

Variance Narrative LU-26-12

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

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

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

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

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

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

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

4. Granting the variance would be substantial justice

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

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

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

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

101 International Existing Signs



3 101" x 612"
-429.25 SF



1 40" x 235" - 65.28 SF



2 48" x 283" - 94.33 SF



4 48" x 115" - 38.33 SF

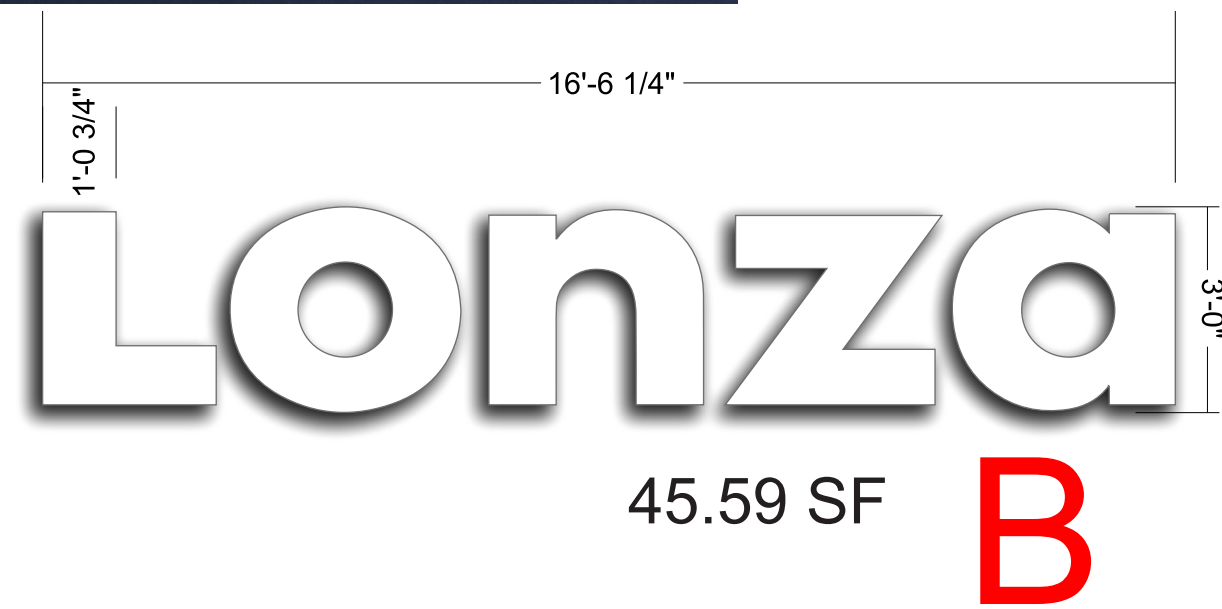


Measurements on this artistic rendering may vary slightly from the actual "AS BUILT" upon final engineering. Color and resolution in proofs are not representative of final projects due to individual monitor settings.



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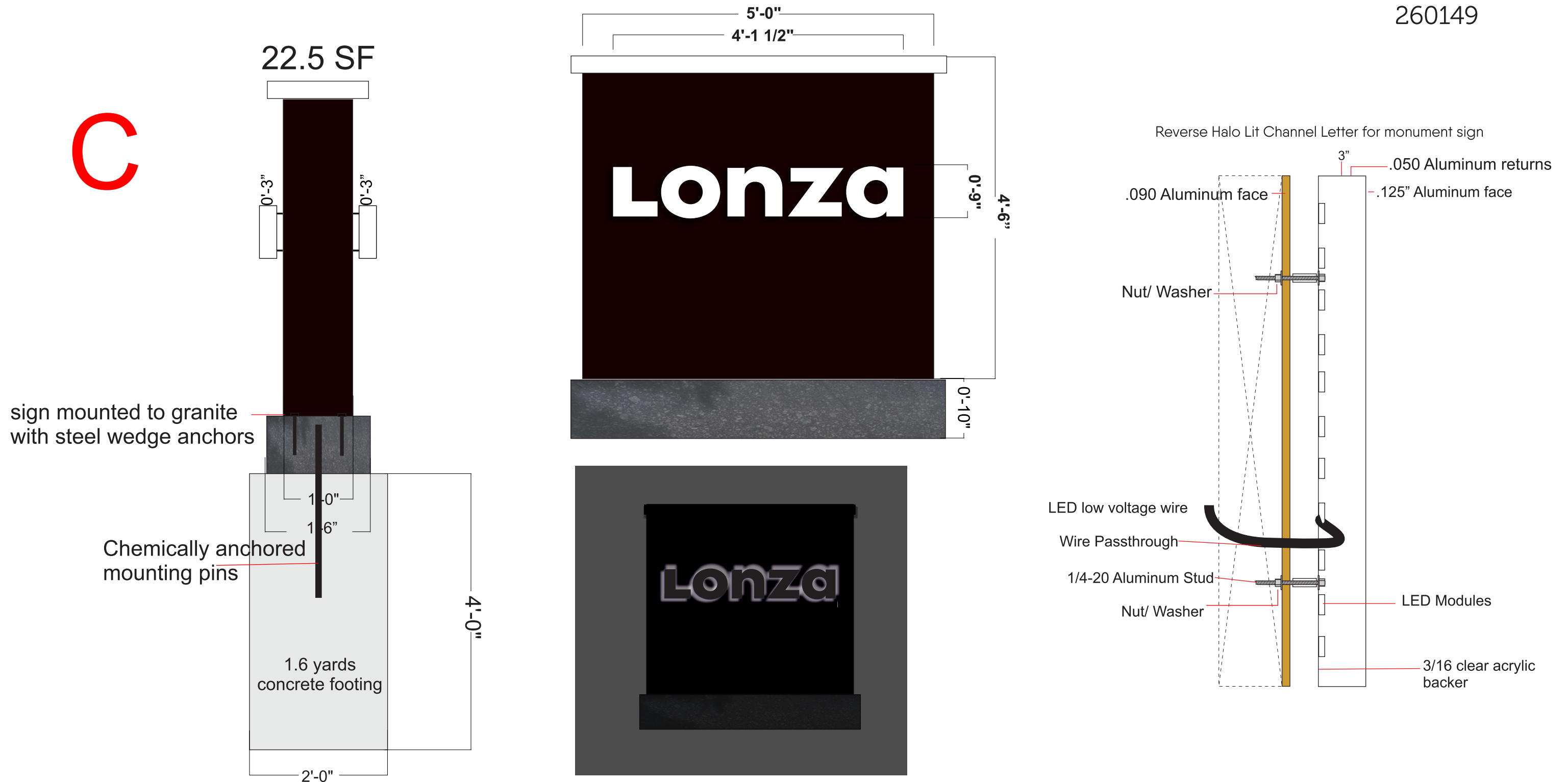
34 Harvest Way Proposed Signs



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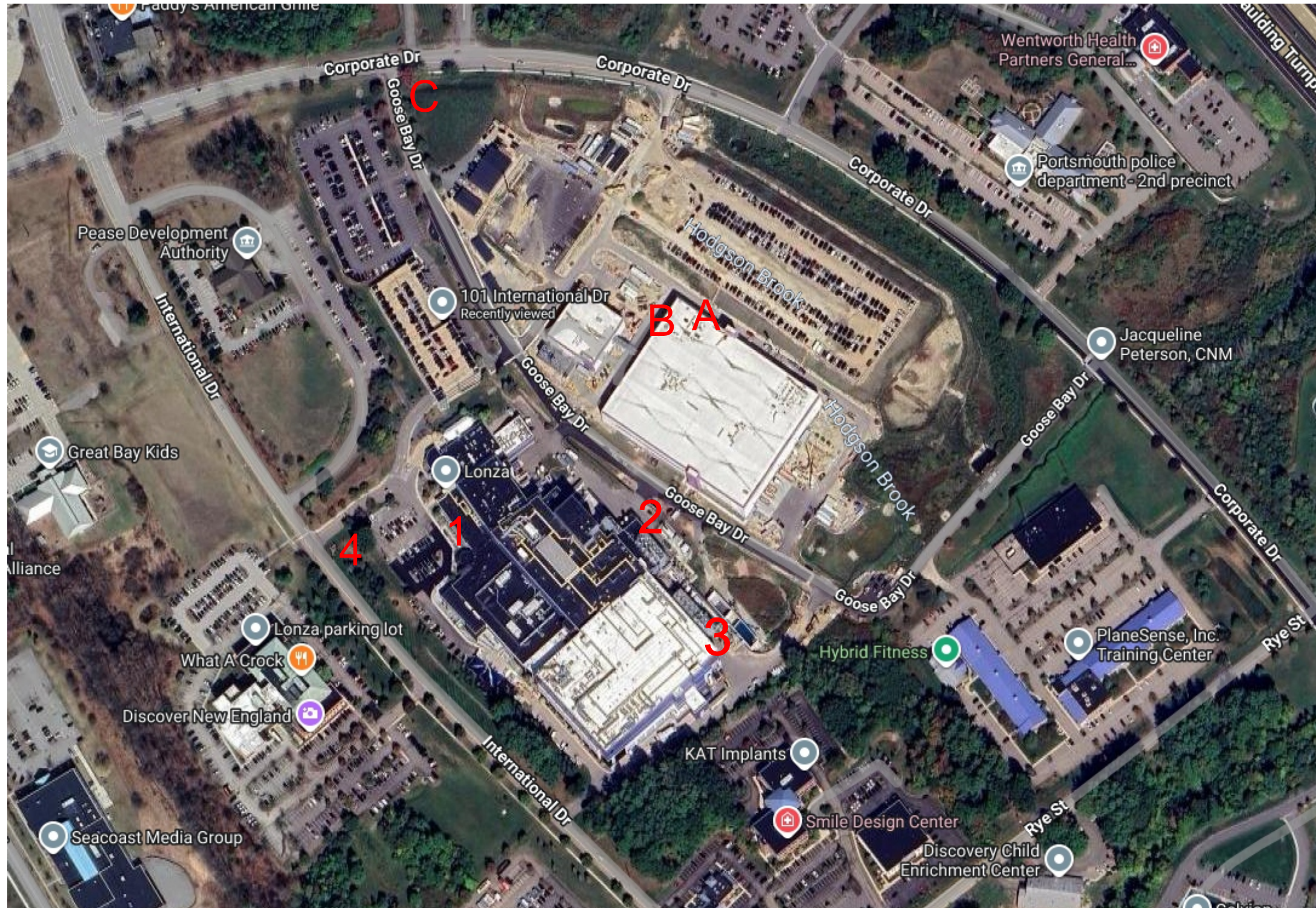
Item C- Manufacture & Install (1) 4'6" x 5' d/f monument sign on granite base.
 granite base should be rock & thermal finish, dark grey in color. Black cabinet with "LONZA" halo-lit white channel letters.



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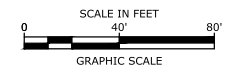
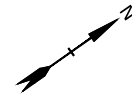
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SITE NOTES:

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

LEGEND

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



Proposed Industrial Development

Lonza Biologics

Portsmouth, New Hampshire

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

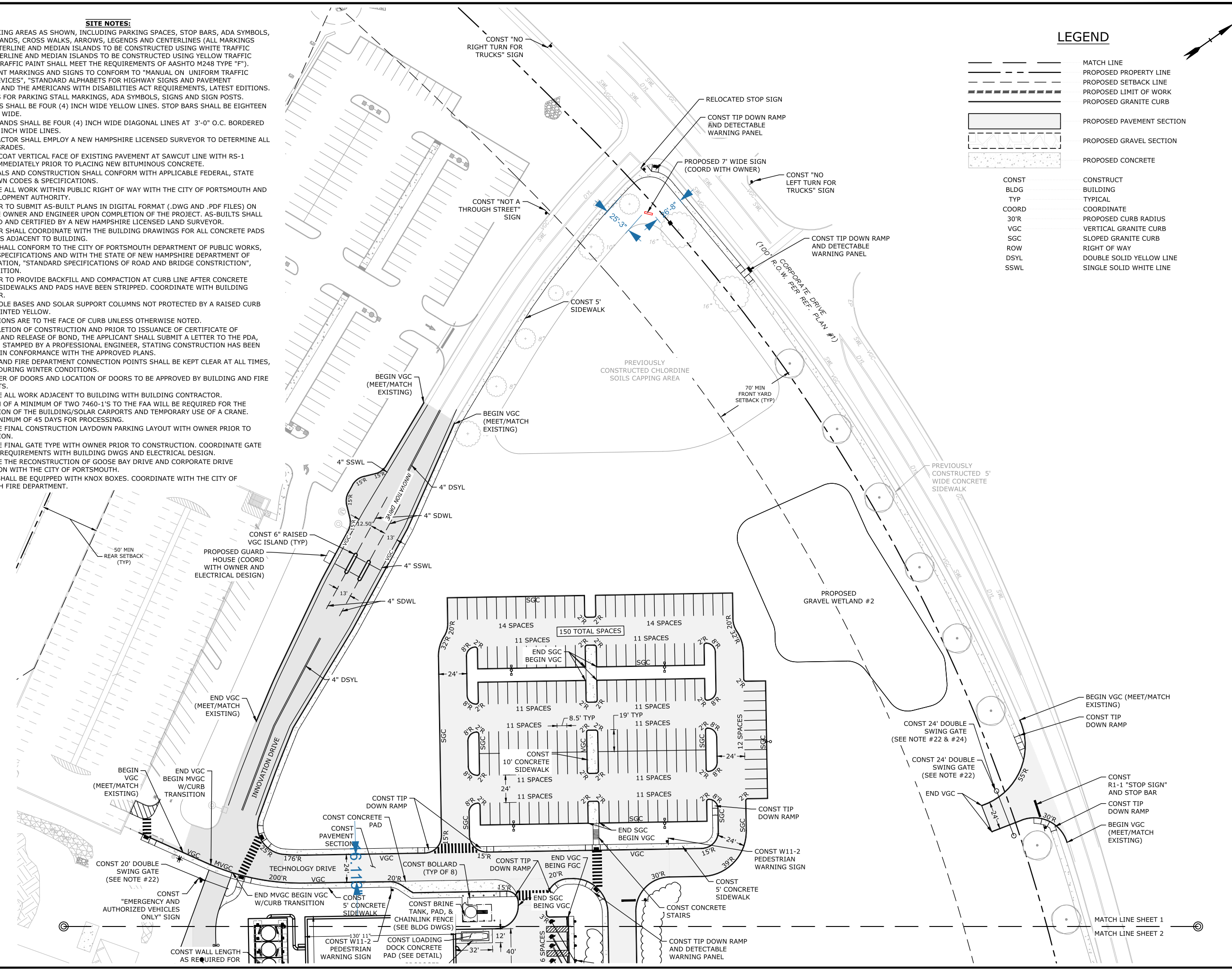
PROJECT NO:	L-0700-013
DATE:	04/03/2018
FILE:	L-0700-026-C-DSGN.dwg
DRAWN BY:	CHK
CHECKED:	NAH
APPROVED:	PMC

PHASE 2 SITE PLAN

SCALE: AS SHOWN

C-165

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



166 and 164 Corporate Drive Existing Signs



7

38" x 190" - 50.14 SF



6

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

5

3'-4" x 10' - 33.3 SF



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55 International Drive Portsmouth, NH 03801

January 29, 2026

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

VIA EMAIL

Re: Lonza - 34 Harvest Way
Sign Application

Dear Kristopher:

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

Sincerely,

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

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

cc: Justin Parker (VIA Email)

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