

CITY OF PORTSMOUTH  
ZONING BOARD OF ADJUSTMENT

**RE: 266, 270, 278 State Street & 84 Pleasant Street, Portsmouth, New Hampshire**

**Tax Map 107, Lots 77 - 80**

**PNF TRUST of 2013**

**APPLICANT'S NARRATIVE**

The Applicant, the PNF Trust of 2013, seeks variances in order to proceed with the restoration and redevelopment of its property at the corners of State, Pleasant and Church Streets. As the Board's records will reflect, variances were granted in May of 2019 and additional variances were granted in October of 2020. Copies of the Board's prior decisions are submitted herewith. These prior approvals have since expired.

As the Board is aware, in the late evening and early morning of April 9-10, 2017, a devastating fire destroyed the iconic State Street Saloon and the buildings housing it. The Saloon and fourteen residential apartments occupied 266, 270, and 278 State Street, with the bar/restaurant occupying the ground floors of each, and with several apartments in the floors above. 266 and 270 State were immediately deemed a total loss and were ordered demolished by the City of Portsmouth. 84 Pleasant Street also suffered significant smoke and water damage in connection with the fire. This building housed three residential units on the second and third floors.

In order to proceed with an economically viable redevelopment, the applicant needs a building large enough to approximate the square footage and number of residential units lost in the fire. However, concerns about height, massing, scale and harmony with surrounding buildings must be considered, as this property is within the Historic District.

Since the buildings at 266-278 State Street were destroyed, the applicant has acquired the adjacent property at 84 Pleasant Street (the "Louies" restaurant building) and, earlier this month, demolished the remaining shell of the so-called "Times Building" at 278 State Street. The applicant now desires to merge the four adjoining lots and develop a four story building with an 8,258 square foot footprint. The combined property would have approximately 4,528 square feet of retail/commercial space on the ground floor and 17 residential units. The Historic District Commission has expressed its strong preference that the applicant proceed with a project that evokes the height and scale of the Times Building, which, at four stories and 53 feet, would exceed current zoning. Matching the unique story configuration of the Times Buildings has the effect of elevating the other buildings. In 2020, relief from this board was obtained for a similar project, specifically, to construct a four-story (with penthouse), mixed commercial residential building on these four merged lots.

The property is in the CD-4 zone, the Historic District and the Downtown Overlay District. As the submitted elevations demonstrate, the building in the “Louie’s” space is to be three stories at the Pleasant Street elevation. On the corner of State and Pleasant, where the old State Street Saloon stood, the building will be three stories with a short fourth and a penthouse. 278 State Street, the former site of the Times Building, on the corner of State and Church will remain four stories as it previously existed. The Church street elevation of the “Louie’s” parcel will be reconstructed with an additional fourth story.<sup>1</sup>

As proposed, the project requires the following relief from Section 105A41.10C to permit the following:

98% building coverage where 90% is maximum allowed;  
0% open space 10% is minimum required;  
54’ 11” building height where 47’ is permitted with a penthouse (and 53’ existed at the Times Building at 278 State Street);  
A fourth story addition at 50’ height to the Church Street elevation of the “Louie’s” parcel where 3 full stories and a short fourth are allowed and 45’ height is the maximum permitted; and  
Shopfront Façade glazing of 53% on Pleasant Street and 52% on State Street where 70% is the minimum required.<sup>2</sup>

In addition, the project requires relief from 10.641.10.2 to permit ground floor area for residential use of 43% where 20% is the maximum permitted. This is primarily to accommodate parking infrastructure for the project, as a lift system will be utilized, with some basement spaces and some first story spaces. The proposal provides 17 parking spaces where 23 is required for the residential uses within the Downtown Overlay District, and where none existed prior to the fire. As such, a parking conditional use permit from the Planning Board will be required. In the event the proposed parking configuration changes as the project proceeds through design review, the conditional use permit the applicant needs may change. As with the application this Board approved in 2020, the applicant believes it would be appropriate for the Board to condition relief from Section 10.641.10.2 on the installation of the lift and elevator system associated with the parking plan as submitted.

The applicant believes that, as in years past, this project meets the criteria necessary for granting the variances.

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<sup>1</sup> The applicant has obtained feedback from the Historic District Commission in work sessions to the effect that a short story mansard roof on this elevation facing the South Church (which would eliminate the need for a variance for a full fourth story), would not be favored.

<sup>2</sup> Church Street is not subject to façade requirements. Map 10.5A21C. Façade Glazing can only include the glazing above 2’ from the grade and below 12’. We have maximized the glazing based on the structural needs of the building and the HDC preferred design. On State Street the historic storefront is meant to evoke the “Times Building” and further limits the glazing. The floor to floor height of the ground story is 12’ (the minimum allowed to minimize the overall building height) and structural requirements prevent us from going to the full 12’ window height. There is just no practical way to tease another 17-18% of storefront glazing given the limitations of this site.

**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 pursuant to Malachy Glen Associates v. Chichester, 152 NH 102 (2007). The test for whether or not granting a variance would be contrary to the public interest or contrary to the spirit and intent of the ordinance 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.

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. The property is a very visible "cornerstone" of downtown that requires a substantial building. The Historic District Commission has provided feedback to the applicant that it would prefer to see a replacement building that evokes the mass, scale and design features of the Times Building, which exceeded the current height and story requirements. The pre-fire existing conditions included nearly complete building coverage and no open space.<sup>3</sup> The proposal is not in any way out of place in its surroundings and is cleverly designed to evoke the façade of the Times Building.

The essentially urban character of the neighborhood will not be altered in any fashion by this project, nor would the health, safety or welfare of the public be threatened by granting the relief requested, as what is proposed is entirely consistent with what previously existed on site and with the mass and scale of neighboring buildings. The project must obtain final approval from the HDC and proceed through site plan approval at the Planning Board, so the interest of the public will be adequately protected.

**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. It is substantially just to allow a property owner the reasonable use of his or her property. The applicant in this case has been without the use of its property for over seven years, and the public has been left with an open wound in the heart of the downtown. The cost to redevelop this property is significantly greater than it otherwise would be due to the preference to “recreate” the Times Building. In order to integrate the structure replacing the Times Building, which at 53 feet and four full stories already exceeded the maximum allowed in the CD-4 zone, variances are necessary. The HDC must approve the project, so the result will be an aesthetically appropriate structure.

In this case, there is no benefit to the public in denying the variances that is not outweighed by the hardship upon the owner.

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<sup>3</sup> Prior to the fire, there was a small, 165.24 sf alley between 84 Pleasant and 266 State Street. Beyond that, the entirety of the four lots was occupied by buildings. The difference in building coverage from what existed to what is proposed is negligible.

**The values of surrounding properties will not be diminished by granting the variances.** The proposed uses are permitted in this zone by right. The surrounding properties and those in the vicinity have similar uses as this one does. The new building will also sit in the footprint of the former buildings that were destroyed or damaged in the fire. A newly constructed project will increase property values. The values of the surrounding properties will not be negatively affected in any way.

**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 in the heart of the downtown and is being redeveloped in a manner that evokes the mass and scale of the historic Times Building, which exceeded current story and height restrictions. Redevelopment poses logistical and engineering challenges and retaining the story heights of the Times Building requires the thoughtful integration of the adjoining structures. The present Church Street façade is totally out of character with the historic South Church facing it.

**The use is a reasonable use.** The proposed mixed residential/commercial use is permitted in this zone and is identical in character and is consistent with the existing use of the adjacent and abutting properties.

**There is no fair and substantial relationship between the purpose of the ordinance as it is applied to this particular property.** The Applicant is proposing to redevelop what is almost the entire block bounded by State, Pleasant and Church Streets. Prior to the fire, the lots collectively exceeded the maximum allowable building coverage and required open space. The 70% shopfront glazing requirement cannot practically be met on State and Pleasant Streets and satisfy the HDC's preference that the scale and mass of the Times Building be recreated. There is no fair and substantial relationship between the purposes of these requirements and their application to this property as the new building will sit essentially in the footprint of the former buildings that were destroyed by the fire.

## **I. Conclusion.**

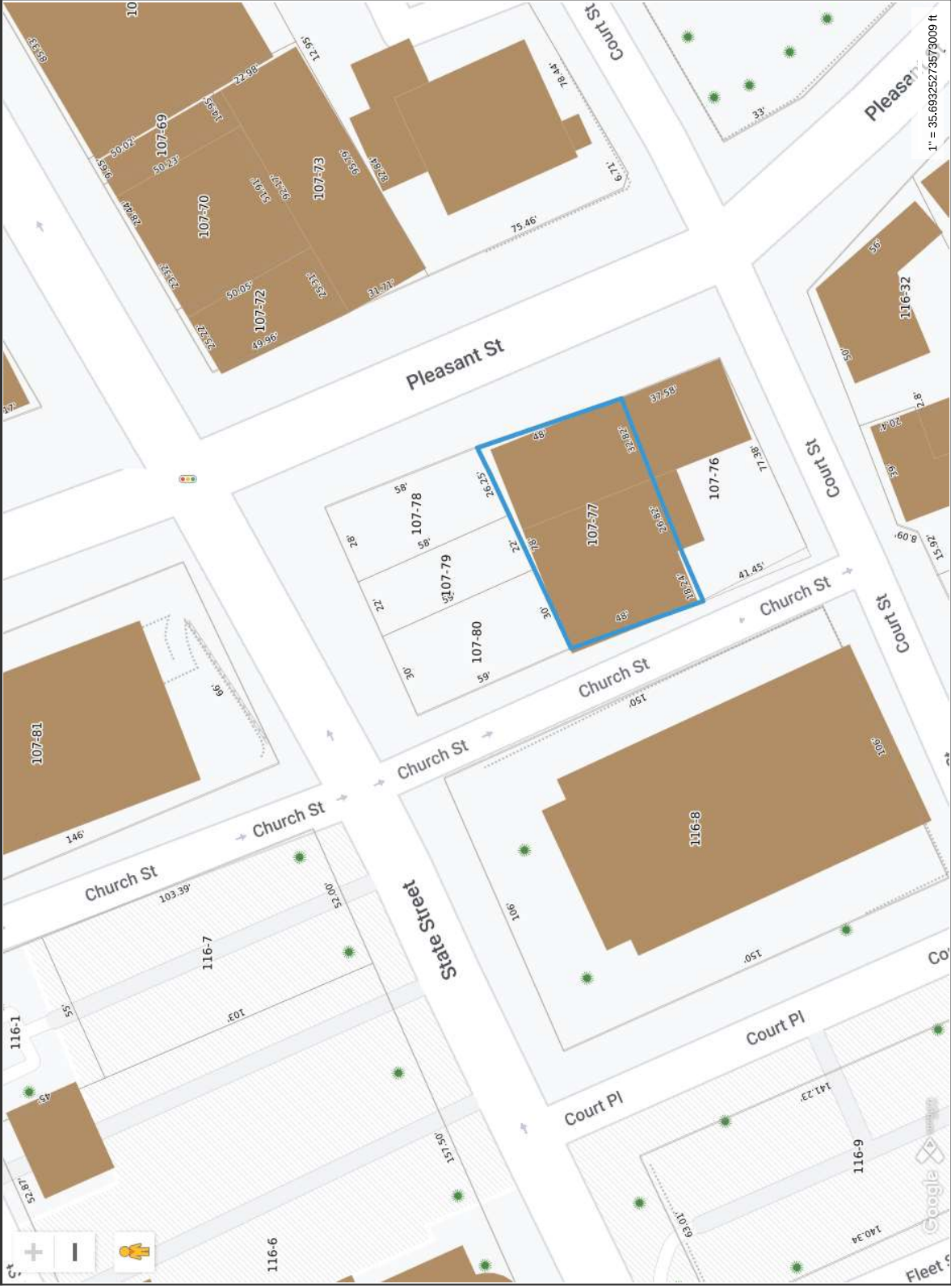
For the foregoing reasons, the applicant respectfully requests the Board grant the variances as requested and advertised.



Respectfully submitted,

DATE: 10-22-24

*Christopher P. Mulligan*  
Christopher P. Mulligan, Esquire



**Property Information**  
 Property ID 0107-0077-0000  
 Location 84 PLEASANT ST  
 Owner PNF TRUST OF 2013



**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.

1" = 35.68325276573009 ft







# CITY OF PORTSMOUTH

Community Development Department  
(603) 610-7281

Planning Department  
(603) 610-7216

## PLANNING DEPARTMENT

May 31, 2019

Peter N. Floros, Trustee  
PNF Trust of 2013  
282 Middle Street  
Portsmouth, New Hampshire 03801

Re: Property at 266 – 278 State Street, Permit LU 19-79  
Assessor Plan 107, Lots 78, 79 and 80

Dear Applicant:

The Board of Adjustment at its reconvened meeting on May 28, 2019 completed its consideration of your application described as follows:

### Application:

Case 5-12

Petitioner: PNF Trust of 2013, Peter N. Floros, Trustee  
Property: 266 -278 State Street  
Assessor Plan: Map 107, Lots 78, 79 & 80  
District: Character District 4, the Downtown Overlay District and the Historic District  
Description: Construct mixed use three story building with penthouse.  
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:  
a) from Section 10.5A43.31 to allow a 55' height where 45' is the maximum allowed for 2-3 stories (short 4<sup>th</sup>);  
b) to allow a structure to be designated as a penthouse without meeting the 15' setback from the edge of the roof as outlined in the definition of a penthouse;  
c) from Section 10.5A41.10C to allow 93% building coverage where 90% is the maximum allowed and a 3' rear setback from the lot line at the center building where 5' is the minimum required.

Action:

The Board voted to **grant** the petition as presented and advertised with the following stipulation:

Stipulation:

- With the granting of the variance for building coverage, 7% of open space is allowed.

Review Criteria:

The petition was granted for the following reasons:

- Granting the variance will not be contrary to the public interest and the spirit of the ordinance will be observed.
- Substantial justice will be done and the value of surrounding properties will not be diminished as there will be occupied buildings, both new and restored, on a lot that has been vacant for two years.
- Literal enforcement of the ordinance would result in unnecessary hardship due to the special condition of having to incorporate the adjacent Times Building into the design of the newly proposed project. Due to this condition, there is no fair and substantial relationship between the general purposes of the ordinance provisions and their specific application to the property.

As provided for in NH RSA Chapter 677, the Board's decision may be appealed 30 days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process. Construction drawings or sketches must be reviewed and approved by the Building Inspector prior to the issuance of a building permit. Approvals by other land use boards may also be required prior to the issuance of a building permit.

The minutes and tape recording of the meeting may be reviewed in the Planning Department.

Very truly yours,



David Rheaume, Chairman  
Board of Adjustment

mek

Peter N. Floros - Page Three  
May 31, 2019

c: Robert Marsilia, Chief Building Inspector  
Roseann Maurice-Lentz, City Assessor  
John K. Bosen, Esq.





# CITY OF PORTSMOUTH

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

## ZONING BOARD OF ADJUSTMENT

October 26, 2020

PNF Trust of 2013  
Peter N. Floros Trustee  
282 Middle Street  
Portsmouth, NH 03801

**RE: Board of Adjustment request for properties located at 266, 270 & 278 State Street and 84 Pleasant Street (LU-19-79)**

Dear Mr. Floros:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday, October 20, 2020**, considered your application for the merger of four lots into one as part of a redevelopment project including a four-story addition onto the existing building at 84 Pleasant Street which requires the following: Variances from Section 10.5A41.10C to allow a) an entrance spacing greater than 50' where 50' is the maximum allowed; b) 100% building coverage where 90% is the maximum allowed; c) 0% open space where 10% is the minimum required; d) a 4-story, 45' tall building where 2-3 stories or a short 4th and 45' is the maximum allowed; e) less than 70% shopfront façade glazing where 70% is the minimum required and less than 20% other façade types where 20% is the minimum required; and f) to allow more than 20% of the ground floor use to be residential where 20% is the maximum allowed. Said property is shown on Assessor Map 107, Lots 77, 78, 79, and 80 and lies within the Character District 4 (CD 4), Downtown overlay, and Historic Districts. As a result of said consideration, the Board voted to grant your request with the following stipulation:

- That Item F above regarding the amount of residential space on the first floor shall be approved only if there is a car lift/elevator installed in the building.

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

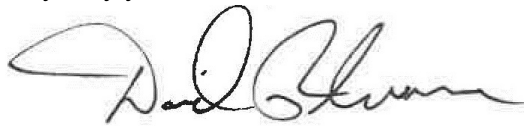
Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

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



Very truly yours,

A handwritten signature in black ink, appearing to read "David Rheame". The signature is fluid and cursive, with a large initial "D" and "R".

David Rheame, Chairman of the Zoning Board of Adjustment

cc: Robert Marsilia, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Michael J. Keane, Michael J. Keane Architects, PLLC

John Bosen, Esq., Bosen & Associates

**MINUTES OF  
THE HISTORIC DISTRICT COMMISSION  
PORTSMOUTH, NEW HAMPSHIRE  
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**August 07, 2024**

**MEMBERS PRESENT:** Chair Reagan Ruedig; Vice-Chair Margot Doering (via Zoom); City Council Representative Rich Blalock; Members Jon Wyckoff, Martin Ryan, Dr. Dan Brown, Dave Adams, and Alternate Larry Booz

**MEMBERS EXCUSED:** None.

**ALSO PRESENT:** Izak Gilbo, Planner 1, Planning Department

.....  
Chair Ruedig called the meeting to order at 6:30 p.m. City Council Representative Blalock and Alternate Larry Booz arrived later in the meeting.

**I. ADMINISTRATIVE APPROVALS**

**1. 322 Islington Street**

The request was to replace two doors with mahogany doors that would mimic the approved carriage house door on the property. Mr. Adams said the specification sheet showed small round decorations on one door that were face pins, but the matching door didn't have them. He asked to stipulate that there be no face pins on the doors.

**Stipulation:** The doors to be installed shall not have face pins.

**2. 355 Pleasant Street**

The request was approval for the installation of a cedar fence and gate to replace a failed picket style fence. Mr. Gilbo showed examples of the proposed fence and gate.

**3. 79 Daniel Street**

The request was to relocate the condenser units on the side of the property to the mid level of the rear deck on the back side of the property. Mr. Gilbo said a screening option was also proposed.

**4. 434 Marcy Street**

The request was approval for a new fence that would match the existing one and for a flat iron handrail design for the balcony, landing, and steps.

**5. 276 Maplewood Avenue**

*Mr. Adams moved to **suspend the rules and bring forward the work session, seconded by Dr. Brown. The motion passed unanimously, 7-0.***

The Commission entered the work session.

## **V. WORK SESSIONS (NEW BUSINESS)**

**1. Work Session requested by PNF Trust of 2013, owner, for property located at 266-278 State Street, wherein permission is requested to allow the new construction of a four-story building, as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lots 78, 79, 80 and lies within Character District 4 (CD-4), Downtown Overlay and the Historic Districts.**

### **WORK SESSION**

[Timestamp 2:58:38] Project architect Michael Keane was present and said they proposed a facsimile of the Times building in terms of size and scale and would try to keep the fenestration and window proportions the same. He reviewed the previous proposals and said they decided to keep the building, window sizes, and floor lines the same as much as they could. He said they brought the floor levels up in the additions to match the building, so the additions grew six feet from what they previously were. He said they would change out the transformer if it needed to be. He said to meet code, the proposed building had to have a floor removed or a short story created, or the building needed to be set back, or the ceiling height had to be lowered. He further discussed the other variances that would be needed.

[Timestamp 3:06:24] Mr. Wyckoff said the proposed building looked like a close facsimile, and Mr. Booz agreed. Attorney Mulligan said the criteria for granting a variance was very different than getting an approval from the Commission. Mr. Keane explained that they didn't have all the permits because they didn't have site plan approval due to the transformer issues with Eversource, and by the time the issue was resolved, the permits lapsed. Mr. Ryan said he thought the applicant had tried to reduce the zero lot line situation with a carve-out for the transformer. Mr. Keane said it was in the Church Street elevation but didn't cover the lot line problem. Mr. Ryan asked where the elevator would be. Mr. Keane said there was a chimney in that location now that might be able to be moved once all the floors lined up. Mr. Ryan asked if the granite elements, sills and lintels were all new. Mr. Keane said he tried to salvage the existing granite but would have to talk to the demolition team. He said the corbeling at the top was thin and some of it was destroyed, so he didn't think they could match that profile. Mr. Wyckoff asked if the applicant discussed with the demolition contractor how the existing building could come back. Mr. Keane said he wasn't involved with that but knew that no great solution came up. Mr. Adams asked one a granite window could be re-used in the new structure that would be a brick veneer on a steel frame with sheathing material on it. Mr. Keane said it would have to be new material. Councilor Blalock asked if the elevator shaft was the reason the Times building could not be rebuilt, and Mr. Keane said the zoning ordinance required three stories plus a short story, so a variance was needed because the proposed building was four stories. Mr. Adams asked if the applicant could meet code by clipping the two walls of the building to a steel frame, and it was further discussed. Vice-Chair Doering said the proposed plan was very similar to what was approved before. She said the adjustment of the building of the corner to line up the stories made

sense. She said it made the mass on the corner a little bigger but the corner could handle it. She said she wasn't sure that going from four stories to three would make a big difference in getting the necessary variances and thought variances should be asked for on the best plan that the applicant could come up with, the one that was the most faithful to the existing building. Chair Ruedig agreed. She said the proposed plan looked like the original plan in spirit and that she was comfortable with the design and thought it was very appropriate. She said if it wasn't feasible to keep the building, replacing it with a likeness to continue the building's history and having a cornerstone that said 2025 or the exact year it was built so that it was clear that it was a new building was a good way to go forward. It was further discussed. Mr. Keany said he had a commitment from Eversource that the transformer would work.

### **Public Comment**

Douglas Green asked if the owner was asked if his intention was to actually do the work or to sell the property. Chair Ruedig said the Commission would continue to act in good faith that the applicant would follow through with his plan to rebuild.

No one else spoke, and the public comment was closed.

### **DECISION OF THE COMMISSION**

*[Timestamp 3:19:34] Dr. Brown moved to **continue** the work session, seconded by Councilor Blalock. The motion **passed** unanimously, 7-0.*

Chair Ruedig closed the public hearing.

*[Timestamp 3:23:20] Councilor Blalock moved to **allow** the full demolition of the Times building as presented, with the following **stipulation**:*

- 1) That anything be salvaged and re-used if possible.*

*Mr. Wyckoff seconded the motion.*

Councilor Blalock said the project would conserve and enhance property values and would have relation to the historic and architectural values of existing structures.

*[Timestamp 3:23:49] Mr. Ryan said he wanted more of a commitment and could see the property being put up for sale with the demolition permit, so he could not approve the motion. Vice-Chair Doering said she wanted a stipulation stating that some of the key points and granite and elements during the demolition might be able to be worked into the new building, like a plaque or an explanation about the fire, if possible. She said she was uncertain about how she would vote because the Commission was taking a big leap of faith, and once the building was demolished, a new applicant could come up with a plan that didn't reflect the Times building and the Commission would have to approve it if it met their criteria. Councilor Blalock said he chose the conservation and enhancement of property values criteria because his friends ran the Louie's restaurant and the fire was devastating to them as well as a lot of other people. He said he looked forward to working with the applicant. Chair Ruedig said there was the question of potential*

salvage and that perhaps the granite steps could be salvaged and re-used. She said she would support the motion in good faith and hoped that all the other approvals would be quickly gotten so that the hole could be filled in and improved.

*The motion passed by a vote of 5-2, with Dr. Brown and Mr. Ryan voting in opposition.*

## **VI. ADJOURNMENT**

The meeting adjourned at 10:00 p.m.

Respectfully submitted,

Joann Breault  
HDC Recording Secretary



# SITE REDEVELOPMENT

## FLOSROS BUILDING

### 266, 270, 278 STATE STREET AND 84 PLEASANT STREET

## PORTSMOUTH, NEW HAMPSHIRE

# ZBA APPLICATION PLANS

PERMIT LIST:  
 PORTSMOUTH HDC: PENDING  
 PORTSMOUTH ZONING BOARD: PENDING  
 PORTSMOUTH SITE REVIEW: PENDING

**OWNERS:**

266 & 278 STATE STREET  
 PNF TRUST OF 2013  
 PETER N. FLORES TRUSTEE  
 282 MIDDLE STREET  
 PORTSMOUTH NH, 03801

270 STATE STREET  
 282 MIDDLE STREET LLC  
 282 MIDDLE STREET  
 PORTSMOUTH NH, 03801

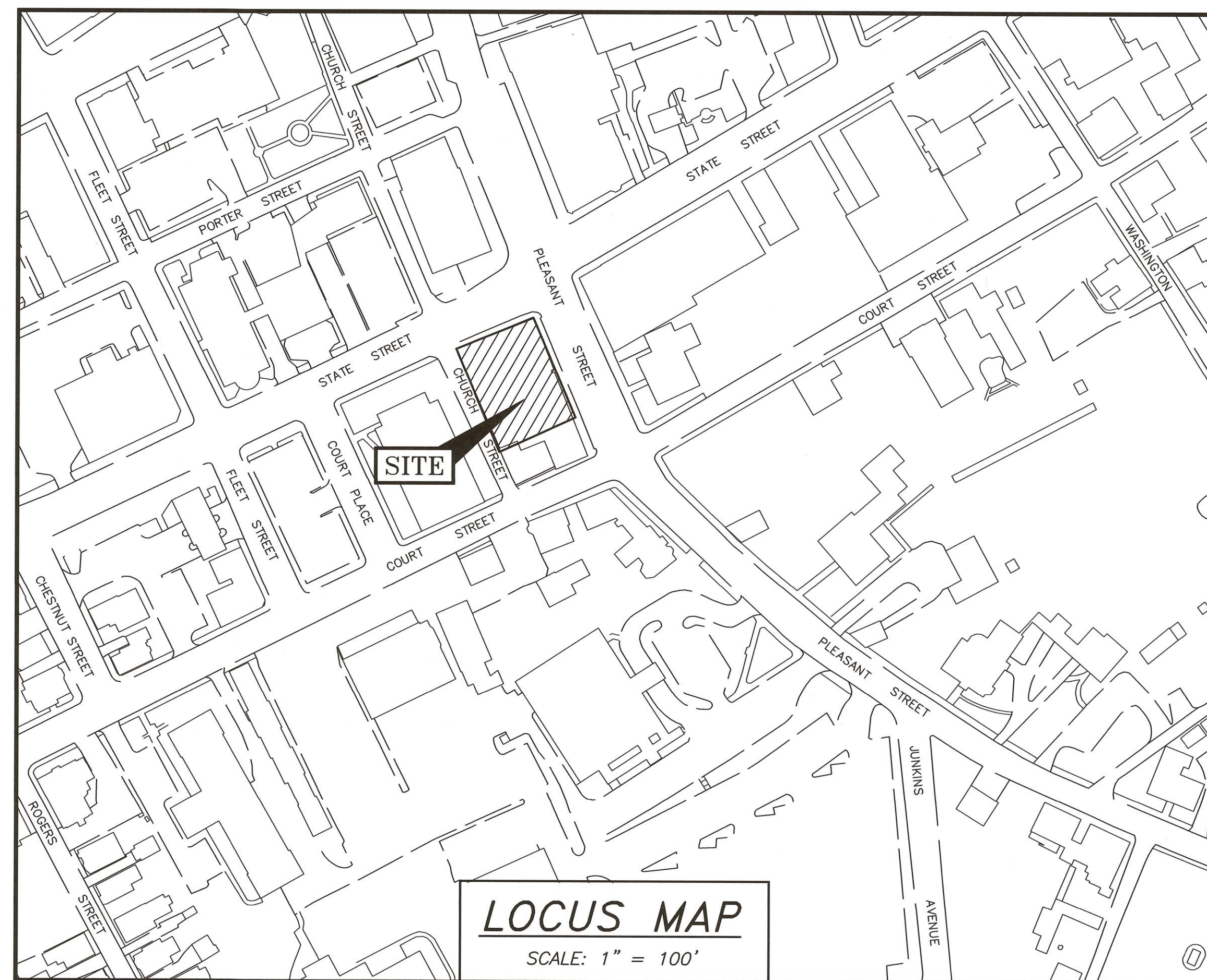
84 PLEASANT STREET  
 PNF TRUST OF 2013  
 PETER N. FLORES TRUSTEE  
 282 MIDDLE STREET  
 PORTSMOUTH NH, 03801

**CIVIL ENGINEER & LAND SURVEYOR:**

HALEY WARD  
 200 GRIFFIN ROAD, UNIT 14  
 PORTSMOUTH, N.H. 03801  
 Tel. (603) 430-9282  
 Fax (603) 436-2315

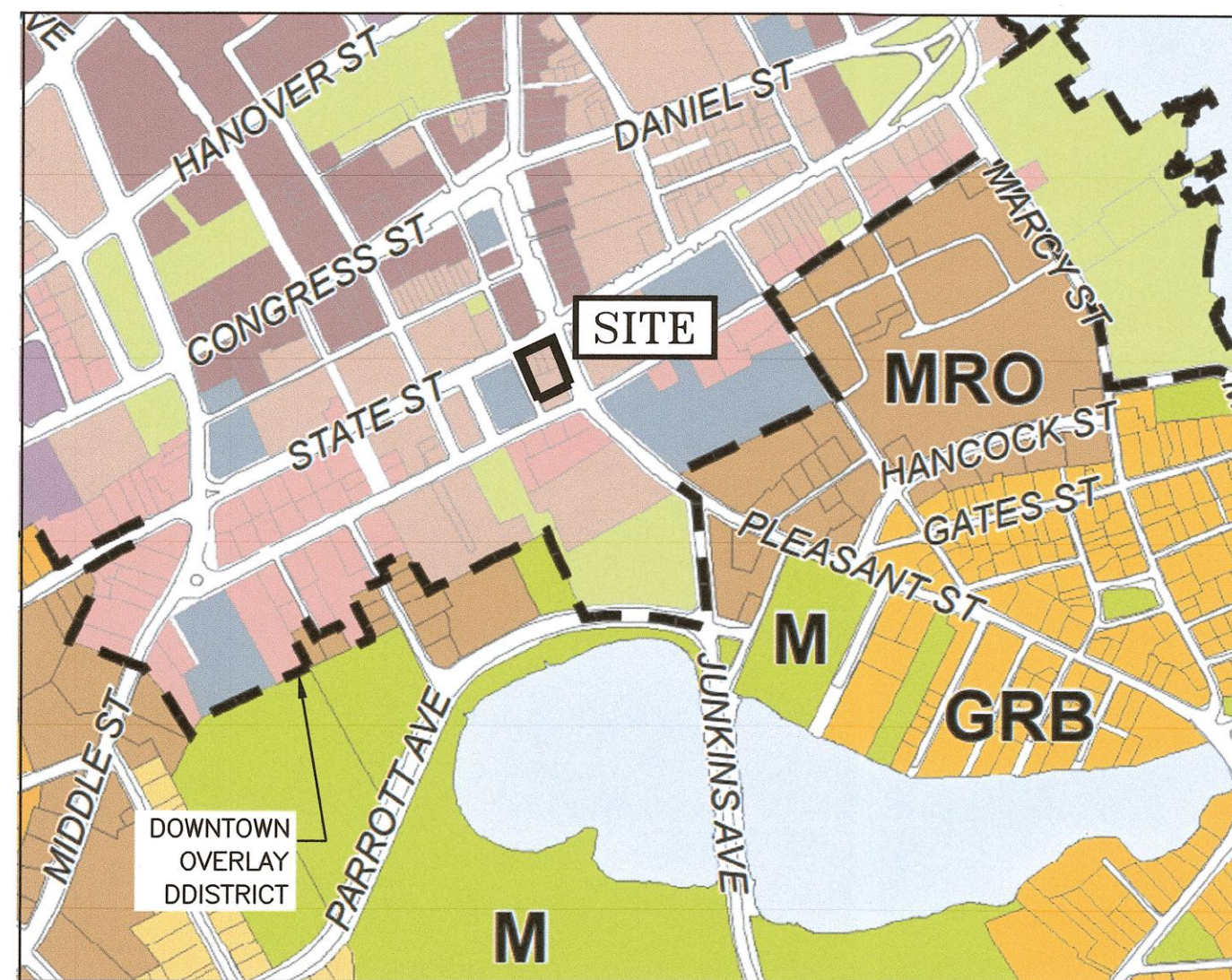
**ATTORNEY:**  
 BOSEN & ASSOCIATES  
 266 MIDDLE STREET  
 PORTSMOUTH NH, 03801  
 TEL. (603) 427-5500

**ARCHITECT:**  
 MICHAEL J. KEANE ARCHITECTS, PLLC  
 101 KENT PLACE  
 NEWMARKET NH 03857-1534  
 TEL. (603) 292-1400



**LEGEND:**

| EXISTING | PROPOSED |                              |
|----------|----------|------------------------------|
| ---      | ---      | PROPERTY LINE                |
| ---      | ---      | SETBACK                      |
| S        | S        | SEWER PIPE                   |
| SL       | SL       | SEWER LATERAL                |
| G        | G        | GAS LINE                     |
| D        | D        | STORM DRAIN                  |
| W        | W        | WATER LINE                   |
| WS       | WS       | WATER SERVICE                |
| UGE      | UGE      | UNDERGROUND ELECTRIC         |
| OHW      | OHW      | OVERHEAD ELECTRIC/WIRES      |
| ---      | ---      | FOUNDATION DRAIN             |
| ---      | ---      | EDGE OF PAVEMENT (EP)        |
| 100      | 100      | CONTOUR                      |
| 97x3     | 98x0     | SPOT ELEVATION               |
| ○        | ○        | UTILITY POLE                 |
| ☀        | ☀        | WALL MOUNTED EXTERIOR LIGHTS |
| ☀        | ☀        | TRANSFORMER ON CONCRETE PAD  |
| ☀        | ☀        | ELECTRIC HANDHOLD            |
| ☀        | ☀        | SHUT OFFS (WATER/GAS)        |
| ☀        | ☀        | GATE VALVE                   |
| ☀        | ☀        | HYDRANT                      |
| ☀        | ☀        | CATCH BASIN                  |
| ☀        | ☀        | SEWER MANHOLE                |
| ☀        | ☀        | DRAIN MANHOLE                |
| ☀        | ☀        | TELEPHONE MANHOLE            |
| ☀        | ☀        | PARKING SPACE COUNT          |
| ☀        | ☀        | PARKING METER                |
| ☀        | ☀        | LANDSCAPED AREA              |
| TBD      | TBD      | TO BE DETERMINED             |
| CI       | CI       | CAST IRON PIPE               |
| COP      | COP      | COPPER PIPE                  |
| DI       | DI       | DUCTILE IRON PIPE            |
| PVC      | PVC      | POLYVINYL CHLORIDE PIPE      |
| RCP      | RCP      | REINFORCED CONCRETE PIPE     |
| AC       | AC       | ASBESTOS CEMENT PIPE         |
| VC       | VC       | VITRIFIED CLAY PIPE          |
| EP       | EP       | EDGE OF PAVEMENT             |
| EL       | EL       | ELEVATION                    |
| FF       | FF       | FINISHED FLOOR               |
| INV      | INV      | INVERT                       |
| S =      | S =      | SLOPE FT/FT                  |
| TBM      | TBM      | TEMPORARY BENCH MARK         |
| TYP      | TYP      | TYPICAL                      |



**Map 10.5A21A**  
 Character Districts and Civic Districts

**Legend**

- Dotted line: Downtown Overlay District
- Blue outline: Historic District
- Character Districts**
  - CD5: Character District 5
  - CD4: Character District 4
  - CD4-W: Character District 4-W
  - CD4-L1: Character District 4-L1
  - CD4-L2: Character District 4-L2
- Civic District**
  - Grey: Civic District
- Municipal District**
  - Green: Municipal District



**UTILITY CONTACTS**

**ELECTRIC:**  
 EVERSOURCE  
 1700 LAFAYETTE ROAD  
 PORTSMOUTH, N.H. 03801  
 Tel. (603) 436-7708, Ext. 555.5678  
 ATTN: MICHAEL BUSBY, P.E. (MANAGER)

**NATURAL GAS:**  
 UNILIT  
 325 WEST ROAD  
 PORTSMOUTH, N.H. 03801  
 Tel. (603) 294-5144  
 ATTN: DAVE BEAULIEU

**CABLE:**  
 COMCAST  
 155 COMMERCE WAY  
 PORTSMOUTH, N.H. 03801  
 Tel. (603) 679-5695  
 (X1037)  
 ATTN: MIKE COLLINS

**SEWER & WATER:**  
 PORTSMOUTH DEPARTMENT OF PUBLIC WORKS  
 680 PEVERLY HILL ROAD  
 PORTSMOUTH, N.H. 03801  
 Tel. (603) 427-1530  
 ATTN: JIM TOW

**COMMUNICATIONS:**  
 CONSOLIDATED COMMUNICATIONS  
 JOE CONSIDINE  
 1575 GREENLAND ROAD  
 GREENLAND, N.H. 03840  
 Tel. (603) 427-5525

**INDEX OF SHEETS**

| DWG No.      | Description              |
|--------------|--------------------------|
| -            | STANDARD BOUNDARY SURVEY |
| C1           | EXISTING CONDITIONS PLAN |
| C2           | DEMOLITION PLAN          |
| C3           | VARIANCE PLAN            |
| BOA.1-BOA.10 | ARCHITECTURAL PLANS      |

**PORTSMOUTH APPROVAL CONDITIONS NOTE:**  
 ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH ZONING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**ZBA APPLICATION PLANS**  
**FLOSROS BUILDING**  
**266, 270, 278 STATE STREET**  
**AND 84 PLEASANT STREET**  
**PORTSMOUTH, N.H.**

**HALEY WARD**  
 ENGINEERING | ENVIRONMENTAL | SURVEYING  
 200 Griffin Rd. Unit 14  
 Portsmouth, New Hampshire 03801  
 603.430.9282  
 WWW.HALEYWARD.COM

PLAN SET SUBMITTAL DATE: 23 OCTOBER 2024



**NOTES:**  
 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOTS 77, 78, 79, AND 80.

2) OWNERS OF RECORD:  
 107/77-78-80  
 PNF TRUST OF 2013  
 PETER FLOROS, TRUSTEE  
 282 MIDDLE ST, PORTSMOUTH, NH 03801  
 BK 6131, PG 1663 (77)  
 BK 5540, PG 0293 (78)  
 BK 5540, PG 0293 (80)

107/79  
 282 MIDDLE STREET LLC  
 282 MIDDLE ST, PORTSMOUTH, NH 03801  
 BK 5877, PG 0511

3) PARCELS 107/77-80 ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 3301SC0259E. EFFECTIVE 5/17/2005.

4) EXISTING LOT AREA:  
 LOT 107/77  
 EXISTING: 3,866 SF, 0.0887 ACRES

LOT 107/78  
 EXISTING: 1,440 SF, 0.0331 ACRES

LOT 107/79  
 EXISTING: 1,518 SF, 0.0348 ACRES

LOT 107/80  
 EXISTING: 1,458 SF, 0.0335 ACRES

6' PASSAGE WAY  
 EXISTING: 165 SF, 0.0038 ACRES

TOTAL COMBINED LOT AREA:  
 8,447 SF, 0.1939 ACRES

5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 (CD4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE

6) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY OF TAX MAP 107 LOTS 77-80 IN THE CITY OF PORTSMOUTH.

7) PASSAGEWAY OWNERSHIP UNCLEAR; EITHER LOTS 78 & 79 MAY HAVE FEE OWNERSHIP.

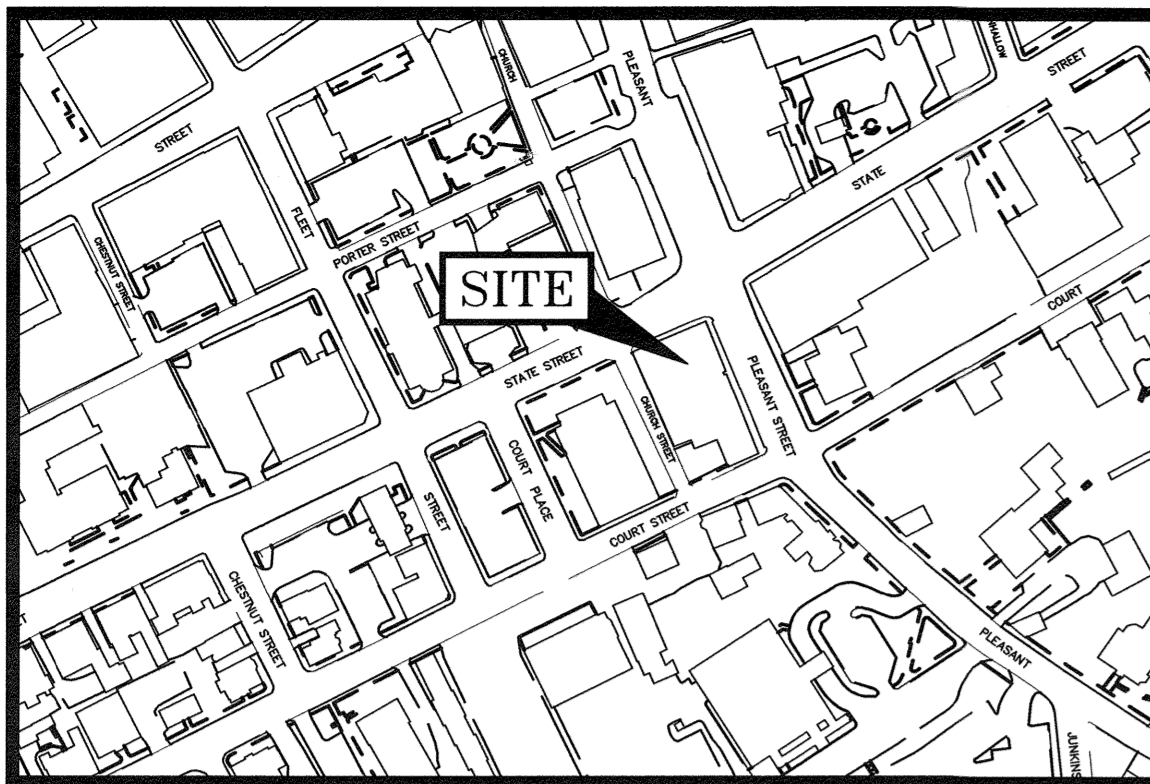
| 1         | RE-TITLE AND DATE  | 5/1/24 |
|-----------|--------------------|--------|
| 0         | ISSUED FOR COMMENT | 3/4/20 |
| NO.       | DESCRIPTION        | DATE   |
| REVISIONS |                    |        |

**STANDARD BOUNDARY SURVEY  
 TAX MAP 107 - LOTS 77-80**

**PROPERTY LOCATED AT:**  
 266, 270, 278 STATE STREET  
 & 84 PLEASANT STREET  
 CITY OF PORTSMOUTH  
 COUNTY OF ROCKINGHAM  
 STATE OF NEW HAMPSHIRE

**MERGER NOTE:**  
 THE PASSAGE WAY AND THESE LOTS ARE INTENDED TO BE MERGED TO CREATE ONE DEVELOPMENT PARCEL.

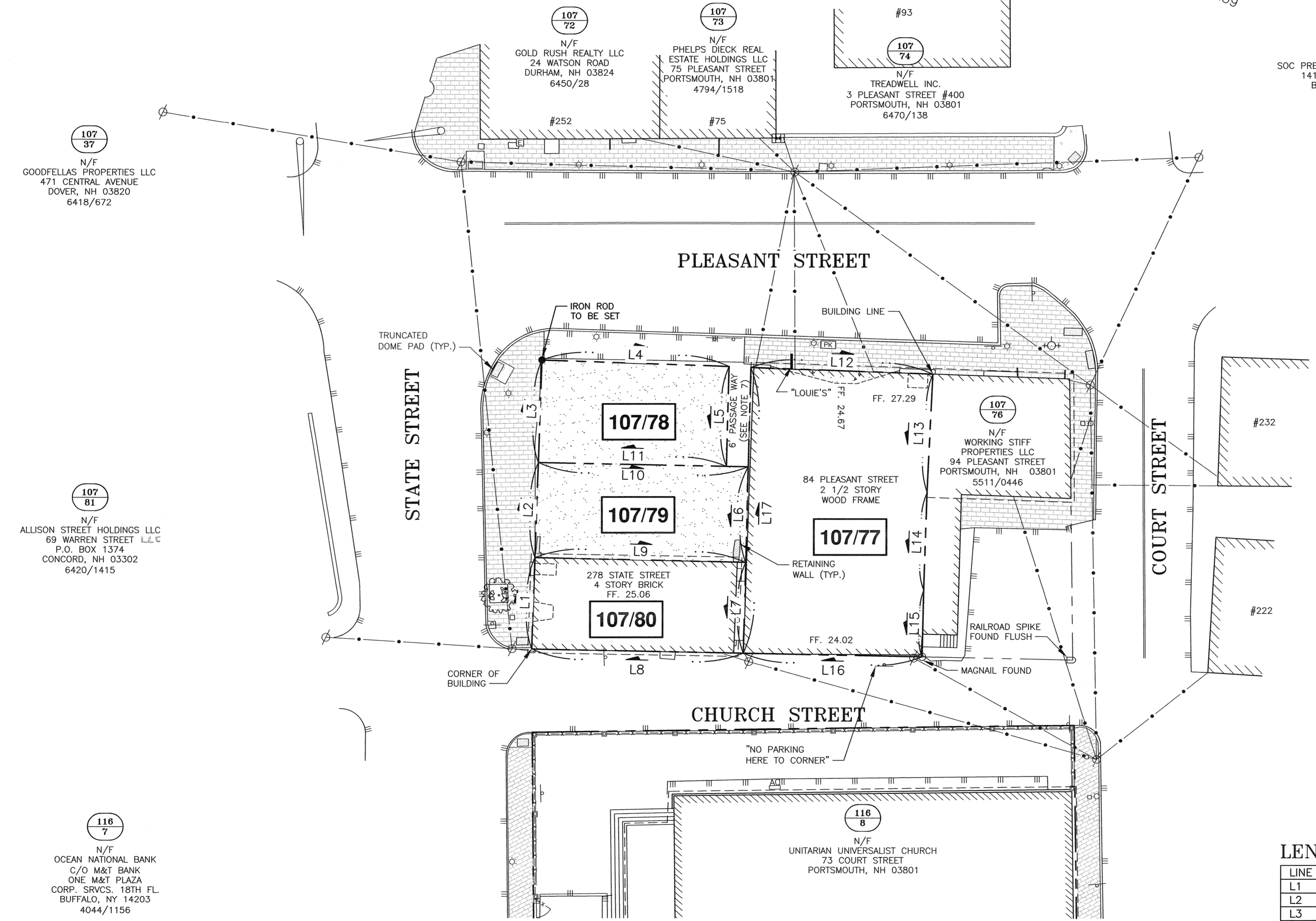
- PLAN REFERENCES:**
- 1) PLAN OF PROPERTIES ON STATE & PLEASANT STREETS, PORTSMOUTH, N.H., OWNED BY FREDERICK GARDNER AND PISCATAQUA BANK, 1" = 10', SEPT 10, 1919 BY WM. A. GROVER. RCRD FILE 0249.
  - 2) PLAN OF LOTS, SMITH & TIMES BLDGS., STATE ST., PORTSMOUTH, N.H., 1IN. = 10FT., APRIL 1954 BY JOHN W. DURGIN CIVIL ENGINEERS. FILE 2806, PLAN 1-490.
  - 3) PLAN OF LOTS NOS. 202, 206, & 222 COURT ST., 1IN. = 10FT., JAN 1974 BY JOHN W. DURGIN CIVIL ENGINEERS. FILE 682, PLAN 4318, C-4259.
  - 4) SUBDIVISION OF LAND, PORTSMOUTH, N.H., TRADER'S BLOCK TRUST, JOSEPH G. SAWTELLE, JR., TR., 1 INCH = 10 FEET, DECEMBER 1977 BY JOHN W. DURGIN CIVIL ENGINEERS. RCRD C-7497.
  - 5) BREWSTER INN PARTNERSHIP, SUBDIVISION OF LAND, 93 PLEASANT STREET, 1"=10'-0", 10-26-87 BY KIMBALL CHASE COMPANY, INC. RCRD 01752, D-17511.
  - 6) LOT LINE ADJUSTMENT PLAN FOR DAVID L. BAKER, SR. IN PORTSMOUTH, N.H., 1" = 20', 23 MAR. 1990 BY SEACOAST ENGINEERING ASSOC., INC. RCRD 12203, D-20209.
  - 7) STANDARD BOUNDARY SURVEY TAX MAP 107 - LOT 76 THE CLIP JOINT FOR DEBORAH PHILLIPS 92 PLEASANT STREET CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE, SCALE 1" = 10' PREPARED BY AMBIT ENGINEERING, INC., DATED MAY 2007 REVISED 6/12/07, NOT RECORDED



**LOCATION MAP** SCALE: 1" = 200'

**LEGEND:**

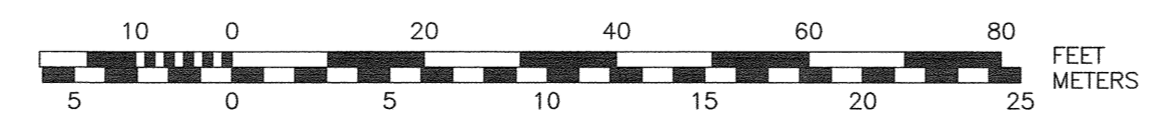
- |         |   |
|---------|---|
| N/F     | NOW OR FORMERLY   |
| RP      | RECORD OF PROBATE   |
| RCRD    | ROCKINGHAM COUNTY<br>REGISTRY OF DEEDS<br>MAP 11 / LOT 21 |
| (11/21) | BOUNDARY<br>SETBACK                                       |
| D       | RAILROAD SPIKE FOUND                                      |
| ○       | IRON ROD/PIPE FOUND                                       |
| ●       | DRILL HOLE FOUND  |
| ■       | STONE/CONCRETE BOUND FOUND                                |
| □       | RAILROAD SPIKE SET  |
| ○       | IRON ROD SET  |
| ●       | DRILL HOLE SET  |
| ■       | GRANITE BOUND SET   |



**LENGTH TABLE**

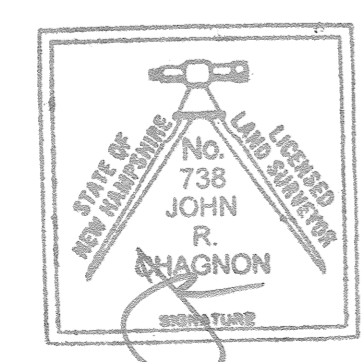
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 66°00'29" E | 25.16'   |
| L2   | N 66°00'29" E | 26.17'   |
| L3   | N 66°00'29" E | 28.27'   |
| L4   | S 24°01'53" E | 51.47'   |
| L5   | S 65°27'29" W | 27.54'   |
| L6   | S 65°27'29" W | 26.30'   |
| L7   | S 65°27'29" W | 25.01'   |
| L8   | N 24°51'30" W | 58.24'   |
| L9   | S 24°42'40" E | 57.99'   |
| L10  | S 24°50'15" E | 57.74'   |
| L11  | N 24°50'15" W | 51.74'   |
| L12  | S 23°57'38" E | 50.06'   |
| L13  | S 66°47'06" W | 32.82'   |
| L14  | S 65°52'55" W | 26.82'   |
| L15  | S 65°14'37" W | 18.24'   |
| L16  | N 24°54'06" W | 49.17'   |
| L17  | N 65°27'29" E | 78.68'   |

**GRAPHIC SCALE**



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.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

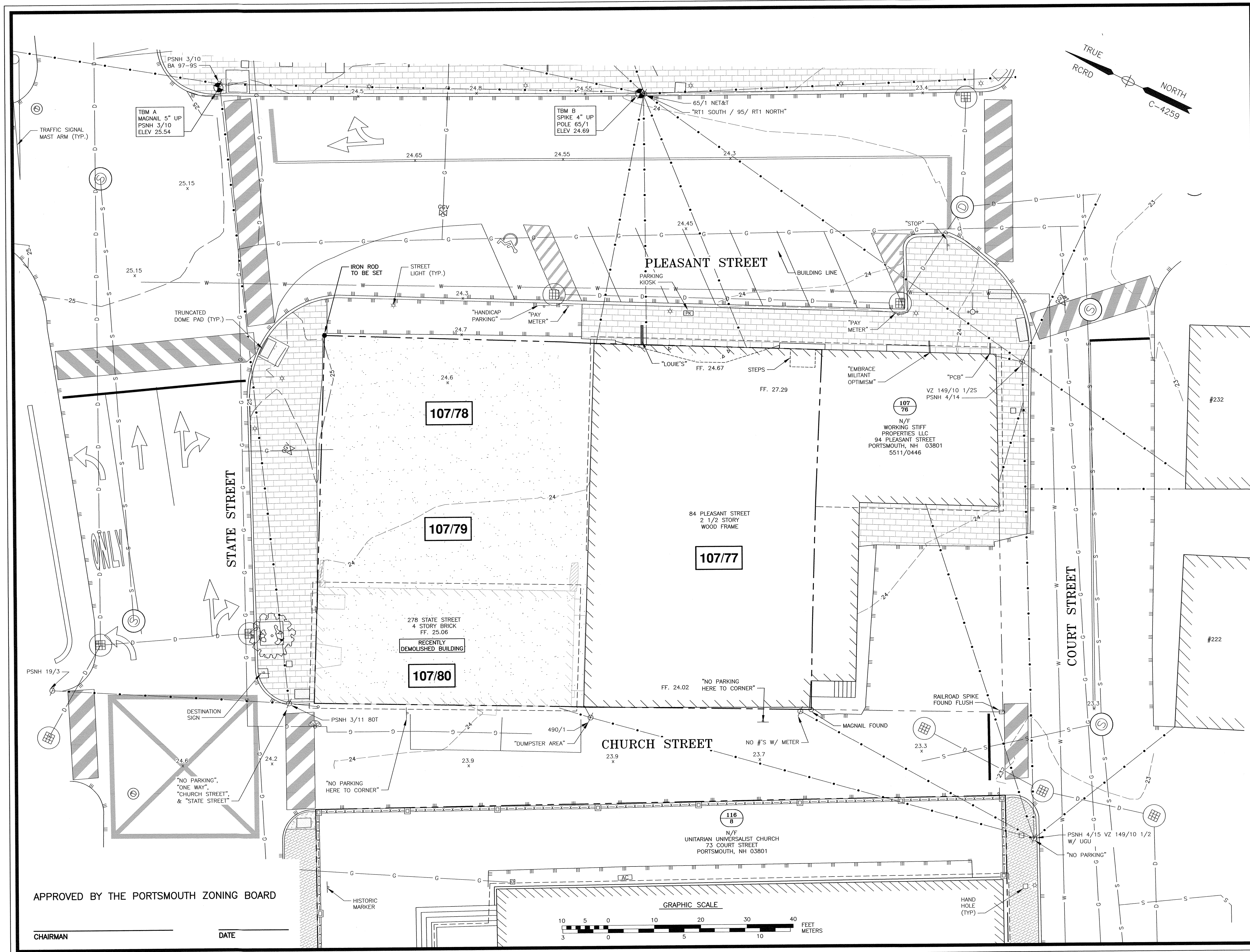


JOHN R. CHAGNON LLS #738  
 DATE 5-1-24

P:\NH\101739-Financ\_Realty\_Group\3150-State\_Street\_RCD\2024\_Site\_Plan\Plan & Spect\Set\150\_Site\_2024.dwg, 4/26/2024 3:41:50 PM, (S:\RPNK\F501\Portsmouth\Plotter\_Cover\_T0300



- 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 30 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).
  - 4) MERGER NOTE: THE PASSAGE WAY AND THESE LOTS ARE INTENDED TO BE MERGED TO CREATE ONE DEVELOPMENT PARCEL.



**FLOROS BUILDING  
 STATE AND  
 PLEASANT STREET  
 PORTSMOUTH, N.H.**

| NO. | DESCRIPTION                  | DATE     |
|-----|------------------------------|----------|
| 1   | RECENTLY DEMOLISHED BUILDING | 10/23/24 |
| 0   | ISSUED FOR COMMENT           | 5/1/24   |



SCALE: 1"=10' OCTOBER 2024

EXISTING CONDITIONS PLAN **C1**

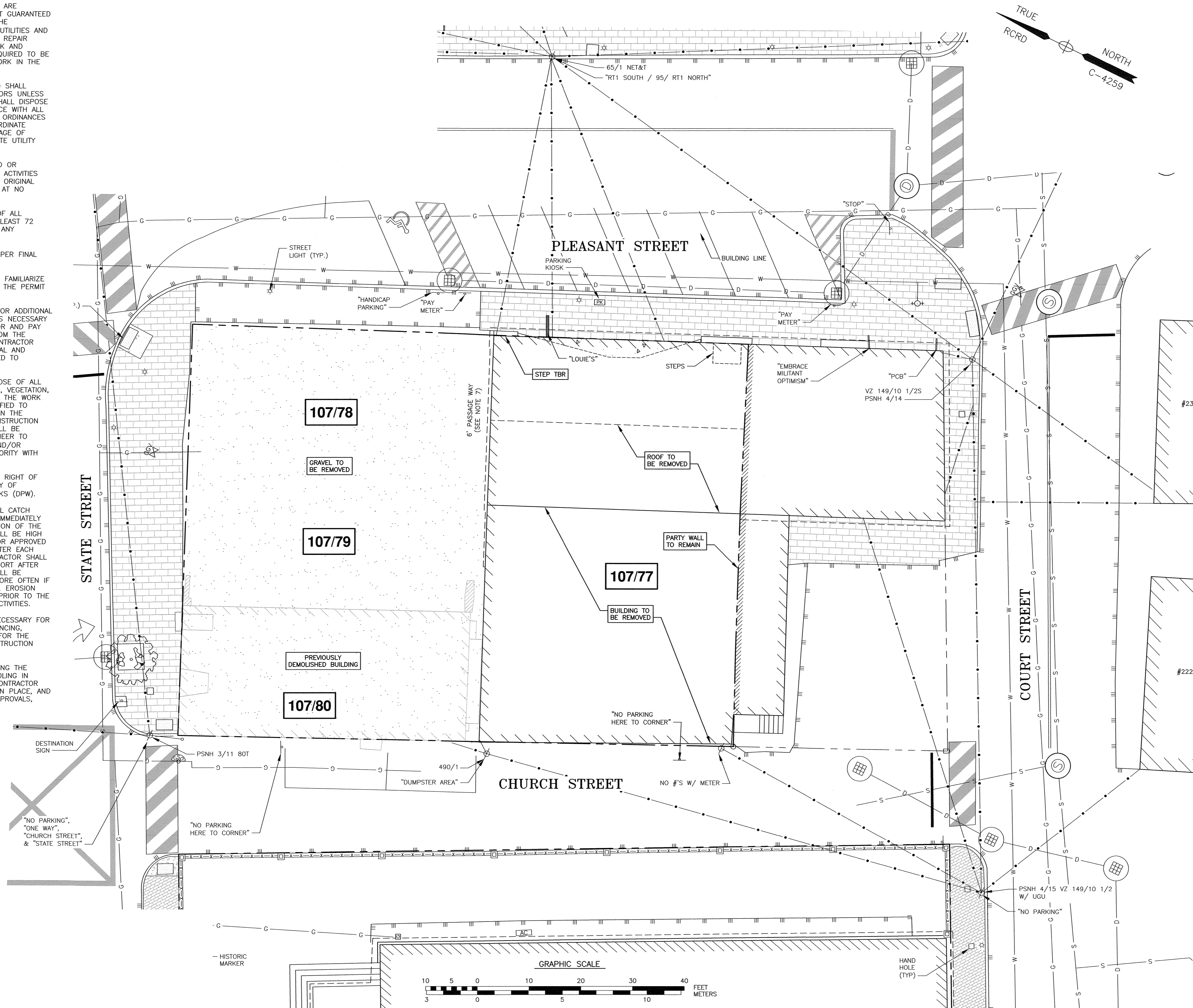
APPROVED BY THE PORTSMOUTH ZONING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



**DEMOLITION NOTES**

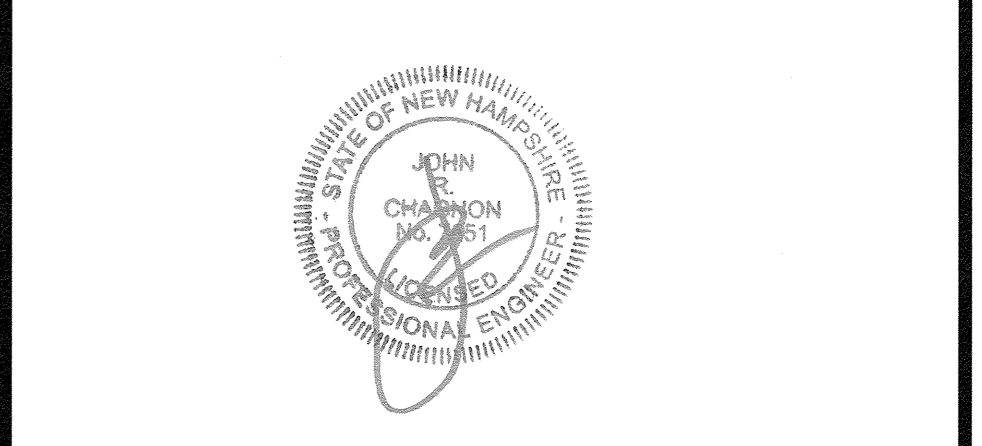
- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES 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 OR BRICK PER FINAL SITE PLAN APPROVAL AND CMMP PLAN.
- 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 MONITORING WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER TO COORDINATE MONITORING WELL REMOVAL AND/OR RELOCATION WITH NHDES AND OTHER AUTHORITY WITH JURISDICTION PRIOR TO CONSTRUCTION.
- 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) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND IMMEDIATELY OFF-SITE TO BE 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.
- K) 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.
- L) 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 30 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).

**FLOROS BUILDING  
 STATE AND  
 PLEASANT STREET  
 PORTSMOUTH, N.H.**

| NO.       | DESCRIPTION        | DATE     |
|-----------|--------------------|----------|
| 0         | ISSUED FOR COMMENT | 10/23/24 |
| REVISIONS |                    |          |



SCALE: 1"=10'      OCTOBER 2024

**DEMOLITION  
 PLAN**      **C2**



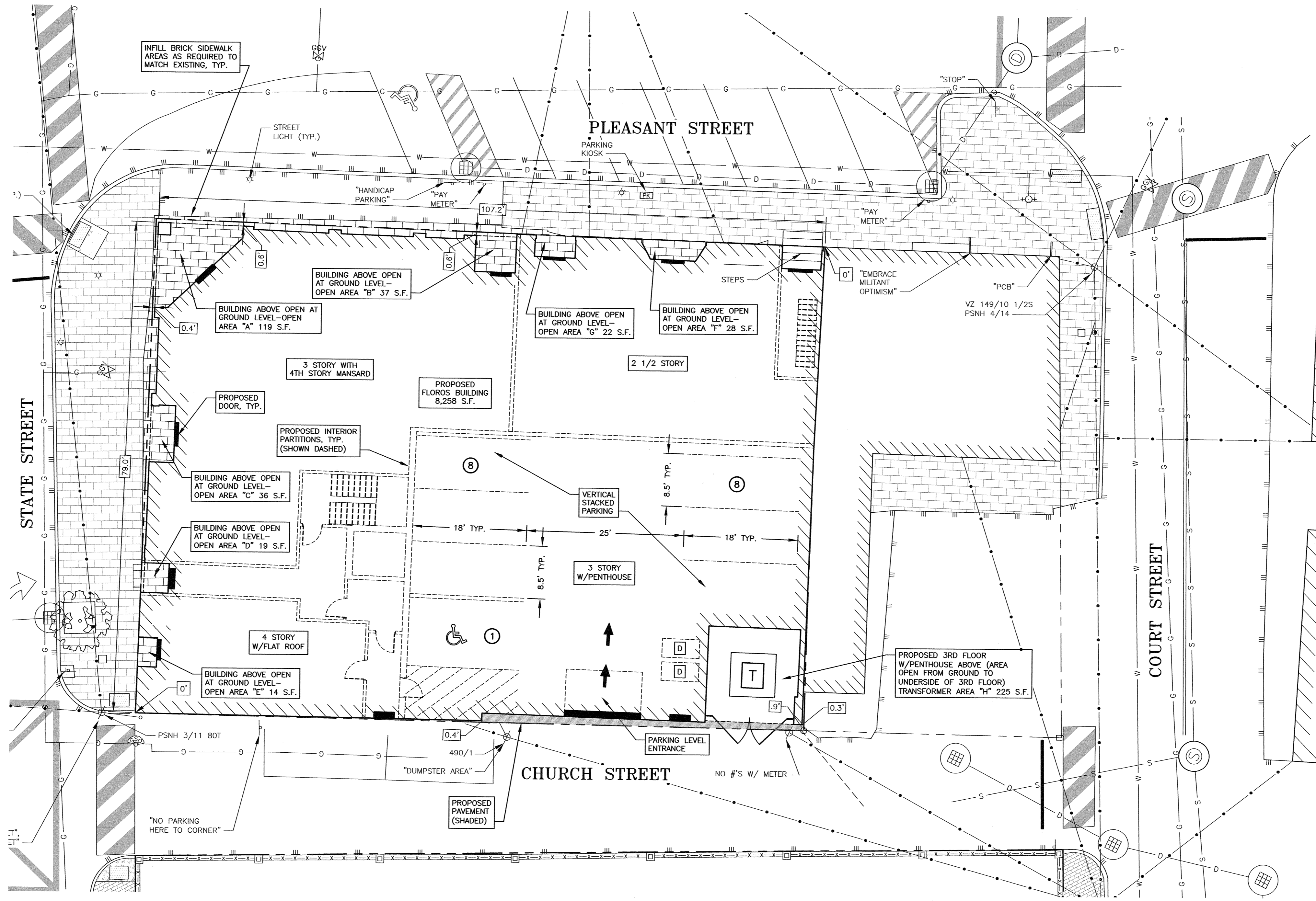
| ZONING DEVELOPMENT STANDARD   |                       |                                     |                                     |
|---|-----------------------|-------------------------------------|-------------------------------------|
| CD4: CHARACTER DISTRICT 4   |                       |                                     |                                     |
| DOWNTOWN OVERLAY DISTRICT AND HISTORIC DISTRICT   |                       |                                     |                                     |
| BUILDING PLACEMENT (PRINCIPAL):   |                       |                                     |                                     |
|   |                       | MAP 107 AS LOTS 77, 78, 79, AND 80. |                                     |
|   | REQUIRED              | EXISTING †                          | PROPOSED                            |
| MAX. PRINCIPAL FRONT YARD:  | 10 FEET               | 0                                   | 0                                   |
| SECONDARY FRONT YARD:   | NR                    | N/A                                 | N/A                                 |
| MIN. SIDE YARD:   | NR                    | N/A                                 | N/A                                 |
| MIN. REAR YARD:   | 5 FEET                | N/A                                 | N/A                                 |
| FRONT LOT LINE BUILDOUT:  | 50% MIN               | 100%                                | 100%                                |
| BUILDING TYPES:   |                       |                                     |                                     |
| BUILDING TYPES: OFFICE, FOOD SERVICE, COMMERCIAL, RESIDENTIAL, PARKING  |                       |                                     |                                     |
| DOWNTOWN OVERLAY DISTRICT DOES NOT PERMIT RESIDENTIAL USES FOR GROUND FLOOR. ENTRY CAN NOT EXCEED 20% OF GROUND FLOOR AREA. |                       |                                     |                                     |
| FACADE TYPE: SHOPFRONT, OFFICE FRONT  |                       |                                     |                                     |
| BUILDING FORM:  |                       |                                     |                                     |
|   | REQUIRED              | EXISTING                            | PROPOSED                            |
| MAX. STRUCTURE HEIGHT:  | 45 FEET               | 53 FT                               | 54'-11"                             |
| MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:   | 36 INCHES             | 2"                                  | 2"                                  |
| MIN. GROUND STORY HEIGHT:   | 12 FEET               | 14-15 FT                            | 13'-4"                              |
| MIN. SECOND STORY HEIGHT:   | 10 FEET               | 11'-4"                              | 10'-6"                              |
| FACADE GLAZING (WINDOW/PERIMETER):  | 70% SHOP 20-50% OTHER | DESTROYED                           | PLEASANT 53%/STATE 52%              |
| ROOF TYPE: FLAT, MANSARD, GABLE   |                       |                                     |                                     |
| LOT OCCUPATION:   |                       |                                     |                                     |
|   | REQUIRED              | EXISTING                            | PROPOSED                            |
| MAX. BUILDING BLOCK:  | 200 FEET              | N/A                                 | 107                                 |
| MAX. FACADE MOD. LENGTH:  | 80 FEET               | 50                                  | 55                                  |
| MAX. ENTRANCE SPACING:  | 50 FEET               | 58                                  | 46' PLEASANT, 46' STATE, 48' CHURCH |
| MAX. BUILDING COVERAGE:   | 90%                   | DESTROYED                           | 98%                                 |
| MAX. BUILDING FOOTPRINT:  | 15,000 SF             | DESTROYED                           | 8,258                               |
| MIN. LOT AREA:  | NR                    | 8,447                               | 8,447                               |
| MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):   | NR                    | 436                                 | 444                                 |
| MIN. OPEN SPACE:  | 10%                   | 0%                                  | 0%                                  |
| MAX. GROUND FLOOR GFA PER USE:  | 15,000 SF             | N/A                                 | 7,896 SF                            |
| GROUND FLOOR RESIDENTIAL USE:   | 20% MAX.              | N/A                                 | 43%                                 |

\* WITH VARIANCE  
 † PRE- 2017 FIRE

| IMPERVIOUS SURFACE AREAS<br>(TOTAL PARCELS)(TO PROPERTY LINE) |                                    |                                     |
|---|------------------------------------|-------------------------------------|
| STRUCTURES  | PRE-CONSTRUCTION IMPERVIOUS (S.F.) | POST-CONSTRUCTION IMPERVIOUS (S.F.) |
| MAIN STRUCTURE  | 5,154                              | 8,258                               |
| STAIRS/LANDING  | 87                                 | 24                                  |
| RETAINING WALL  | 15                                 | 0                                   |
| CONCRETE/STEPS  | 62                                 | 0                                   |
| GRAVEL  | 3,129                              | 0                                   |
| SIDEWALK  | 0                                  | 100                                 |
| PAVEMENT  | 0                                  | 65                                  |
| TOTAL   | 8,447                              | 8,447                               |
| LOT SIZE  | 8,447                              | 8,447                               |
| % LOT COVERAGE  | 100.0%                             | 100.0%                              |

**FIRST FLOOR FOOTPRINT:**  
 MAIN STRUCTURE: 7,758 S.F.  
 OPEN AREA "A": 119 S.F.  
 OPEN AREA "B": 37 S.F.  
 OPEN AREA "C": 36 S.F.  
 OPEN AREA "D": 19 S.F.  
 OPEN AREA "E": 14 S.F.  
 OPEN AREA "F": 28 S.F.  
 OPEN AREA "G": 22 S.F.  
 TRANSFORMER AREA "H": 225 S.F.  
 TOTAL BUILDING FOOTPRINT: 8,258 S.F.

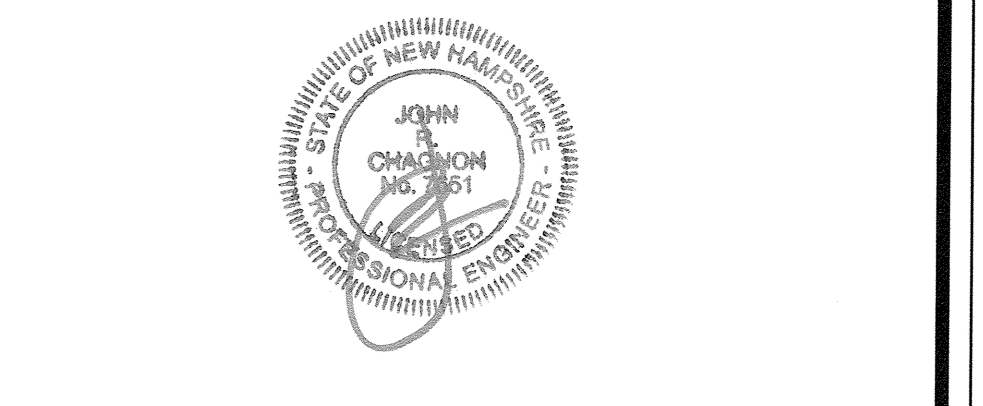
\*NOTES: 1. FIRST FLOOR OPEN ENTRANCE AREAS: 500 S.F.  
 2. EXISTING AREAS PRIOR TO SEPTEMBER 2024 DEMOLITION.



- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOTS 77, 78, 79, AND 80.
  - 2) OWNERS OF RECORD: SEE BOUNDARY SURVEY
  - 3) PARCELS 107/77-80 ARE NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE 1/29/2021.
  - 4) EXISTING COMBINED AREA:  
8,447 SF  
0.1939 ACRES
  - 5) THE PARCELS ARE LOCATED IN THE CHARACTER DISTRICT 4 (CD4) ZONING DISTRICT. PARCELS ARE LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT (DOD) AND THE HISTORIC DISTRICT (HDC).
  - 6) THE PURPOSE OF THIS PLAN IS TO SHOW SITE LAYOUT FOR BUILDING ON THE PARCELS IN THE CITY OF PORTSMOUTH, FOR APPLICATION FOR VARIANCE.
  - 7) PROPOSED USE:  
BASEMENT: STORAGE AND PARKING.  
FIRST FLOOR: COMMERCIAL RENTAL, RESIDENTIAL AND GARAGE ACCESS.  
FLOORS 2 & 3: 14 RESIDENTIAL UNITS  
FLOOR 4 & PENTHOUSE: 5 RESIDENTIAL UNITS.

**FLOROS BUILDING  
 STATE AND PLEASANT STREET  
 PORTSMOUTH, N.H.**

| NO. | DESCRIPTION        | DATE     |
|-----|--------------------|----------|
| 0   | ISSUED FOR COMMENT | 10/23/24 |

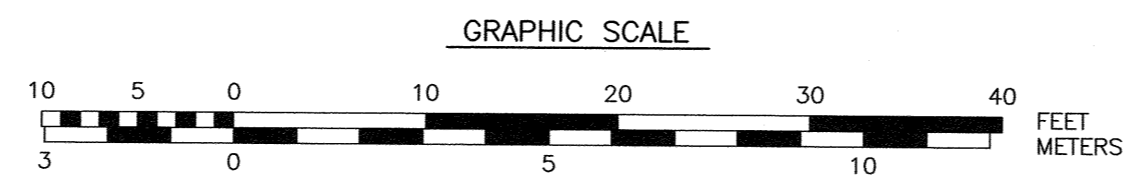


SCALE: 1"=10'      OCTOBER 2024

**VARIANCE PLAN**      **C3**

APPROVED BY THE PORTSMOUTH ZONING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_







**mjk**

Michael J. Keane  
Architects, PLLC

ARCHITECTURE  
PLANNING  
DESIGN

101 Kent Place  
Newmarket, NH  
03857

603-292-1400  
mjkarchitects.com

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CONSULTANTS

REVISIONS

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APPROVALS

BOA - 10/22/24

Accept only original stamp and signature  
copies may contain unauthorized modifications

PROJECT

RESTORATION AND EXPANSION OF  
266, 270 278 STATE STREET  
AND 84 PLEASANT ST,  
PORTSMOUTH NH

PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH, NH  
03801

TITLE

RENDERINGS

DRAWN BY:

CHECKED BY:

DATE: 10/22/2024

SCALE: AS NOTED

DRAWING NO.

DO NOT SCALE PRINTS

**BOA.1**





**mjk**

Michael J. Keane  
Architects, PLLC

ARCHITECTURE  
PLANNING  
DESIGN

101 Kent Place  
Newmarket, NH  
03857

603-292-1400  
mjkarchitects.com

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PROJECT  
RESTORATION AND EXPANSION OF  
266, 270 278 STATE STREET  
AND 84 PLEASANT ST,  
PORTSMOUTH NH

PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH, NH  
03801

TITLE  
RENDERINGS.

DRAWN BY:

CHECKED BY:

DATE: 10/22/2024

SCALE: AS NOTED

DRAWING NO.

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**BOA.2**





STATE STREET ELEVATION  
 SCALE: 1/4" = 1'-0"

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 PLANNING  
 DESIGN

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 03857

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PROJECT

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 AND 84 PLEASANT ST,  
 PORTSMOUTH NH

PNF TRUST OF 2013  
 282 MIDDLE STREET  
 PORTSMOUTH, NH  
 03801

TITLE

STATE STREET ELEVATION

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**BOA.3**



**PLEASANT STREET ELEVATION**  
 SCALE: 1/4" = 1'-0"

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PROJECT

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 282 MIDDLE STREET  
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TITLE

PLEASANT ST ELEV

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**BOA.4**



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TITLE

CHURCH STREET ELEVATION

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SCALE: AS NOTED

DRAWING NO.

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**BOA.5**

**CHURCH STREET ELEVATION**  
 SCALE: 1/4" = 1'-0"



**COURT STREET ELEVATION**  
 SCALE: 1/4" = 1'-0"

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TITLE

COURT STREET ELEVATION

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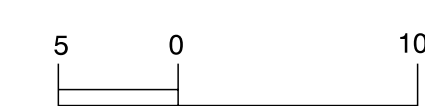
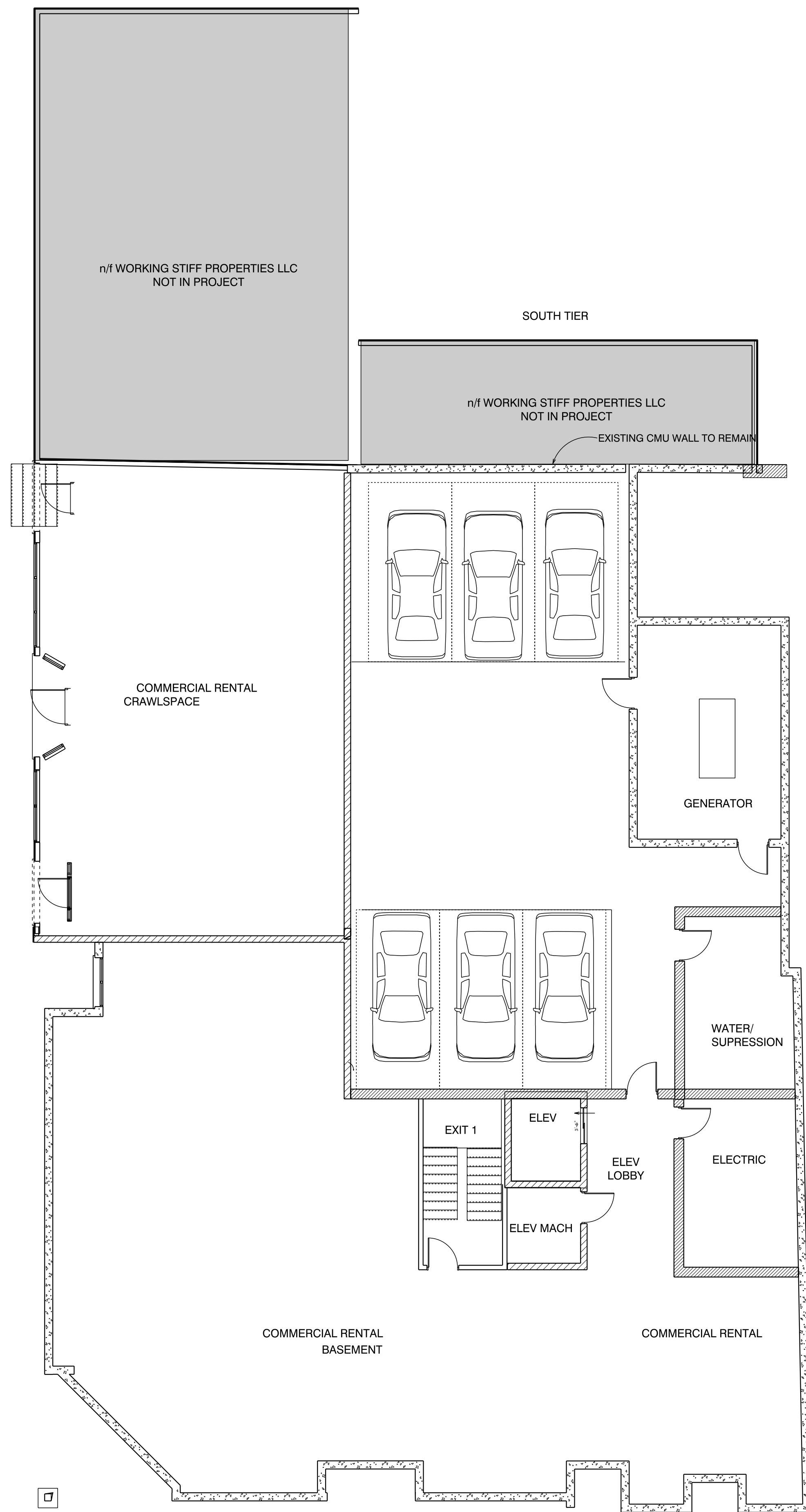
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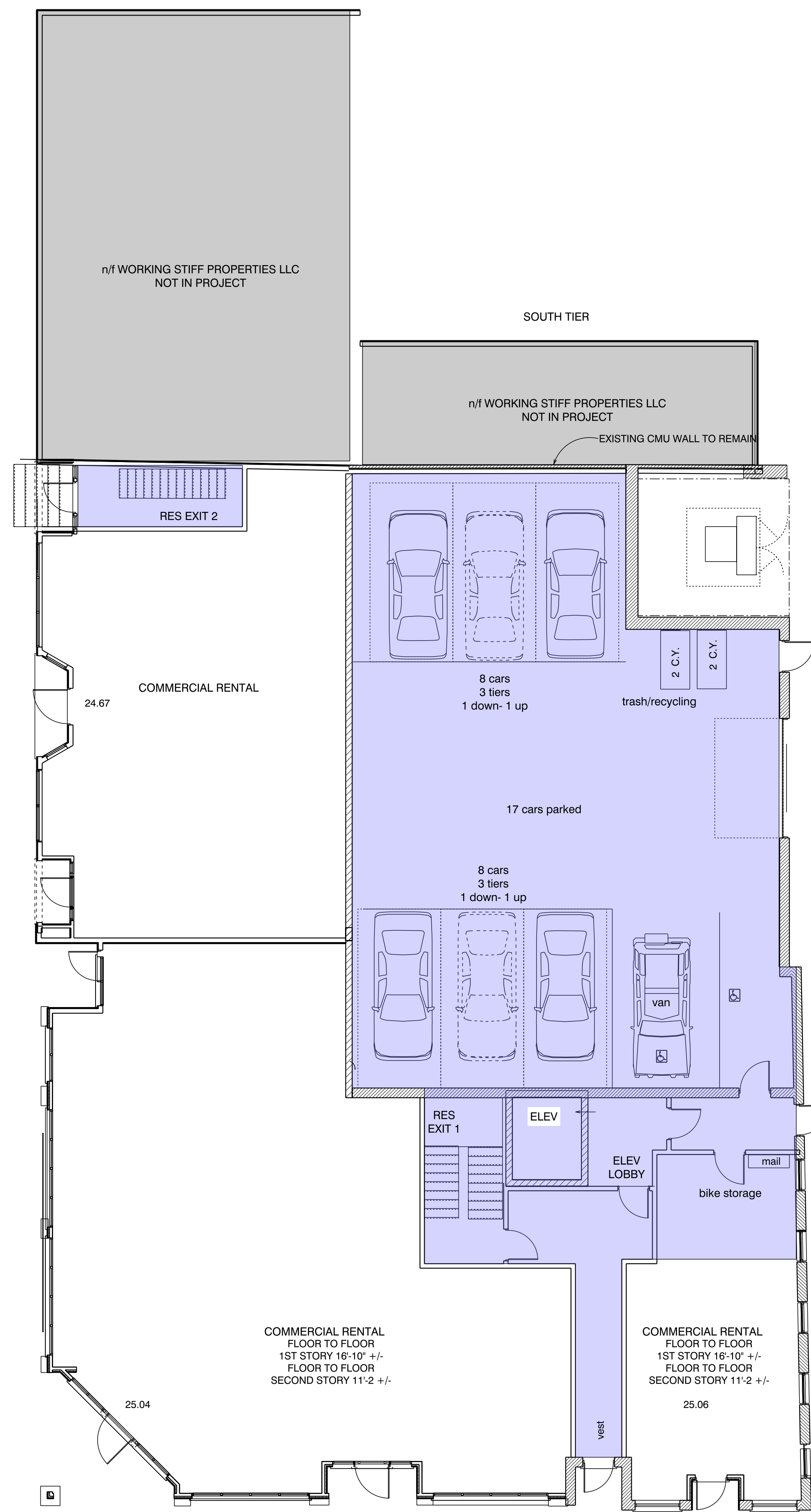
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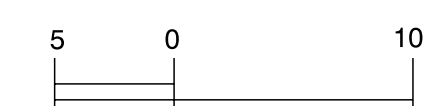




**BASEMENT PLAN**  
SCALE: 1/8" = 1'-0"



7933 GROSS  
3405 RES EXCLUSIVE  
43% +/- DEDICATED RESIDENTIAL USE



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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282 MIDDLE STREET  
PORTSMOUTH, NH  
03801

TITLE

BASEMENT & 1ST FLR PLAN

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CHECKED BY:

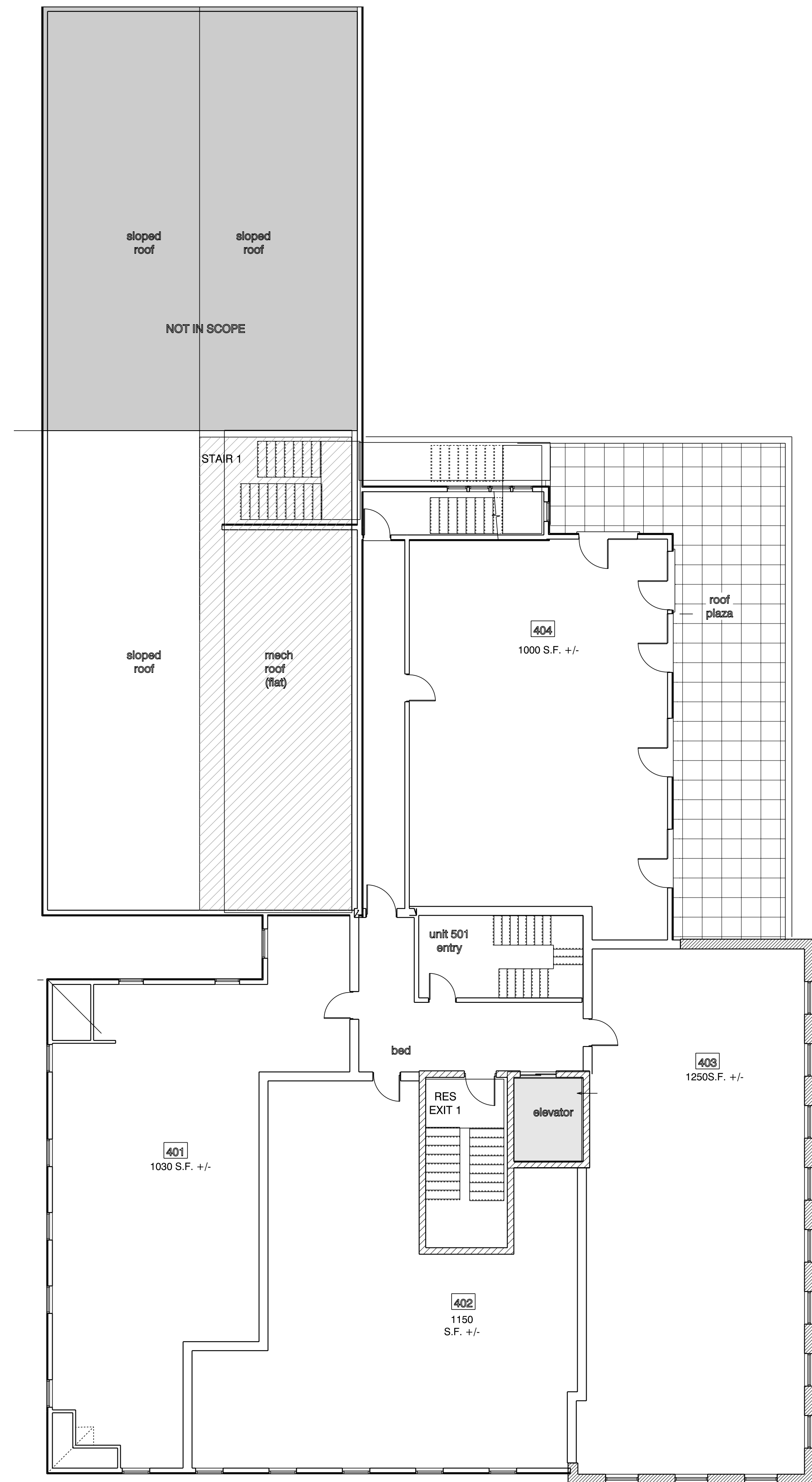
DATE: 10/22/2024

SCALE: AS NOTED

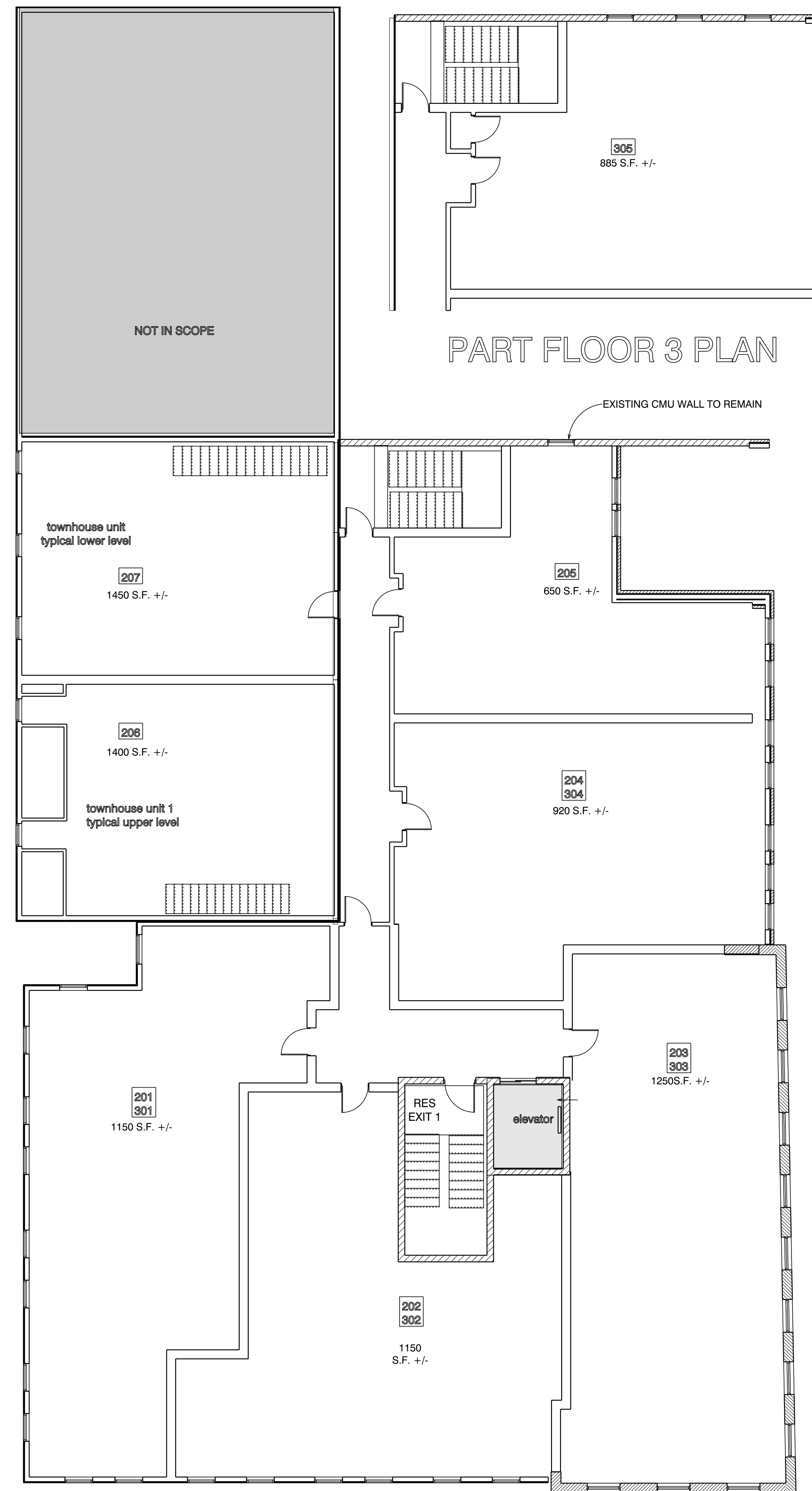
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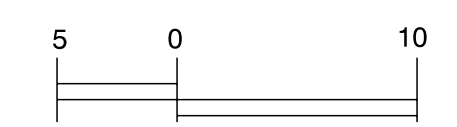


FLOOR 4 PLAN



TYPICAL FLOOR 2-3 PLAN

FLOOR PLANS  
SCALE: 1/8" = 1'-0"



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TITLE  
UPPER LEVEL PLANS

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TITLE

PENTHOUSE PLAN

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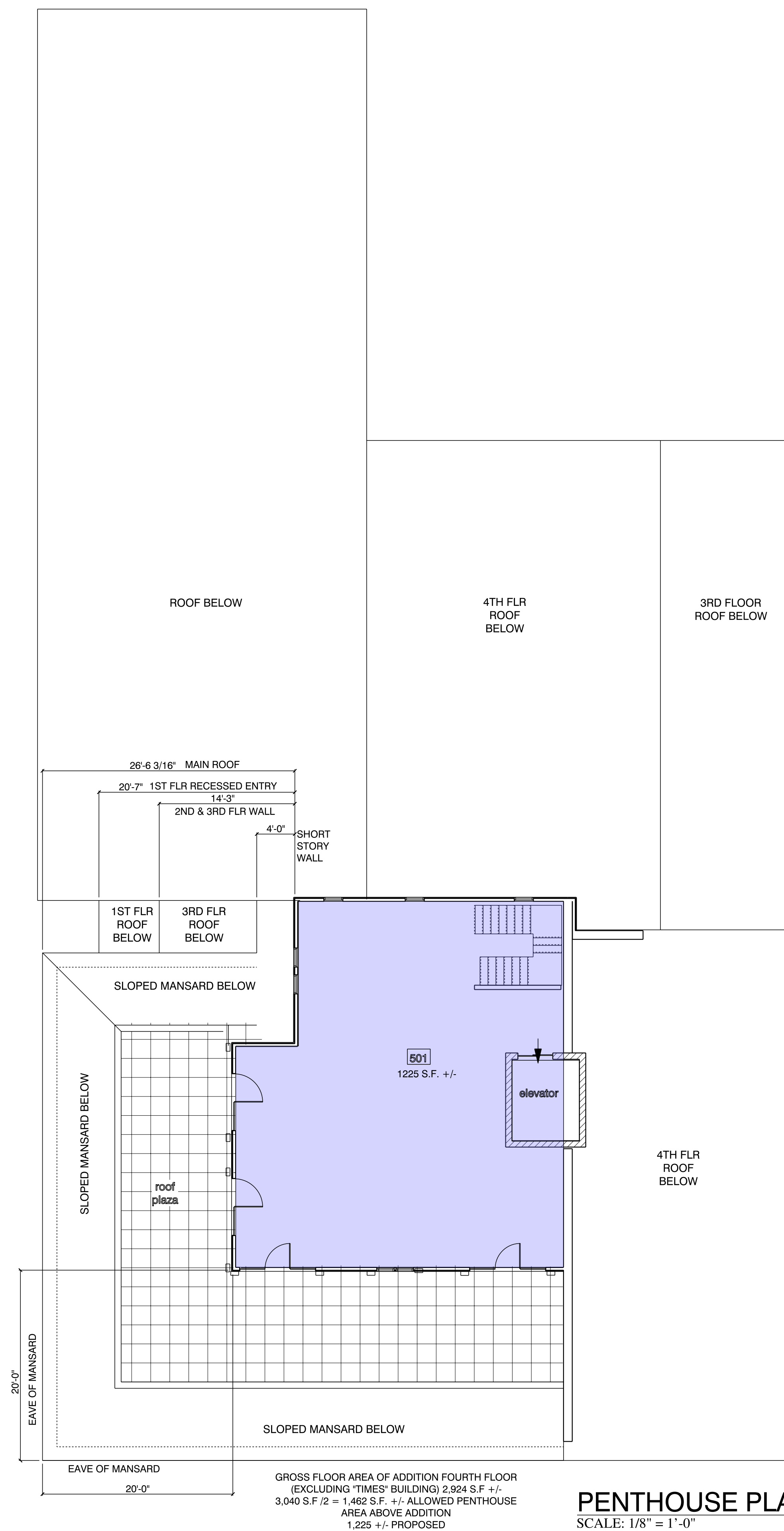
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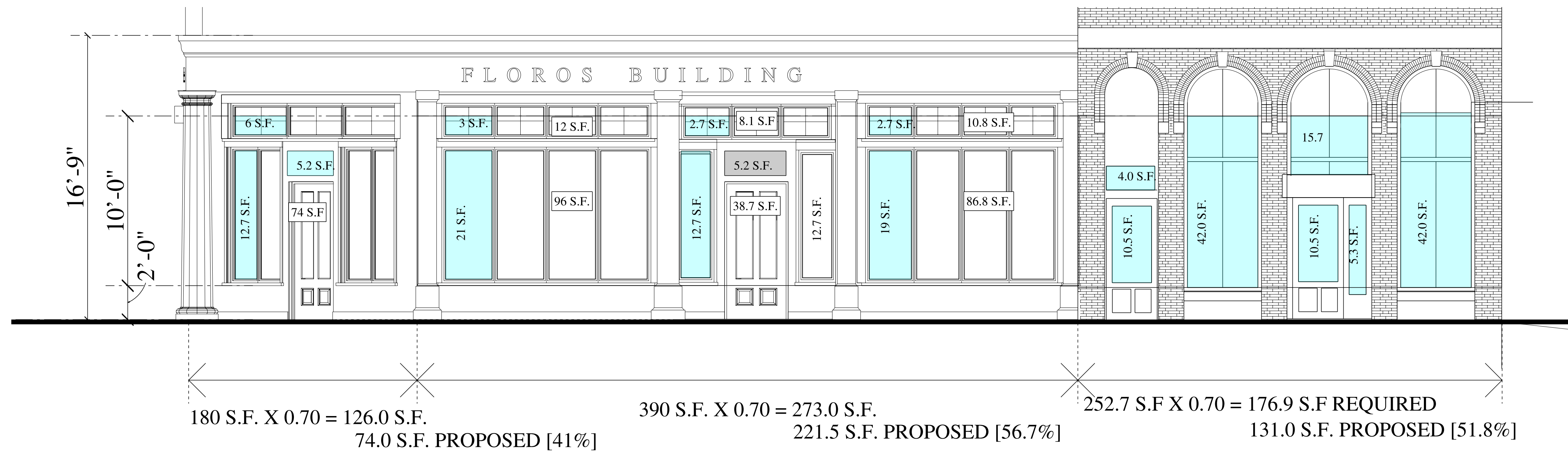
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**STATE STREET STOREFRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**PLEASANT STREET STOREFRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

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TITLE  
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