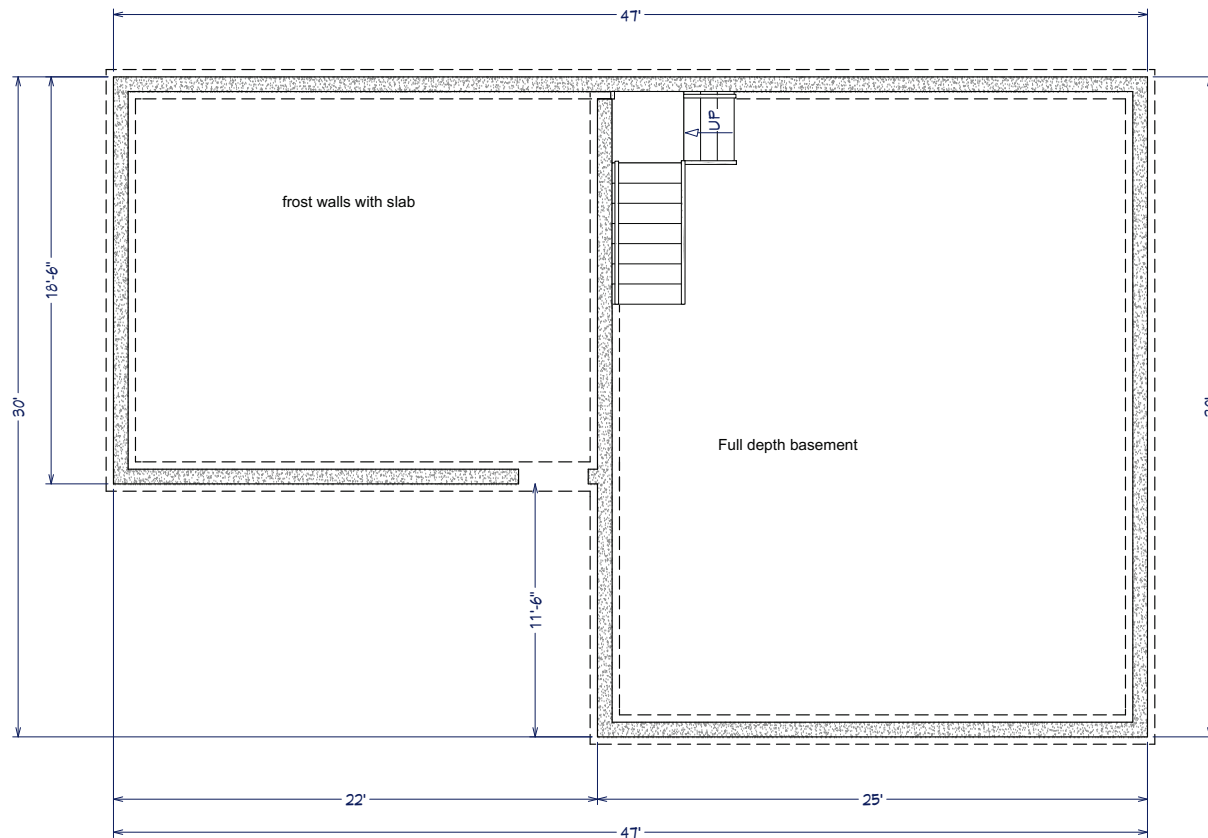
1st Floor

LIVING AREA
701 SQ FT



CONCEPT

DRAWINGS PROVIDED BY:		PROJECT DESCRIPTION: Olivera ADU		SHEET TITLE: Floor plan		NO. DESCRIPTION		BY	DATE
DATE: 7/16/25		SCALE: 1/4" = 1'		SHEET: A-1					



CONCEPT

Foundation

--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Foundation plan

PROJECT DESCRIPTION:
Olivera ADU

DRAWINGS PROVIDED BY

DATE:
 7/16/25

SCALE:
 1/4" = 1'

SHEET:

A-2



Elevation 1



Elevation 2

CONCEPT

--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
side elevation

PROJECT DESCRIPTION:
Olivera ADU

DRAWINGS PROVIDED BY:

DATE:
7/16/25

SCALE:
1/4" = 1'

SHEET:
A-3



roof truss system
5/8" zip sheathing
Asphalt shingles

2x6 wall framing
Zip R 9 sheathing
blown in fiberglass R22
LP smart siding

2x10 floor joist 16" O.C.
3/4" subfloor
7/8" basement
4" concrete slab
3" foam under slab

Cross Section 1

CONCEPT

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Cross section

PROJECT DESCRIPTION:
Olivera ADU

DRAWINGS PROVIDED BY:

DATE:
7/16/25

SCALE:
3/8" = 1'

SHEET:
A-4

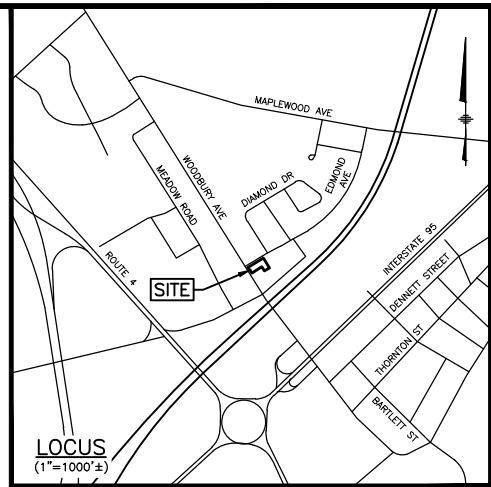
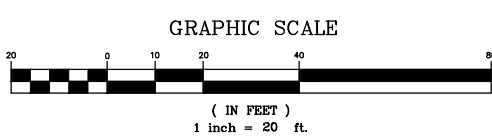
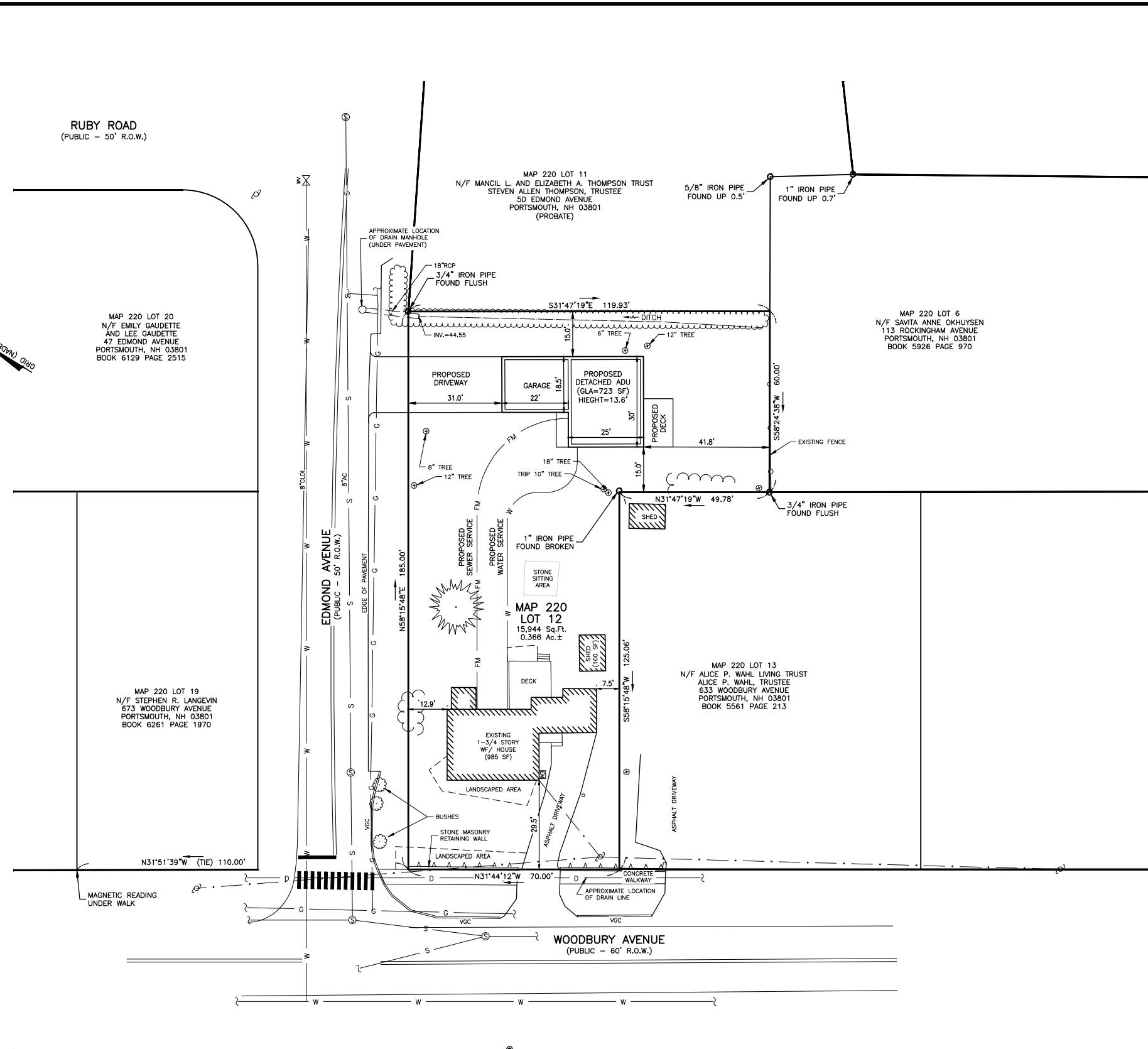


CONCEPT

C:\Users\Projects\106\777-Portsmouth\777res.dwg

LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
- ABUTTER LINE
- BUILDING SETBACK
- CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ GAS METER
- ⊙ ELECTRIC METER
- HYDRANT
- WATER SHUT OFF
- WATER VALVE
- GAS VALVE
- WATER LINE
- GAS LINE
- SEWER LINE
- SIGN
- GUY WIRE
- OVERHEAD WIRES
- UTILITY POLE
- POST
- TREE
- TREELINE
- EOP
- VGC
- DSYL
- SSWL
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE



The Dubay Group, Inc.
 136 Harvey Road, Bldg 101B
 Londonderry, NH 03053
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Engineers
 Planners
 Surveyors
 TheDubayGroup.com

NOTES:

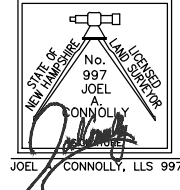
1. THE INTENT OF THIS PLAN IS TO DEPICT A PROPOSED DETACHED ADU AND ASSOCIATED IMPROVEMENTS.
2. SHOW THE EXISTING SITE CONDITIONS SHOWN ARE BASED ON AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE IN MAY 2025.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE IN MAY 2025.
4. THE HORIZONTAL DATUM IS BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON MAY 29, 2025.
5. THE VERTICAL DATUM IS BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON MAY 29, 2025.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY THE CITY OF PORTSMOUTH, DIG SAFE MARKINGS, AND ABOVE GROUND FEATURES LOCATED BY THIS OFFICE. SAID UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR INCLUSIVE OF ALL EXISTING UTILITIES.
7. MAP 22 LOT 12 IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP 33015C0259F, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
8. MAP 220 LOT 12 IS ZONED SINGLE RESIDENCE B (SRB) PER THE CITY OF PORTSMOUTH ZONING MAP;
 MIN LOT SIZE: 15,000 SF
 MIN LOT FRONTAGE: 100 FT
 MIN FRONT YARD: 30 FT
 MIN SIDE YARD: 10 FT
 MIN REAR YARD: 30 FT
 MIN ADU SETBACK = BUILDING HEIGHT (AVERAGE OF PEAK/EAVE)
 REFER TO THE CITY OF PORTSMOUTH ZONING ORDINANCE FOR ADDITIONAL INFORMATION AND RESTRICTIONS.
9. WOODBURY AVENUE WAS HELD TO BE 60' WIDE PER EXISTING WALLS AND MONUMENTATION.
10. THE EXISTING PARKING AREA BEING UTILIZED OFF EDMOND AVE IS TO BE RELOCATED TO THE ADU DRIVEWAY.

REFERENCE PLANS:

1. STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT, PLANS OF PROPOSED FEDERAL AID PROJECT NO SN-FAP 152-D (1), WHITE MOUNTAIN HIGHWAY (N.H. PROJECT NO. P-617).
2. STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PROPOSED FEDERAL AID PROJECT 1-95-1(18)-14, N.H. PROJECT P-3675-D, INTERSTATE ROUTE 95.
3. ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN 01640.
4. R.C.R.D. PLAN 01885.
5. R.C.R.D. PLAN 03098.
6. R.C.R.D. PLAN B-6730.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND WITH AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.



4/23/2026
 DATE

REVISIONS:			
REV.	DATE	COMMENT	BY:
1	8/29/25	LABEL GROSS LIVING AREA (GLA)	JAC
2	1/14/26	REVISE UTILITY LOCATION	JAC
3	4/23/26	REVISE SETBACKS	JAC

DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: JULY 17, 2025
 SCALE: 1"=20'
 FILE: 777ws

PROJECT:
MAP 220 LOT 12
 651 WOODBURY AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

PREPARED FOR
4B CONSTRUCTION
 395 MILE SLIP ROAD
 MILFORD, NH 03055

OWNER
 BRENT WESLEY MORRILL
 AND SUSANNE MORRILL
 651 WOODBURY AVENUE
 PORTSMOUTH, NH 03801
 BOOK 3801 PAGE 1695

SHEET TITLE:
PROPOSED PLOT PLAN