

LANDOWNER LETTER OF AUTHORIZATION

John and Janice Carpenter, record owners of property located at **614 Broad Street, Portsmouth, New Hampshire**, identified on **Tax Map 221, Lot 54** (the "Property"), hereby authorizes **Durbin Law Offices PLLC**, to file any building, zoning, planning or other municipal permit applications with the Town of Rye for said Property and to appear before its land use boards. This Letter of Authorization shall be valid until expressly revoked in writing.



Janice Carpenter (Dec 12, 2025 07:14:48 PST)

John Carpenter



Janice Carpenter (Dec 12, 2025 07:14:48 PST)

Janice Carpenter

Signature: John Carpenter

John Carpenter (Dec 11, 2025 16:22:15 PST)

Email: jcarpenter1988@yahoo.com

**NARRATIVE
VARIANCE APPLICATION**

**614 Broad Street
Tax Map 221, Lot 54**

**John C. Carpenter & Janice D. Carpenter
(Owner/Applicant)**

INTRODUCTION

The Property – Existing Conditions

John and Janice Carpenter (the “Applicant”), are the owners of the property located at 614 Broad Street, identified as Portsmouth Tax Map 221, Lot 54 (the “Property”). The Property is located within the General Residence A (“GRA”) Zoning District. It is a 5,735 square foot lot with a 1.5 story single-family residence and 363 square foot detached garage on it. Per the City’s assessing records, the house was constructed in 1950 and has 3 bedrooms and 1.5 bathrooms and a total gross living area of 1,152 square feet.

The Property is presently nonconforming with respect to lot area, frontage and the side and rear yard setback requirements set forth in the Portsmouth Zoning Ordinance (the “Ordinance”) for the GRA Zoning District (see below).

Provision	Requirement	Existing Conditions	Non-Conforming Feature
Lot Area / Lot Area per Dwelling Unit	7,500 sq. ft.	5,735 sq. ft.	Lot
Frontage	100’	59.82’	Lot
Left Yard Setback	10’	2.8’	Garage
Rear Setback	20’	0.7’	Garage

Proposed Conditions

The Applicant intends to renovate the first floor of the existing house and construct a 462 square foot addition to the back, a 262 square foot porch to the front, and demolish the existing 363 square foot one-level garage and replace it within the same footprint with a new garage and accessory dwelling unit (“ADU”) above. The first floor of the structure will serve as garage space and the second floor will serve as accessory living space for guests or family of the Applicant. The Applicant also seeks to remove an existing 263 square foot deck to the rear of the dwelling and replace it with a smaller 92 square foot deck and staircase.

The improvements to the Property will result in 557 square feet of additional building coverage to the Property, a 10% increase over what exists.¹ The rear addition and ADU will not result in any additional encroachment into the building setbacks beyond what exists.

The Applicant had hoped to save a portion of the existing garage and merely refurbish and vertically expand it, but the foundation and exterior walls are severely compromised to the point where you can see into the structure from outside. Had the Applicant found a way to save it, it would have eliminated the need for the variances being sought relative to that structure. Because the existing structure is non-conforming with respect to the side and rear setbacks, any replacement building needs variance relief.

Granting the variances for the additions to the existing home will allow the Applicant to add a single-story primary bedroom, bulkhead access to the basement, a small front porch, and a small rear deck with stairs (where a larger deck presently exists). The existing home is extremely small by modern living standards, so additional living space is necessary to convert it into a full-time family residence.

What is proposed will result in an aesthetic, functional improvement over what exists. The rear addition will be proportionate to the existing house and maintain its original form and character. It is designed to follow the existing roof slopes and wall to window ratio. The existing windows and exterior cladding will be replaced to match the rear addition and create a uniform look that is consistent with other homes and structures in the surrounding neighborhood. The proposed front porch will improve the appearance of the home from the street and provide a natural connection to the streetscape and neighboring properties. Properties with front porches are more common than not in this area of Portsmouth.

ZONING RELIEF SUMMARY

The Applicant seeks the following variance approvals from the Board:

Section 10.521

1. To allow a 2.8' (+/-) left yard setback where 10' is required and 2.8' (+/-) exists.
2. To allow a 0.7' (+/-) rear yard setback where 20' (+/-) is required and 0.7' exists.
3. To allow 34% (+/-) building coverage where 25% is allowed and 24% exists.

Section 10.321

4. To allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance.

¹ 46 Square feet of the additional building coverage being requested is associated with the bulkhead and rear stairs.

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 primary purpose of minimum setback standards is to ensure that adequate light, air and space between abutting properties and the structures thereon. The primary purpose of the maximum building coverage standard is to protect against the overcrowding of structures on land.

Building Coverage Variance

The requested increase in building coverage and the demolition and reconstruction of the existing non-conforming garage is reasonable when considering the existing conditions on the Property and the character of the neighborhood. The Property is undersized at 5,735 square feet so any expansion of the existing home requires a building coverage variance. The neighborhood is characterized by properties that exceed the 25% building coverage limitation. The proposed 10% increase in building coverage seems like a big increase, but when you consider the size of the lot and undersized home on it, it is not. The Applicant would only gain 462 square feet of additional living space with the rear addition, which will allow them to live more comfortably in the home. The rear addition will be narrower than the existing home, thus breaking up the massing and minimizing any sense of crowding on the lot.

The proposed front porch will be an aesthetic improvement to the existing concrete landing, and will be in keeping with neighboring homes, most of which have covered porches. There would be no gain to the neighbors or public by eliminating this feature, which is ultimately in keeping with the character of the surrounding neighborhood.

Setback Variances & Reconstruction of a Non-Conforming Structure

The replacement of the existing 1-story garage with a 1.5 story garage and ADU in the same footprint will have no additional impact upon abutting properties beyond what exists. Variance relief is only required for the proposed ADU because the existing garage is in such poor structural condition that it does not appear as if it can be saved.

The proposed location of the ADU is the most practical one given where the existing home and driveway are located. While it requires relief, it will not encroach further into the setbacks

than the garage that exists and will not negatively impact the light, air and space of the structures on the nearest abutting properties. The height of the proposed structure will be well below the Ordinance requirement and will have a subordinate function and appearance relative to the primary residence. The only potentially impacted abutting properties are those located at 628 Broad Street (to left) and 188 Jones Avenue (to rear). However, 188 Jones Avenue is the location of Cedar Healthcare, formerly The Clipper Home, an assisted living facility and nursing home. That building sits on a large lot (8.63 acres) and is setback a considerable distance from the common boundary and is well buffered by trees on all sides. The dwelling and garage on 628 Broad Street, which is a corner lot, lies much closer to the left boundary line of that property, along approximately 40' at the closest point to the proposed ADU. Accordingly, granting the setback variances will not alter the essential character of the neighborhood or otherwise threaten 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 represent a loss to the Applicant for the Board to deny the variances necessary to expand the existing home to create a modest amount of additional living space, and to construct an accessory space where guests or family members can stay. The increase in building coverage and encroachment into the setbacks does not alter the character of the neighborhood, where many lots are undersized, have encroaching structures, or exceed allowable coverage. Accordingly, there would be no gain to the public by denying the variances. In balancing the equities, it would constitute an injustice to deny the variances. It would deprive the Applicant of the ability to reasonably expand upon their home and reconstruct the existing garage into a more functional accessory structure.

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

The neighborhood is comprised primarily of single-family residences of varying ages and architectural styles. The proposed addition to the Property will modernize and make the existing home more functional in a manner that is compatible with, and aesthetically consistent with, other homes on the street. In addition, the proposed ADU is comparable in scale, placement, and design to similar structures within the neighborhood. The project will not adversely affect the light, air, or open space available to abutting properties, which are the primary considerations in assessing potential impacts on surrounding property values. As such, the proposed improvements will not diminish and are likely to preserve or enhance surrounding property values.

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

The Property has special conditions that distinguish it from surrounding properties such that there is no fair and substantial relationship between the general purposes of the building coverage and setback requirements and their application to the Property.

The small size of the lot (5,735 sf.), its narrow width and angled rear setback line, and the location and orientation of existing features on it and abutting properties are all special conditions that distinguish it from surrounding properties such that literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

The Property is the smallest lot in this vicinity of Broad Street, as demonstrated by the spreadsheet attached as **Exhibit A**. Even with the exceptionally small house and detached garage, total building coverage on the Property is currently at 24%. Any reasonably sized addition to the home requires building coverage relief.

The existing garage is already non-conforming with respect to the side and rear yard setbacks, a condition which could remain if the variance relief is denied and the Applicant could find a way to shore up the existing structure. Strict compliance with the Ordinance is particularly hard to achieve when you consider the narrow width of the Property and the angled rear setback line, both of which create a unique burden upon the Property.

It would make little sense to locate the proposed ADU in a different area of the Property merely for the purpose of achieving greater compliance with the Ordinance. The proposed ADU will be situated at the end of the existing driveway. If you were to push it further into the Property, it would run right up against the rear of the house and would require removal of an existing deck.

As set forth above, the proposed ADU will be set back a considerable distance from the structures on the only potentially impacted abutting properties, which mitigates the impact of any setback encroachment. Owing to these special conditions of the Property collectively, there is no fair and substantial relationship between the general purposes of the building coverage and setback restrictions and their application to the Property.

The proposed use of the Property is also reasonable. The Property will continue to be used for single-family residential purposes, which is permitted by right within the GRA Zoning District.

CONCLUSION

The Applicants, John and Janice Carpenter, thank you for your time and consideration of the application and respectfully requests your approval of the variances being requested.

February 13, 2026

Respectfully Submitted,
John C. Carpenter & Janice D. Carpenter
By and Through Their Attorneys,

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

By: Derek R. Durbin, Esq.
DURBIN LAW OFFICES PLLC
144 Washington Street
Portsmouth, NH 03801
(603)-287-4764
derek@durbinlawoffices.com

Address	Tax Lot Zone	Size (AC)	Size (Sq Ft)
614 Broad Street	221-54 GRA	0.13	5662.8
600 Broad Street	221-55 GRA	0.18	7840.8
586 Broad Street	221-56 GRA	0.25	10890
574 Broad Street	221-57 GRA	0.14	6098.4
566 Broad Street	221-58 GRA	0.14	6098.4
585 Broad Street	221-51 GRA	0.15	6534
589 Broad Street	221-52 GRA	0.15	6534
603 Broad Street	221-53 GRA	0.16	6969.6
629 Broad Street	221-13 GRA	0.15	6534
628 Broad Street	221-12 GRA	0.27	11761.2
100 Jones Ave	221-11 GRA	0.16	6969.6
61 Jones Ave	222-31 GRA	0.14	6098.4
65 Jones Ave	222-32 GRA	0.17	7405.2

EXHIBIT A



Property Information

Property ID 0221-0054-0000
Location 614 BROAD ST
Owner CARPENTER JOHN C & JANICE D

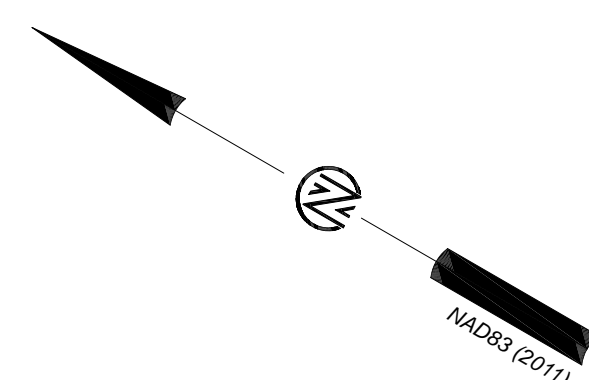


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

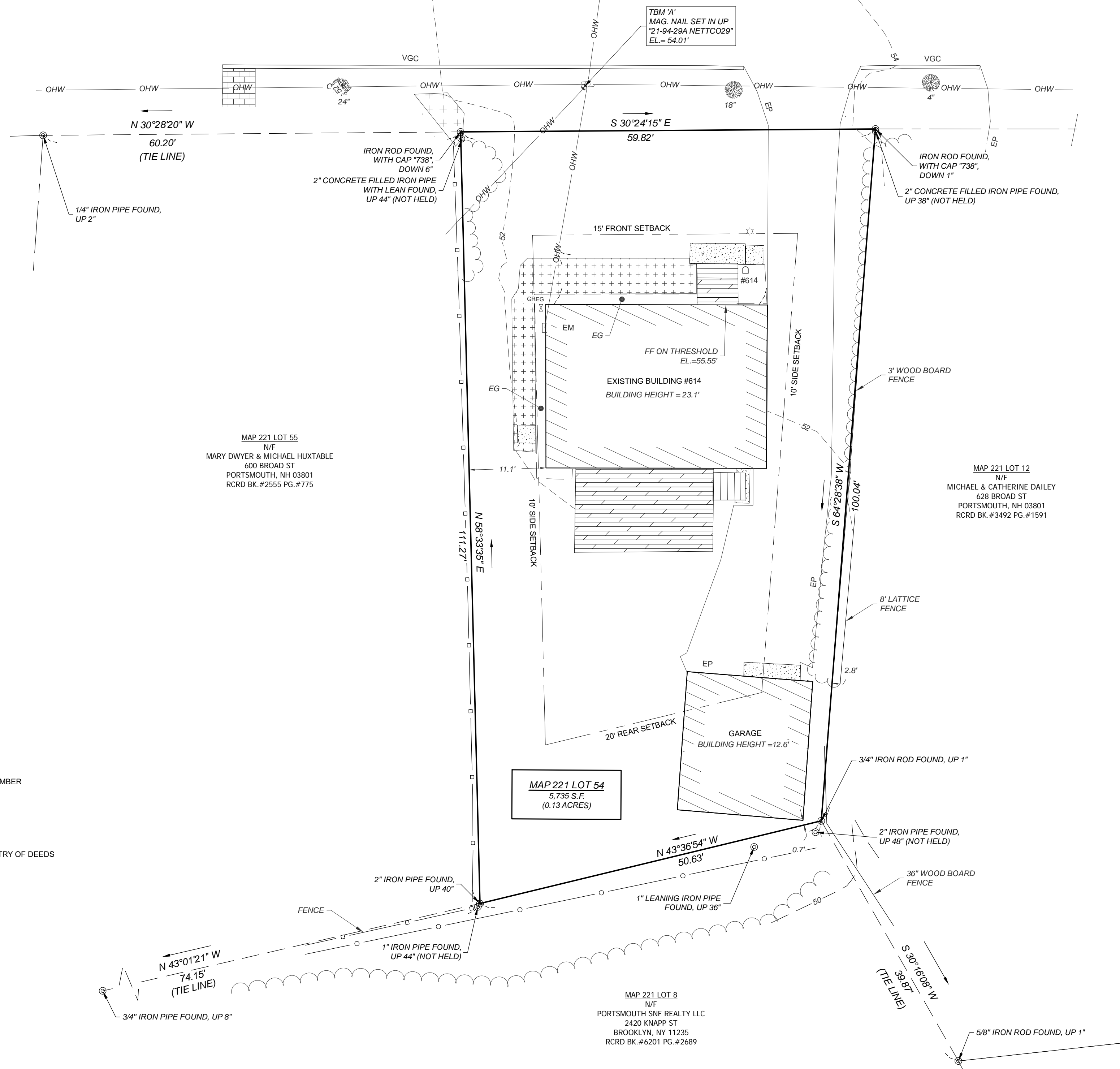
City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/23/2025

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



BROAD STREET
(PUBLIC RIGHT-OF-WAY)

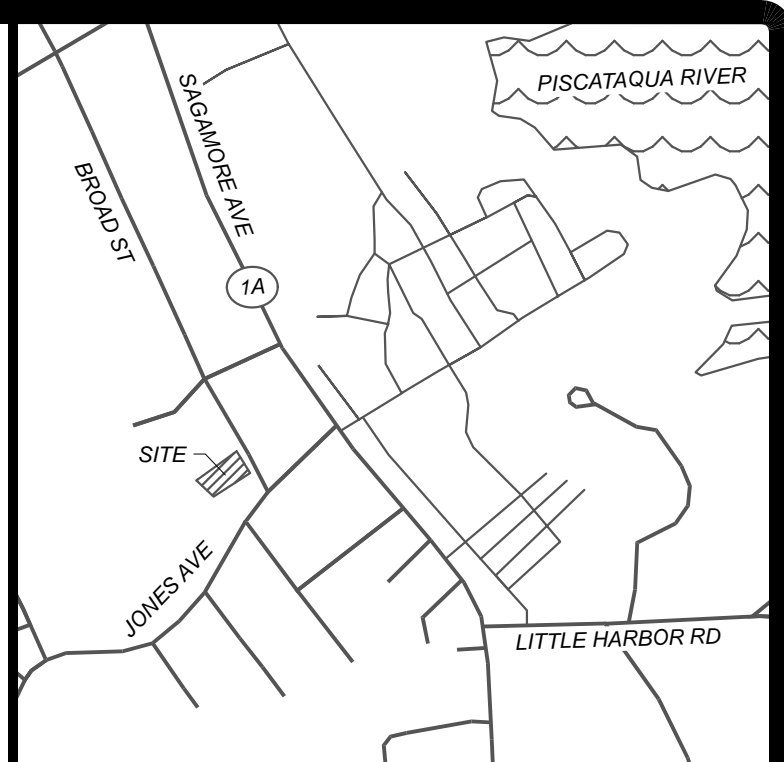


PLAN REFERENCES:

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- "PLAN OF LAND FOR HENRY F. DEWITT ET AL" PREPARED BY AMBIT SURVEY, DATED SEPTEMBER 18, 1991. RECORDED AT RCRD AS PLAN #B-21258.
- "ALTA/ACSM LAND TITLE SURVEY OF LAND" PREPARED BY CIVILWORKS, DATED 12-4-06. LAST REVISED 12-15-06. RECORDED AT RCRD AS PLAN #D-34401.

NOTES:

- SUBJECT PARCEL: TAX MAP 221 LOT 54
614 BROAD STREET
PORTSMOUTH, NH 03801
NS PROJECT #1679
- OWNER OF RECORD: JOHN C & JANICE D CARPENTER
2606 E BAY DR NW
GIG HARBOR, WA 98355
R.C.R.D. BOOK #6498, PAGE #1501
- PARCEL AREA: 5,735 S.F. OR 0.13 AC
- THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS OF THE SUBJECT PARCEL.
- DIMENSIONAL REQUIREMENTS:** ZONE: GENERAL RESIDENCE A
MIN LOT AREA: 7,500 S.F.
MIN LOT FRONTAGE: 100'
MIN LOT DEPTH: 70'
MIN FRONT SETBACK: 15'
MIN SIDE SETBACK: 10'
MIN REAR SETBACK: 20'
MAX BUILDING HEIGHT (SLOPED ROOF): 35'
BUILDING COVERAGE: 25%
MIN OPEN SPACE: 30%
- OVERLAY DISTRICTS
- ZONING INFORMATION SHOWN HEREON IS PER THE TOWN OF PORTSMOUTH ZONING ORDINANCE ADOPTED DECEMBER 21, 2009 AS AMENDED THROUGH MAY 5, 2025. ADDITIONAL REGULATIONS APPLY. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS.
- FLOOD HAZARD ZONE: "X" WITH A BASE FLOOD ELEVATION OF AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FIRM MAP #33015C0270F, AND FIRM MAP #33015C0259F, MAP REVISED JANUARY 29, 2021.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- FIELD SURVEY COMPLETED BY NORTHAM SURVEY IN JULY 2025 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.
- HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
- THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.



LOCUS

ABUTTERS ACROSS BROAD STREET

- MAP 221 LOT 52**
N/F
LYNN VACCARO & JASON DEMERS
589 BROAD ST
PORTSMOUTH, NH 03801
RCRD BK.#6524 PG.#1296
- MAP 221 LOT 53**
N/F
DEAN C RAIZES REVOCABLE TRUST
603 BROAD ST
PORTSMOUTH, NH 03801
RCRD BK.#6057 PG.#936
- MAP 221 LOT 13**
N/F
SAVANNAH FODERO & TYLER FORTHOFFER
629 BROAD ST
PORTSMOUTH, NH 03801
RCRD BK.#6278 PG.#1369

- MAP 221 LOT 55**
N/F
MARY DWYER & MICHAEL HUXTABLE
600 BROAD ST
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RCRD BK.#2555 PG.#775

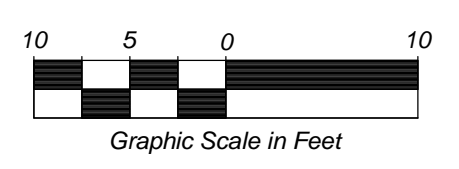
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N/F
MICHAEL & CATHERINE DAILEY
628 BROAD ST
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RCRD BK.#3492 PG.#1591

MAP 221 LOT 54
5,735 S.F.
(0.13 ACRES)

- MAP 221 LOT 8**
N/F
PORTSMOUTH SNF REALTY LLC
2420 KNAPP ST
BROOKLYN, NY 11235
RCRD BK.#6201 PG.#2689

LEGEND:

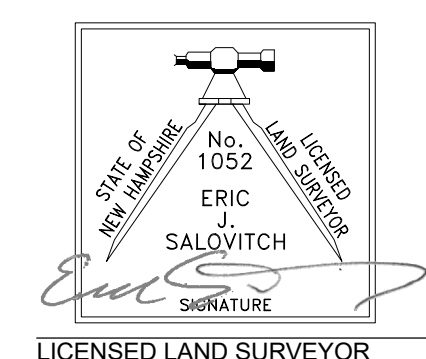
MAP 137 LOT 11	ASSESSORS MAP AND LOT NUMBER
BK, PG.	BOOK / PAGE
EG	EDGE OF GRAVEL
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
GREG	GAS REGULATOR
N/F	NOW OR FORMERLY
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
TBM	TEMPORARY BENCHMARK
TBR	TO BE REMOVED
VGC	VERTICAL GRANITE CURB
⊙	IRON PIPE/ROD FOUND
⊙	LIGHT POLE
⊙	UTILITY POLE
⊙	MAILBOX
⊙	DECIDUOUS TREE
⊙	SEWER MANHOLE
⊙	WATER GATE VALVE
GREG	GAS REGULATOR
⊙	SIGN
—	OVERHEAD WIRE
—	CHAINLINK FENCE
—	STOCKADE FENCE
—	BOUNDARY LINE
—	SETBACK LINE
—	TREE LINE
—	SHRUB LINE
—	CONCRETE
—	BRICK
—	WOODEN DECK
—	LANDSCAPING



PURSUANT TO NEW HAMPSHIRE RSA 678:18 III

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.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.



DECEMBER 17, 2025
DATE

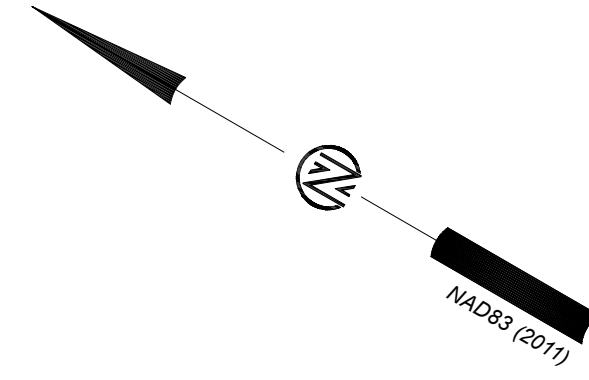
EXISTING CONDITIONS PLAN
FOR
JOHN C. & JANICE D. CARPENTER
OF
TAX MAP 221 LOT 54
BROAD STREET
PORTSMOUTH, NH
COUNTY OF ROCKINGHAM

SCALE: 1"=10' (22x34) 1"=20' (11x17)

JOB NO.	1679	DATE:	2025-07-15
DRAWN BY:	EEC	DRAWING:	1679 SURVEY.DWG
CHECKED BY:	EJS	SHEET:	1 OF 1

NO.	DATE	DESCRIPTION	BY



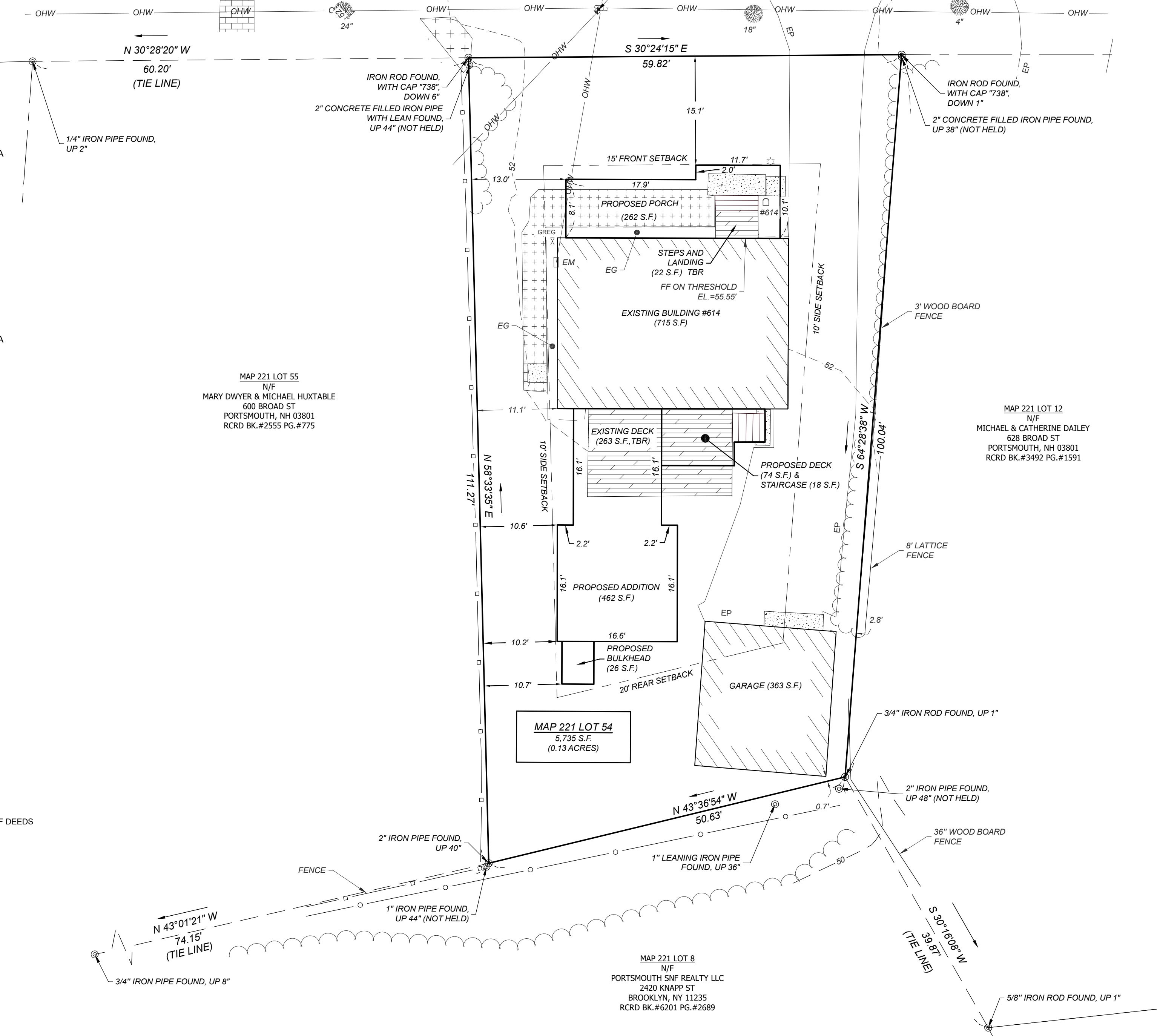


BROAD STREET

(PUBLIC RIGHT-OF-WAY)

LOT COVERAGE:

EXISTING BUILDINGS/SHEDS:	1,114 SF
STAIRS/BULKHEADS:	22 SF
DECKS:	263 SF
TOTAL:	1,399 SF
TOTAL LOT AREA:	5,735 SF
LOT COVERAGE RATIO:	
TOTAL STRUCTURAL COVERAGE/TOTAL LOT AREA = LOT COVERAGE RATIO	
EXISTING:	1,399 SF / 5,735 SF = 0.243 = 24%
PROPOSED:	1,838 SF
BUILDINGS/SHEDS:	1,838 SF
STAIRS/BULKHEADS:	44 SF
DECKS:	74 SF
TOTAL:	1,956 SF
TOTAL LOT AREA:	5,735 SF
LOT COVERAGE RATIO:	
TOTAL STRUCTURAL COVERAGE/TOTAL LOT AREA = LOT COVERAGE RATIO	
PROPOSED:	1,956 SF / 5,735 SF = 0.341 = 34%



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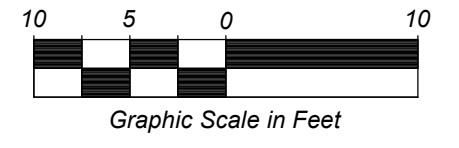
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ZONE: GENERAL RESIDENCE A	EXISTING	PROPOSED
MIN LOT AREA:	7,500 S.F.	
MIN LOT FRONTAGE:	100'	
MIN LOT DEPTH:	70'	
MIN FRONT SETBACK:	15'	
MIN SIDE SETBACK:	10'	2.8'
MIN REAR SETBACK:	20'	0.7'
MAX BUILDING HEIGHT (SLOPED ROOF):	35'	
BUILDING COVERAGE:	25%	24%
MIN OPEN SPACE:	30%	56%
- ZONING INFORMATION SHOWN HEREON IS PER THE TOWN OF PORTSMOUTH ZONING ORDINANCE ADOPTED DECEMBER 21, 2009 AS AMENDED THROUGH MAY 5, 2025. ADDITIONAL REGULATIONS APPLY. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS.
- FLOOD HAZARD ZONE: "X" WITH A BASE FLOOD ELEVATION OF AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP #33015C0270F, AND FIRM MAP #33015C0259F, MAP REVISED JANUARY 29, 2021.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- FIELD SURVEY COMPLETED BY NORTHAM SURVEY IN JULY 2025 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.
- HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
- THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.

PROPOSED CONDITIONS PLAN

FOR
JOHN C. & JANICE D. CARPENTER
OF
TAX MAP 221 LOT 54
614 BROAD STREET
PORTSMOUTH, NH
COUNTY OF ROCKINGHAM

SCALE: 1"=10' (22x34) 1"=20' (11x17)

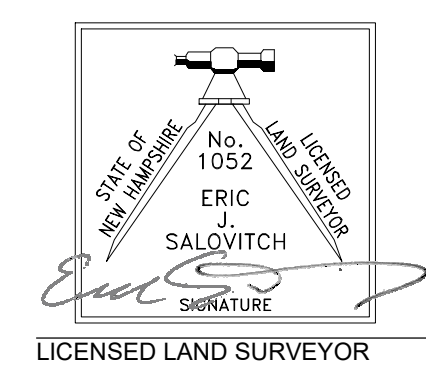
JOB NO.	1679	DATE:	2026-01-20
DRAWN BY:	EJC	DRAWING:	1679 SURVEY.DWG
CHECKED BY:	EJS	SHEET:	1 OF 1

NO.	DATE	DESCRIPTION	BY

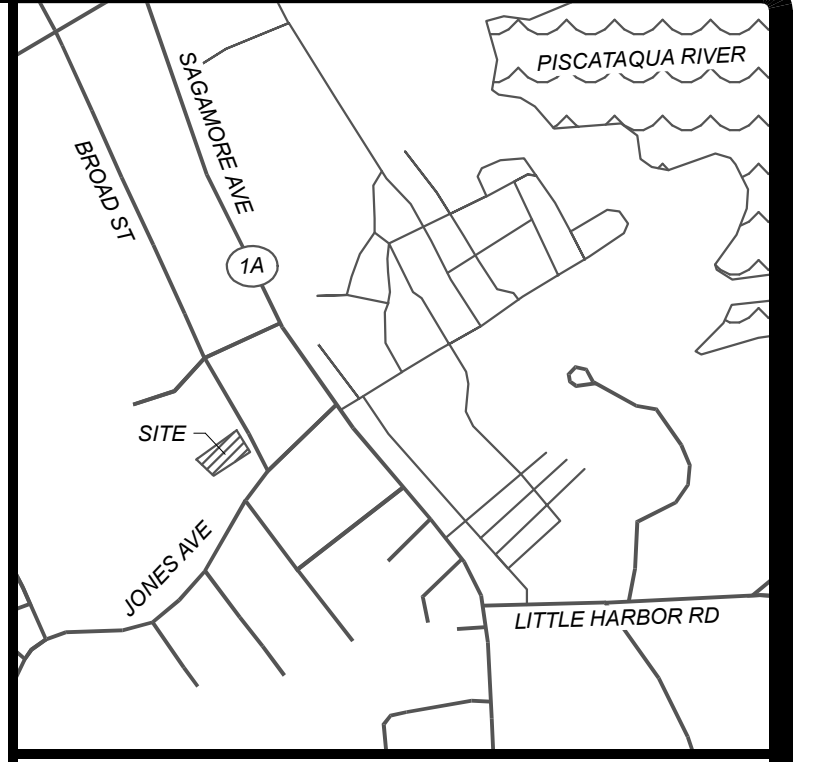
PURSUANT TO NEW HAMPSHIRE RSA 678:18 III

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.

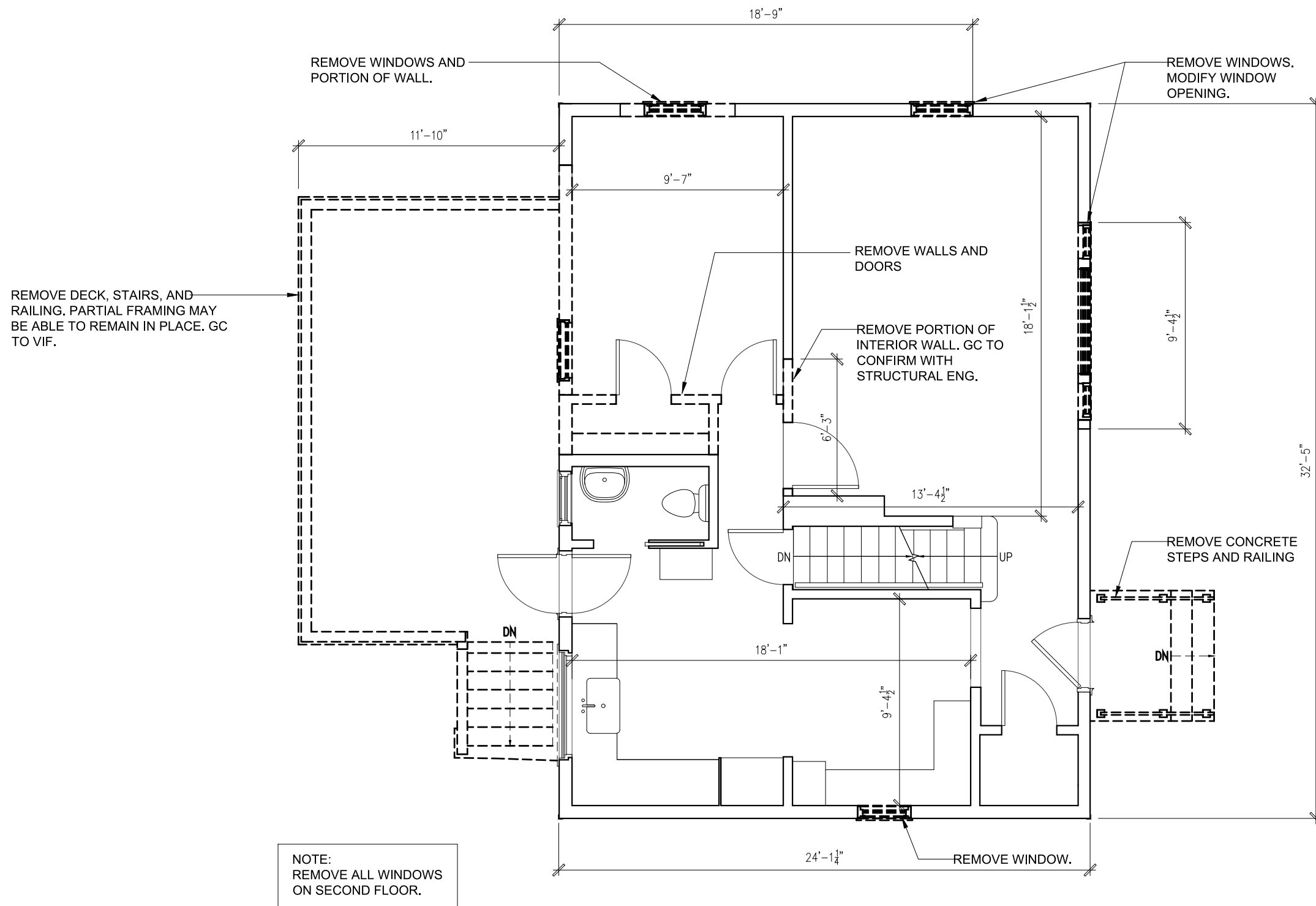
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.

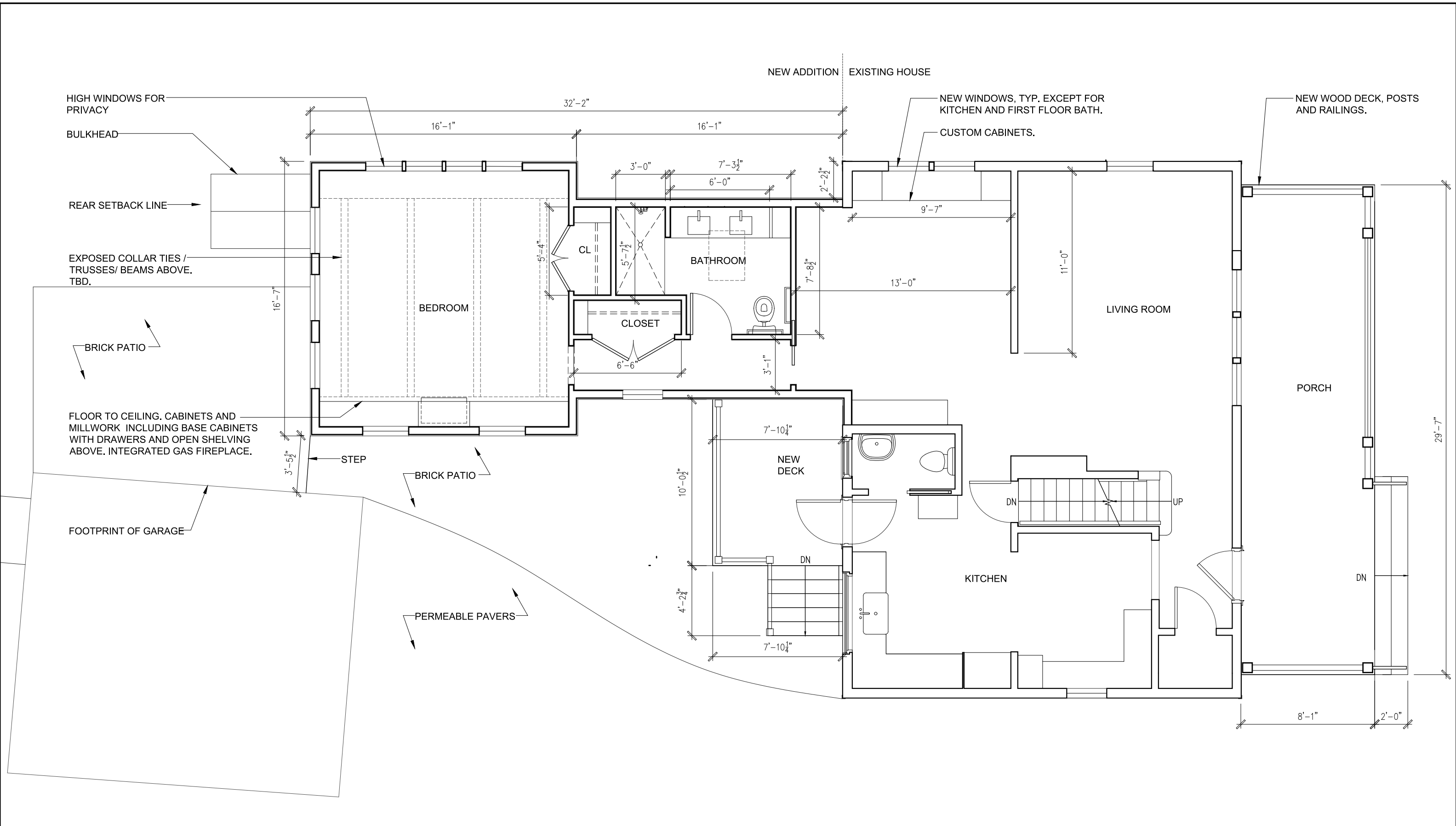


JANUARY 20, 2026
DATE



LOCUS





GORDON
DESIGN-BUILD

63 CABOT STREET
PORTSMOUTH, NH 03801
(603) 512-1959

WETHERBEE
ARCHITECTURE

625 GOODWIN ROAD
ELIOT, MAINE 03903
401.308.3940

OWNERS:
JOHN AND JANICE CARPENTER

SCHMATIC DESIGN

12.07.2025

3/16" = 1'-0"

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WETHERBEE ARCHITECTURE, PC

CARPENTER RESIDENCE
614 BROAD STREET
PORTSMOUTH, NH 03801

PROPOSED FIRST FLOOR PLAN

A1

2 OF 14



EAST ELEVATION



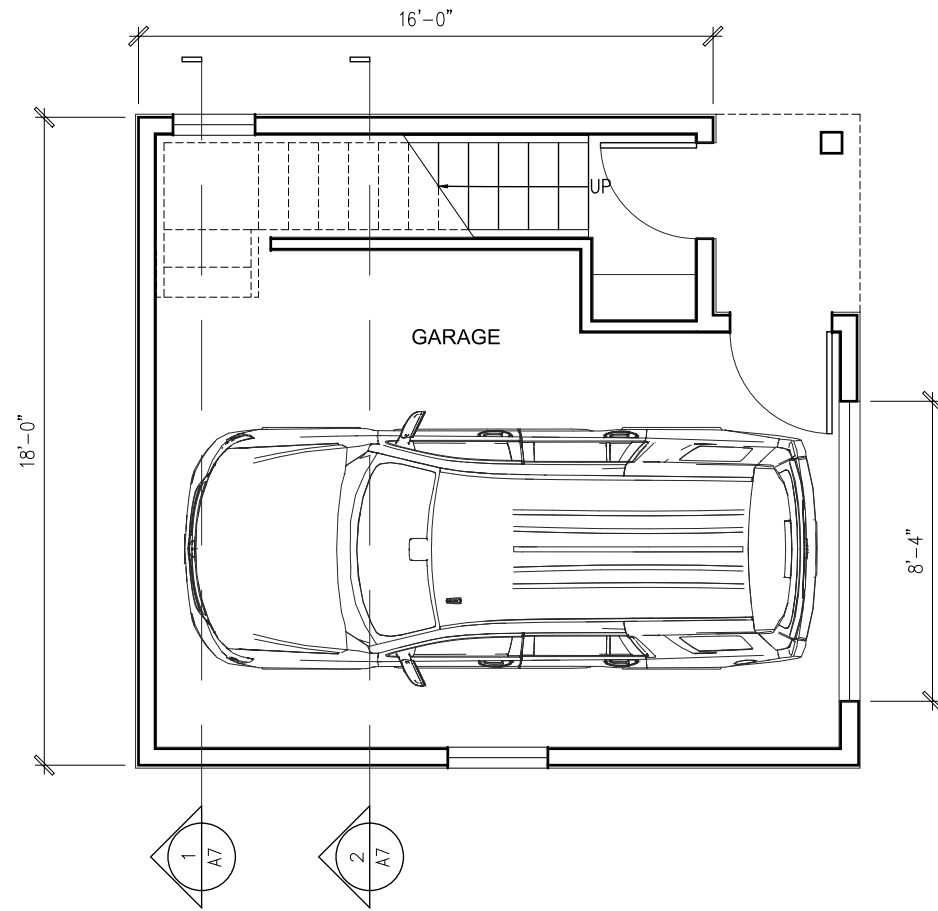
WEST ELEVATION



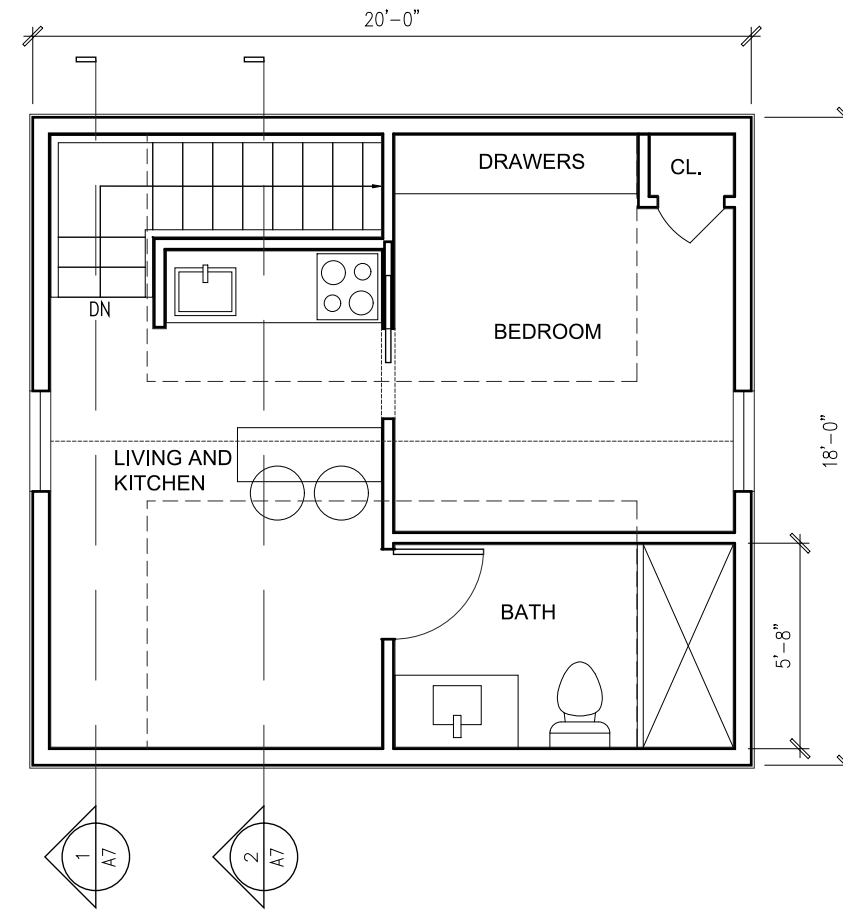
NORTH ELEVATION



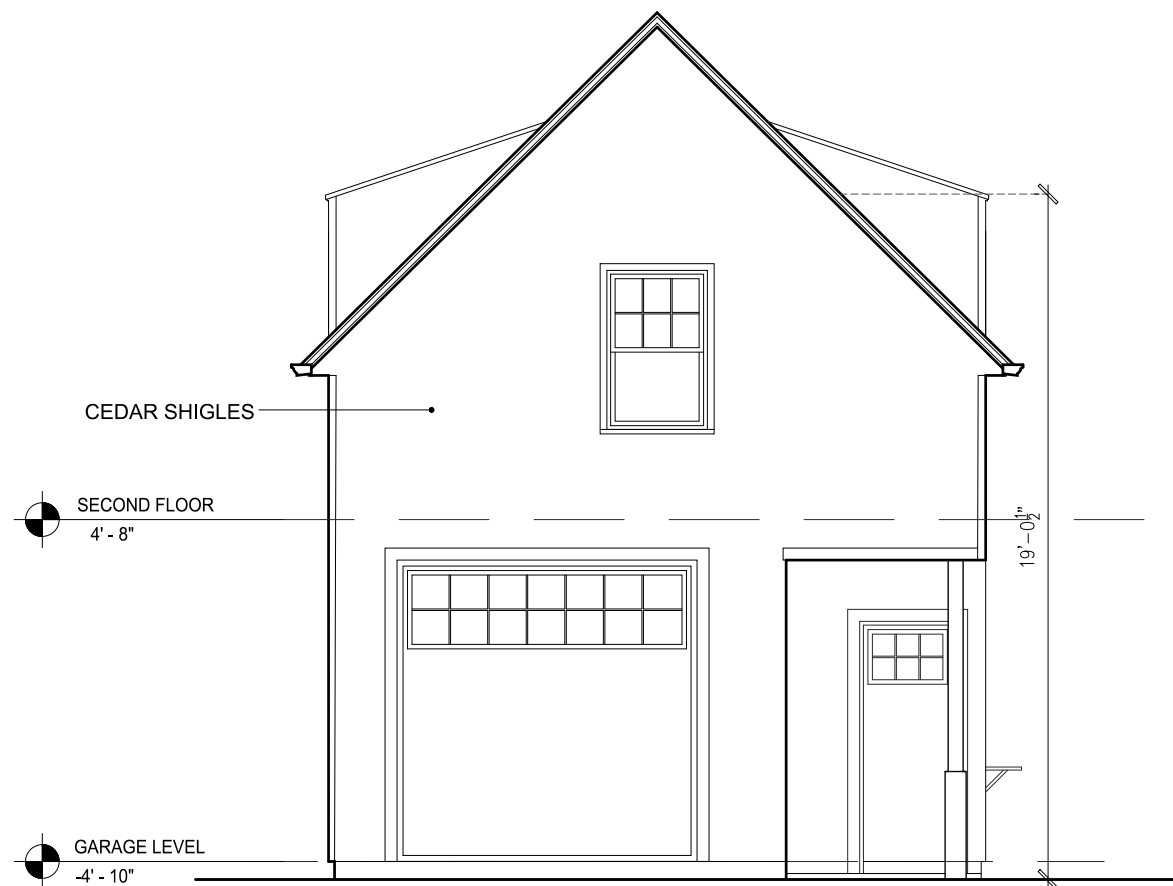
SOUTH ELEVATION



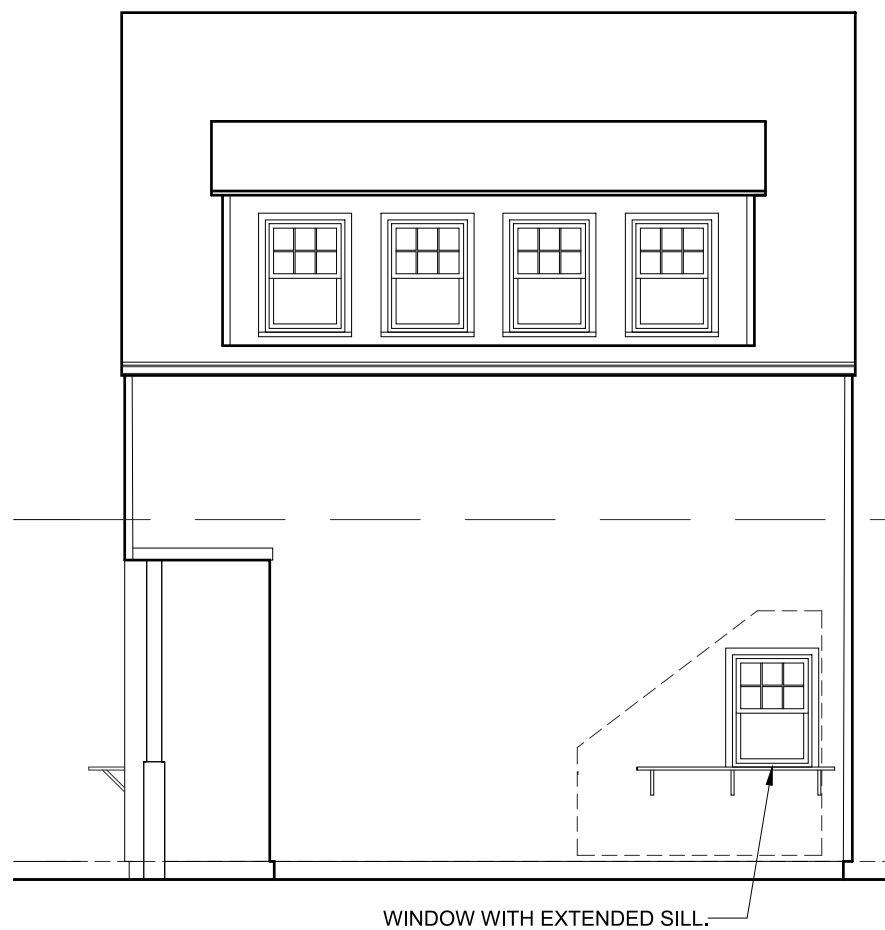
FIRST FLOOR



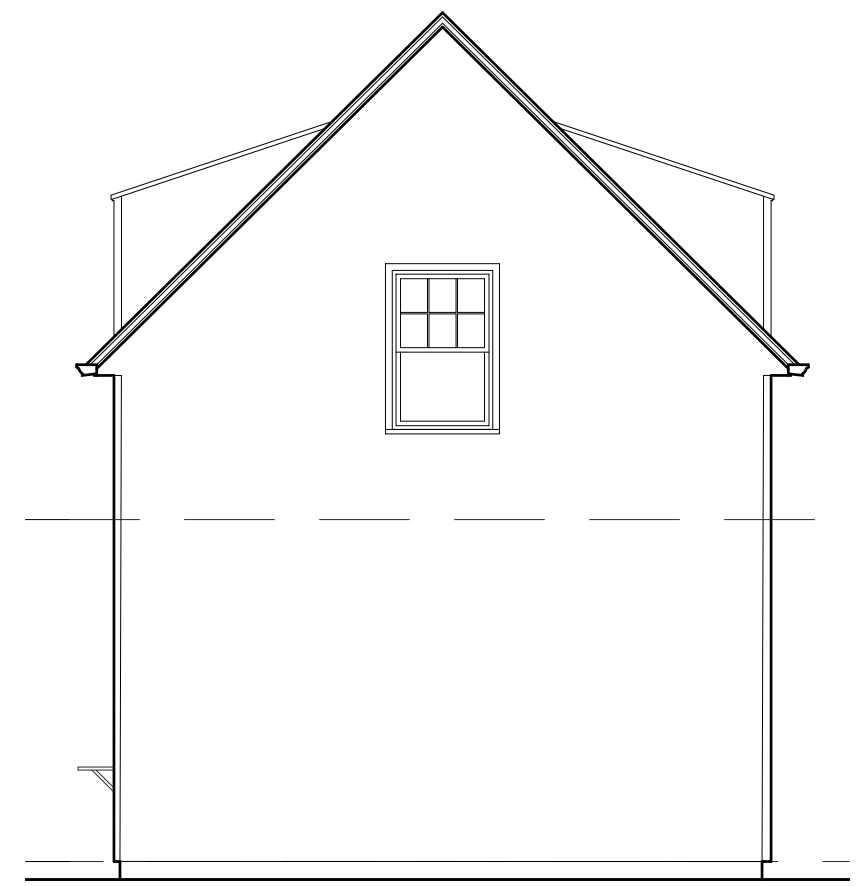
SECOND FLOOR



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

GORDON
DESIGN-BUILD
63 CABOT STREET
PORTSMOUTH, NH 03801
(603) 512-1959

WETHERBEE
ARCHITECTURE
625 GOODWIN ROAD
ELIOT, MAINE 03903
401.308.3940

OWNERS:
JOHN AND JANICE CARPENTER

SCHEMATIC DESIGN

12.07.2025

3/16" = 1'-0"

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CARPENTER RESIDENCE

614 BROAD STREET
PORTSMOUTH, NH 03801

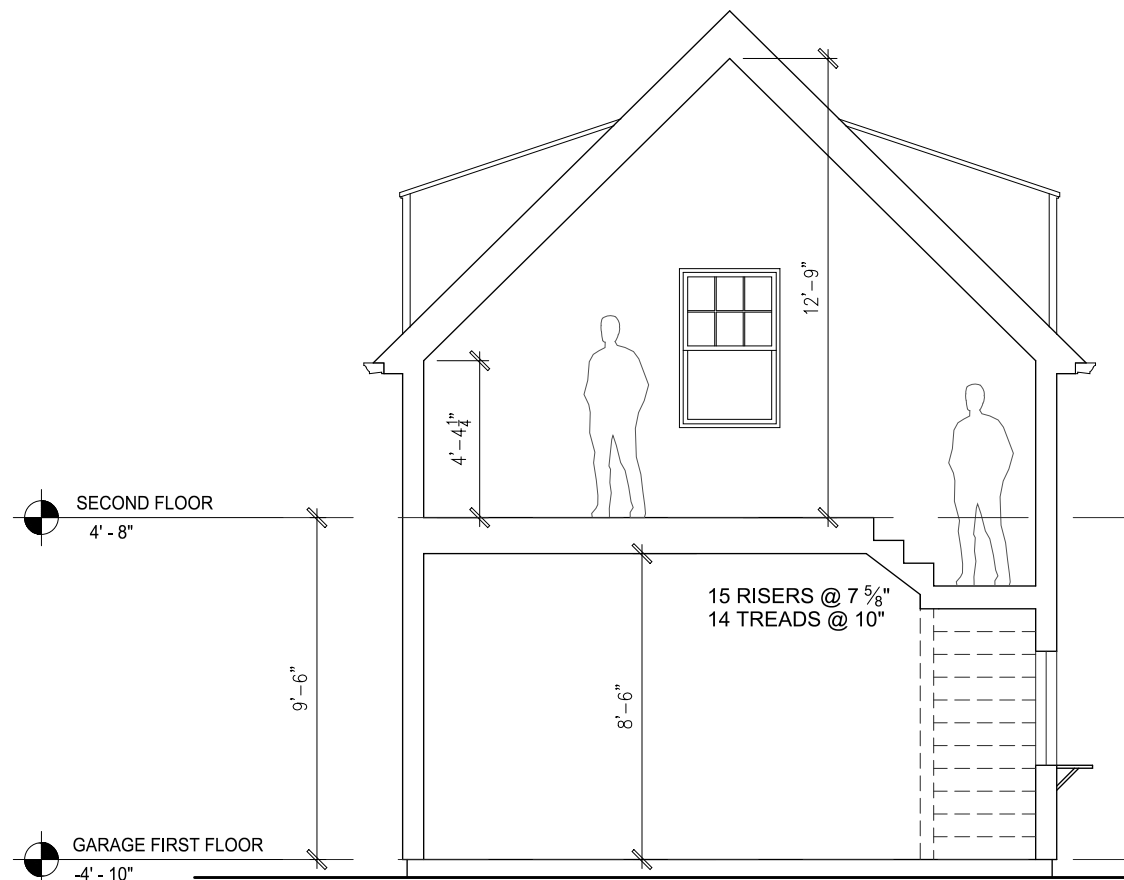
PROPOSED ADU-GARAGE ELEVATIONS

A6

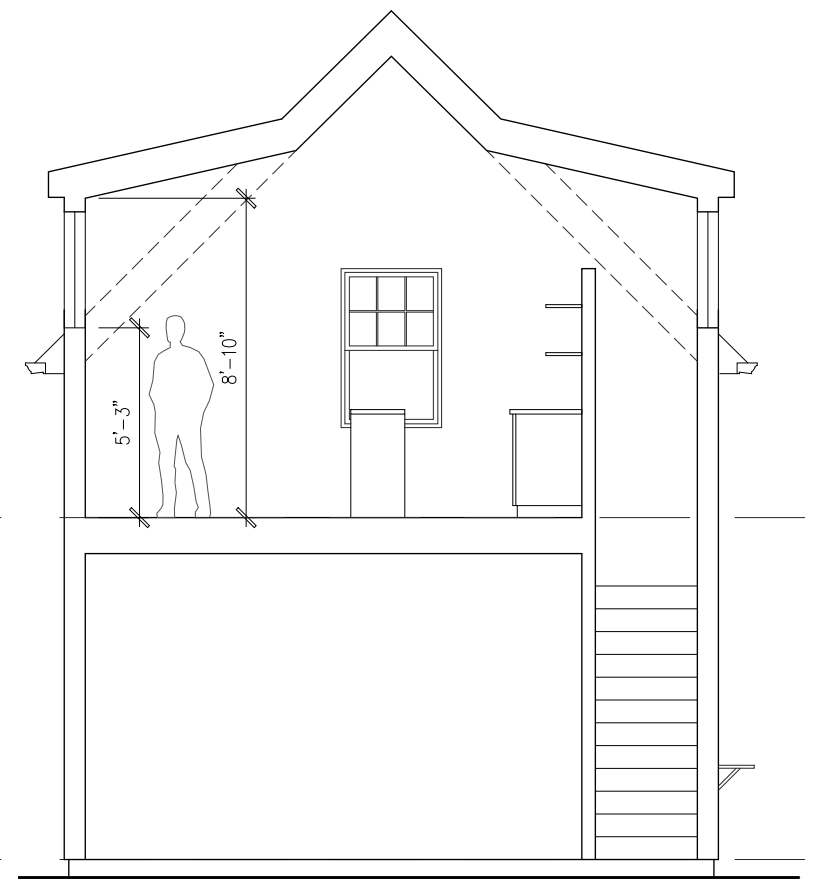
7 OF 14



SOUTH ELEVATION



SECTION 1



SECTION 2

GORDON
DESIGN-BUILD
63 CABOT STREET
PORTSMOUTH, NH 03801
(603) 512-1959

WETHERBEE
ARCHITECTURE
625 GOODWIN ROAD
ELIOT, MAINE 03903
401.308.3940

OWNERS:
JOHN AND JANICE CARPENTER

SCHEMATIC DESIGN
12.07.2025
3/16" = 1'-0"
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CARPENTER RESIDENCE
614 BROAD STREET
PORTSMOUTH, NH 03801
PROPOSED ADU-GARAGE ELEVATIONS AND SECTIONS

A7
8 OF 14



 **GORDON**
DESIGN-BUILD
63 CABOT STREET
PORTSMOUTH, NH 03801
(603) 512-1959

WETHERBEE
ARCHITECTURE
625 GOODWIN ROAD
ELIOT, MAINE 03903
401.308.3940

OWNERS:
JOHN AND JANICE CARPENTER

SCHEMATIC DESIGN

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614 BROAD STREET
PORTSMOUTH, NH 03801

EXTERIOR RENDERINGS

A8

9 OF 14



GORDON
DESIGN-BUILD
63 CABOT STREET
PORTSMOUTH, NH 03801
(603) 512-1959

WETHERBEE
ARCHITECTURE
625 GOODWIN ROAD
ELIOT, MAINE 03903
401.308.3940

OWNERS:
JOHN AND JANICE CARPENTER

SCHEMATIC DESIGN

12.07.2025

3/16" = 1'-0"

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614 BROAD STREET
PORTSMOUTH, NH 03801

EXTERIOR RENDERINGS

A9

10 OF 14




GORDON
 DESIGN-BUILD
 63 CABOT STREET
 PORTSMOUTH, NH 03801
 (603) 512-1959

WETHERBEE
 ARCHITECTURE
 625 GOODWIN ROAD
 ELIOT, MAINE 03903
 401.308.3940

OWNERS:
 JOHN AND JANICE CARPENTER

SCHEMATIC DESIGN

12.07.2025

3/16" = 1'-0"

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614 BROAD STREET
 PORTSMOUTH, NH 03801

EXTERIOR RENDERINGS

A10

11 OF 14




GORDON
 DESIGN-BUILD
 63 CABOT STREET
 PORTSMOUTH, NH 03801
 (603) 512-1959

WETHERBEE
 ARCHITECTURE
 625 GOODWIN ROAD
 ELIOT, MIANE 03903
 401.308.3940

OWNERS:
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SCHEMATIC DESIGN PROGRESS

12.07.2025

3/16" = 1'-0"

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614 BROAD STREET
 PORTSMOUTH, NH 03801

EXTERIOR RENDERINGS

A11

12 OF 14



GORDON
DESIGN-BUILD
63 CABOT STREET
PORTSMOUTH, NH 03801
(603) 512-1959

WETHERBEE
ARCHITECTURE
625 GOODWIN ROAD
EKIOT, MAINE 03903
401.308.3940

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614 BROAD STREET
PORTSMOUTH, NH 03801

EXTERIOR RENDERINGS

A12

13 OF 14



GORDON
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614 BROAD STREET
PORTSMOUTH, NH 03801

EXTERIOR RENDERINGS

A13

14 OF 14



Street View of Property



Front View of Property



Front of Property toward 600 Broad Street



Front of Property Toward 628 Broad Street



Left Side Toward Existing Garage



Existing Garage & Rear Deck



Rear Yard



Rear Yard From Driveway