

BY: VIEWPOINT & HAND DELIVERY

March 25, 2026

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

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

Dear Stefanie,

Please find a copy of the following materials relative to the above referenced variance application filed through Viewpoint for property located at 315 Banfield Road, Portsmouth (the "Property"):

- 1) Landowner Letter of Authorization
- 2) Narrative to Variance Application with Exhibits
- 3) Site Plan
- 4) Architectural Plans and Elevations
- 5) Photographs of the Property

A copy of the above application materials is being delivered to the Planning Department. Should you have any questions or concerns regarding the enclosed application materials, do not hesitate to contact me at your convenience.

Sincerely,



Derek R. Durbin, Esq.

LANDOWNER LETTER OF AUTHORIZATION

Hope for Tomorrow Foundation, Inc., record owner of property located at **315 Banfield Road, Portsmouth NH**, identified on **Portsmouth Tax Map 266, as Lot 5** (the "Property"), hereby authorizes **Durbin Law Offices PLLC**, to file any building, zoning, planning or other municipal permit applications with the City of Portsmouth for said Property and to appear before its land use boards. This Letter of Authorization shall be valid until expressly revoked in writing.

Hope for Tomorrow Foundation, Inc.

James Melone

Dr. James Melone, Director
Duly Authorized

**CITY OF PORTSMOUTH
VARIANCE APPLICATION NARRATIVE**

**Hope for Tomorrow Foundation, Inc.
(Owner/Applicant)**

**315 Banfield Road
Portsmouth, NH 03801
Tax Map 266, Lot 5**

INTRODUCTION / BACKGROUND

The Property

Hope for Tomorrow Foundation, Inc. is non-profit educational organization that operates the school known as Saint Patrick Academy (“Saint Pats”), located at 315 Banfield Road, Portsmouth, NH 03801 (the “Property”). The Property is a 468,400 square foot parcel of land situated in the Industrial Zoning District.

Prior ZBA Approval (2016)

In 2016, Saint Pats received a variance from Section 10.440 of the Portsmouth Zoning Ordinance (the “Ordinance”) to allow the current school use of the Property. **Exhibit A**. Shortly thereafter, the existing school and related improvements were constructed on the Property. The school opened in 2018 and offers a catholic-based parochial education for students in kindergarten through 8th grade.

Proposed Library Addition

Saint Pats would like to construct a one-story 2,115 square foot addition to the west elevation of the existing 24,150 square foot school building to fill a much-needed educational void. The primary purpose of the addition is to create a centralized, dedicated library for the school. As it stands now, the school has two small rooms in disparate areas of the building that are each approximately 180 square feet in size that serve as “library space” consisting of shelves and books. These rooms can only accommodate 4-6 students at one time. One room is for the elementary students, while the other is for the middle school students in separate wings of the building.

The proposed library is sized to accommodate a single class at a time for reading instruction, research, and small group support but not to handle large assemblies or multi-class occupancy. Approximately 20% of students have identified learning needs, and roughly 35% receive some form of academic support or accommodation. The addition will allow for small group instruction, quiet reading areas, and access to organized materials in a better suited to focused learning.

The addition would also include two offices and a conference room. This would allow the school to relocate existing staff offices from an area adjacent to the library to create new bathroom facilities where the offices are presently located. No changes are proposed to the current staffing or student population as a result of the changes that are proposed.

SUMMARY OF ZONING RELIEF

The Applicant seeks the following variances from the Portsmouth Zoning Ordinance (the “Ordinance”):

- 1) Variance from Section 10.331 to allow the school use of the Property to be extended or enlarged on the Property without conforming to the Ordinance.
- 2) Variance from Section 10.334 to allow the school use of the Property to be extended to another part of the remainder of the land.

VARIANCE CRITERIA

Granting the variances will not be contrary to the spirit and intent of the Zoning Ordinance or the public interest.

In the case of Chester Rod & Gun Club, Inc. v. Town of Chester, the Court noted that since the provisions of all ordinances represent a declaration of public interest, any variance will, in some measure, be contrary to the ordinance, but to be contrary to the public interest or injurious to public rights of others, "the variance must 'unduly, and in a marked degree' conflict with the ordinance such that it violates the ordinance's 'basic zoning objectives.'" Id. The Court observed that “[t]here 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; and (2) examining whether granting the variance would threaten the public health, safety, or welfare.” Id.

The proposed addition constitutes a negligible expansion of the existing school and is modest in the context and scale of the existing site improvements, which includes a 17,000 square foot gymnasium in addition to the 24,150 square foot school building. It will be partially tucked into a jog in the westerly elevation of the school building and will occupy an underutilized area of the Property consisting of lawn and an existing paved walkway between the school building and the gymnasium and associated parking area. It will be a considerable distance from abutting properties and the structures thereon. The addition will have a subordinate appearance next to the school building. It will be 1-story in height and will have a footprint that is less than 5% of the total building area on the Property (43,555 sq. ft), which is still relatively small by modern school standards. Moreover, it will account for only 0.005% of the 9.3% building coverage on the Property, thus preserving the vast open space (74%) and natural screening of the Property. Aesthetically and functionally, the addition will integrate naturally with the existing school building.

The addition will have no impact upon the light, air and space of abutting properties or otherwise burden or interfere with the abutters' use of their properties based on its size, location and how well screened it is from abutting properties by existing buildings and mature trees. As more specifically discussed below (hardship criteria), this area of Banfield Road is characterized by a mixture of different land uses, including single-family homes and townhouses. The impact and intensity of use associated with the proposed addition will remain the same in terms of occupants, staff, daily traffic, and noise. In addition, the modest expansion will further a non-conforming use that is consistent with and/or compliments many of the immediately surrounding land uses on Banfield Road. For the aforesaid reasons, granting the variances will only not alter the essential character of the surrounding neighborhood or otherwise have a negative impact upon the public health, safety or welfare.

Substantial Justice will be done in granting the variances.

To determine whether substantial justice is done, the Board must balance the equities between the rights of a private landowner and the public interest in deciding whether to grant or deny a variance request. The "only guiding rule is that 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 Assocs., Inc. v. Town of Chichester, 155 N.H. 102 \(2007\)](#).

It would constitute a loss to Saint Pats if the variances were denied while providing little or no benefit to the public. The library addition will result in a modest expansion of the existing school that will provide the students with a much-needed library that offers the students the necessary space, amenities and resources to support and bolster their educational experiences and knowledge. This opportunity would be lost if the variances were denied. The proposed addition represents a negligible increase in the size of the existing school building while balancing the interests of the public by not placing additional structure or building mass closer to abutting properties. In this instance, denial of the variances would result in a loss to the landowner that outweighs any gain to the public.

Surrounding property values will not be diminished by granting the variances.

It is hard to conceive of any scenario where granting the requested variances would have a negative impact upon surrounding properties or their values, as has been outlined above. The proposed addition is only 1-story in height and will not extend further towards abutting properties than the existing buildings on the Property or otherwise create an impact upon abutting landowners or the uses of their land. Moreover, it will be architecturally consistent with and maintain the character of the existing school building.

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

The Property has special conditions that distinguish it from surrounding properties. It is one of the largest upland parcels of land (10.75 acres) in the area. Despite the Industrial Zoning designation, there is not one predominant land use that defines the surrounding area on Banfield Road. **Exhibit B.** The abutting property directly to the north (TM 266-3) contains a single-family residence. The property just north of that also has a single-family home on it. Different entities associated with the Girl Scouts own and utilize the properties directly across Banfield Road to the west (TM 265-4 and TM 265-1) for educational and outdoor recreational purposes, while the Banfield Woods subdivision, consisting of twenty-two townhouses is immediately adjacent to that property to the north (TM 265-2). The abutting property to the south (TM 266-7) formerly housed an auto repair shop and served as a salvage yard and dumping ground. The parcel immediately adjacent to it contains an office building. The existing school use of the Property is a rare example of a situation where the non-conforming use is more suitable and beneficial for the surrounding area than most permitted uses would be given its proximity to the residential uses to the north and another educational/recreational use (Girls Scouts) to the west.

In addition to its size and location, the design and orientation of the existing buildings and associated site improvements are special conditions of the Property. The area of the proposed addition will be partially tucked into an existing jog of the school building that does not extend further towards abutting properties or otherwise impact areas of the Property that are not already in use. It will partially fill an open area that the students presently use to walk between the school building and gymnasium and to congregate during the warmer months.

The expansion of the school building will not add any additional staff, students or vehicles to the Property or otherwise alter the intensity of use or negatively impact surrounding properties, which is the primary goal behind the restrictions set forth in Sections 10.331 and 10.334 of the Ordinance. Given the special conditions of the Property and the surrounding land uses, there is no fair and substantial relationship between the general purposes of the Ordinance provisions and their strict application to the Property.

The proposed library expansion is reasonable, benign extension of an existing non-conforming use that will not alter the character of the area or otherwise unreasonably intrude upon surrounding properties.

CONCLUSION

In conclusion, Saint Pats believes that it has met the criteria for granting the variances being requested. It thanks the Board for its time, careful consideration and review of its variance application.

Respectfully submitted,
Hope for Tomorrow Foundation, Inc.
By and Through Its Attorney,

Derek R. Durbin, Esq.
Durbin Law Offices, PLLC
144 Washington Street
Portsmouth, NH 03801
derek@durbinlawoffices.com

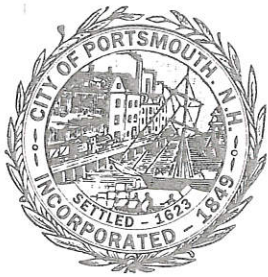


EXHIBIT A

CITY OF PORTSMOUTH

Community Development Department
(603) 610-7232

Planning Department
(603) 610-7216

PLANNING DEPARTMENT

September 30, 2016

Foundation for Seacoast Health
100 Campus Drive, Ste 1
Portsmouth, NH 03801

Re: Property at 315 Banfield Road, Permit 16-1268
Assessor Plan 266, Lots 4 (portion), 5 & 6

Dear Applicant:

The Board of Adjustment at its reconvened meeting on September 27, 2016 completed its consideration of your application described as follows:

Application:

- 13) Case #9-13
Petitioners: Foundation for Seacoast Health, owner, Hope for Tomorrow Foundation, applicant
Property: 315 Banfield Road
Assessor Plan 266, Lots 4 (portion), 5 & 6
Zoning District: Industrial
Description: Construct and operate a K-8 Elementary School.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.440.3.21 to allow a primary or secondary school in a district where the use is not permitted.

Action:

The Board voted to **grant** the petition as presented and advertised.

Stipulations:

None.

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. The project as proposed will not alter the essential character of the neighborhood or threaten the health, safety or welfare of the public. There are a number of institutional type uses nearby with additional projects planned which are compatible with this proposed use.
- Granting the variance will result in substantial justice. The proposed uses are non-residential and similar in nature to other uses in the area. Denying the petition would be a detriment to the applicant while there would be no gain to the general public in limiting the uses to those specifically listed in the Table of Uses.
- There is nothing in the proposed use that will diminish the value of surrounding properties.
- The use will be conducted on a large lot created by subdivision with significant frontage and open, green space. It will be accommodated in an area in transition with a number of complimentary uses so that there is no fair and substantial relationship between an elementary school use not being allowed in the Table of Uses in an industrial zone and applying that limitation specifically to this property. This site is compatible with this use.

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 Rheume, Chairman
Board of Adjustment

mek

c: Robert Marsilia, Chief Building Inspector
Roseann Maurice-Lentz, City Assessor
Hope for Tomorrow Foundation
Peter J. Loughlin, Esq.

EXHIBIT B



Property Information

Property ID 0266-0005-0000
Location 315 BANFIELD RD
Owner HOPE FOR TOMORROW FOUNDATION

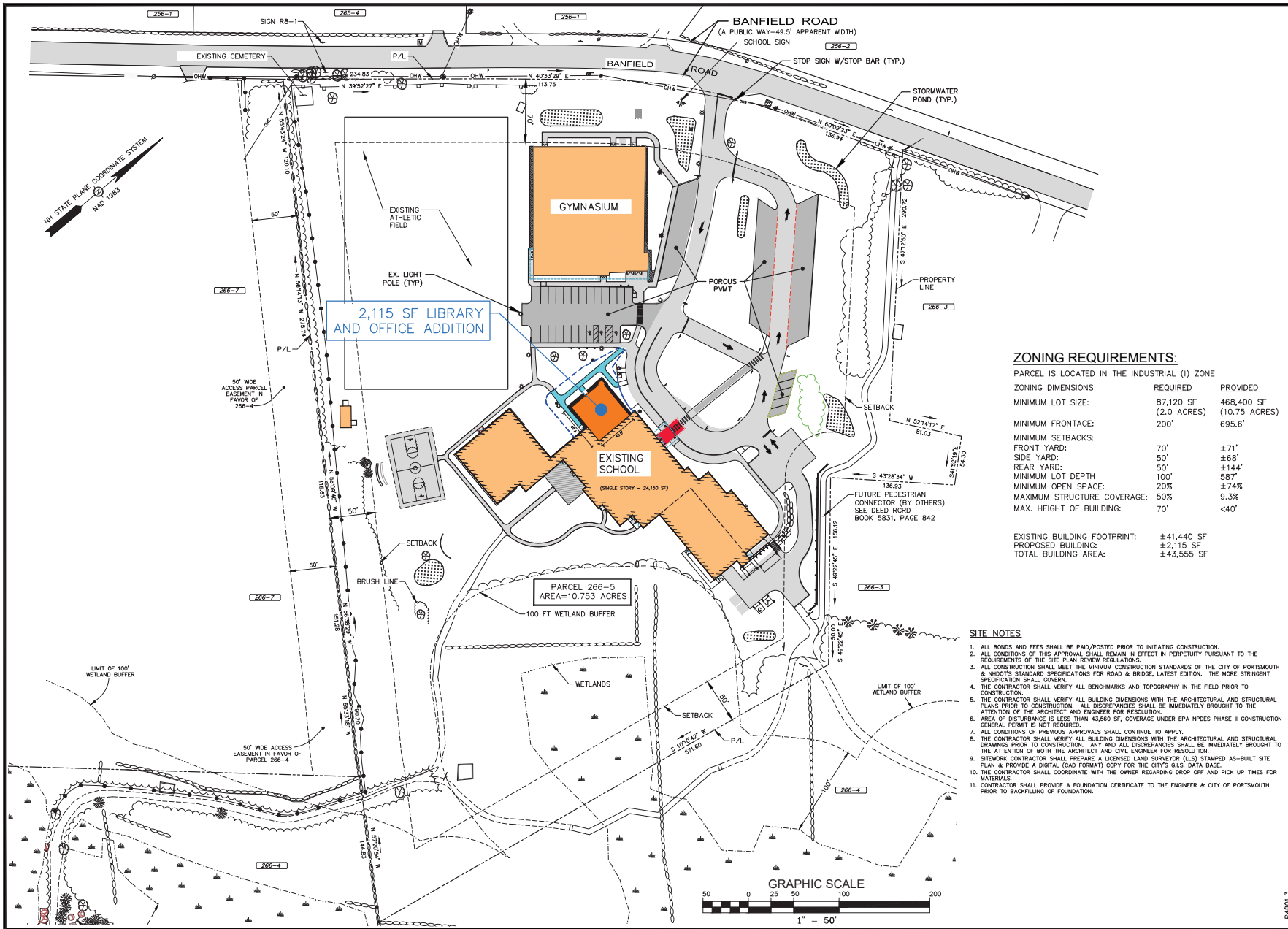


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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 03/06/2026

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



ZONING REQUIREMENTS:

PARCEL IS LOCATED IN THE INDUSTRIAL (I) ZONE

ZONING DIMENSIONS	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	87,120 SF (2.0 ACRES)	468,400 SF (10.75 ACRES)
MINIMUM FRONTAGE:	200'	695.6'
MINIMUM SETBACKS:		
FRONT YARD:	70'	±71'
SIDE YARD:	50'	±56'
REAR YARD:	50'	±144'
MINIMUM LOT DEPTH	100'	587'
MINIMUM OPEN SPACE:	20%	±7.4%
MAXIMUM STRUCTURE COVERAGE:	50%	9.3%
MAX. HEIGHT OF BUILDING:	70'	<40'

EXISTING BUILDING FOOTPRINT:	±41,440 SF
PROPOSED BUILDING:	±2,115 SF
TOTAL BUILDING AREA:	±43,555 SF

SITE NOTES

1. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
2. ALL CONDITIONS OF THIS APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
3. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
4. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
6. AREA OF DISTURBANCE IS LESS THAN 43,560 SF. COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS NOT REQUIRED.
7. ALL CONDITIONS OF PREVIOUS APPROVALS SHALL CONTINUE TO APPLY.
8. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION.
9. SITEWORK CONTRACTOR SHALL PREPARE A LICENSED LAND SURVEYOR (LLS) STAMPED AS-BUILT SITE PLAN & PROVIDE A DIGITAL (CAD FORMAT) COPY FOR THE CITY'S G.I.S. DATA BASE.
10. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING DROP OFF AND PICK UP TIMES FOR MATERIALS.
11. CONTRACTOR SHALL PROVIDE A FOUNDATION CERTIFICATE TO THE ENGINEER & CITY OF PORTSMOUTH PRIOR TO BACKFILLING OF FOUNDATION.

ENGINEER:

133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.aitus-eng.com

ISSUED FOR:
SITE PLAN AMENDMENT

ISSUE DATE:
FEBRUARY 12, 2026

REVISIONS:
NO. DESCRIPTION BY DATE
0 INITIAL SUBMISSION CDB 02/12/26

DRAWN BY: _____ CDB
APPROVED BY: _____ CDB
DRAWING FILE: 4801.3 DETAILS.DWG

SCALE:
22" x 34" - 1" = 50'
11" x 17" - 1" = 100'

OWNER:
HOPE FOR TOMORROW FOUNDATION
315 BANFIELD ROAD
PORTSMOUTH, N.H. 03801
ASSESSOR'S PARCEL
266-5

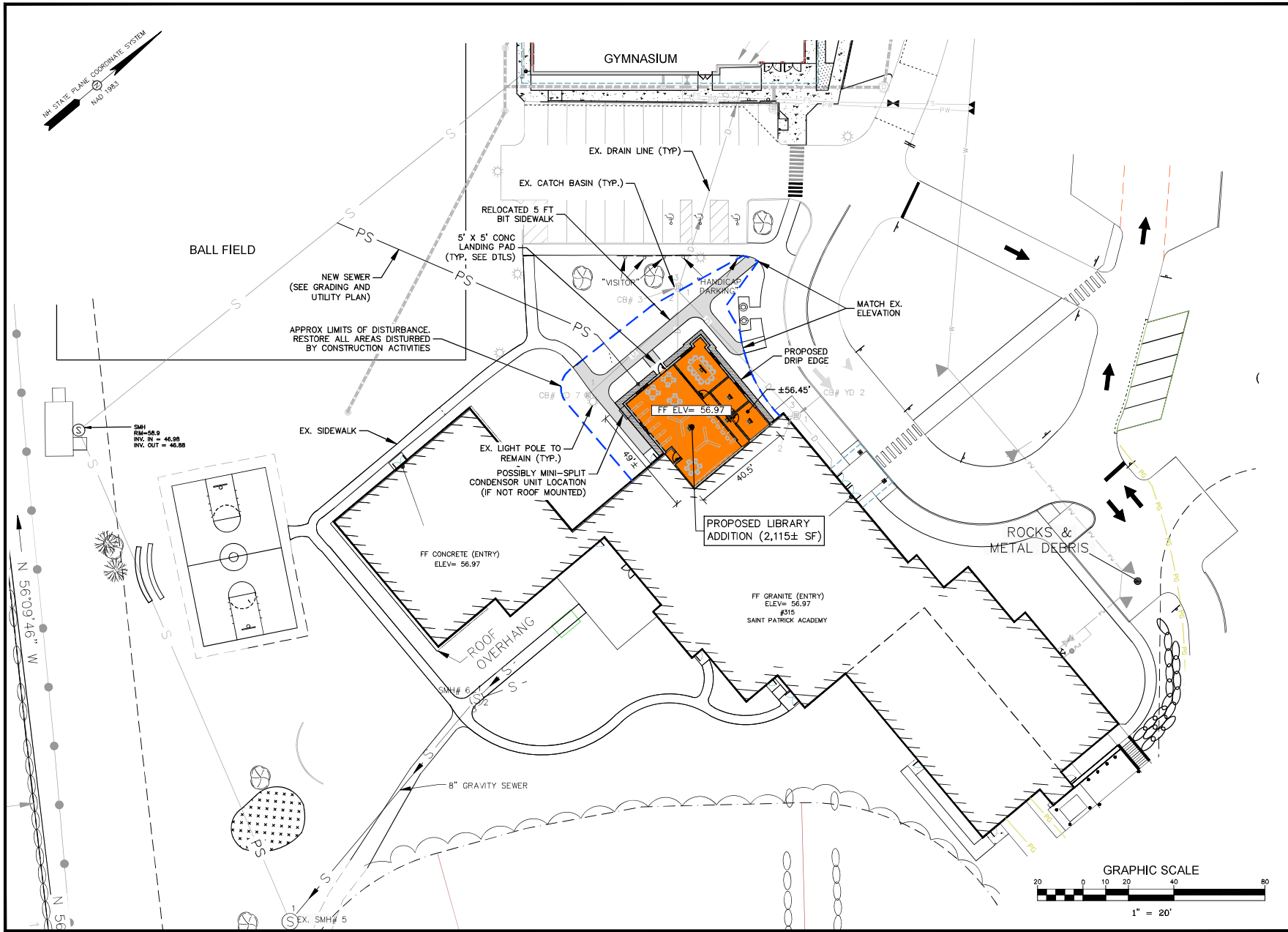
APPLICANT:
SAINT PATRICK ACADEMY
315 BANFIELD ROAD
PORTSMOUTH, N.H. 03801

PROJECT:
SAINT PATRICK ACADEMY LIBRARY EXPANSION
315 BANFIELD ROAD
PORTSMOUTH, N.H.
ASSESSOR'S PARCEL 266-5

TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-1

P-4801.3



ENGINEER:
ALTUS
 ENGINEERING
 133 Court Street Portsmouth, NH 03801
 (603) 433-2335 www.altus-eng.com



ISSUED FOR:
SITE PLAN AMENDMENT
 ISSUE DATE:
FEBRUARY 12, 2026

REVISIONS:
 NO. DESCRIPTION BY DATE
 0 INITIAL SUBMISSION CDB 02/12/26

DRAWN BY: _____ CDB
 APPROVED BY: _____ CDB
 DRAWING FILE: 4801.3 DETAILS.DWG

SCALE:
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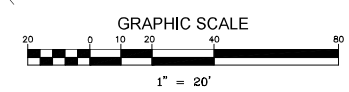
OWNER:
 HOPE FOR
 TOMORROW FOUNDATION
 315 BANFIELD ROAD
 PORTSMOUTH, N.H. 03801
 ASSESSOR'S PARCEL
 266-5

APPLICANT:
**SAINT
 PATRICK
 ACADEMY**
 315 BANFIELD ROAD
 PORTSMOUTH, N.H. 03801

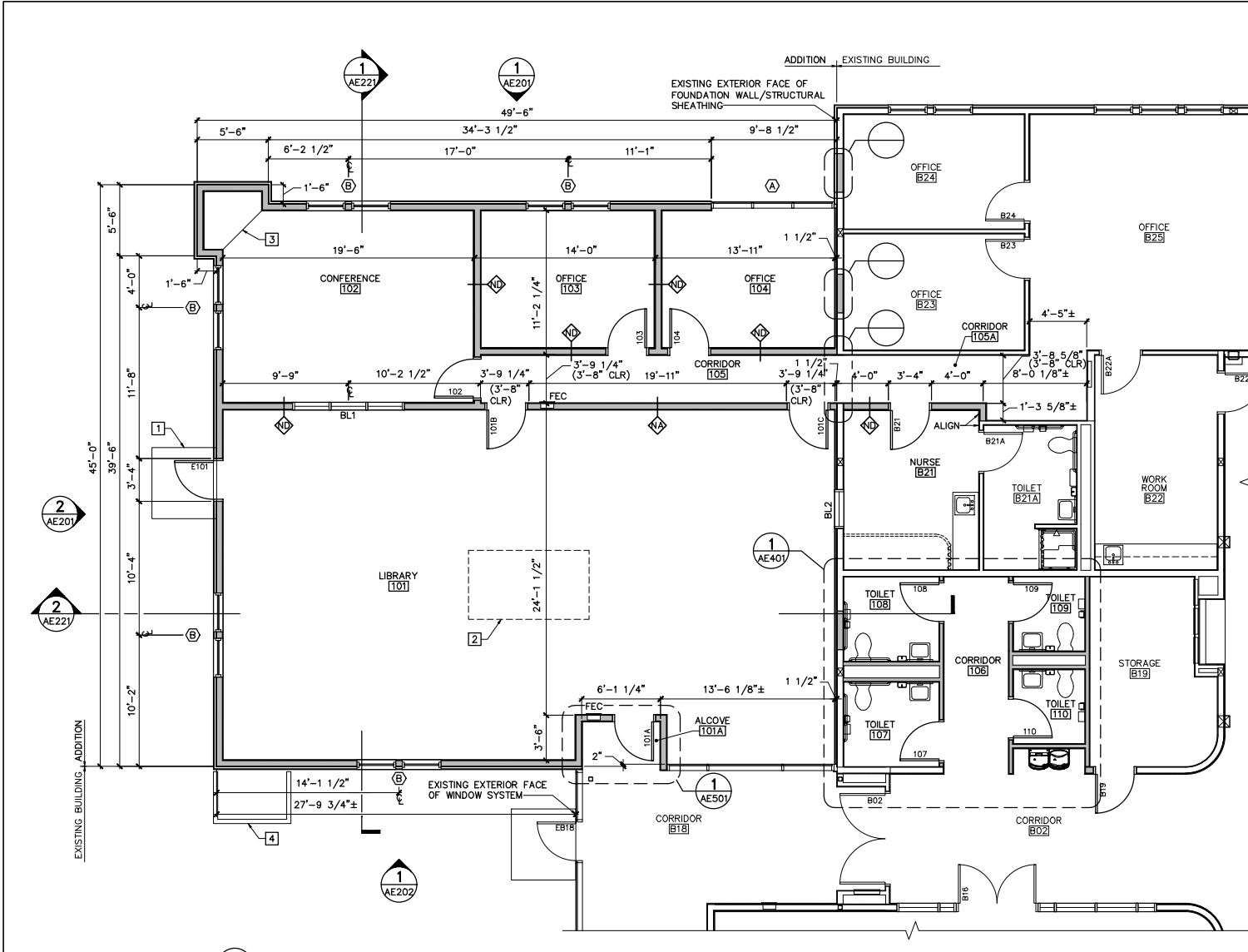
PROJECT:
**SAINT PATRICK
 ACADEMY
 LIBRARY EXPANSION**
 315 BANFIELD ROAD
 PORTSMOUTH, N.H.
 ASSESSOR'S PARCEL 266-5

TITLE:
SITE PLAN

SHEET NUMBER:
C-2



P-4801.3



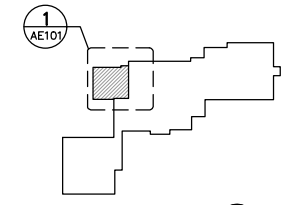
1 PARTIAL FLOOR PLAN
 AE101 SCALE: 1/4"=1'-0"

GENERAL NOTES

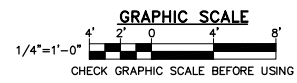
1. SEE SHEET G-003 FOR GENERAL CONSTRUCTION NOTES.
2. SEE SHEET AE001 FOR WALL TYPES AND GENERAL WALL TYPE NOTES.
3. SEE SHEET AE601 FOR DOOR SCHEDULE.
4. SEE SHEET AE621 FOR WINDOW AND BORROWED LITE TYPES.
5. SEE SHEET AE641 FOR FINISH SCHEDULES.

KEYNOTES (THIS SHEET ONLY)

- 1 REINFORCED CONCRETE EXTERIOR STOOP, SEE STRUCTURAL SHEETS.
- 2 SKYLIGHT ABOVE, SEE ROOF PLAN.
- 3 BUILT-IN STORAGE.
- 4 6'-0" HIGH ARCHITECTURAL SCREENING, CARRY (14) LINEAR FEET AND (1) GATE WITH LATCH.



KEY PLAN
 NOT TO SCALE
 PLAN NORTH



NO.	DATE	DESCRIPTION	BY

architecture
 engineering
 planning
OAK POINT ASSOCIATES
 16 WILSON STREET, PORTSMOUTH, NEW HAMPSHIRE 03801
 (603) 882-4444 | WWW.OAKPOINT.COM

50% SUBMISSION
 02-04-26

DESIGNED BY: BML
 DRAWN BY: RMT
 CHECKED BY: XXX
 PROJECT: 22-002.05

SAINT PATRICK ACADEMY
 315 BANFIELD ROAD
 PORTSMOUTH, N.H. 03801

SAINT PATRICK ACADEMY LIBRARY EXPANSION
 315 BANFIELD ROAD
 PORTSMOUTH, N.H. 03801

FLOOR PLAN

SCALE: AS NOTED
 DATE: 02-04-26

DWG.: AE101

SHEET: X OF XX

50% SUBMISSION
02-04-26

DESIGNED BY: BML
DRAWN BY: SAS
CHECKED BY: XXX
PROJECT: 22-002.05

SAINT PATRICK ACADEMY
315 BANFIELD ROAD
PORTSMOUTH, N.H. 03801

SAINT PATRICK ACADEMY LIBRARY EXPANSION
315 BANFIELD ROAD
PORTSMOUTH, N.H. 03801

ROOF PLAN

SCALE: AS NOTED

DATE: 02-04-26

DWG.: AE121

SHEET: X OF XX



GENERAL NOTES

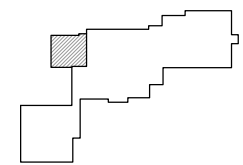
1. SEE SHEET S-002 FOR COMPONENT AND CLADDING DESIGN PRESSURES.
2. SEE SHEET AE641 FOR EXTERIOR FINISH SCHEDULE.

KEYNOTES (THIS SHEET ONLY)

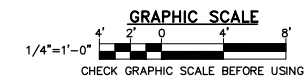
- 1 CURB MOUNTED SKYLIGHT, SEE SHEET AE623.
- 2 EPDM ROOF SYSTEM, SEE DETAIL 1/AE521.

ROOF LEGEND

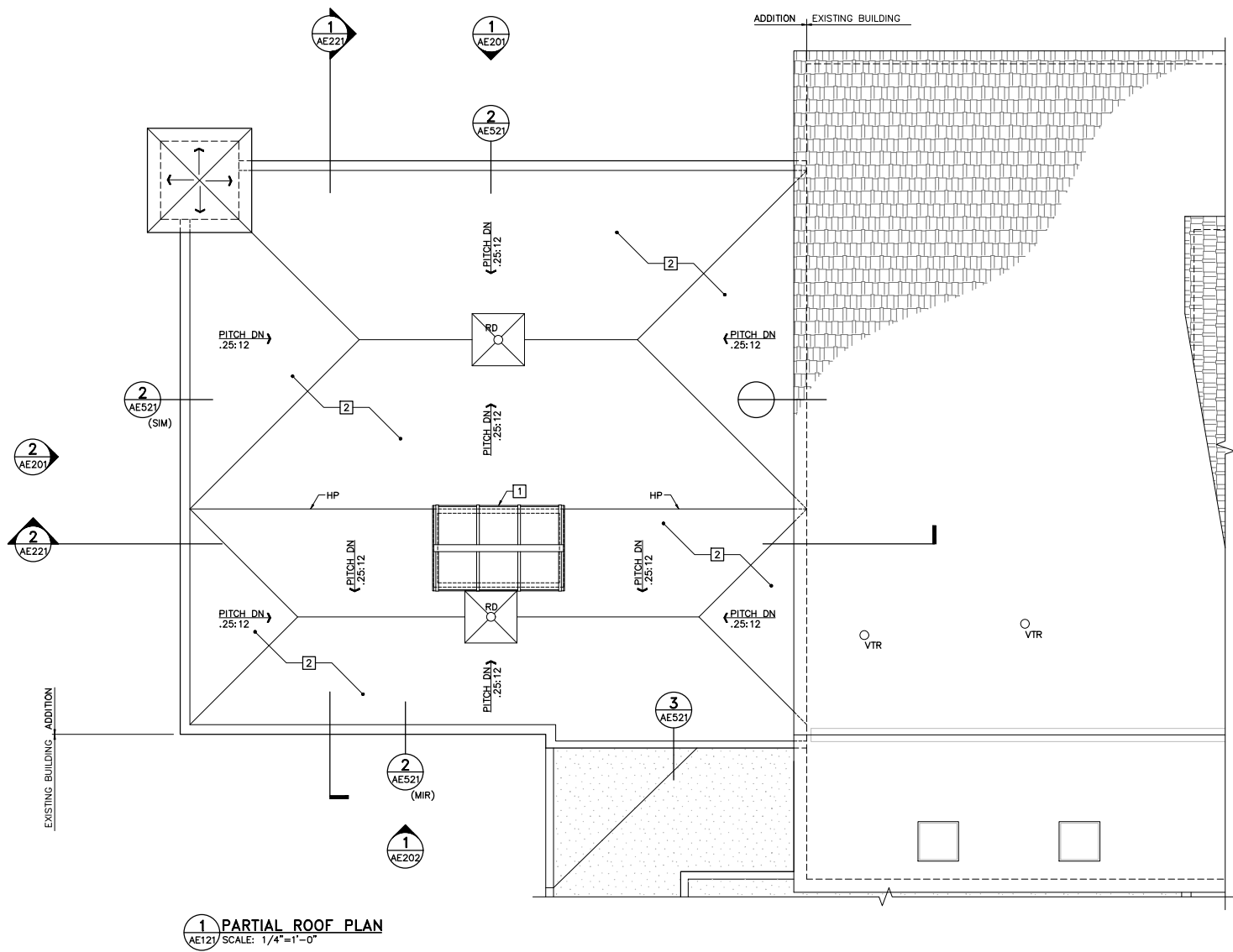
-  EXISTING ASPHALT SHINGLE ROOF SYSTEM
-  EXISTING EPDM MEMBRANE ROOF SYSTEM
- ROOF PITCH
- RD ROOF DRAIN
SEE DETAIL 5/AE521
- HP HIGH POINT
- VTR VENT THROUGH ROOF
SEE DETAIL 4/AE521

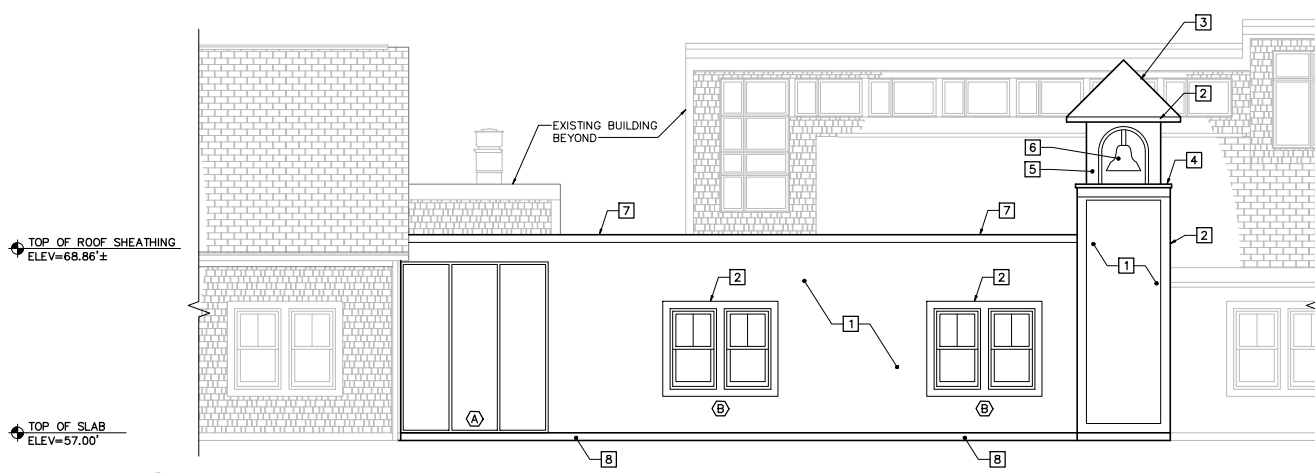


KEY PLAN
NOT TO SCALE
PLAN NORTH



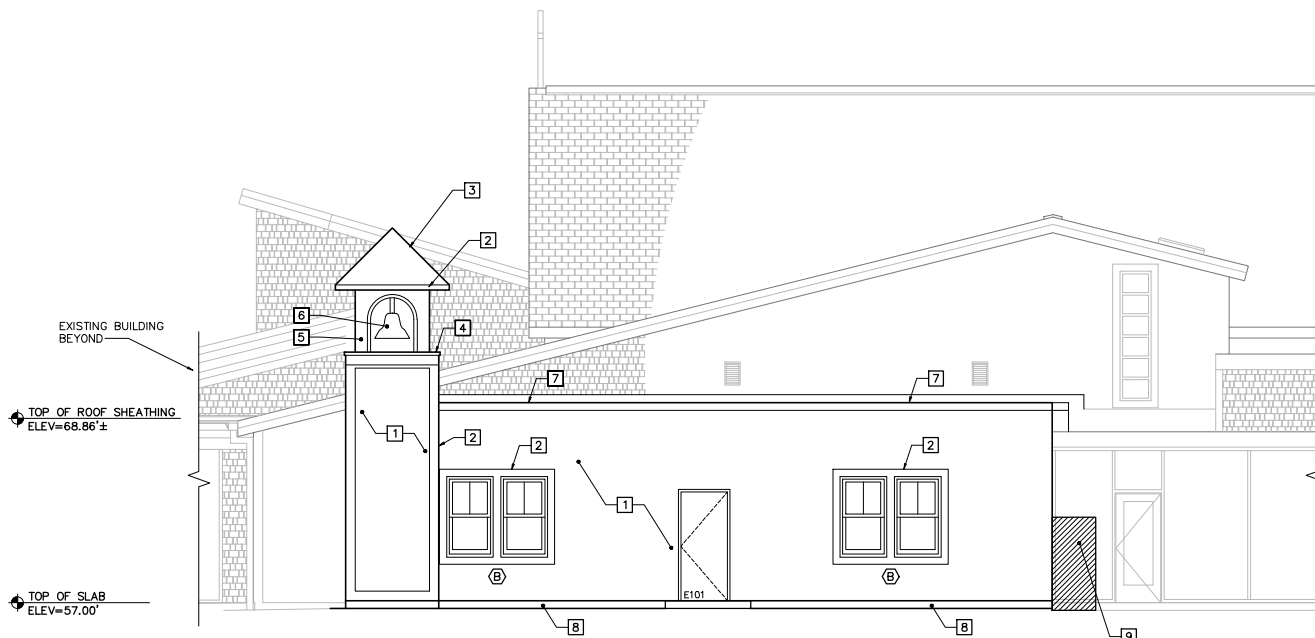
NO.	DATE	DESCRIPTION	BY





1 NORTH EXTERIOR ELEVATION

AE101, AE121, AE201 SCALE: 1/4"=1'-0"

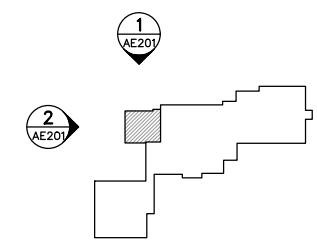


2 WEST EXTERIOR ELEVATION

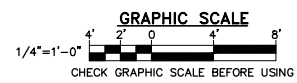
AE101, AE121, AE201 SCALE: 1/4"=1'-0"

- GENERAL NOTES**
- SEE SHEET AE621 FOR WINDOW TYPES.
 - SEE SHEET AE641 FOR EXTERIOR FINISH SCHEDULE.

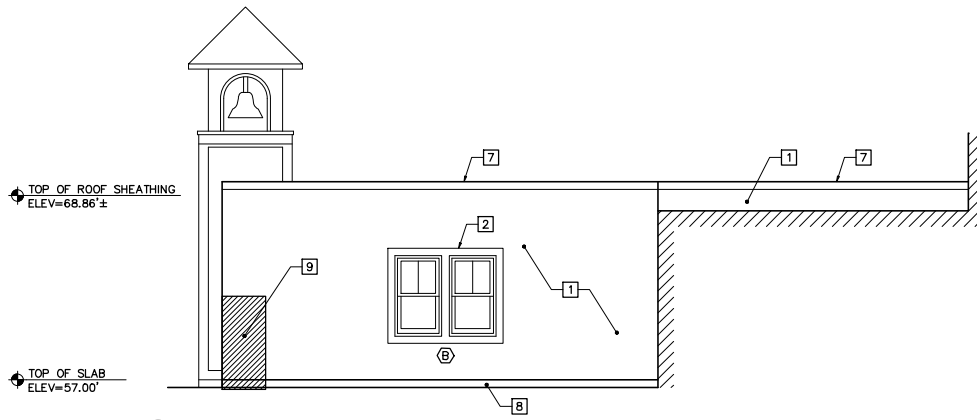
- KEYNOTES** (SHEETS AE201 AND AE202)
- VINYL SHINGLE SIDING, COLOR TO MATCH EXISTING SCHOOL.
 - 1x PVC TRIM.
 - ASPHALT SHINGLE ROOF SYSTEM.
 - PRECAST CONCRETE SILL.
 - STEEL FRAMED BELL TOWER WITH PVC TRIM.
 - 2'-0" STATIONARY ALUMINUM BELL.
 - PREFINISHED METAL FASCIA WITH DRIP EDGE.
 - CEMENTITIOUS FINISH SYSTEM OVER FOUNDATION INSULATION.
 - 6'-0" HIGH ARCHITECTURAL SCREENING, CARRY (14) LINEAR FEET AND (1) GATE WITH LATCH.



KEY PLAN
NOT TO SCALE
PLAN NORTH



NO.	DATE	DESCRIPTION	BY



1 SOUTH EXTERIOR ELEVATION
 AE101, AE121, AE202 SCALE: 1/4"=1'-0"

- GENERAL NOTES**
1. SEE SHEET AE201 FOR KEYNOTES.
 2. SEE SHEET AE621 FOR WINDOW TYPES.
 3. SEE SHEET AE641 FOR EXTERIOR FINISH SCHEDULE.

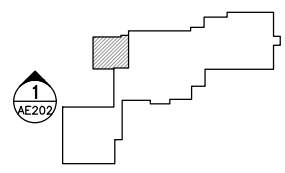
50% SUBMISSION
 02-04-26

DESIGNED BY: BML
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 PROJECT: 22-002.05

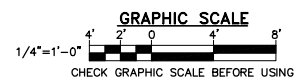
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 PORTSMOUTH, N.H. 03801

SOUTH EXTERIOR ELEVATION



KEY PLAN
 NOT TO SCALE
 PLAN NORTH



NO.	DATE	DESCRIPTION	BY

SCALE: AS NOTED
 DATE: 02-04-26

DWG.: **AE202**

SHEET: **X** OF **XX**



Area of Proposed Addition



Right Elevation of School Building



**Front Elevation of School Building
(Showing area of proposed addition)**



**Partial Front Elevation of School Building
(Showing area of proposed addition)**

BY: VIEWPOINT & HAND DELIVERY

April 13, 2026

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

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

Dear Stefanie,

Per our conversation last week, this is to confirm that it is the City's opinion that no variance is needed from Section 10.331 of the Zoning Ordinance. As indicated in our call, I included a variance request from Section 10.331 of the Ordinance with my client's application out of an abundance of caution. It is my understanding that this variance request is now moot and that the only variance needed is from Section 10.334 of the Ordinance, which makes perfect sense to me.

Sincerely,



Derek R. Durbin, Esq.