

COLBY T. GAMESTER

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May 29, 2024

SUBMITTED VIA VIEWPOINT

City of Portsmouth
Zoning Board of Adjustment
Attn: Phyllis Eldridge, Chairwoman
1 Junkins Avenue
Portsmouth, NH 03801

**Re: Variance Application of Liam Hoare and Reese C. Green
189 Wibird Street, Portsmouth , NH (Tax Map 133, Lot 51)**

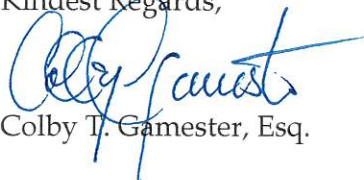
Dear Chairwoman Eldridge:

My office represents Liam Hoare and Reese C. Green, the owners of property located at 189 Wibird Street, Portsmouth. Enclosed herewith are the following materials for submission to the Zoning Board of Adjustment for consideration at the next regularly scheduled meeting:

1. Landowner Letter of Authorization
2. Narrative to Variance Application
3. Existing Conditions Plan
4. Owners' Source Deed
5. 1927 Zoning Map and Ordinance (selected portions)
6. Proposed Site Plan
7. Design Plans
8. Mapgeo screenshot of the Property/Neighborhood
9. Photographs of and around the Property

Should there be any questions, comments or concerns regarding the enclosed application ad materials then please do not hesitate to contact me.

Kindest Regards,


Colby T. Gamester, Esq.

Enclosures

Cc: file; Clients, Amy Dutton and Scott Boudreau (via email only)

LANDOWNER LETTER OF AUTHORIZATION

We, the Undersigned, Liam Hoare and Reese C. Green, the record owners of real property located at 189 Wibird Street, Portsmouth, New Hampshire 03801, identified on Portsmouth Tax Map 133 as Lot 51 (the "Property"), hereby authorize Gamester Law Office, and its attorneys and representatives, Amy Dutton Home, and its representatives, and Boudreau Land Surveying, PLLC, and its representative, to file any document with the City of Portsmouth (the "City"), communicate and correspond with City staff and officials, and submit applications with and appear before the City's land use boards all regarding the Property. This Letter of Authorization shall be valid until expressly revoked in writing.



Liam Hoare

5/28/24

Date



Reese C. Green

5/28/24

Date

**CITY OF PORTSMOUTH
ZONING BOARD OF ADJUSTMENT
NARRATIVE TO APPLICATION**

Liam Hoare and Reese C. Green
189 Wibird Street
Portsmouth, NH 03801
Owner and Applicant

Introduction and Relevant Historical Information

Liam Hoare and Reese C. Green (“Owners” or “Applicant”) are the owners of real property located at 189 Wibird Street, identified on Portsmouth Tax Map 133 as Lot 51 (the “Property”). The Property is located in the General Residence A (“GRA”) zoning district, is 0.195 acres, or 8,524 square feet, and contains a modest two-story, wood framed New Englander style home, front porch and rear deck, and no other structures, creating a footprint of approximately 1174 square feet, or approximately 14.00% building coverage. The Property has 54.50 feet of frontage solely on Wibird Street. There is an existing curb cut for the Property, but no driveway.

The Property contains three (3) preexisting nonconformities: 1) frontage of 54.50 feet where 100 feet is required, 2) a 4 foot, 6 inch front setback where 15 feet is required, and 3) a 5 foot, 2 inch side setback where 10 feet is required.

These existing conditions can be seen on a plan entitled “Existing Conditions Plan, Land of Liam Hoare & Reese C. Green, Tax Map 133 Lot 51, 189 Wibird Street, Portsmouth, NH” drawn by Boudreau Land Surveying PLLC, dated December 4, 2023, which is enclosed herewith as **Exhibit A**.

The Property was created by the recording of a plan entitled “Plan of Lots of Land on Wibird Street, belonging to John F. Shillaber, Portsmouth, N.H.” Nov. 1, 1890, prepared by A. C. Hoyt, Surveyor, which is recorded with the Rockingham County Registry of Deeds as Plan #00276. The house was constructed in 1920 as noted in the City’s Property file. The Property maintains its original perimeter boundaries which is evidenced by the description of the Property in the source deed, enclosed herewith as **Exhibit B**, which states (emphasis added):

Westerly by Wibird Street, 54 feet, 6 inches
Northerly by Lots No. 9 and No. 7 on said plan, 157 feet, more or less;
Easterly by land now or formerly of Gershowitz, et. al., 54 feet, 6 inches; and
Southerly by Lot No. 11 on said plan, 157 feet, more or less.

The creation of the Property and the construction of the house predates the existence of any zoning regulation in the City. The City first enacted zoning regulation in 1927, and at that time the Property, and the entirety of Wibird Street, was zoned as “Single Residence.” The Single

Residence district called for a side set back of 8 feet. Enclosed herewith as **Exhibit C** is a portion of the 1927 Zoning Map, as well as the pertinent pages of the 1927 Zoning Ordinance showing the Property being located in the Single Residence district, as well as the dimensional standards for the Single Residence district, respectively. The Property, and surrounding area, was later rezoned as GRA. At the time of its construction, the Property was not nonconforming with respect to its side setback because there was no zoning regulation. The Property became nonconforming due to the overlay of zoning regulation in 1927, subsequent zoning regulations, and under the current Zoning Ordinance.

The Owners had been searching for a single-family residence in Portsmouth for quite some time, and finally lucked out with their purchase of the Property in June of 2023. The Owners knew that eventually they wanted to renovate the house but did not have to move in right after their purchase and decided to rent the Property. Since then, the Owners welcomed their first child, and their tenant is vacating and relocating soon. The Owners now desire to move forward with a renovation to the existing house which includes a new addition to the rear.

Enclosed herewith as **Exhibit D** is a plan entitled “Site Plan, Land of Liam Hoare & Reese C. Green. Tax Map 133 Lot 51, 189 Wibird Street, Portsmouth, NH” drawn by Boudreau Land Surveying PLLC, dated May 16, 2024 (the “Site Plan”). Also enclosed herewith as **Exhibit E** is the overview architectural plans drawn by Amy Dutton Home (the “Design Plan”). The Site Plan and the Design Plan show the proposed conditions of the Property.

The plan is to maintain and renovate the existing house and front porch, remove the existing rear deck, and in place of the rear deck construct a 588 square foot, two-story addition, and a 243 square foot rear deck, as well as a small side porch on the northerly side of the house which will service the new driveway.

The rear addition is stepped-in and stepped-down from the house, and the rear deck is stepped-in and stepped-down from the addition, creating a trailing effect of the expansion of the structure. Architecturally speaking, the design of the addition is consistent with the style of the existing home by paying homage to the New Englander style. The trailing effect is also consistent with the shape of the Property which is much longer than it is wide, and it does not cut or block off the Property or site lines like other types of additions which are L-shaped.

The addition utilizes the existing grade of the Property which generally slopes down from west (front) to east (back), as such, the ground floor, or basement, of the addition will serve as a two-car garage. The first floor will serve as new living area and a kitchen, and the second floor of the addition will serve as a master bedroom, bathroom and closet and a new bedroom/office space.

The utilization of the existing grade of the Property allows the Owner to have a longer driveway setting the parking farther from the street, creating more off-street parking, and, as just noted, parking in the garage. This is more favorable instead of either proposing an even larger

addition or a separate structure for a garage, which minimizes the overall proposed building coverage.

Another result and benefit of the proposed addition and improvements is the Owner's ability to address and mitigate stormwater and drainage concerns that affect the Property and the immediately surrounding abutters as the backyard of the Property is a low point in the neighborhood. The Owners are currently working with a site contractor to determine if a drywell and drainage system would suffice and are even entertaining a private stormwater drain that could connect to existing infrastructure on Union Street. The second option would require working with an abutter to the rear for an easement and the approval of the Department of Public Works.

At its widest point, the addition encroaches into the side setback by only 1.5 feet but stays well within the current 5 foot, 2 inch existing condition created by the bump-out bay window. Had there been zoning regulation when the house was constructed, even under the Single Residence district which called for an 8 foot side setback, it is entirely possible that the house could have been constructed within the now existing building envelope which is influenced by the GRA dimensional requirements; and, as such, the proposed design could also have been placed within the building envelope negating the need for any variance relief.

The Property is by no means alone in these existing or proposed conditions. The majority of properties abutting the Property and around Wibird Street experience some form of setback nonconformity due to original construction or variance relief received over the years. Enclosed herewith as **Exhibit F** is a general overview of the immediately surrounding neighborhood highlighting existing properties that appear to contain nonconforming setbacks; of the 43 properties examined within the highlighted perimeter 36 of the properties appear to have nonconforming setbacks of various types.¹

Finally, enclosed herewith as **Exhibit G-1 – G9**, are several pictures of the house and property, as well as views heading from the house up Wibird Street and down Wibird Street toward the house.

In summary, the Owner would like to retain and renovate the existing front porch and house, construct a 588 square foot, two-story addition off the rear of the house, a new rear deck, a small side porch, and a new driveway.

¹ The Mapgeo Interactive Tax Map is known to be for reference only, and for these purposes it is being used to show that, in general, it can be gleaned that many of the surrounding properties appear to have nonconforming setbacks; still, it is further acknowledged that this not a survey and therefore not exact.

Zoning Relief Requested

The Owners seek the following variance from the Zoning Ordinance:

1. A variance from Article 10.521-Table of Dimensional Standards in the GRA Zoning District to allow a side yard setback of 8 feet, 6 inches for the rear addition, where a 5 foot, 2 inch side yard setback currently exists, and where 10 feet is required.

Variance Criteria

A. Granting the variances will not be contrary to the public interest and will observe the spirit of the Ordinance.

“There are two methods of ascertaining whether granting a variance would violate an ordinance’s basic zoning objectives: 1) examining whether granting the variance would alter the essential character of the neighborhood or, in the alternative, 2) examining whether granting the variance would threaten the public health, safety, or welfare.” *Harborside Assoc. v. Parade Residence Hotel*, 162 N.H. 508, 514 (2011).

The zoning relief requested herein will not alter the essential character of the neighborhood, nor will it create any negative impact to the public health, safety, or welfare.

First and foremost, the original house is not being demolished, rather the front porch and house are being renovated and revitalized leaving the literal streetscape of the Property in the same condition as it has been for decades. Moreover, the construction of an actual driveway will provide for better interaction with the streetscape and remove vehicles from on-street parking.

The construction of the addition, generally and regardless of location on the Property, is a common practice for single family residences, especially to residences constructed as far back as 1920. The streetscape will not be affected by the addition since the majority of work will be occurring in the rear of the house toward the rear of the Property.

As seen in Exhibit G1-G5 the addition will only visible from certain angles from passing-by vehicular and pedestrian traffic, and it will not be visible while looking at the Property head-on.

Finally, the purpose of setbacks and similar standards is to create uniform lots, when possible, create uniform building envelopes, and to prevent overcrowding on lots that could affect surrounding properties by disturbing abutters’ light, air and space. The existence of the addition, though it increases the size of the house, still speaks to and preserves the interests that the Zoning Ordinance seeks to protect, and as described in more detail below, will not disturb the light, air and space for abutters.

B. Substantial justice will be done by granting the variance relief.

Any loss to the individual that is not outweighed by a gain to the general public is an injustice. *New Hampshire Office of State Planning, The Board of Adjustment in New Hampshire, A Handbook for Local Officials* (1997); *Malachy Glen Assoc. Inc v. Town of Chichester*, 155 N.H. 102 (2007).

In this instance, the loss to the Applicant is clear if the variance relief sought is denied. The Applicant would be forced to either change its design plan and lose out on valuable living area which maximizes space and efficiency or entertain other types of additions which would be inconsistent with the current style of the house and would segregate the Property, which would also disrupt the essential character of the neighborhood.

C. The values of surrounding properties will not be diminished by granting the variance relief.

Granting the requested relief will not diminish the value of surrounding properties. As previously stated, many properties in the surrounding area benefit from structures (primary residences and/or accessory structures) being located in the side and other setbacks. The addition provides the least amount of potential impact for the abutter to the left as that house is built almost on the shared property line and placement of the driveway will serve as a natural buffer to that property. Similarly, the abutter to the right uses its property directly abutting the Property as its driveway which also contains a nonconforming accessory structure, a garage, that is within the side setback. The abutter to the right's use of its left side setback creates a buffer in relation to the addition and abutter's primary residence. The addition will also only be seen from the angles and perspectives when approaching the house from the left or the right. The addition will otherwise be 60+ feet from other properties' lines to the rear. Finally, the Owners plan to also incorporate stormwater mitigation into their project will serve as a benefit to surrounding properties.

D. Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

1. There are special conditions that distinguish the Property from surrounding properties.

The Property has special conditions that distinguish it from surrounding properties. The Property is situated at the bottom of a hill on Wibird Street and is also graded from west to east creating a low point for the neighborhood in its backyard. Second, had zoning regulations been in place at the time of the construction of the house then the original builder would have had to pay attention to a building envelope. It is likely that the house would have either been constructed in a different location (entirely within the building envelope) or the design of the house may have been altered. The existing features of the house already create a 5 foot, 2 inch side setback. Finally, the style of the existing house drives the architect to create an addition that is architecturally

consistent with the original, dominant structure; any other design would either not be practical or would segregate the Property and potentially alter the essential character of the neighborhood.

2. There is no fair and substantial relationship between the general purposes of the ordinance and their specific application to the Property.

The Property was created by the recording of a plan of land from 1890 when no zoning regulation or subdivision regulations were in effect. The Property has maintained its original structure since its creation. The house was constructed prior to the City’s first enactment of any zoning regulation and, therefore, certainly predates any of the current dimensional requirements of the GRA District.

As previously stated, the purpose of setbacks, among other dimensional standards, is to create uniform lots, when possible, create uniform building envelopes, and to prevent overcrowding on lots that could affect surrounding properties. In this instance, construction of anything to, on or near the right side of the house would run afoul of the Zoning Ordinance, however, the addition will be less nonconforming than the existing conditions of the house and Property and, therefore, is consistent with the objectives and spirit of the Zoning Ordinance by not further frustrating the interests of direct abutters which the Zoning Ordinance seeks to protect. Strictly applying the current zoning standards to the Property that pre-date the adoption of any, including current, zoning standards is impractical in relation to the requested relief.


3. The Proposed Use is Reasonable.

The Property is used as a single-family residence and this use will remain the same. The Applicant is requesting relief in order to add on to the house with a design that is consistent with the current style of the house.

Proposed Stipulations

None at this time.

In conclusion, the Applicant has demonstrated that its application meets the five (5) criteria for each of the variances ought and respectfully requests that the Board approves this application.

Respectfully submitted,
Liam Hoare & Reese C. Green
By and through their Attorney,


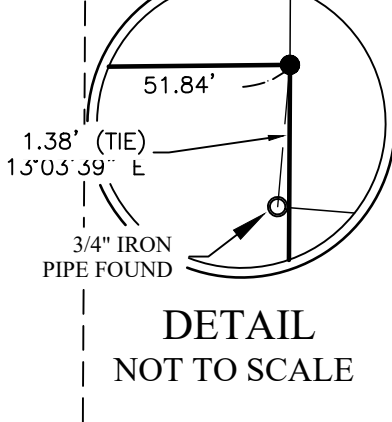
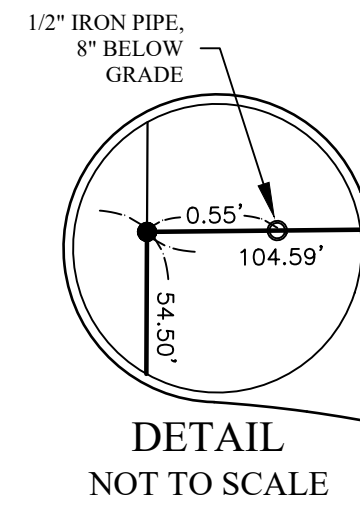
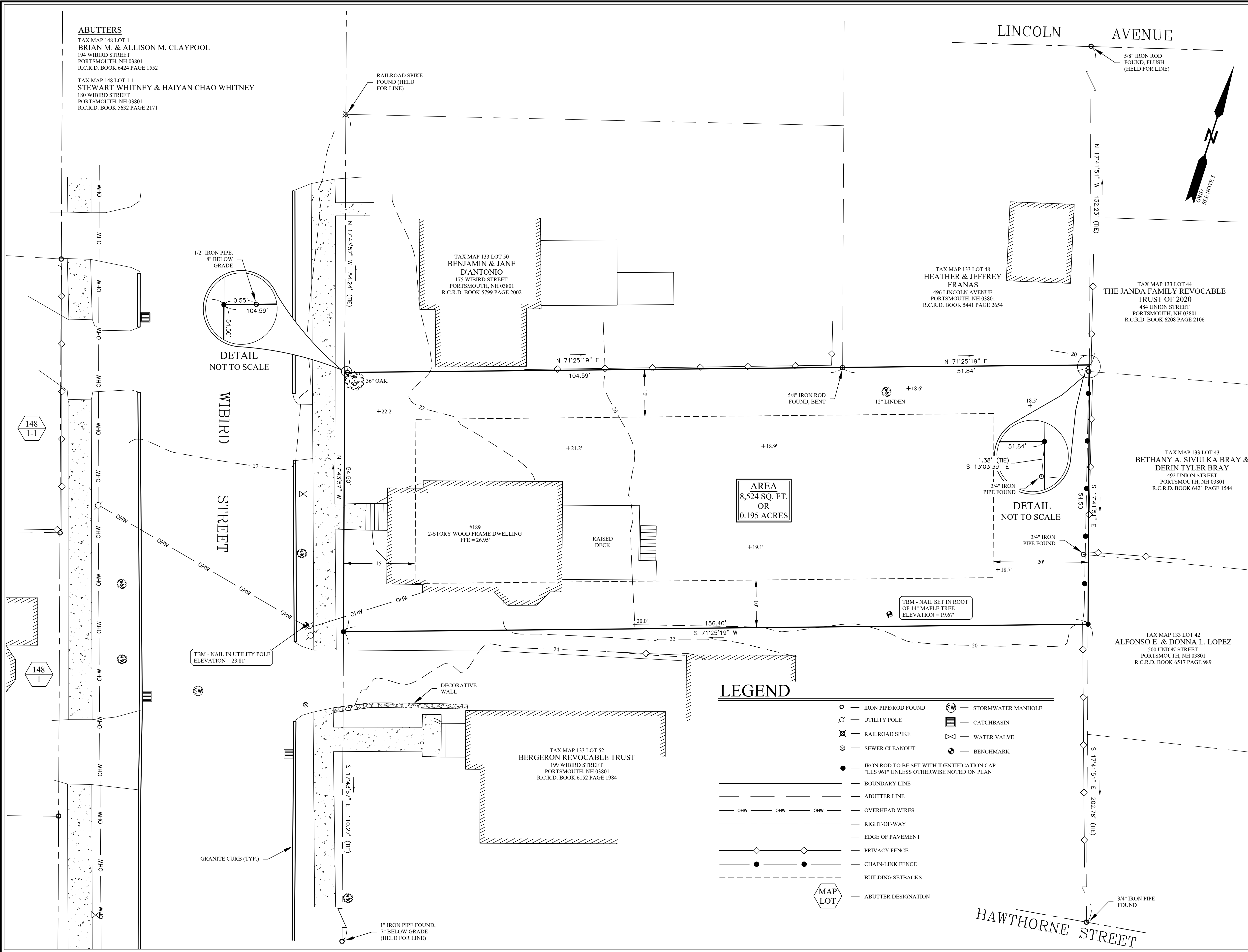
Colby T. Gamester, Esquire
144 Washington Street
Portsmouth, NH 03801
603-427-0000, colby@gamesterlaw.com

Dated: May 29, 2024

ABUTTERS

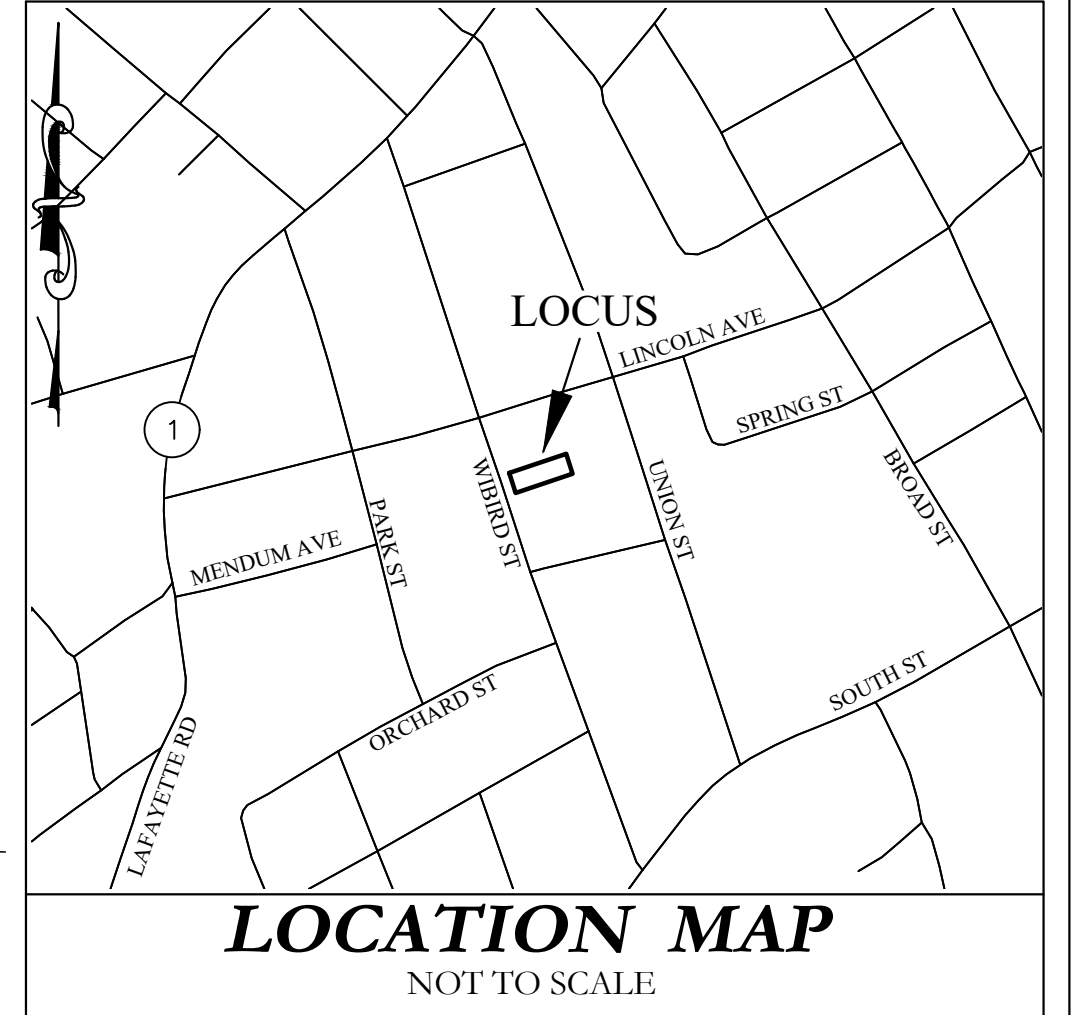
TAX MAP 148 LOT 1
BRIAN M. & ALLISON M. CLAYPOOL
194 WIBIRD STREET
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 6424 PAGE 1552

TAX MAP 148 LOT 1-1
STEWART WHITNEY & HAIYAN CHAO WHITNEY
180 WIBIRD STREET
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5632 PAGE 2171



LEGEND

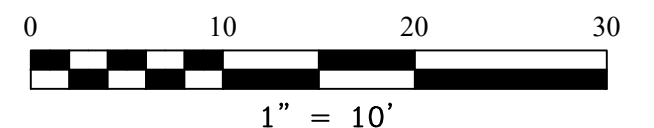
- IRON PIPE/ROD FOUND
- UTILITY POLE
- ⊗ RAILROAD SPIKE
- ⊗ SEWER CLEANOUT
- IRON ROD TO BE SET WITH IDENTIFICATION CAP "LLS 961" UNLESS OTHERWISE NOTED ON PLAN
- BOUNDARY LINE
- ABUTTER LINE
- OVERHEAD WIRES
- RIGHT-OF-WAY
- EDGE OF PAVEMENT
- PRIVACY FENCE
- CHAIN-LINK FENCE
- BUILDING SETBACKS
- MAP LOT
- ⊗ STORMWATER MANHOLE
- ▭ CATCHBASIN
- ⊗ WATER VALVE
- ⊕ BENCHMARK



- NOTES:
- REFERENCE: TAX MAP 133 LOT 51 R.C.R.D. BOOK 6491 PAGE 2536
 - TOTAL PARCEL AREA: 8,524 SQ. FT. OR 0.195 AC.
 - OWNER OF RECORD: LIAM HOARE & REESE C. GREEN 351 HIGH STREET SUITE 101 NEWBURYPORT, MA 01950
 - ZONE: GRA DISTRICT DIMENSIONAL REQUIREMENTS:

MINIMUM LOT AREA	7,500 sq. ft.
MINIMUM FRONTAGE	100 ft.
MINIMUM FRONT SETBACK	15 ft.
MINIMUM SIDE SETBACK	10 ft.
MINIMUM REAR SETBACK	20 ft.
 - HORIZONTAL DATUM IS NHPSC (NAD '83) BASED ON GPS OBSERVATIONS.
 - VERTICAL DATUM SHOWN IS NAVD '88 BASED ON GPS OBSERVATIONS.
 - THE INTENT OF THIS PLAN IS TO THE EXISTING CONDITIONS OF THE SURVEYED PREMISES IN RELATION TO THE LEGAL BOUNDARIES OF RECORD.

- PLAN REFERENCES:
- PLAN TITLED "PLAN OF LOTS OF LAND ON WIBIRD STREET BELONGING TO JOHN F. SHILLABER, PORTSMOUTH, NH" R.C.R.D. PLAN #00276.
 - PLAN TITLED "CONDOMINIUM SITE PLAN FOR THE H. DONALD JR. & MARIE C. KENNEDY CONDOMINIUM" DATED 8/10/87, PREPARED BY DAVID W. SIDMORE, LLS 447, R.C.R.D. PLAN D-17285.
 - PLAN TITLED "BOUNDARY SURVEY FOR TRUSTEE OF THE JANE A. SHANNON REV. TRUST, TAX MAP 148 LOT 1, PORTSMOUTH, NH" DATED 2/9/15, PREPARED BY ROSS ENGINEERING, R.C.R.D. PLAN D-38691.



EXISTING CONDITIONS PLAN
LAND OF
LIAM HOARE & REESE C. GREEN
(TAX MAP 133 LOT 51)
189 WIBIRD STREET
PORTSMOUTH, NH

DRAWN BY: SDB DATE: DECEMBER 4, 2023
CHECKED BY: ARB DRAWING NAME: 23029A
JOB NAME: 23029 SHEET: C1





LCHIP	ROA653151	25.00
TRANSFER TAX	RO123669	13,500.00
RECORDING		14.00
SURCHARGE		2.00

TAX STAMP: \$13,500.00 WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that I, **Karen Melissa Zukowski**, Successor Trustee of The William M. Niland and Helena I. Niland Revocable Living Trust, dated January 14, 2010, of 90 TJ Gamester Avenue, Portsmouth, New Hampshire, (the "Grantor"), for consideration paid and in full consideration, grant to **Liam Hoare and Reese C. Green**, husband and wife, as joint tenants with rights of survivorship, of 351 High Street, Suite 101, Newburyport, Massachusetts (the "Grantee"), with WARRANTY COVENANTS:

A certain lot or parcel of land with the buildings thereon, situate in Portsmouth, County of Rockingham, and State of New Hampshire, being Lot No. 10 on a plan entitled "Plan of Lots of Land on Wibird Street, belonging to John F. Shillaber, Portsmouth, N.H." dated Nov. 1, 1890, prepared by A. C. Hoyt, Surveyor, and recorded with the Rockingham County Registry of Deeds as Plan #00276, bounded and described as follows, viz:

- Westerly by Wibird Street, 54 feet, 6 inches;
- Northerly by Lots No. 9 and No. 7 on said plan, 157 feet, more or less;
- Easterly by land now or formerly of Gershowitz, et. al., 54 feet 6 inches; and
- Southerly by Lot No. 11 on said plan, 157 feet, more or less.

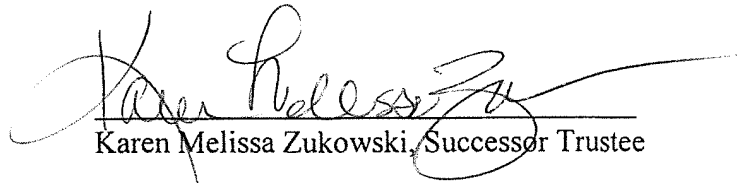
Meaning and intending to describe the same premises conveyed by William M. Niland, to William M. Niland, Trustee of The William M. Niland and Helena I. Niland Revocable Living Trust, by deed dated September 29, 2011 and recorded on October 13, 2011, with the Rockingham County Registry of Deeds at Book 5252, Page 1005.

This is not homestead property.

END OF TEXT

SIGNATURE PAGE FOLLOWS

WITNESS the execution hereof, under seal, this 27th day of June 2023.




Karen Melissa Zukowski, Successor Trustee

STATE OF NEW HAMPSHIRE

Rockingham, ss.

June 27, 2023

Before me, the undersigned notary public, personally appeared Karen Melissa Zukowski, as Successor Trustee of The William M. Niland and Helena I. Niland Revocable Living Trust, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed and sealed it voluntarily and for its stated purpose as Successor Trustee of The William M. Niland and Helena I. Niland Revocable Living Trust and who swore or affirmed that the contents contained therein are true and accurate.



Notary Public
My Commission Expires: 6/7/27

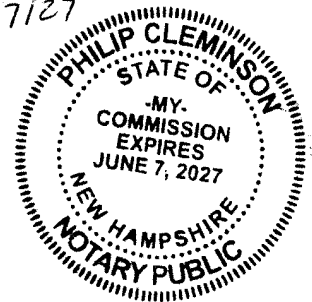
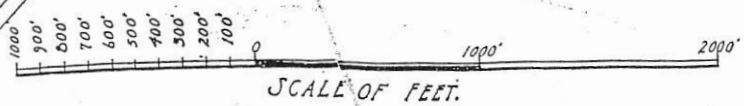
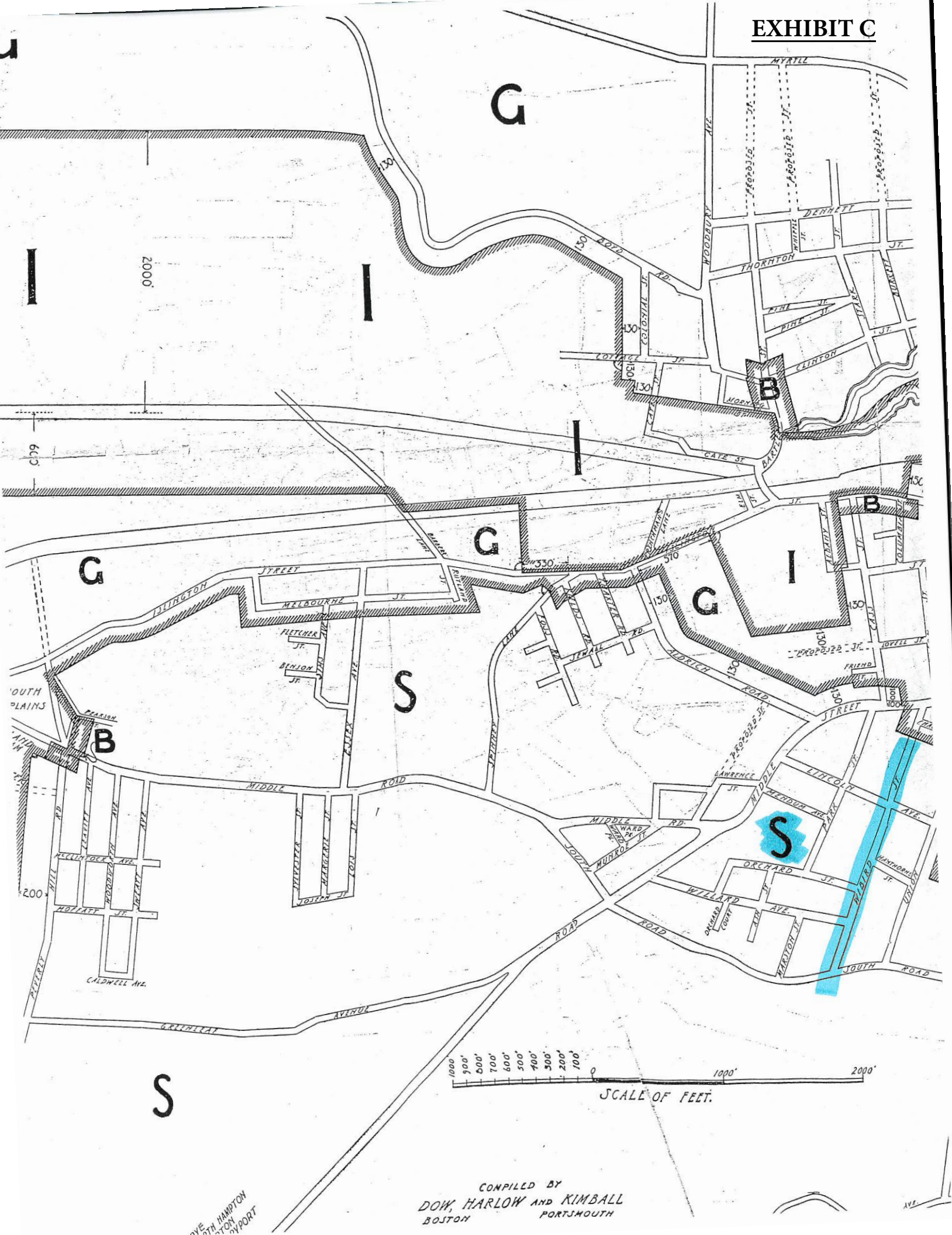


EXHIBIT C



COMPILED BY
DOW, HARLOW AND KIMBALL
BOSTON PORTSMOUTH

BYE WITH HAMPTON
TON SWPORT

Portsmouth Zoning Commission

ZONING ORDINANCE

For the City of Portsmouth, N. H.

In Effect Dec. 7, 1927

Arthur C. Comey, City Planner



(7) Accessory use customarily incident to any of the above uses.

(b) **Rear Yards:** There shall be behind every building a rear yard having a minimum depth of one-fifth of the depth of the lot or twenty-four feet, whichever is the less.

(c) **Side Yards:** There shall be on each side of every building or pair of semi-detached buildings a side yard having a minimum width of seven feet, provided that the width of one side yard may be reduced one foot or two feet if the width of the other side yard is correspondingly increased, and provided further that on no lot held under separate and distinct ownership from adjacent lots and of record at the time it is placed in a general residence district shall the buildable width be reduced by this requirement to less than twenty-four feet.

(d) **Courts:** No court shall be less in any dimension than as prescribed in apartment house districts. No window in a dwelling shall open upon an outer court with a horizontal depth exceeding its width or upon an inner court with a vertical depth exceeding its width.

(e) **Front Yards:** There shall be in front of every building a front yard having a minimum depth of fifteen feet, provided that no front yard need be deeper than the average of the depths of front yards on the lots next thereto on either side, a vacant lot or a lot occupied by a building with a front yard more than fifteen feet deep being considered as though occupied by a building with a front yard fifteen feet deep; and provided further than on a lot held under separate and distinct ownership from adjacent lots and of record and less than one hundred feet deep at the time it is placed in a general residence district the depth of no front yard need exceed fifteen per cent of the depth of the lot.

(f) **Corner Clearance:** Between the lines of intersecting streets and a line joining points on such lines fifteen feet distant from their point of intersection, or, in the case of a rounded corner, the point of intersection of their tangents, no building or structure may be erected and no vegetation other than shade trees may be maintained above a height three feet above the plane through their curb grades.

(g) **Building Area:** No dwelling shall occupy more than forty per cent of its lot and no building other than a dwelling shall occupy more than sixty per cent of its lot. (For accessory buildings see Sec. 9, par. g.)

(h) **Area of Lot per Family:** No dwelling shall be erected or altered to accommodate or make provision for more than one family for each two thousand five hundred square feet of the area of the lot, and no dwelling shall be erected on any lot containing less than four thousand square feet, provided that a single-family dwelling may be erected on any lot of record at the time this ordinance is adopted and a two-family dwelling may be erected on any lot of record and containing not less than four thousand five hundred square feet at the time this ordinance is adopted.

(i) **Height:** No building shall exceed two and one-half stories or thirty-five feet in height unless it sets back from each street and lot line ten feet in addition to the above requirements plus one foot for each foot of excess height. No building shall exceed four stories or fifty-five feet in height. No dwelling for more than one family shall exceed two and one-half stories or thirty-five feet in height, provided that nothing herein shall prevent any dwelling existing at the time of the adoption of this ordinance being altered to accommodate not more than two families. The term "half story" in this ordinance shall mean a story in a sloping roof, the area of which at a height four feet above the floor does not exceed two-thirds of the floor area of the story immediately below it, and which does not contain an independent apartment.

SINGLE RESIDENCE DISTRICTS

SECTION 7. In a single residence district—

(a) **Use:** No building or premises shall be erected, altered or used except for one or more of the following uses:

- (1) Single-family detached dwelling;
- (2) Church;
- (3) Club, except clubs the chief activity of which is a service customarily carried on as a business and clubs with more than five sleeping rooms;

- (4) Educational use;
- (5) Farm, including the sale of products grown on the premises only, but excluding any use injurious, or offensive to the neighborhood;
- (6) Municipal recreational use;
- (7) Accessory use customarily incident to any of the above uses.

(b) **Rear Yards:** There shall be behind every building a rear yard having a minimum depth of one-quarter of the depth of the lot or thirty feet, whichever is the less.

(c) **Side Yards:** There shall be on each side of every building a side yard having a minimum width of eight feet, provided that the width of one side yard may be reduced one foot or two feet if the width of the other side yard is correspondingly increased, and provided further that on no lot held under separate and distinct ownership from adjacent lots and of record at the time it is placed in a single residence district shall the buildable width be reduced by this requirement to less than twenty-four feet.

(d) **Courts** shall conform to the regulations prescribed in general residence districts.

(e) **Front Yards:** There shall be in front of every building a front yard having a minimum depth of twenty feet, provided that no front yard need be deeper than the average of the depths of front yards on the lots next thereto on either side, a vacant lot or a lot occupied by a building with a front yard more than twenty feet deep being considered as though occupied by a building with a front yard twenty feet deep; and provided further that on a lot held under separate and distinct ownership from adjacent lots and of record and less than one hundred feet deep at the time it is placed in a single residence district the depth of no front yard need exceed twenty per cent of the depth of the lot.

(f) **Corner Clearance:** Between the lines of intersecting streets and a line joining points on such lines twenty feet distant from their point of intersection or, in the case of a rounded corner, the point of intersection of their tangents. no building or structure may be erected and no vegetation

other than shade trees may be maintained above a height three feet above the plane through their curb grades.

(g) **Building Area:** No dwelling shall occupy more than thirty-five per cent of its lot and no building other than a dwelling shall occupy more than fifty per cent of its lot. (For accessory buildings, see Sec. 9, par. g.)

(h) **Area of Lot per Family:** No dwelling shall be erected on a lot containing less than four thousand five hundred square feet unless such lot is of record at the time it is placed in a single residence district.

(i) **Height:** No building shall exceed two and one-half stories or thirty-five feet in height unless it sets back from each street and lot line ten feet in addition to the above requirements plus one foot for each foot of excess height. No building shall exceed four stories or fifty-five feet in height.

NON-CONFORMING USES

SECTION 8. (a) Any lawful building or use of a building or premises or part thereof existing at the time of the adoption of this ordinance or any amendment thereto may be continued, although such building or use does not conform to the above provisions hereof. Such use may be changed or if in a part of a building or premises designed or intended for such use may be extended throughout such building or premises, provided in each case no structural alterations are hereinafter made therein, except those required by law, ordinance or regulation, and provided that the Board of Adjustment shall rule that such changed or extended use is not substantially more detrimental or injurious to the neighborhood.

(b) A building of non-conforming use may be enlarged or altered or additional buildings may be erected on the same or an adjacent parcel of land in the same single or joint ownership of record at the time it is placed in a district for an extension of such use, provided the aggregate volume of such additions does not exceed twenty per cent of the volume of the existing building, provided the aggregate cost of such additions and alterations does not exceed fifty per cent of the fair value of the building, and provided the Board of Adjustment shall rule that such addition or al-

ABUTTERS

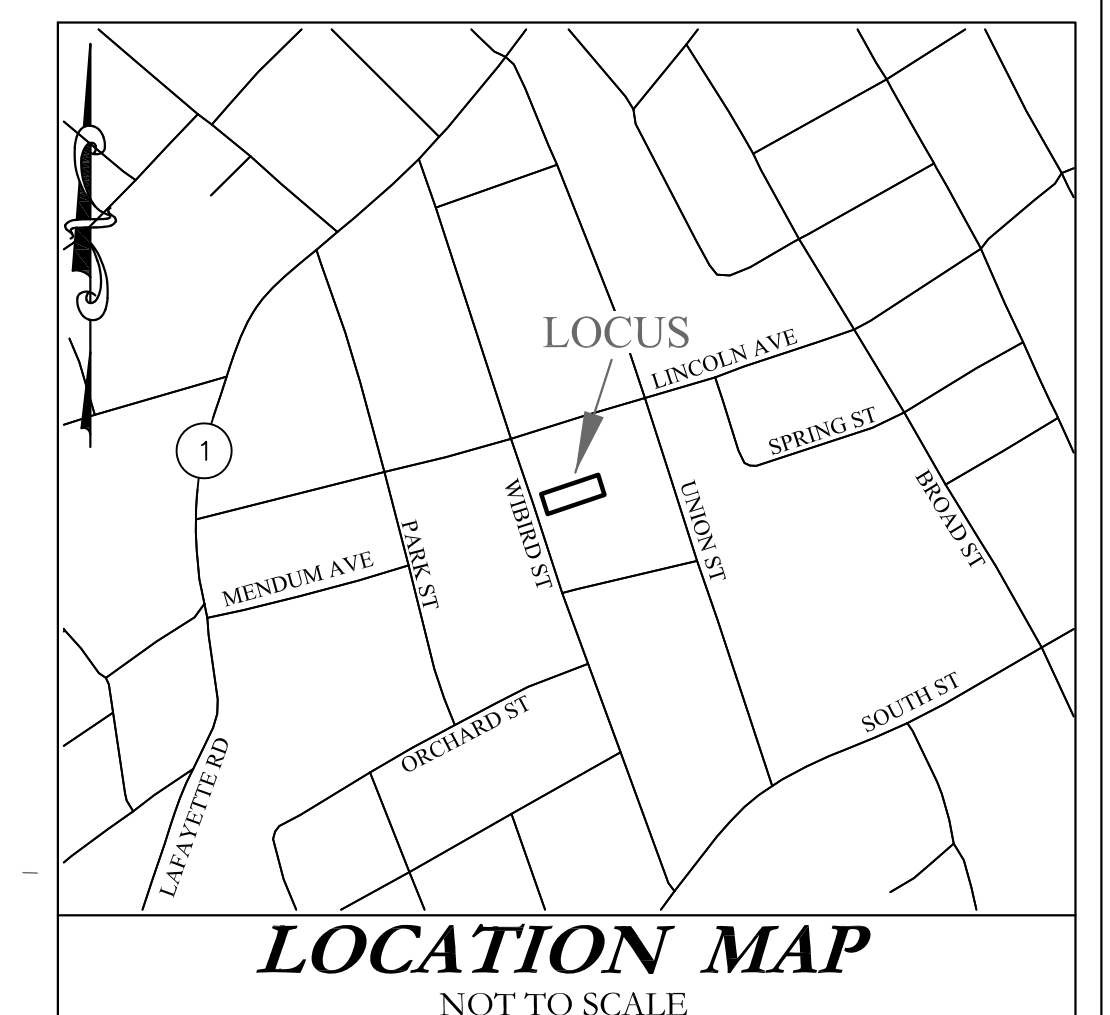
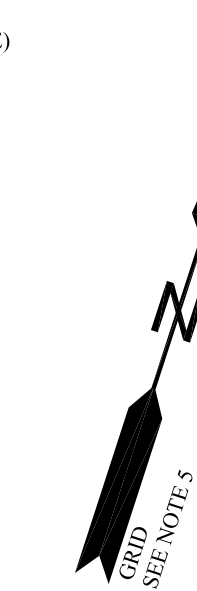
TAX MAP 148 LOT 1
BRIAN M. & ALLISON M. CLAYPOOL
194 WIBIRD STREET
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 6424 PAGE 1552

TAX MAP 148 LOT 1-1
STEWART WHITNEY & HAIYAN CHAO WHITNEY
180 WIBIRD STREET
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5632 PAGE 2171

LOT COVERAGE CALCULATIONS		
STRUCTURE	AREA (SF)	PERCENT COVERAGE
EXISTING COVERAGE		
DWELLING	858	
FRONT STEPS	25	
DECK/STAIRS	291	
TOTAL EXISTING COVERAGE	1174	14%
PROPOSED COVERAGE		
DWELLING	858	
FRONT STEPS	25	
SIDE DECK AND STEPS	50	
ADDITION	588	
DECK/STAIRS	243	
TOTAL PROPOSED COVERAGE	1764	21%
LOT SIZE	8524	

LINCOLN AVENUE

5/8" IRON ROD FOUND, FLUSH (HELD FOR LINE)



NOTES:

- REFERENCE: TAX MAP 133 LOT 51
R.C.R.D. BOOK 6491 PAGE 2536
- TOTAL PARCEL AREA: 8,524 SQ. FT. OR 0.195 AC.
- OWNER OF RECORD: LIAM HOARE & REESE C. GREEN
351 HIGH STREET
SUITE 101
NEWBURYPORT, MA 01950
- ZONE: GRA DISTRICT
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT AREA: 7,500 sq. ft.
MINIMUM FRONTAGE: 100 ft.
MINIMUM FRONT SETBACK: 15 ft.
MINIMUM SIDE SETBACK: 10 ft.
MINIMUM REAR SETBACK: 20 ft.
MAXIMUM BUILDING HEIGHT: 35 ft.
BUILDING COVERAGE: 25%
- HORIZONTAL DATUM IS NHPSC (NAD '83) BASED ON GPS OBSERVATIONS.
- VERTICAL DATUM SHOWN IS NAVD '88 BASED ON GPS OBSERVATIONS.
- THE INTENT OF THIS PLAN IS TO SHOW PROPOSED IMPROVEMENTS OF THE SURVEYED PREMISES IN RELATION TO THE LEGAL BOUNDARIES OF RECORD.
- OFF-STREET PARKING: THE FINAL GROSS FLOOR AREA FOR THE EXISTING DWELLING AND PROPOSED ADDITION IS 2,867 SQ. FT. (FIRST AND SECOND FLOOR). PER ZONING ORDINANCE 10:112.311, FOR FLOOR AREAS OVER 750 SQ. FT., 1.3 SPACES ARE REQUIRED PER DWELLING UNIT, REQUIRING A MINIMUM OF 2 SPACES.

PLAN REFERENCES:

- PLAN TITLED "PLAN OF LOTS OF LAND ON WIBIRD STREET BELONGING TO JOHN F. SHILLABER, PORTSMOUTH, NH" R.C.R.D. PLAN #00276.
- PLAN TITLED "CONDOMINIUM SITE PLAN FOR THE H. DONALD JR. & MARIE C. KENNEDY CONDOMINIUM" DATED 8/10/87, PREPARED BY DAVID W. SIDMORE, LLS 447, R.C.R.D. PLAN D-17285.
- PLAN TITLED "BOUNDARY SURVEY FOR TRUSTEE OF THE JANE A. SHANNON REV. TRUST, TAX MAP 148 LOT 1, PORTSMOUTH, NH" DATED 2/9/15, PREPARED BY ROSS ENGINEERING, R.C.R.D. PLAN D-38691.

TAX MAP 133 LOT 44
THE JANDA FAMILY REVOCABLE TRUST OF 2020
484 UNION STREET
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 6208 PAGE 2106

TAX MAP 133 LOT 43
BETHANY A. SIVULKA BRAY & DERIN TYLER BRAY
492 UNION STREET
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 6421 PAGE 1544

TAX MAP 133 LOT 42
ALFONSO E. & DONNA L. LOPEZ
500 UNION STREET
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 6517 PAGE 989

TAX MAP 133 LOT 50
BENJAMIN & JANE D'ANTONIO
175 WIBIRD STREET
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5799 PAGE 2002

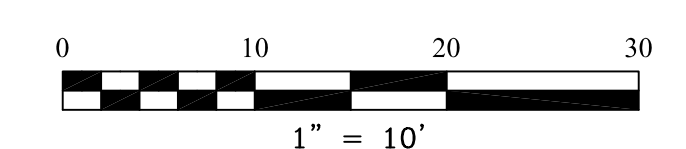
TAX MAP 133 LOT 48
HEATHER & JEFFREY FRANAS
496 LINCOLN AVENUE
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5441 PAGE 2654

TAX MAP 133 LOT 52
BERGERON REVOCABLE TRUST
199 WIBIRD STREET
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 6152 PAGE 1984

AREA
8,524 SQ. FT.
OR
0.195 ACRES

LEGEND

- IRON PIPE/ROD FOUND
- UTILITY POLE
- RAILROAD SPIKE
- SEWER CLEANOUT
- BOUNDARY LINE
- ABUTTER LINE
- OVERHEAD WIRES
- RIGHT-OF-WAY
- EDGE OF PAVEMENT
- PRIVACY FENCE
- CHAIN-LINK FENCE
- BUILDING SETBACKS
- ABUTTER DESIGNATION
- STORMWATER MANHOLE
- CATCHBASIN
- WATER VALVE
- BENCHMARK



SITE PLAN
LAND OF
LIAM HOARE & REESE C. GREEN
(TAX MAP 133 LOT 51)
189 WIBIRD STREET
PORTSMOUTH, NH

DRAWN BY: SDB DATE: MAY 29, 2024
CHECKED BY: ARB DRAWING NAME: 23029B2
JOB NAME: 23029 SHEET: C2

Boudreau Land Surveying P.L.L.C.
SCOTT D. BOUDREAU, L.L.S. #961
2 BEATRICE LANE
NEWMARKET, NH 03857
(603) 659-3468

TBM - NAIL IN UTILITY POLE
ELEVATION = 23.81'

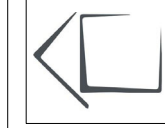
TBM - NAIL SET IN ROOT
OF 14" MAPLE TREE
ELEVATION = 19.67'

GRANITE CURB (TYP.)

1" IRON PIPE FOUND,
7" BELOW GRADE
(HELD FOR LINE)

HAWTHORNE STREET

3/4" IRON PIPE FOUND



OVERVIEW

SCALE: NTS

Number	Date	Description

OVERVIEW

SPECIFICATIONS + NOTES

- *ROOFING MATERIAL
- *ALL TRIM PACKAGE: PVC OR BORAL
- *SIDING:
- *BRACKETS: ProWood Market - Bracket 02T9 - P 32", H:42", T: 5.5" (Fld: WHITE)
- *COLUMNS:
- *STAIR SYSTEM:
- _EXTERIOR:
- *BROSCO: Liberty Extruded Rail System
- *RISER: AZEC- WHITE
- *TREAD: SELECTWOOD, ZURI "Weathered Grey"
- _INTERIOR:
- *NEWEL
- *HANDRAIL
- *BALUSTERS
- *RISER FINISH
- *TREAD
- *WINDOWS:
- _MANUFACTURER:
- _EXT. FINISH:
- _INT. FINISH:
- *DOORS:
- _MANUFACTURER:
- _EXT. FINISH:
- _INT. FINISH:
- *BATHROOMS:
- _FLOORING
- _TUB DESIGN
- _SHOWER FLOOR
- _SHOWER WALLS
- _SHOWER HEADS
- _SHOWER NICHE VS. SHELVES
- _SHOWER DOOR
- _NOTE: MAJOR PLUMBING CHANGES

- *FLOORING:
- _1ST FLOOR:
- _2ND FLOOR:
- _HEATED FLOOR:
- _REFINISH AREAS:
- *KITCHEN:
- _CABINETS: Cabinetry Notes: Specs to be prepared on 11 x 17 doc.
- _BUILT-IN NOTES:
- _APPLIANCES
- *MANTLE:
- *FIREPLACE:
- _GAS
- _WOOD: INT. FIREBOX: RED BRICK VS. YELLOW BRICK
- _HEARTH: RAISED VS. FLUSH
- *MATERIAL:
- NOTES:
- *CEILING HEIGHTS: 1ST FLOOR: _____ | 2ND FLOOR: _____
- *CORNER BOARDS: 6" TYP
- *WATER TABLE: 10" W/ COPPER FLASHING TYP.
- *RAKE BOARD: 8" TYP. PVC OR BORAL. (FILLED & PAINTED)
- *SOFFIT - BEADBOARD AZEC OR EQ.
- *ROOF VENT - RIDGE VENT VS. BROSCO LOUVERED VENT VS. SOFFIT VENT
- *ARCHITECTURAL DETAIL:
- *WINDOW TRIM: 4-1/2" TYP. PVC
- TOTAL SQUARE FOOTAGE:
- _NEW
- _RENOVATED SF
- _TOTAL

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DRAWINGS USED EXPRESSIVELY FOR
DESIGN ONLY FOR NOTED CLIENT. ALL
STRUCTURAL ENGINEERING PROVIDED BY
OTHER.

Building contractor / home owner to review and verify all
dimensions, specs and connections before construction
begins.
ELECTRICAL SYSTEM CODE: IEC 2011
MECHANICAL SYSTEM CODE: IMC 2015
PLUMBING SYSTEM CODE: 2021 Uniform Plumbing Code
IECC 2018

FINAL CD SET DATE: 05.28.24

EXISTING LIVING AREA		
MAIN DWELLING	858 sqft	
FRONT STEPS	25 sqft	
DECK / STAIRS	241 sqft	
TOTAL:	1174 sqft	14%

PROPOSED LIVING AREA		
MAIN DWELLING	858 sqft	
FRONT STEPS	25 sqft	
SIDE DECK & STEPS	50 sqft	
ADDITION	588 sqft	
DECK / STAIRS	243 sqft	
TOTAL:	1764 sqft	21%

DIM DISCLAIMER

**BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS.**

Label	Title
O-1	OVERVIEW
A-1	FLOT PLAN
A1	DEMOLITION PLAN
A-2	RENOVATION PLAN
G-1	GENERAL NOTES
G-2	GENERAL NOTES
G-3	GENERAL NOTES
A-3	FOUNDATION PLAN
A-4	FIRST FLOOR
A-5	SECOND FLOOR
A-6	ROOFS
A-7	WINDOW AND DOOR SCHEDULE
A-8	WINDOW AND DOOR SCHEDULE
A-9	ELEVATIONS
A-10	ELEVATIONS
A-11	ELEVATIONS
A-12	ELEVATIONS
A-13	SECTION
A-14	SECTIONS
F-1	FRAMING
F-2	WOOD FRAMING NOTES
F-3	FRAMING OVERVIEW
E-1	ELECTRICAL
P-1	PLUMBING
C-1	KITCHEN CABINETRY
C-2	BATH CABINETRY
C-3	CABINETRY
C-4	COUNTERTOP & TILE PLAN
C-5	COUNTERTOP & TILE QUANTITIES
C-6	CABINET SCHEDULE
L-1	LANDSCAPE PLAN
FP-1	FURNITURE PLAN
FP-2	FURNITURE SCHEDULE

CLIENT:
HOARE GREEN RESIDENCE
134 Kibrid Ave.
Portsmouth, NH 03801

CONTACT:
AMY DUTTON HOME
4 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.937.2020

DATE:

5/28/2024

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SCALED FOR:

24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

0-1

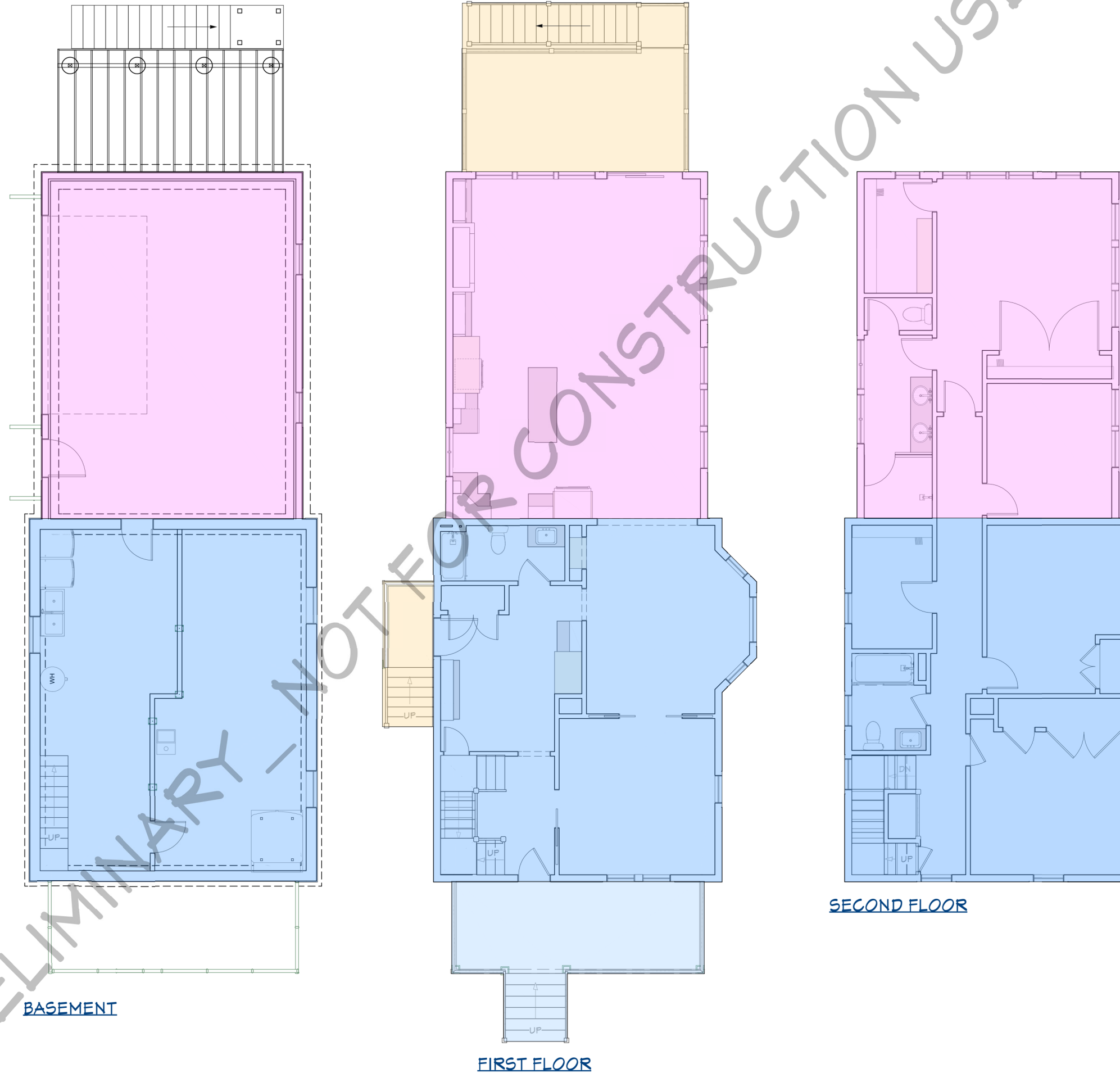
DEMOLITION NOTES

GENERAL NOTES

1. PROVIDE SELECTIVE DEMOLITION TO REMOVE EX. FLOOR, WALLS, CEILING, WINDOWS AND ROOF SYSTEMS IDENTIFIED. CONFIRM EXACT LOCATION W/ DESIGNER AND CIVIL ENGINEER PRIOR TO SELECTIVE DEMOLITION COMMENCEMENT. CONSULT WITH DESIGN PROFESSIONAL FOR ALL REQUIRED TEMPORARY SHORING AND SUPPORTS.
2. CUT EXISTING FOUNDATION TO LOCATION IDENTIFIED AND PREPARE FOR NEW FOUNDATION WALL.
3. EXISTING FOUNDATION WALL TO BE CUT AND REMAIN IN PLACE. REMOVE SILL PLATES OR OTHER LUMBER AND CUT BACK ANCHOR BOLTS TO TOP OF WALL. FILL VOID WITH SAND AND/ OR SOILS CONSISTENT WITH SURROUNDING MATERIALS.

CAD BLOCK GUIDE

- EXISTING FOOTPRINT (858 SQFT)
- PROPOSED ADDITION (588 SQFT)
- PROPOSED DECKS (253 + 50 SQFT)
- RENOVATED EXISTING FRONT PORCH



BASEMENT

FIRST FLOOR

SECOND FLOOR

RENOVATION PLAN

SCALE: 1/4" = 1'-0"



Revision Table	
Number	Date

RENOVATION PLAN

CLIENT:
HOARE GREEN RESIDENCE
 134 Nibrid Ave.
 Portsmouth, NH 03801

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 amy@amyduttonhome.com
 207.937-2020

DATE:

5/28/2024

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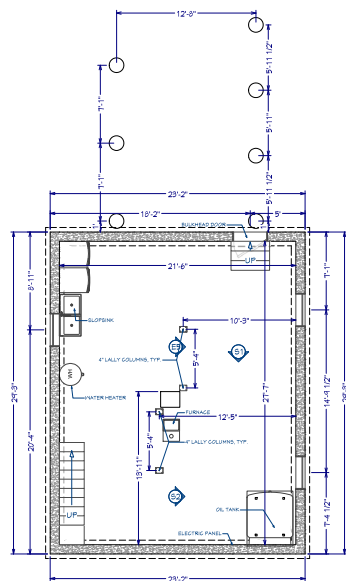
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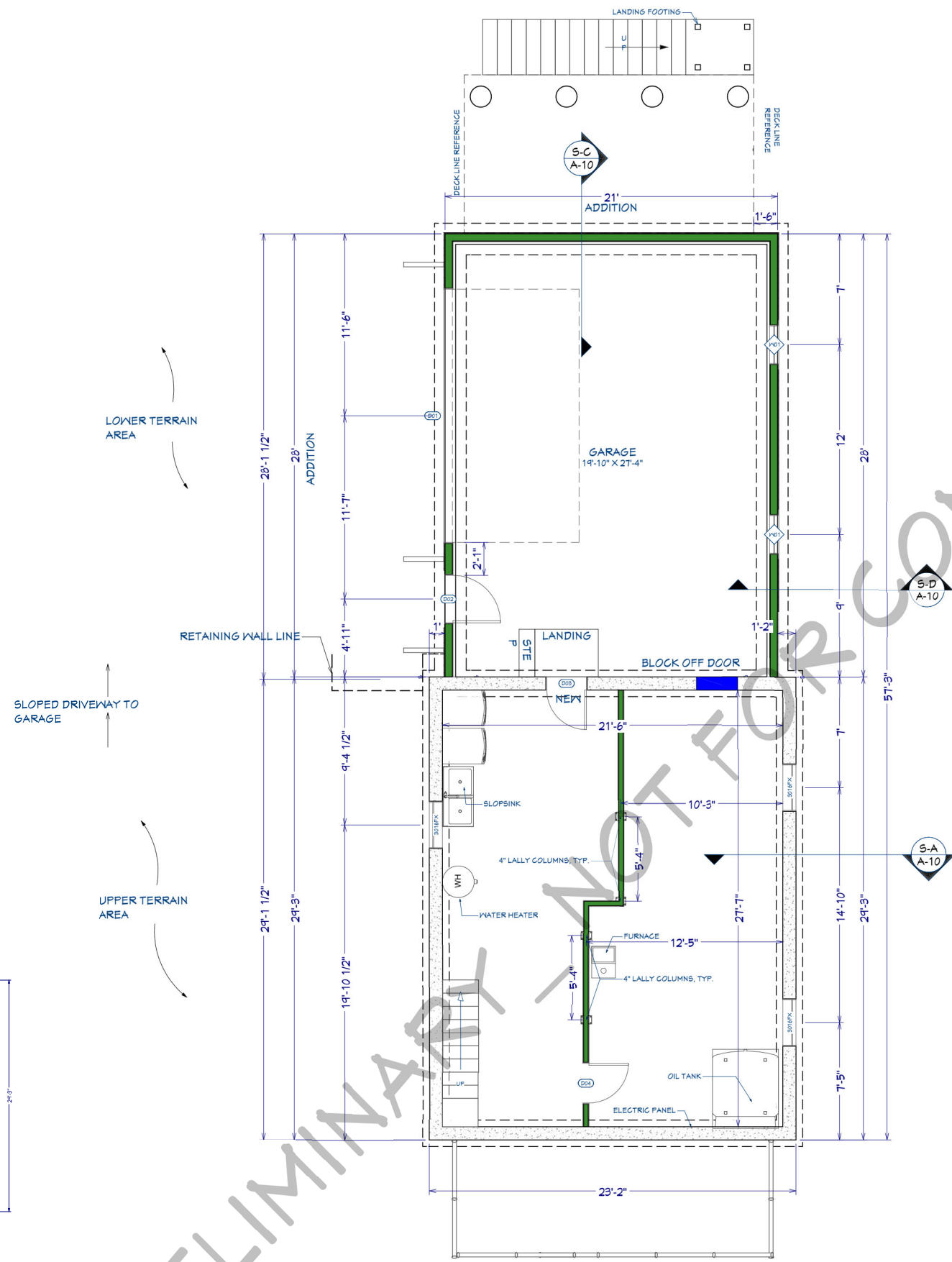
SEE SCALE
ON DRAWINGS

SHEET:

A-2

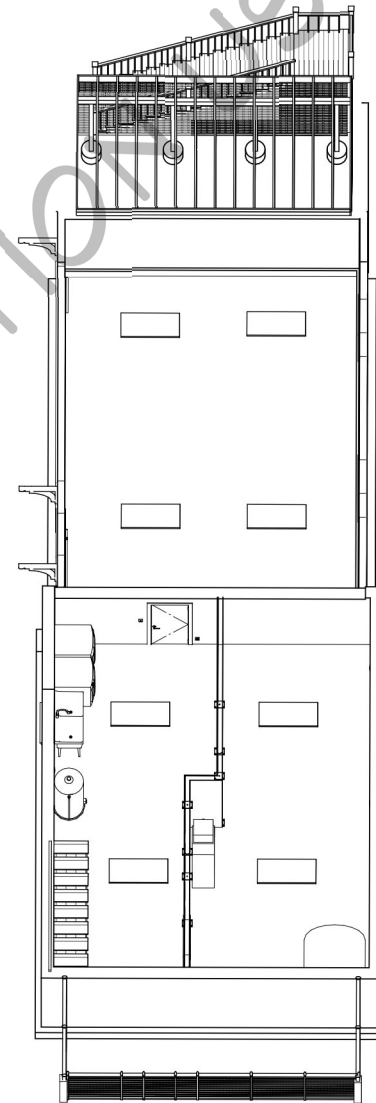


EXISTING FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

PROPOSED PERSPECTIVE VIEW
SCALE: NTS



PRELIMINARY NOT FOR CONSTRUCTION USE



Revision Table		
Number	Date	Description

FOUNDATION PLAN

CLIENT:
HOARE GREEN RESIDENCE
134 Nibrid Ave.
Portsmouth, NH 03801

CONTACT:
AMY DUTTON HOME
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amy@duttonhome.com
207.937.2020

DATE:
5/28/2024

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SCALE:
SEE SCALE ON DRAWINGS

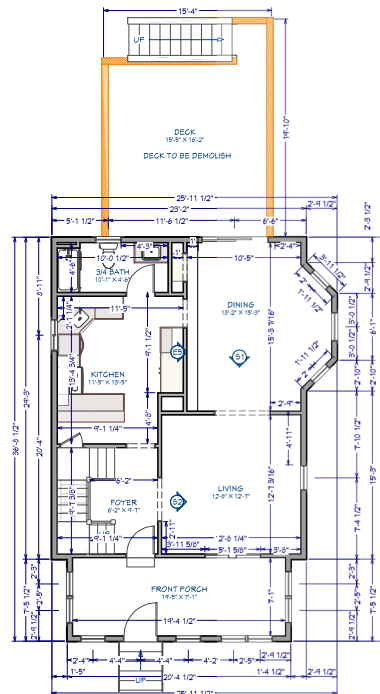
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A-3

RENOVATION NOTE:

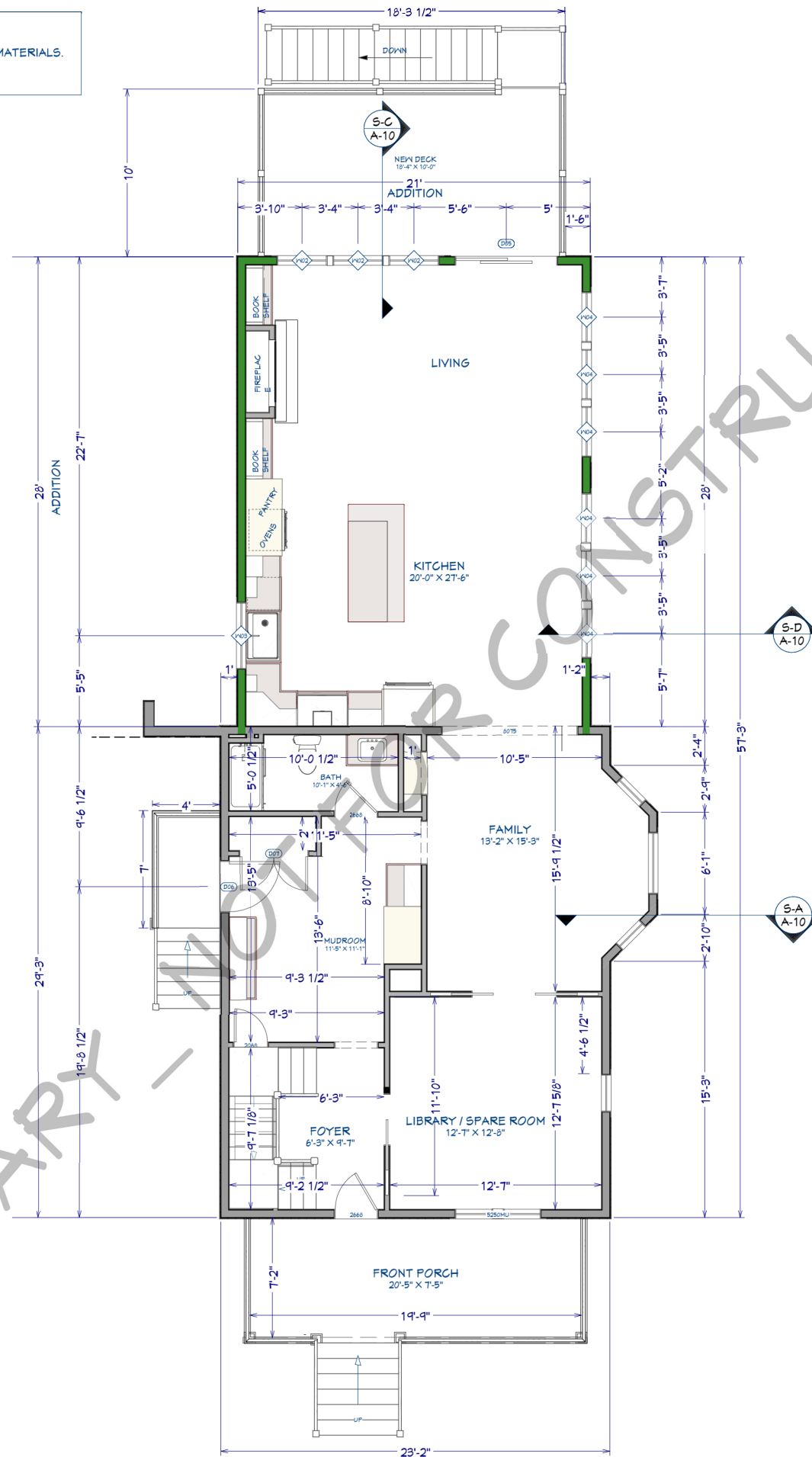
EXISTING UPSTAIRS BATH AND FIRST FLOOR BATH TO BE RENOVATED WITH FIXTURES IN SAME LOCATIONS, NEW MATERIALS.

CHIMNEY TO BE REMOVED FROM ROOFLINE PLANE AND 3RD FLOOR ONLY



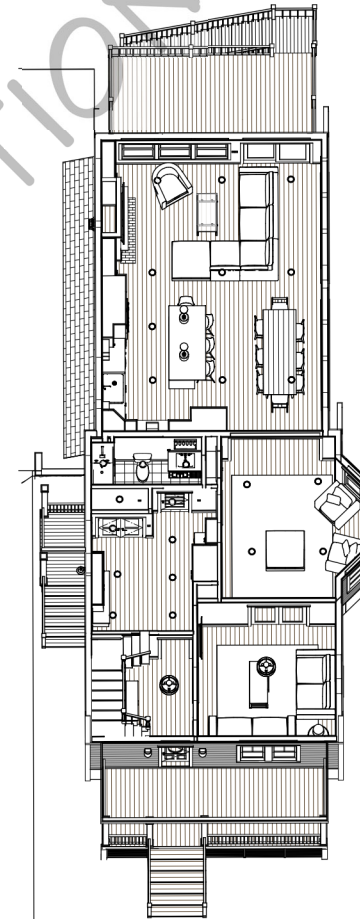
EXISTING FIRST FLOOR PLAN

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



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



PERSPECTIVE VIEW

SCALE: NTS

WALL LEGEND

- = EXTERIOR WALL
- = INTERIOR 6
- = INTERIOR 4
- = NEW WALL
- = DEMO WALL
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL



Number	Date	Description

FIRST FLOOR

CLIENT:
 HOARE GREEN RESIDENCE
 134 Nibrid Ave.
 Portsmouth, NH 03801

CONTACT:
 AMY DUTTON HOME
 4 WALKER STREET | KITTERY, ME
 amy@amyduttonhome.com
 207.937.2020

DATE:

5/28/2024

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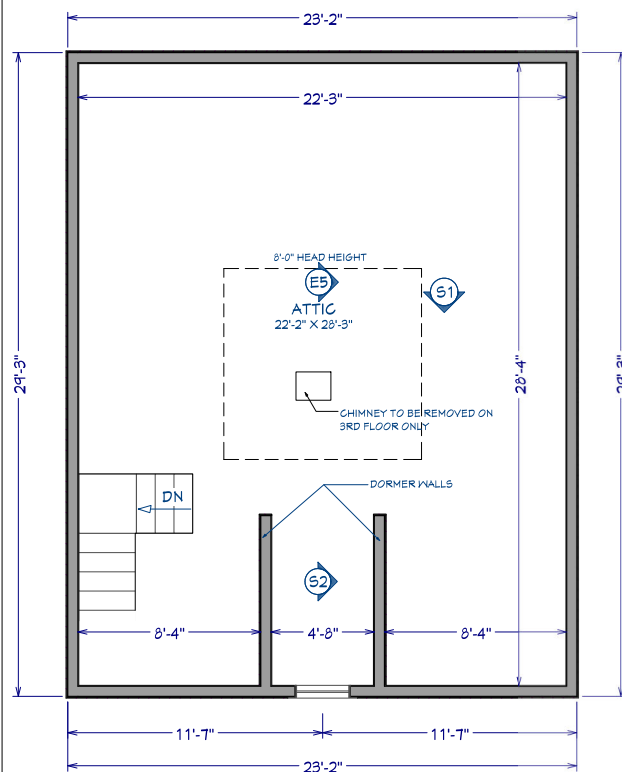
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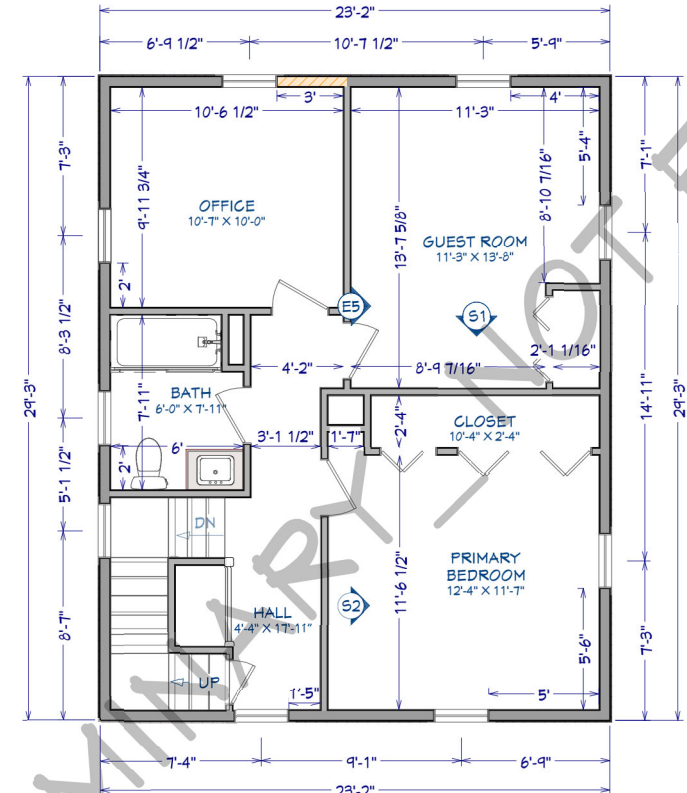
SEE SCALE ON DRAWINGS

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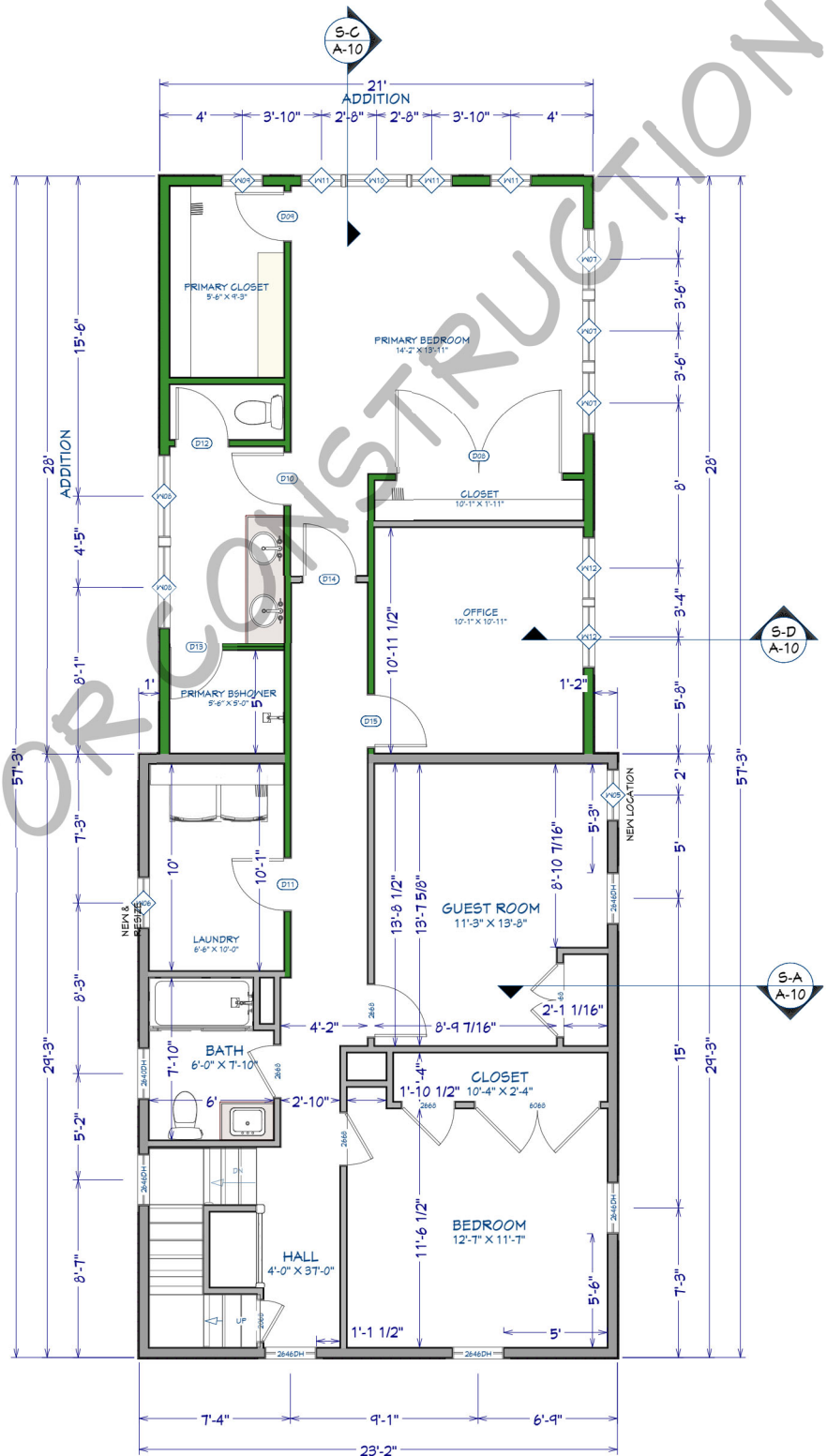
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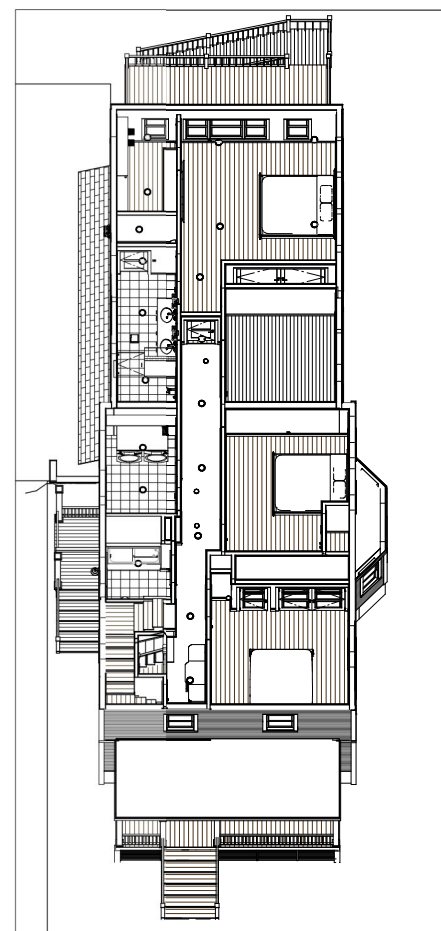
EXISTING THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

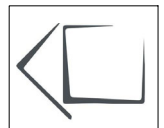


PERSPECTIVE VIEW
SCALE: NTS

WALL LEGEND

- = EXTERIOR WALL
- = INTERIOR 6
- = INTERIOR 4
- = NEW WALL
- = NEW FOUNDATION WALL
- = DEMO WALL
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL

RENOVATION NOTE:
EXISTING UPSTAIRS BATH AND FIRST FLOOR BATH TO BE RENOVATED WITH FIXTURES IN SAME LOCATIONS, NEW MATERIALS.
CHIMNEY TO BE REMOVED FROM ROOFLINE PLANE AND 3RD FLOOR ONLY



Revision Table		
Number	Date	Description

SECOND FLOOR

CLIENT:
HOARE GREEN RESIDENCE
134 Nibbid Ave.
Portsmouth, NH 03801

CONTACT:
AMY DUTTON HOME
4 WALKER STREET | KITTERY, ME
amy@duttonhome.com
207.937-2020

DATE:
5/28/2024

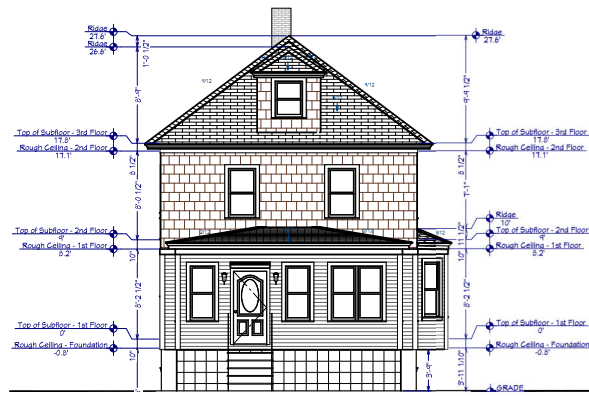
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SCALE:
SEE SCALE ON DRAWINGS

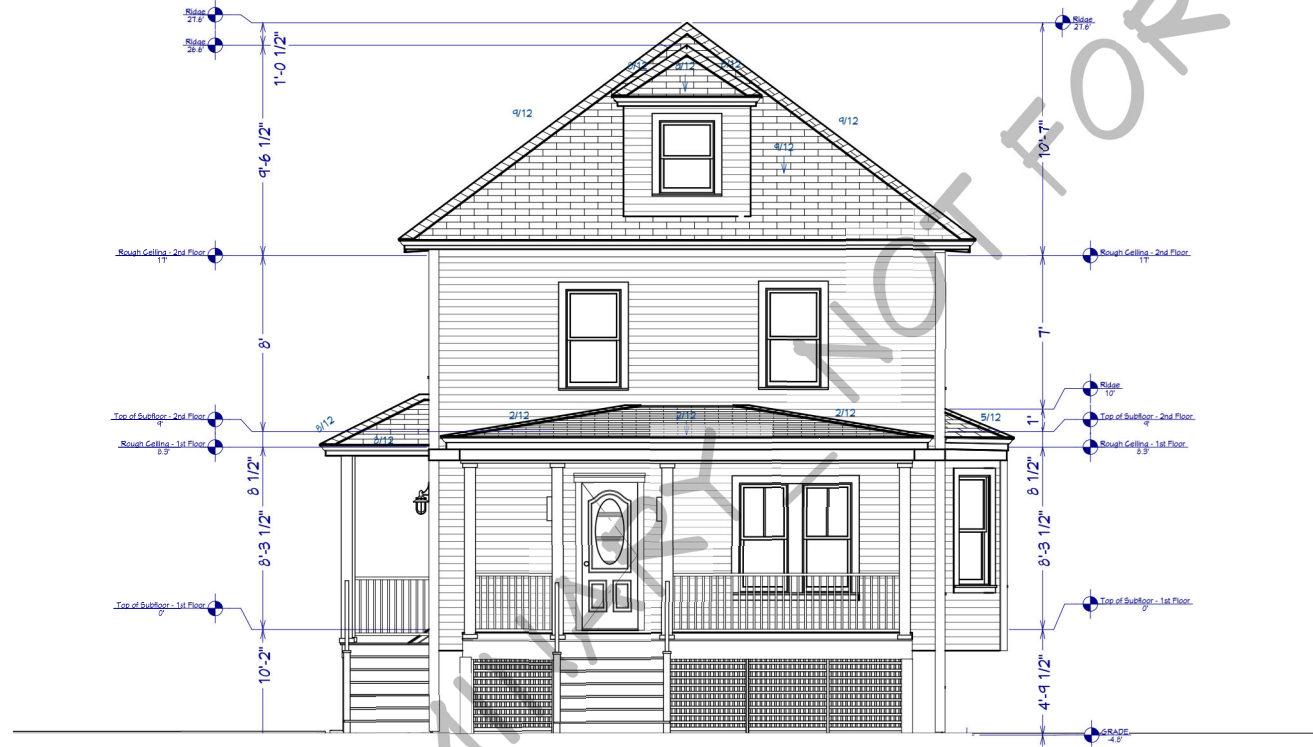
SHEET:

A-5



EXISTING NORTH ELEVATION | FRONT VIEW

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



PROPOSED NORTH ELEVATION | FRONT VIEW

SCALE: 1/4" = 1'-0"

ELEVATIONS
SCALE: 1/4" = 1'-0"

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.



Revision Table

Number	Date	Description

ELEVATIONS

CLIENT:
HOARE GREEN RESIDENCE
134 Nibrid Ave.
Portsmouth, NH 03801

CONTACT:
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4 WALKER STREET | KITTERY, ME
amy@duttonhome.com
207.837.2020

DATE:

5/28/2024

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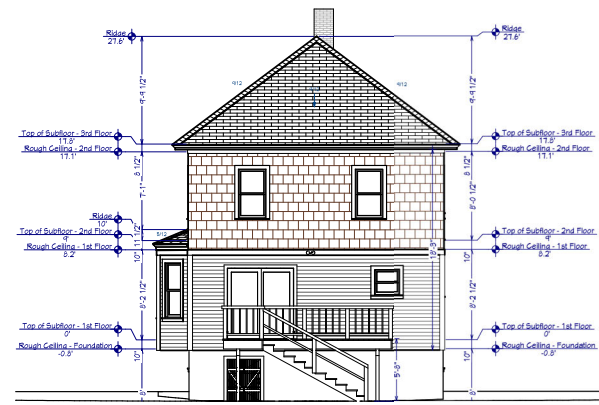
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SCALE:

SEE SCALE ON DRAWINGS

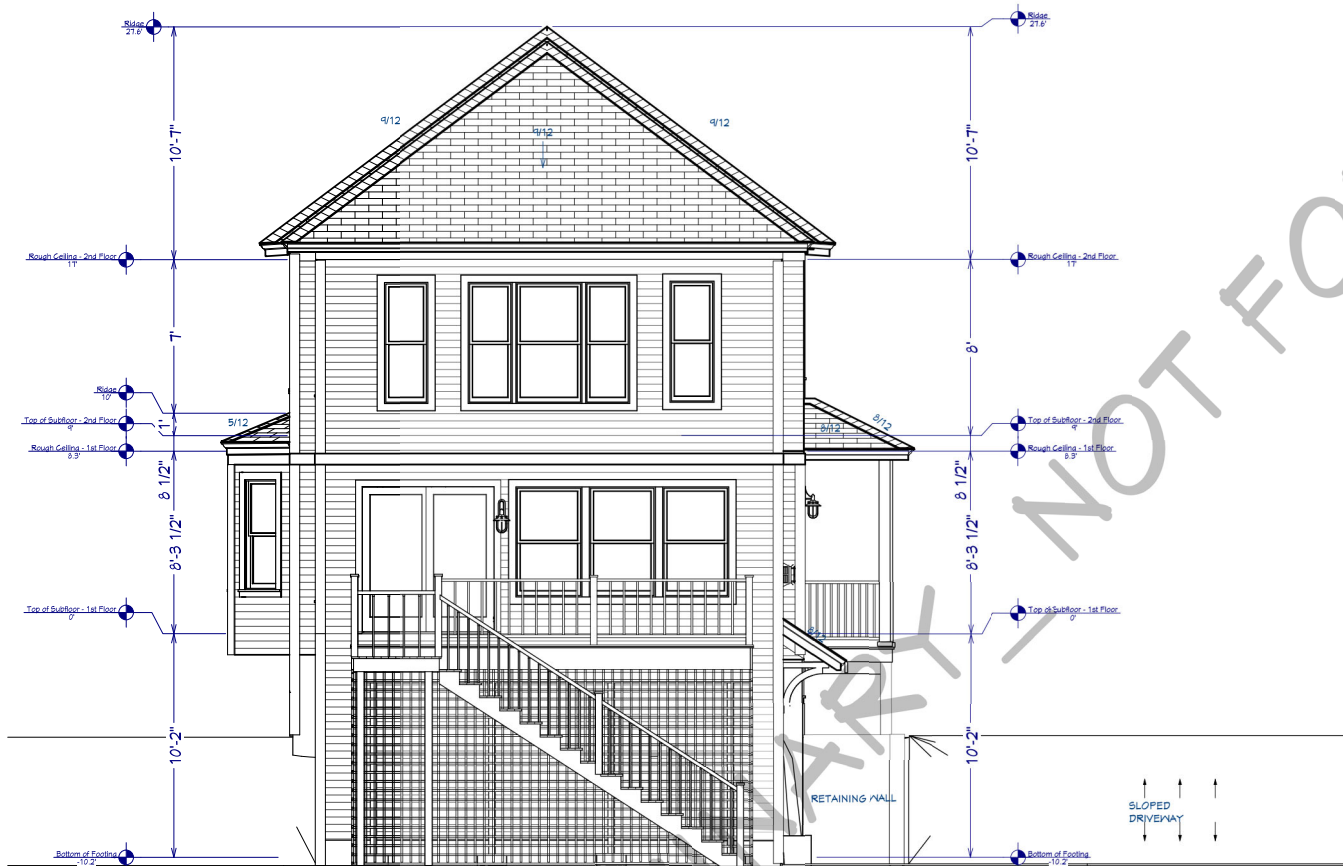
SHEET:

A-9



EXISTING SOUTH ELEVATION | REAR VIEW

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



PROPOSED SOUTH ELEVATION | REAR VIEW

SCALE: 1/4" = 1'-0"

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

ELEVATIONS

SCALE: 1/4" = 1'-0"



Revision Table

Number	Date	Description

ELEVATIONS

CLIENT:
HOARE GREEN RESIDENCE
 134 Nibrid Ave.
 Portsmouth, NH 03801

CONTACT:
 AMY DUTTON HOME
 4 WALKER STREET | KITTERY, ME
 amy@amyduttonhome.com
 207.837.2020

DATE:

5/28/2024

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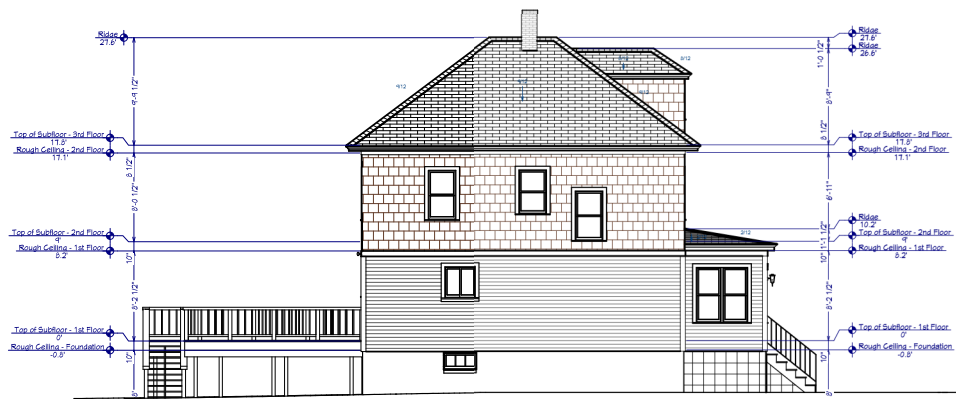
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24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

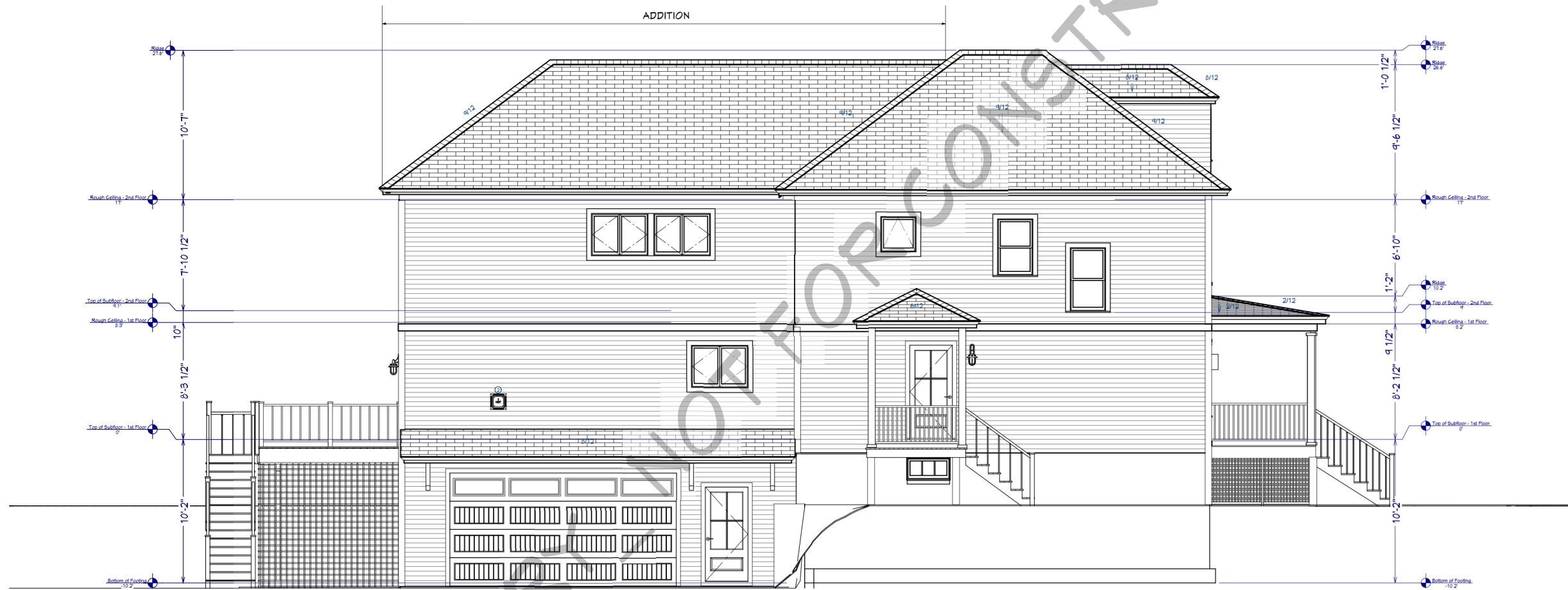
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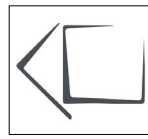
EXISTING EAST ELEVATION | SIDE VIEW

SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION | SIDE VIEW

SCALE: 1/4" = 1'-0"



Revision Table	
Number	Date

ELEVATIONS

CLIENT:
HOARE GREEN RESIDENCE
134 Nibrid Ave.
Portsmouth, NH 03801

CONTACT:
AMY DUTTON HOME
4 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.837-2020

DATE:
5/28/2024

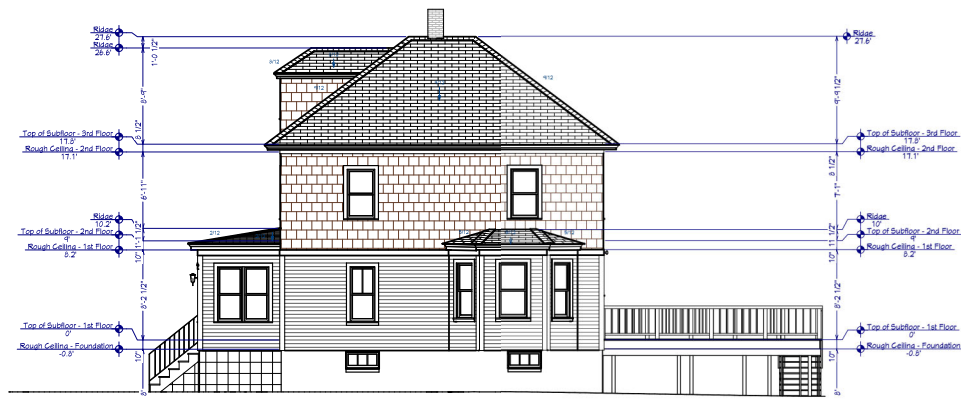
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SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:

A-11



EXISTING WEST ELEVATION | SIDE VIEW

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



PROPOSED WEST ELEVATION | SIDE VIEW

SCALE: 1/4" = 1'-0"



Revision Table

Number	Date	Description

ELEVATIONS

CLIENT:
HOARE GREEN RESIDENCE
134 Nibrid Ave.
Portsmouth, NH 03801

CONTACT:
AMY DUTTON HOME
4 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.837-2020

DATE:

5/28/2024

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SCALED FOR:
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

A-12



Property Information
 Property ID 0133-0051-0000
 Location 189 WIBIRD ST
 Owner HOARE LIAM



**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 08/24/2023
 Data updated 3/9/2022

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

Exhibit G-1 Front of Property



Exhibit G-2
Front of Property
North West Side



Exhibit G-3
Front of Property
Due East – Down the Left Side



Exhibit G-4
Front of Property
South West Side



Exhibit G-5
Front of Property
Due East – Down the Right Side



Exhibit G-6
Back of Property
South East Side



Exhibit G-7
Back of Property
North East Side



Exhibit G-8
Due South
Up Wibird Street

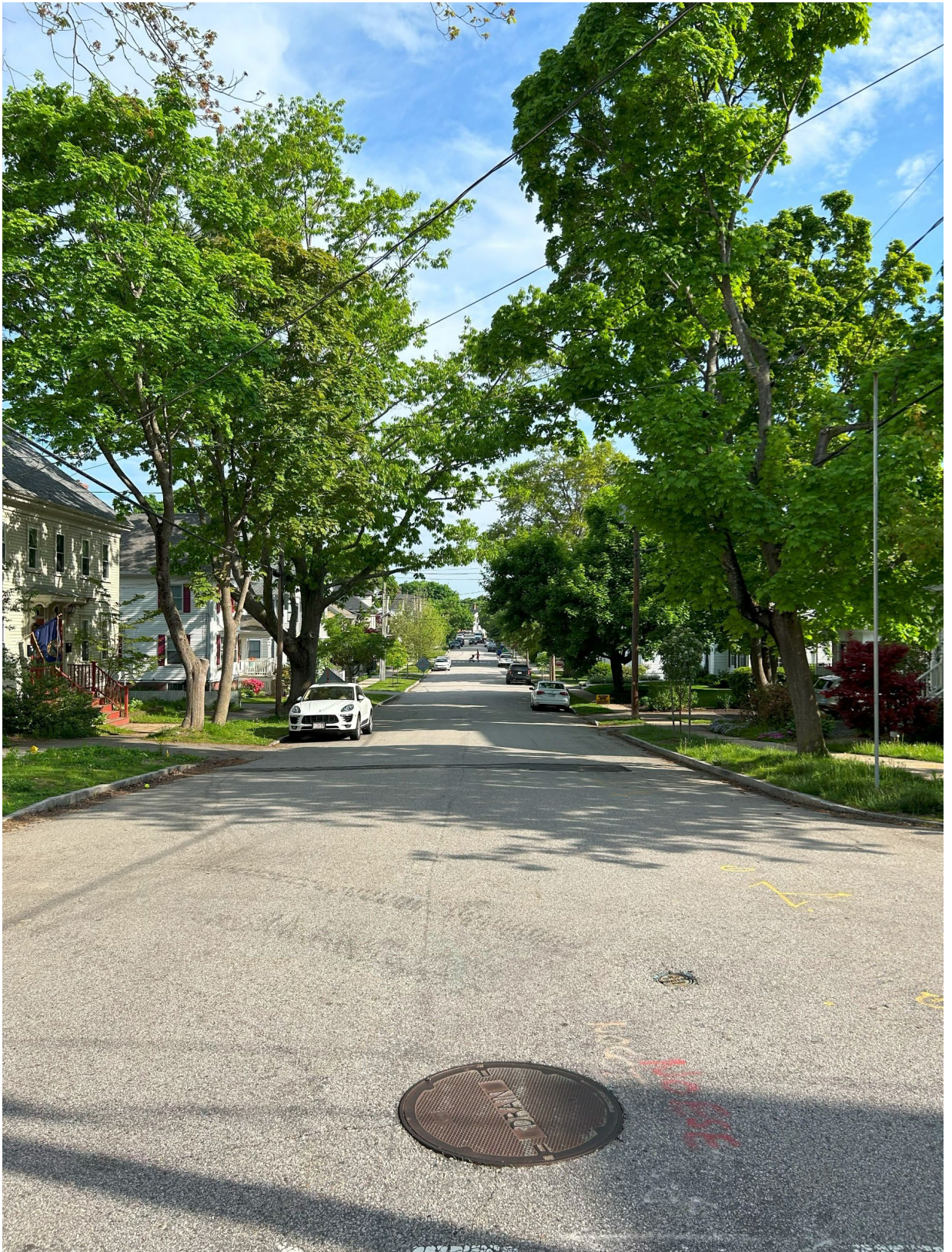


Exhibit G-9
Due North
Down Wibird Street

