

**BY: VIEWPOINT & HAND DELIVERY**

April 22, 2026

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

**RE: Variance Application of Hill Hanover Group, LLC  
181 Hill Street, Tax Map 125, Lot 14**

Dear Stefanie,

Please find a copy of the following materials relative to the above referenced variance application filed through Viewpoint for property located at 181 Hill Street, Portsmouth (the "Property"):

- 1) Landowner Letter of Authorization
- 2) Narrative to Variance Application with Exhibit(s)
- 3) Plan Set with Site Plan, Floor Plans, Elevations and Photographs

A copy of the above application materials is being delivered to the Planning Department today. 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

**Hill Hanover Group, LLC**, record owner of property located at **181 Hill Street, Portsmouth, New Hampshire**, identified on **Tax Map 125, Lot 14** (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.

  
Bruce Sommer (Feb 9, 2025 18:20:35 CST)  
\_\_\_\_\_  
**Bruce Sommer, Sole Member**






# Landowner Authorization Form - 181 Hill Street - 2-9-2026

Final Audit Report

2026-02-10

Created:	2026-02-09
By:	Derek Durbin (derek@durbinlawoffices.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAABAKIB2X8NWL18B3YiZ0V7BoEKbBUh0yKTx

## "Landowner Authorization Form - 181 Hill Street - 2-9-2026" History

-  Document created by Derek Durbin (derek@durbinlawoffices.com)  
2026-02-09 - 10:16:19 PM GMT
-  Document emailed to Bruce Sommer (basommer@gmail.com) for signature  
2026-02-09 - 10:16:23 PM GMT
-  Email viewed by Bruce Sommer (basommer@gmail.com)  
2026-02-10 - 0:40:20 AM GMT
-  Document e-signed by Bruce Sommer (basommer@gmail.com)  
Signature Date: 2026-02-10 - 0:40:35 AM GMT - Time Source: server
-  Agreement completed.  
2026-02-10 - 0:40:35 AM GMT

**CITY OF PORTSMOUTH  
VARIANCE APPLICATION NARRATIVE**

**Hill Hanover Group, LLC**

**(Owner/Applicant)**

**181 Hill Street  
Portsmouth, NH 03801  
Tax Map 125, Lot 14**

**INTRODUCTION**

**The Property**

The property at 181 Hill Street is a 16,127 square foot lot with three (3) separate, 2-story multi-family buildings on it containing four (4) units in each building (12 units altogether) (the “Property” or “Applicant’s Property”). The Property is zoned CD4-L1 but is bordered to the North and West by the CD4 Zoning District (recently rezoned from CD5). The Property is bordered to the South by Hanover Street, Autumn Drive to the East and Hill Street to the North. The portion of Hill Street West of Autumn Street is privately owned by the Applicant and the owner of the Foundry Place property who both own to the centerline of the street. The City picks up trash and recycling and plows Hill Street but does not maintain the portion West of Autumn Street.

The Property lies within a transitional area between the downtown center and the west end of Portsmouth. The prevailing building and residential densities are higher than what would be found in many other parts of the west end but perhaps lesser than the downtown core. The size and massing of the buildings also start to taper from the downtown to the west end. There is not one particular use that defines the area immediately surrounding the Property. It is surrounded by a mixture of residential uses and commercial uses, including the 4-story Foundry Place building which abuts it to the North and contains fifty (51) condominium units on a 22,651 square foot parcel (444 sf per dwelling unit). In addition, forty (40) dwelling units in five (5) separate 3-4 story multi-family buildings are proposed for 361 Hanover Street, which is a 38,528 square foot parcel.

The Property is non-conforming in the following respects in its existing condition:

<b>Dimension</b>	<b>Ordinance Provision</b>	<b>Standard</b>	<b>Existing Condition</b>
Max Building Block Length	Fig. 10.5A41.10.A	80’	114.8’ <sup>1</sup>
Open Space	Fig. 10.5A41.10.A	25%	3.3%
Lot Area Per D.U.	Fig. 10.5A41.10.A	3,000 sf.	1,344 sf.

---

<sup>1</sup> See notes on Plan Sheet A-0 of Applicant’s Application Submission.

There are twenty-four (24) parking spaces associated with the Property. There are ten (10) surface spaces on the Property and another fourteen (14) spaces located in the garage associated with the Residences at Foundry Place pursuant to a three-way agreement with the owner of that property and the City.

The City's assessing records indicate that the buildings on the Property were originally constructed in 1850, although historic maps do not show the Applicant's buildings appearing until approximately 1920. Notwithstanding the age of the buildings, they are each in need of substantial renovation as opposed to cure their existing deficiencies and defects and to bring them up to current building and life-safety codes. It makes little sense from a practical perspective to try to save the existing buildings and renovate them. As such, the Applicant would like to demolish the existing buildings and redevelop the Property, as more specifically outlined below.

### **Redevelopment Plans**

The Applicant is seeking to redevelop the Property to include two (2) 3-story multi-family buildings connected by an underground parking garage and elevated courtyard area. Six (6) residential units are proposed for Building A while ten (10) are proposed for Building B. The unit sizes in Building A would vary from 1,007 square feet to 1,387 square feet. In Building B the unit sizes would range from 807 square feet to 2,194 square feet with only two (2) of the two units being above 1,387 square feet. The proposed redevelopment provides a unique opportunity for the City to add a diversified range of mixed-income housing designed to attract younger individuals and couples and those that are downsizing but want to remain in the area and have the conveniences associated with being in the greater downtown area. The project calls for thirty-five (35) parking spaces<sup>2</sup>. Total open space on the Property would be increased from 3.3% to approximately 21.3%<sup>3</sup> with the redevelopment. The proposed building heights and massing are consistent with the spirit and intent of CD4-L1 zoning, which encourages a "stepping down" from what is permitted in the CD5 zoning district to what is permitted in the GRC district.

### **Original Proposal / Feedback**

The Applicant appeared before the Planning Board for a preliminary conceptual review and the Technical Advisory Committee for a work session in February 2026. At the time, one (1) building with eighteen (18) dwelling units was proposed, as shown on Plan Sheet A-18 of the Applicant's Application Submission. Overall, the feedback received from the Board was positive; however, one or more members expressed a desire to see the building mass broken up to better resemble what presently exists. The Applicant also met with a group of residents in the neighborhood, who the Applicant has communicated with frequently since the original design plans were created, to obtain their feedback. They also echoed a similar sentiment. As a result of the collective feedback received and further site analysis, the Applicant re-designed the site to have two separate buildings with more open space and two (2) fewer dwelling units.

---

<sup>2</sup> Breakdown of parking can be found on Plan Sheet A-0 of Applicant's Application Submission.

<sup>3</sup> The Applicant has requested an open space variance of 18% but is showing 21.3% to allow flexibility for modifications that may be required to the site following site plan review.

## SUMMARY OF ZONING RELIEF

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

### **Figure 10.5A41.10A:**

1. To allow 1,008 square feet of lot area per dwelling unit where 3,000 square feet is required and 1,344 square feet exists.
2. To allow a building footprint of 3,035 square feet where 2,500 square feet is allowed for proposed Building A.
3. To allow a building footprint of 5,232 square feet where 2,500 square feet is allowed for proposed Building B.
4. To allow 18% open space where 25% is required and 3.3% exists.

### **Section 10.440**

5. To allow 10 dwelling units in a building where only 8 are permitted.

## 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.

## **Use Variances (Density)**

The Applicant is seeking two (2) separate variances to allow for greater residential density than is permitted by the Ordinance. The Applicant is asking for the Board to allow 1,008 square feet of lot area per dwelling unit where 3,000 square feet is required and 1,344 square feet exist and to allow ten (10) dwelling units in a building where only eight (8) are permitted. The City's 2017 Master Plan emphasizes the need to provide more opportunities for diverse, attainable housing and to add density to the West End where an adequate supply of parking can be provided. Master Plan, Pgs. 112-113. This City's objective of providing a diversity of housing types and density in and around the downtown is also emphasized in the current Master Plan. These objectives have not changed over time.

The Property is truly an outlier relative to the other CD4-L1 zoned properties in this area of Portsmouth. It is by far the largest lot, being several times larger than many of the properties it is surrounded by. Surrounding lot sizes primarily range from approximately 1,000 square feet to 3,000 square feet. The largest adjacent CD4-L1-zoned property is the abutting property at 349 Hanover Street (TM 138-64). It is an approximately 5,227 square foot lot with a six (6) unit multi-family building on it (871.2 square feet per dwelling unit). The Property is also abutted by the properties at 89 Foundry Place (TM 138-62) and 361 Hanover Street (TM 138-63), which are zoned CD4 (previously CD5). The property at 89 Foundry Place has a density of 442 square feet per dwelling unit while 361 Hanover Street will have a density of 963 square feet per dwelling unit once the redevelopment of that lot is complete. Regardless of zoning designation, the proposed density is consistent with surrounding properties as demonstrated by Plan Sheet A-1 in the Applicant's application submission.

One of the unique aspects of the proposed redevelopment is the abundance of off-street parking that the Property can support. The Ordinance only requires the Applicant to provide one (1) off-street parking space per dwelling unit (regardless of size) and one (1) additional space for every five (5) dwelling units (20 total spaces). The Applicant is providing thirty-five (35) off-street spaces, which is likely to result in less vehicles parking on the surrounding streets. The plan is also to re-stripe Hanover Street to add an additional parking spot on the street for public access.

## **Dimensional Variances**

Of the three (3) dimensional variances being sought, two (2) relate to the footprint size of each proposed building. The third variance request concerns the percentage of open space being provided, which will be improved upon from the existing condition of the Property.

### Maximum Building Footprint

The Applicant is seeking relief from the 2,500 square foot building footprint requirement. This provision of the Ordinance dictates that buildings cannot occupy more than 2,500 square feet of the total lot area of a property. The proposed buildings will have individual footprints of 5,232 square feet and 3,035 square feet respectively.

The maximum building footprint restriction was intended to restrict building density on the smaller lots that characterize much of the CD4-L1 Zoning District to avoid “overcrowding”. However, there are very few properties within this area of the CD4-L1 Zoning District that could support a 2,500 square foot building footprint when all the dimensional requirements are applied, particularly the 60% building coverage limitation, which the Applicant’s Property will comply with. With respect to the Applicant’s Property, the restriction also runs counter to the purpose of 60-80% front lot line buildout requirement, which encourages building density along streetways, when you consider the fact that it has two “front yards” (Hanover and Autumn Streets), and is bordered on a third side by a private street. The Applicant has proposed a context sensitive development where the massing, volume and height of the buildings act as an appropriate transition and “step down” from the Residences at Foundry Place and the proposed buildings at 361 Hanover Street to the surrounding CD4-L1 properties. The redevelopment of the Property will allow for greater setbacks to neighboring buildings on all sides except for Hanover Street, more separation and more green space, thus giving it a more open feel that allows for more light and air circulation between buildings than what exists. This is evidenced by the fact that the proposed redevelopment will conform to the maximum building block length requirement, which the Property does conform to in its existing condition (114.8’) due to the buildings having minimal separation from one another (<15’).

Open Space

With respect to open space, the Applicant is making a significant improvement to the Property that brings it into greater conformance with the Ordinance. A lot of the improvement relates to the elimination of paved and gravel areas that presently serve as exterior parking for the tenants of the existing buildings. Outside of the existing buildings, the Property is a sea of pavement.

-----

The surrounding area is already densely built out. In the case of *Belanger v. Nashua*, the NH Supreme Court determined that municipalities have an obligation to have their zoning ordinances reflect the current character of neighborhoods. *Belanger v. Nashua*, 121 N.H. 389 (1981). Absent this, the Board must consider the prevailing character of a neighborhood as part of its analysis. If you did an analysis of what surrounding properties comply with the dimensional restrictions of the Ordinance, particularly in the CD4-L1 zone, you would find that very few comply. The area is characterized by its building and population density.

For the foregoing reasons, granting the variances will not alter the essential character of the neighborhood or threaten public, health, safety or welfare, or otherwise conflict in any marked degree with the basic objectives of the Ordinance provisions. Granting the variances will result in two new code-compliant and accessible residential buildings that add diversity to the Portsmouth housing stock in an area where it is appropriate.

***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 \(2007\)](#).

The buildings on the Property are very costly to maintain given their age and condition to the point where it makes little sense financially or otherwise to try to rehabilitate them. The most feasible alternative is to redevelop the Property. The Applicant has put forth a plan that is contextually sensitive to the surrounding neighborhood and primarily provides smaller housing units aimed at a demographic of younger individuals and those that are downsizing, consistent with the City’s planning objectives. Strict compliance with the Ordinance would result in a vastly underdeveloped and underutilized lot that inconsistent with the character of the surrounding neighborhood, or in the Applicant continuing to maintain the existing buildings at significant cost with little or no corresponding benefit to the public.

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

If anything, surrounding property values will benefit from the demolition and replacement of the existing buildings on the Property with buildings that have similar design elements and retain the original character of the Property. The design and appearance of the proposed buildings will be consistent with and integrate seamlessly with the surrounding neighborhood which has a mixture of building types and facades. By separating the massing of the buildings, the proposed development provides a unique void not typically found in multi-family structures, that introduces more life to the street scape, light, air, and open space. All of which are desirable elements in a densely populated urban setting. The proposed buildings will provide a natural transition and step down from the Residences at Foundry Place to the properties along Hanover Street. The proposed structures utilize the Character Based zoning requirements of roof types to its advantage, emphasizing the buildings stepping down along the sloping Hanover Street (5’ +/- downward slope from left to right). Both roof forms are consistent with the context this property is nestled in however, the mansard of Building B allows for the third floor to be completely encapsulated by the roof reducing the visual mass and height of this structure. It is important to point out that up to four (4) stories and 50’ of building height is permitted on a portion of the Property pursuant to the Ordinance’s Regulating Plan, Map 10.5A21B (Building Height Standards). **Exhibit A**. The Applicant has chosen not to pursue the additional building height to keep the proposed buildings sensitive to their context and maintain a more traditional building mass and typology aligned with the Ordinance. Surrounding properties will ultimately benefit from increased light, air and open space from what exists due to this development approach.

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

The Property has special conditions that distinguish it from surrounding properties. Its most prominent, overarching special conditions are its size, location, and the fact that it is bordered on two sides by public streets (Hanover and Autumn) while a private street borders and crosses it on a third side. The Property is by far the largest CD4-L1-zoned property in this area of Portsmouth at 16,127 square feet, making it more than 2.5x the size of the second largest lot. **Exhibit B.** It, along with the abutting property to the left at 349 Hanover Street (TM 138-64) are in a transitional zone between the larger CD4-zoned (formerly CD5-zoned) properties at 361 Hanover Street and 89 Foundry Place and the smaller surrounding CD4-L1-zoned properties. The CD5 and CD4 districts allow for larger buildings (15,000-20,000 sf. building footprints) with almost unlimited front lot line buildouts and unit density. The properties at 361 Hanover Street and 89 Foundry Place exemplify this.

The 2,500 square foot maximum building footprint standard that applies to CD4-L1 zone appears to be more a reflection of the smaller lot sizes that characterize this district than anything else. By requiring a front lot line buildout of 60-80% in the CD4-L1 zone, the Ordinance is encouraging building density along streetways while leaving some open space between and around buildings to break up the massing and promote a more pedestrian-friendly environment. When you consider the sheer size of the Property in comparison with other surrounding CD4-L1 zoned properties and the fact that it is bordered on two sides by public streets where building density is strongly encouraged, the result is a situation where it is nearly impossible, if not impossible, to redevelop the Property in a way that aligns with primary objectives of the front lot line buildout provision of the Ordinance without exceeding the maximum building footprint requirement. As proposed, the total footprints of the two (2) buildings will account for just 51% of the total lot area. For these reasons, the Ordinance burdens and restricts development of the Property in a manner that is disproportionate to its size and other characteristics.

The proposed redevelopment balances the competing objectives of the Ordinance by providing building density along the public streetways bordering the Property while leaving more open space between and around the proposed buildings than presently exists. What is proposed will also bring the Property into compliance with the max building block length requirement, which it does not presently conform to due to the lack of open space between the existing buildings.

The Property also benefits from fourteen (14) deeded parking spaces on the adjacent parcel at 89 Foundry Place. Between these spaces and the number of parking spaces the Property itself can yield, it has sufficient off-street parking to support twenty-eight (28) dwelling units, which distinguishes it from the other CD4-L1 zoned properties in this area of Portsmouth.

Together, these special conditions make it such that CD4-L1 zoning standards apply to the Property in a manner that is disproportionate to its size and inconsistent with the prevailing character of the surrounding area, which is densely developed and populated. More properties in this CD4-L1 zoned area of Portsmouth fail to conform to the residential and building density requirements than those that do. In the end, the proposed density is consistent with the surrounding CD4-L1 zoned properties. Reducing the number of dwelling units would only result in larger

dwelling units, which is inconsistent with the City's objective of encouraging a mixture of housing types with a focus on smaller units that are attainable at a lower price point than larger units. For these reasons, CD4-L1 zoning imposes an unreasonable and unique burden on the Property such that there is no fair and substantial relationship between the general purposes of the Ordinance provisions and their application to the Property.

The proposed use is reasonable. While the Applicant is requesting separate variances from the residential density requirements, what is proposed is reasonable and in line with surrounding land uses, as demonstrated on Sheet A-1 of the plan set submitted with the foregoing variance application. The Property can support the use based on its size and the availability of off-street parking.

### **CONCLUSION**

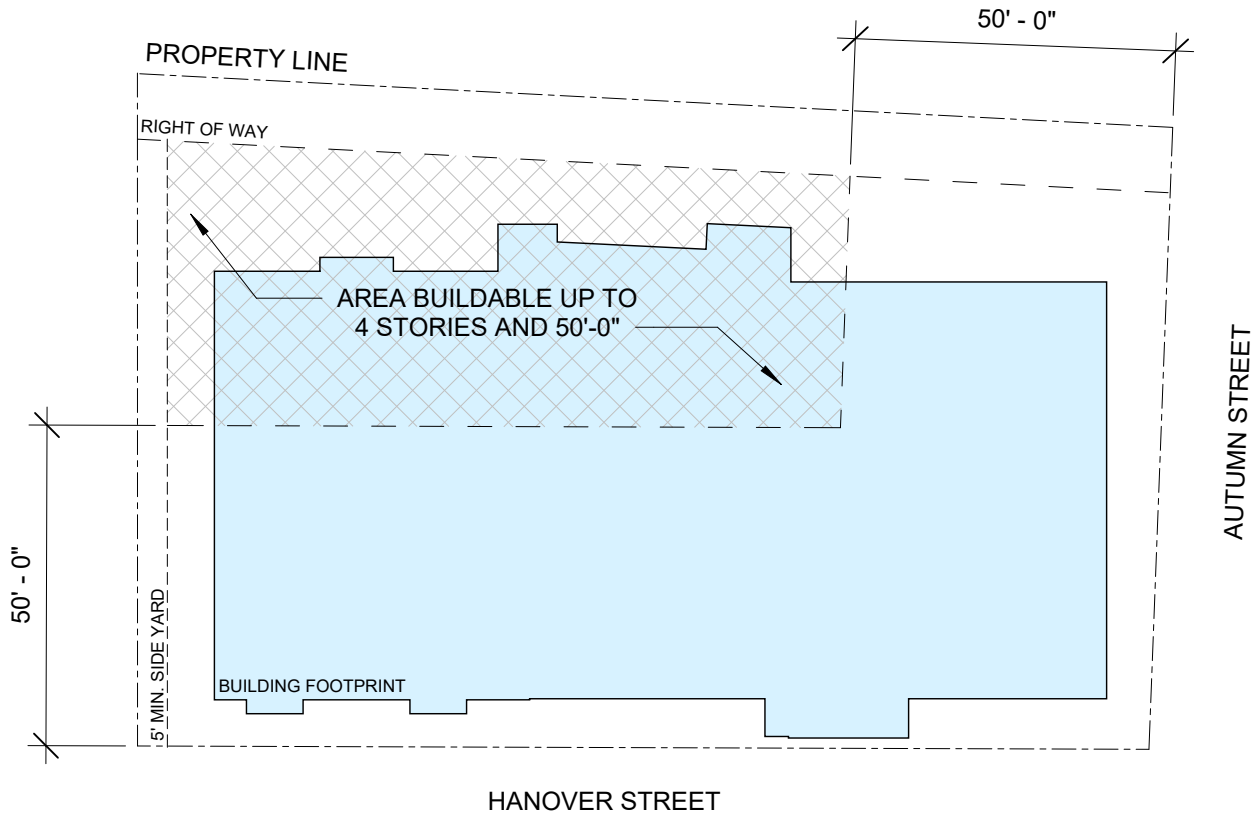
The Applicant thanks you for your time and consideration of its variance requests and respectfully requests your approval thereof.

Respectfully submitted,  
**Hill Hanover Group, LLC**  
By and Through Its Attorneys,

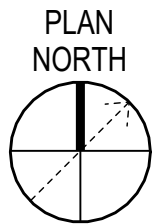


Durbin Law Offices, PLLC  
Derek R. Durbin, Esq.  
154 Maplewood Avenue  
Portsmouth, NH 03801  
derek@durbinlawoffices.com

# EXHIBIT A



LOT AREA:	16,127 SF (.37 ACRES)
BUILDABLE LOT AREA (BY RIGHT):	14,029 SF
LOT AREA BUILDABLE UP TO 4 STORIES AND 50'-0":	4,424 SF
LOT AREA BUILDABLE UP TO 3 STORIES AND 40'-0":	9,605 SF



Project True North Angle: 45.00°  
© 2026 Portsmouth Architects

HILL / HANOVER MULTI-FAMILY  
181 HILL STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801

MAXIMUM BUILDING HEIGHT DIAGRAM

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274

brought to you by  
McHENRY ARCHITECTURE



Project Number: 24083

Date: 04/16/2026

Drawn By: RD

Checked By: MG

**SK-A2**

Scale 1" = 30'-0"

## EXHIBIT B

<b>Address</b>	<b>Tax Lot</b>	<b>Zone</b>	<b>Size (AC)</b>	<b>Sq. Ft. (approx)</b>
349 Hanover Street	138-64	CD4-L1	0.12	5227
299 Hanover Street	125-10	CD4-L1	0.07	3049
136 Hill Street	125-11	CD4-L1	0.07	3049
350 Hanover Street	126-29	CD4-L1	0.06	2614
332 Hanover Street	126-43	CD4-L1	0.1	4356
324 Hanover Street	126-42	CD4-L1	0.06	2614
314 Hanover Street	126-40	CD4-L1	0.08	3485
306 Hanover Street	126-39	CD4-L1	0.05	2178
296 Hanover Street	126-38	CD4-L1	0.04	1742
45 Pearl Street	126-30	CD4-L1	0.08	3485
126 Hill Street	125-7	CD4-L1	0.04	1742
285 Hanover Street	125-8	CD4-L1	0.04	1742
263 Hanover Street	125-9	CD4-L1	0.03	1307
13 Tanner Court	126-44	CD4-L1	0.05	2178
9 Tanner Court	126-45	CD4-L1	0.03	1307
52 Tanner Court	126-37	CD4-L1	0.03	1307
288 Hanover Street	126-58	CD4-L1	0.04	1742
282 Hanover Street	126-57	CD4-L1	0.03	1307
53 Tanner Street	126-46	CD4-L1	0.05	2178
45 Tanner Street	126-47	CD4-L1	0.05	2178
37 Tanner Street	126-48	CD4-L1	0.05	2178
29 Tanner Street	126-49	CD4-L1	0.07	3049
19 Islington Street	126-50	CD4-L1	0.14	6098
7 Islington Street	126-51	CD4-L1	0.12	5227

# HILL / HANOVER MULTI-FAMILY

CITY OF PORTSMOUTH ZONING BOARD OF ADJUSTMENT - MAY 2026

SHEET LIST - CONCEPT	
Sheet Number	Sheet Name
A0	COVER
C1	EXISTING CONDITIONS PLAN
C.2	ZBA SITE PLAN
C.3	NEIGHBORHOOD PLAN
A1	DENSITY ANALYSIS
A2	EXISTING - PERSPECTIVES
A3	EXISTING CONTEXT - APPROACH
A4	EXISTING CONTEXT - APPROACH
A5	AERIAL RENDERING
A6	AERIAL RENDERING
A7	AERIAL MASSING
A8	PUBLIC VIEW MASSING
A9	HANOVER STREET ELEVATION
A10	SOUTH ELEVATION
A11	WEST ELEVATION
A12	NORTH ELEVATION
A13	EAST ELEVATION
A14	BASEMENT FLOOR PLAN
A15	1ST FLOOR PLAN
A16	2ND & 3RD FLOOR PLAN
A17	ROOF PLAN
A18	INITIAL DESIGN CONCEPT

**PROPOSED:**

- 9,647 SF BUILDING COVERAGE
  - REFER TO C.2 FOR BUILDING COVERAGE BREAKDOWN
- 2 BUILDINGS CONNECTED AT THE BASEMENT WITH TWO DISTINCT BUILDING MASSES (BUILDINGS A & B) FROM THE FIRST TO THIRD FLOORS SEPARATED BY AN ELEVATED COURTYARD TERRACE.
- 34,827 GROSS BUILDING(S) SF +/-
  - BASEMENT: 8,945 GROSS SF
  - FIRST FLOOR: 9,242 GROSS SF (INCLUDES COURTYARD)
    - COURTYARD: 975 SF
  - SECOND AND THIRD FLOOR: 8,319 GROSS SF PER FLOOR
- BUILDING HEIGHT: BUILDING A: 38'-11" +/- | BUILDING B: 35'-5" +/-
- 16 TOTAL UNITS (BUILDING A: 6 | BUILDING B: 10)
- 35 PARKING SPACES
  - 16 GARAGE PARKING SPOTS
  - 14 GARAGE SPOTS IN ADJACENT GARAGE BY EASEMENT
  - 5 OUTDOOR PARALLEL SPOTS

**RELIEF REQUIRED:**

- BUILDING FOOTPRINT:
  - 2,500 MAX SF ALLOWED
  - BUILDING A: 3,035 SF PROVIDED
  - BUILDING B: 5,232 SF PROVIDED
- LOT AREA PER DWELLING UNIT:
  - 3,000 SF REQUIRED
  - 1,008 +/- SF PROVIDED
- OPEN SPACE:
  - 25% REQUIRED
  - 18% +/- PROVIDED
- LOT USE:
  - 8 UNIT MAX. MULTI-FAMILY DWELLING ALLOWED
  - BUILDING B: 10 UNIT MULTI-FAMILY DWELLING

181 HILL STREET PORTSMOUTH, NH 03801			
CHARACTER DISTRICT ZONING REQUIREMENTS: CD4-L1			
	REQUIRED	EXISTING	PROPOSED
MAX. PRINCIPAL FRONT YARD (HANOVER STREET)	15' - 0"	2' - 9" +/-	1.6' +/-
MAX. SECONDARY FRONT YARD (AUTUMN STREET)	12' - 0"	4' - 1" +/-	6.8' +/-
MIN. REAR YARD (HILL STREET)	10' - 0" FROM CENTER ALLEY	14' - 5" +/-	24.3' +/-
SIDE YARD SETBACK	5' - 0" MIN TO 20' - 0" MAX.	6' - 11" +/-	11.9' +/-
FRONT LOT LINE BUILDOUT	60% MIN. TO 80% MAX.	72.80%	78.7% <sup>6</sup>
MAX BUILDING BLOCK LENGTH	80' - 0"	114.8 +/- <sup>5</sup>	A: 44' - 0" B: 80' - 0"
MAX. FAÇADE MODULATION	50' - 0"	42' - 8"	44' - 0"
MAX. BUILDING COVERAGE	60%	8,128 SF +/- 50.4%	9,647 SF +/- 59.8%
MAX. BUILDING FOOTPRINT	2,500 SF	319 (B3): 2,330 SF +/- 329 (B2): 2,337 SF +/- 339 (B1): 2,343 SF +/- TOTAL: 7,010 SF +/-	A: 3,035 SF B: 5,232 SF TOTAL: 8,267 SF
MIN. LOT AREA	3,000 SF	16,127 SF +/-	16,127 SF +/-
MIN. LOT AREA PER DWELLING UNIT	3,000 SF	1,344 SF +/- (12 Units)	1,008 SF +/- (16 TOTAL UNITS)
MIN. OPEN SPACE	25%	3.3% +/-	18.0% +/- <sup>4</sup>
MAX. BUILDING HEIGHT <sup>7</sup>	2-3 STORIES (PARTIAL 4) 40' - 0"	2 STORIES 25' - 0" +/-	3 STORIES A: 38'-11" B: 35'-5"
MAX. FINISH FLOOR ABOVE GRADE	3' - 0"	3'-0" +/- *VARIES*	2' - 10" <sup>5</sup>
FAÇADE GLAZING	20% MIN. TO 40% MAX.	NOT CALCULATED	NOT CALCULATED
ROOF TYPE	FLAT, GABLE 6:12 - 12:12, HIP 3:12 MIN., GAMBREL 6:12 - 30:12, MANSARD 6:12 - 30:12	FLAT	A: HIP 10:12 B: MANSARD 30:12
LOT USE	MULTI-FAMILY UP TO 8 UNITS	4 UNITS PER BUILDING	A: 6 UNITS B: 10 UNITS
FAÇADE TYPES	PORCH	PORCH	PORCH
	STOOP		
	STEP		
	FORECOURT		FORECOURT
	RECESSED-ENTRY		
	DOORYARD		
PARKING	1 SPACE PER UNIT	24 TOTAL	35 TOTAL
	1 VISITOR SPACES PER 5 UNITS	14 OFF-SITE <sup>3</sup> 10 ON-SITE	14 OFF SITE <sup>3</sup> 16 GARAGE 5 OUTDOOR

1. RED INDICATED VARIANCE REQUEST

2. BLUE INDICATES EXISTING NONCONFORMITY

3. OFF-SITE PARKING IN ADJACENT BUILDING (89 FOUNDRY PLACE) GARAGE BY EASEMENT

4. OPEN SPACE CALCULATIONS SHOW 21.3%. REQUESTING 18% FOR UNKNOWN CHANGES, REFER TO SHEET C.2

5. BASED ON CONTIGUOUS FOUNDATION AND FINISHED FIRST FLOOR ELEVATION

6. BUILDING A: 44.2' + BUILDING B: 80' = 124.2' / LOT FRONTAGE: 157.76' = 78.7%

7. REFER TO ROOF PLAN AND ELEVATIONS FOR AREA OF PROPERTY WHERE MAX BUILDING HEIGHT IS 3-4 STORIES AND 50'-0"

8. CALCULATED WITH ALL BUILDINGS BECAUSE SPACE BETWEEN BUILDINGS IS LESS THAN 15'-0" (BUILDING BLOCK LENGTH DEFINITION) IF SPACE BETWEEN BUILDINGS IS INCLUDED IN BUILDING BLOCK LENGTH: 143.4'

© 2026 Portsmouth Architects



181 HILL STREET (339-319 HANOVER STREET)  
PORTSMOUTH, NEW HAMPSHIRE 03801

## HILL / HANOVER MULTI-FAMILY

181 HILL STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801

## COVER

CITY OF PORTSMOUTH ZONING BOARD OF  
ADJUSTMENT | MAY 2026

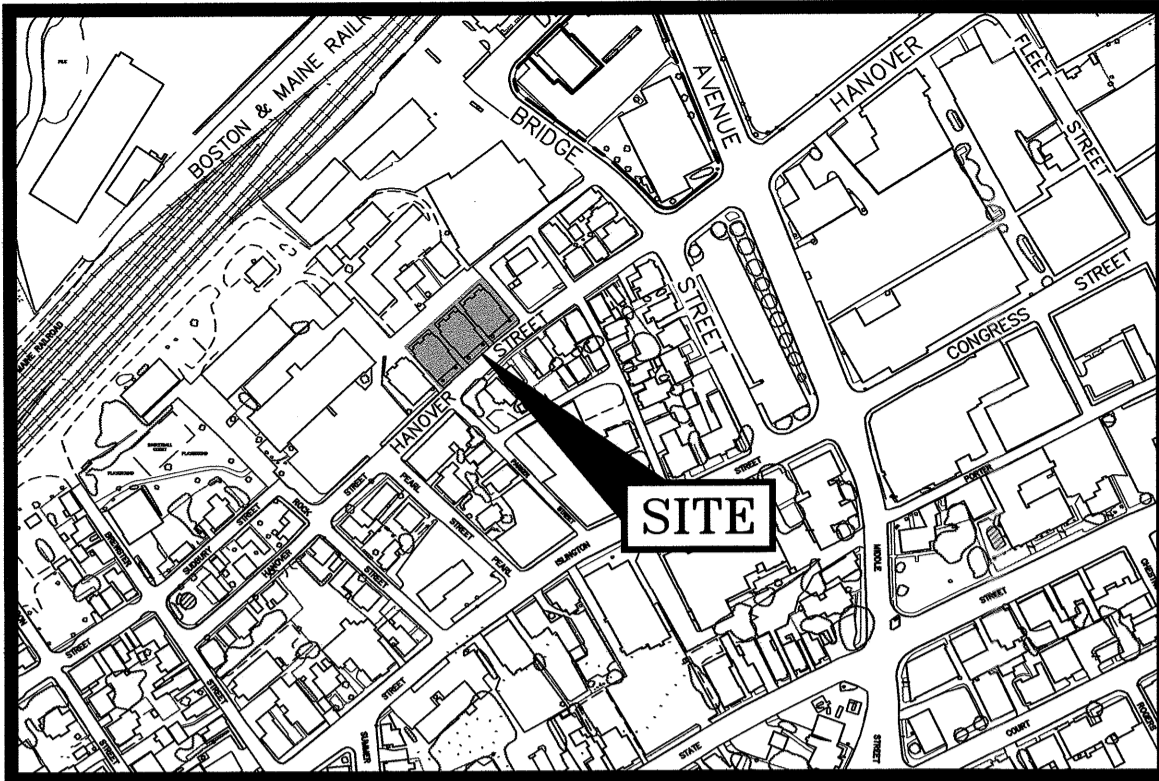
4 Market Street  
Portsmouth, New Hampshire  
603.430.0274

brought to you by  
McHENRY ARCHITECTURE



A0

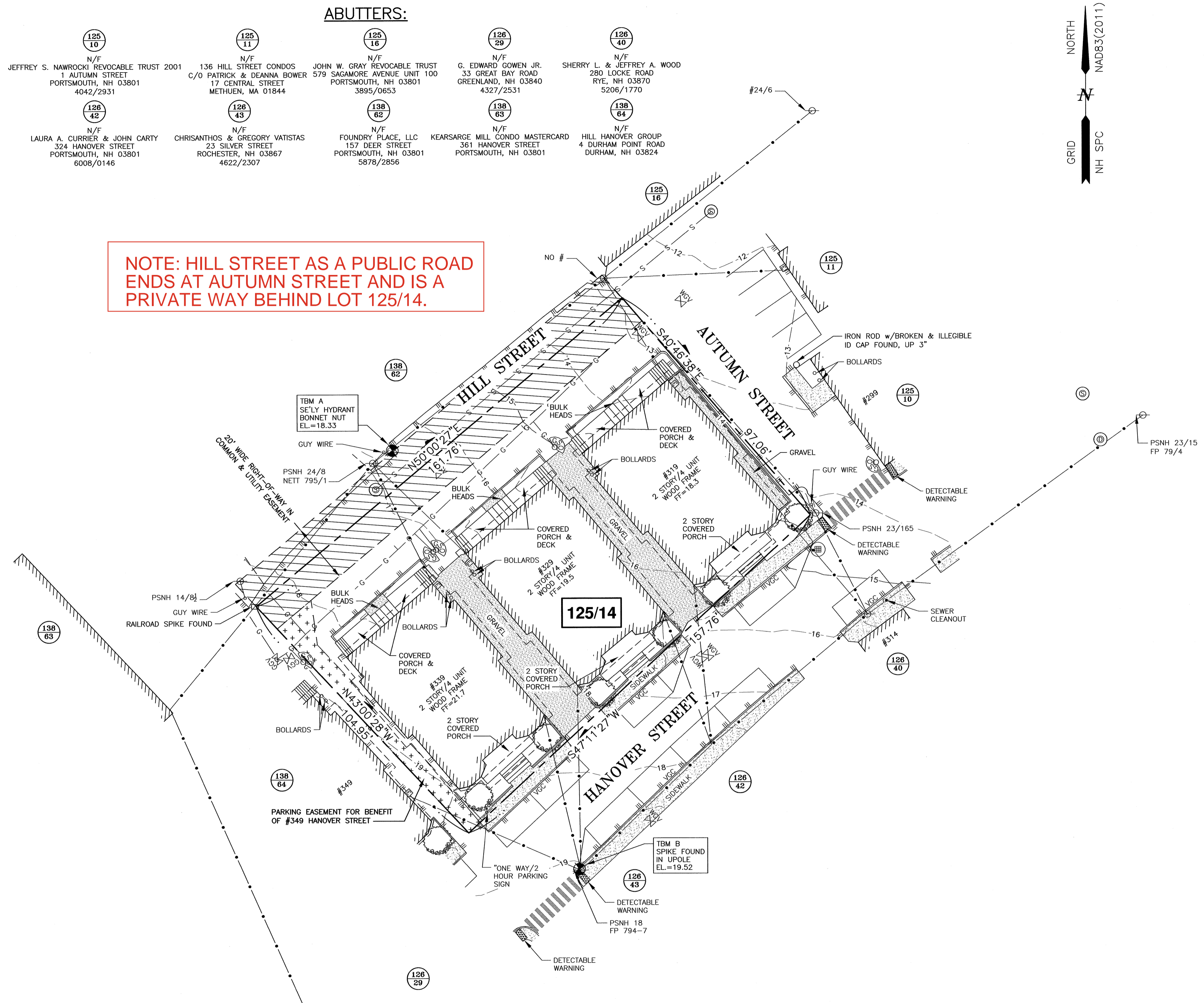
05/05/2026  
PA: RD / MG  
Project Number: 24083  
NOT TO SCALE



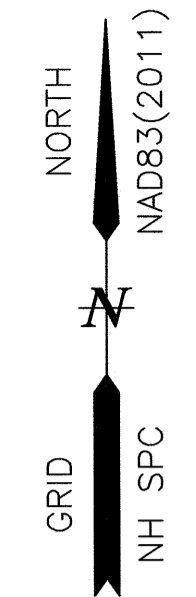
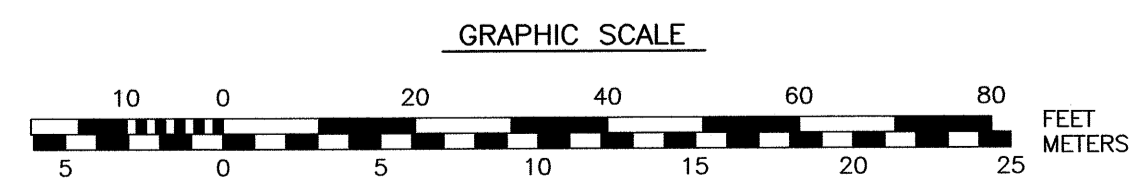
LOCATION MAP SCALE: 1" = 300'

**PLAN REFERENCES:**

- 1) LOT LINE RELOCATION PLAN TAX MAP 125, LOT 14 & TAX MAP 138, LOT 62, OWNERS OF RECORD: HILL HANOVER GROUP, LLC c/o JPK PROPERTIES, LLC 1 NEW HAMPSHIRE AVENUE. #125 FOR DEER STREET ASSOCIATES, 159-181 HILL STREET & 317-339 HANOVER STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED NOVEMBER 2013, FINAL REVISION DATE MARCH 6, 2014. R.C.R.D. PLAN D-38162.
- 2) UTILITY EASEMENT PLAN TAX MAP 125 - LOT 14 & TAX MAP 138 - LOT 62, OWNERS: HILL HANOVER GROUP, LLC & DEER STREET ASSOCIATES TO THE CITY OF PORTSMOUTH, 159-181 HILL STREET & 317-339 HANOVER STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED MARCH 2014, FINAL REVISION DATE MARCH 6, 2014. R.C.R.D. PLAN D-38163.
- 3) PARKING EASEMENT PLAN TAX MAP 125 - LOT 14 & TAX MAP 138 - LOT 62, OWNERS: HILL HANOVER GROUP, LLC & DEER STREET ASSOCIATES, 159-181 HILL STREET & 317-339 HANOVER STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED MARCH 2014, FINAL REVISION DATE MARCH 12, 2014. R.C.R.D. PLAN D-38164.



**NOTE: HILL STREET AS A PUBLIC ROAD ENDS AT AUTUMN STREET AND IS A PRIVATE WAY BEHIND LOT 125/14.**



**ABUTTERS:**

- |  |  |   |   |   |
|--|--|---|---|---|
| 125<br>10<br>N/F<br>JEFFREY S. NAWROCKI REVOCABLE TRUST 2001<br>1 AUTUMN STREET<br>PORTSMOUTH, NH 03801<br>4042/2931 | 125<br>11<br>N/F<br>136 HILL STREET CONDOS<br>C/O PATRICK & DEANNA BOWER<br>17 CENTRAL STREET<br>METHUEN, MA 01844 | 125<br>16<br>N/F<br>JOHN W. GRAY REVOCABLE TRUST<br>579 SAGAMORE AVENUE UNIT 100<br>PORTSMOUTH, NH 03801<br>3895/0653 | 126<br>29<br>N/F<br>G. EDWARD GOWEN JR.<br>33 GREAT BAY ROAD<br>GREENLAND, NH 03840<br>4327/2531  | 126<br>40<br>N/F<br>SHERRY L. & JEFFREY A. WOOD<br>280 LOCKE ROAD<br>RYE, NH 03870<br>5206/1770 |
| 126<br>42<br>N/F<br>LAURA A. CURRIER & JOHN CARTY<br>324 HANOVER STREET<br>PORTSMOUTH, NH 03801<br>6008/0146         | 138<br>43<br>N/F<br>CHRISANTHOS & GREGORY VATISTAS<br>23 SILVER STREET<br>ROCHESTER, NH 03867<br>4622/2307         | 138<br>62<br>N/F<br>FOUNDRY PLACE, LLC<br>157 DEER STREET<br>PORTSMOUTH, NH 03801<br>5878/2856                        | 138<br>63<br>N/F<br>KEARSARGE MILL CONDO MASTERCARD<br>361 HANOVER STREET<br>PORTSMOUTH, NH 03801 | 138<br>64<br>N/F<br>HILL HANOVER GROUP<br>4 DURHAM POINT ROAD<br>DURHAM, NH 03824               |

**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 14.
  - 2) OWNER OF RECORD:  
HILL-HANOVER GROUP, LLC  
c/o JPK PROPERTIES, LLC  
1 NEW HAMPSHIRE AVENUE, #125  
PORTSMOUTH, NH 03801  
4356/10  
R.C.R.D. PLANS D-38162, D-38163, & D-38164
  - 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4-L1 (LIMITED 1).
  - 4) DIMENSIONAL REQUIREMENTS:  
CHARACTER DISTRICT 4-L1 (CD4-L1):  
MIN. LOT AREA: 3,000 S.F.  
FRONTAGE: NO REQUIREMENT  
SETBACKS:  
FRONT (MAX.) 15 FEET (PRIMARY)  
FRONT (MAX.) 12 FEET (SECONDARY)  
SIDE 5-20 FEET (MAX)  
REAR 5/10  
MAXIMUM STRUCTURE HEIGHT: 2-3 STORIES  
40 FEET  
MAXIMUM STRUCTURE COVERAGE: 60%  
MAXIMUM BUILDING FOOTPRINT: 2,500 S.F.  
MINIMUM OPEN SPACE: 25%  
MINIMUM FRONT LOT LINE BUILDOUT: 60-80%
  - 5) LOT AREA: 16,127 S.F., 0.3702 ACRES.
  - 6) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021
  - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 125, LOT 14 IN PORTSMOUTH, NH.
  - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS NGS PID 0C0290 - B 2 1923.
  - 9) PARCEL IS SUBJECT TO A 20' WIDE UTILITY EASEMENT. SEE R.C.R.D. 5518/2759.
  - 10) PARCEL IS SUBJECT TO AND BENEFITED BY A 20' WIDE RIGHT-OF-WAY IN COMMON. SEE R.C.R.D. 829/130.
  - 11) PARCEL BENEFITS FROM AN EASEMENT FOR PARKING. SEE R.C.R.D. 5518/2747, SEE ALSO PARTIAL RELEASE R.C.R.D. 5751/1463.

**RESIDENTIAL BUILDING**  
**HILL-HANOVER GROUP, LLC**  
**181 HILL STREET**  
**PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	9/27/21
REVISIONS		

SCALE 1" = 20' SEPTEMBER 2021

**EXISTING CONDITIONS PLAN** **C1**

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS DATE

**GRADE PLANE CALCULATION:**

AVE GRADE AT LOT LINE OF PUBLIC ROADS

BUILDING #1 (HANOVER STREET) = 17.3

BUILDING #2 (HANOVER STREET AND AUTUMN STREET) = 15.1

- FOR BUILDINGS LOCATED INSIDE THE URBAN DISTRICTS THE LOWER PERIMETER OF THE REFERENCE POINT SHALL BE ESTABLISHED FROM THE AVERAGE EXISTING GRADE OR AVERAGE FINISHED GRADE, WHICHEVER IS LOWER, ALONG STREET-FACING FAÇADE OF ALL LOT LINES ADJOINING A PUBLIC PLACE.

**SITE SUMMARY**

- DESIGN INTENT – THIS PLAN IS INTENDED TO DEPICT THE PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING TOGETHER WITH ASSOCIATED PARKING AND ACCESSWAYS.
- THE BASE PLAN USED WAS DEVELOPED FROM THE EXISTING CONDITIONS PLAN PREPARED BY AMBIT ENGINEERING, INC., DATED SEPTEMBER 27, 2021.
- ZONING DISTRICT: PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4-L1 DISTRICT
- PROJECT PARCEL: TAX MAP 125 – LOT 14 16,127 S.F. (±0.37 AC.)

DIMENSIONAL REQUIREMENTS:	CD4-L1	EXISTING	PROVIDED
MIN. LOT AREA:	3,000 S.F.	16,127 S.F.	16,127 S.F.
LOT AREA PER DWELLING:	3,000 S.F.	±1,344 S.F.	±1,008 S.F.
DWELLING UNITS PER BLDG:	8 (MAX)	4 (12 UNITS)	10 (16 UNITS)
FRONT SETBACK:			
HANOVER STREET (PRIMARY)	15' MAX	±2.7'	±1.6'
AUTUMN STREET (SECONDARY)	12' MAX	±4.6'	±6.8'
SIDE SETBACK:	5' MIN – 20' MAX	±6.8	±11.9'
REAR SETBACK:	5' FROM LOT LINE OR 10' FROM C/L ALLEY	±14.5'	±24.3'
FRONT LOT LINE BUILD-OUT:	60% MIN – 80% MAX	±72.8%	±78.7%
MAX. BLDG. BLOCK LENGTH:	80'	±114.8"	80'
MAX. BLDG. FOOTPRINT:	2,500 SF	B1=±2,343 SF B2=±2,337 SF B3=±2,330 SF	B1=±3,035 SF B2=±5,232 SF
		TOTAL = ±7,010 SF	±8,267 SF
MAX. BLDG. COVERAGE:	60%	±50.4%	±59.8%
MIN. OPEN SPACE:	25%	±3.3%	±18.0%*
MAX. BUILDING HEIGHT:	40'	(SEE ARCHITECTURAL PLANS AND ELEVATIONS)	
MAX. FINISHED FLOOR ABOVE SIDEWALK:	36" (3.0')	±36"	34"***

\* CALCULATIONS SHOW 21.3% OPEN SPACE. 18% REQUESTED FOR UNKNOWN CHANGES.  
 \*\* BASED ON CONTIGUOUS FOUNDATION AND FINISHED FLOOR ELEVATION.

**BUILDING COVERAGE CALCULATION:**

BUILDING #1 FOOTPRINT –	3,035 SF
BUILDING #2 FOOTPRINT –	5,232 SF
COURTYARD TERRACE –	975 SF
NORTH RAMP AND STAIR (>18") –	318 SF
SOUTH STAIRS (>18") –	87 SF
<b>TOTAL</b>	<b>9,647± SF (59.8%)</b>

**PARKING CALCULATIONS:**

DWELLING UNITS: 1.0 SPACES PER DWELLING UNIT  
 16 UNITS x 1.0 = 16 SPACES

VISITOR SPACES: 1.0 SPACE PER 5 UNITS  
 16 UNITS/5 x 1.0 = 3.1 SPACES (USE 4)

TOTAL PARKING REQUIRED: 20 SPACES TOTAL

PARKING SPACES PROVIDED: 16 (BASEMENT)  
 5 (EXTERIOR)  
 21 TOTAL

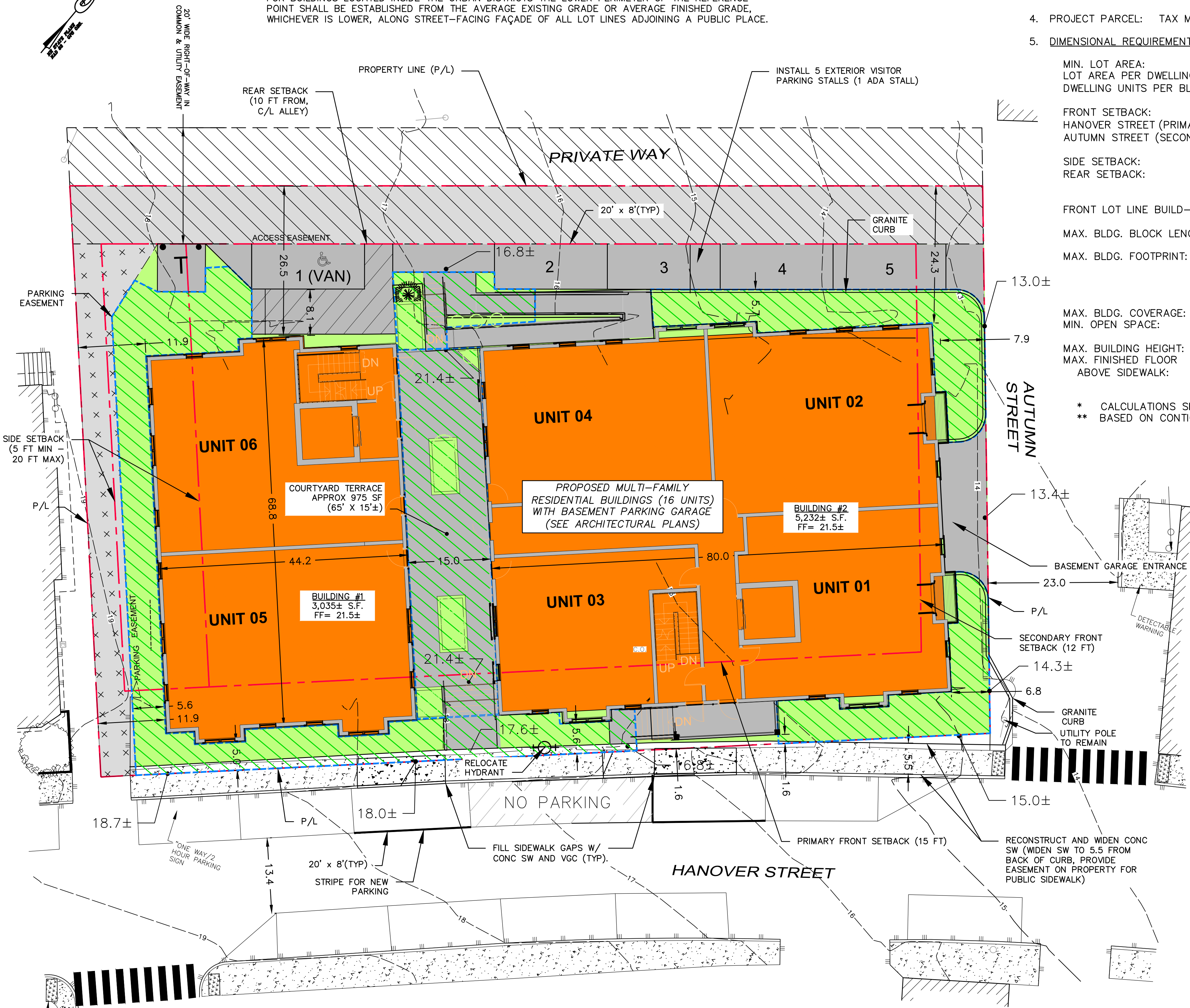
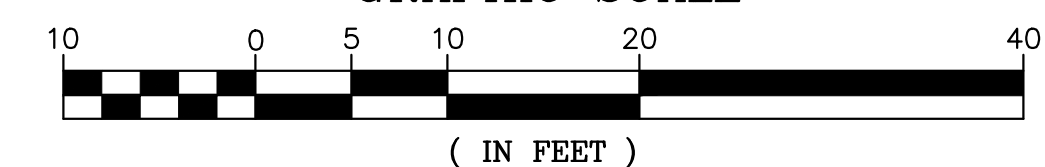
(SEE ARCH PLANS FOR BASEMENT PARKING PLAN)

**OPEN SPACE CALCULATIONS:**

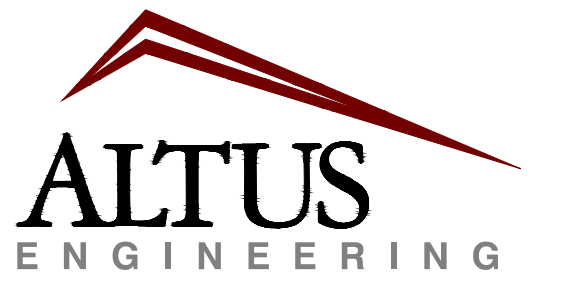
 = OPEN SPACE (MIN 5 FT WIDTH)

1) WEST AND SOUTH –	1,268 SF
2) COURTYARD TERRACE –	975 SF
3) NORTH RAMP AND PLANTERS –	245 SF
4) NORTHEAST AREA –	542 SF
5) SOUTHEAST AREA –	401 SF
<b>TOTAL</b>	<b>3,431 SF (21.3%)</b>

**GRAPHIC SCALE**



ENGINEER:



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



THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ARCHITECT:

4 Market Street  
 Portsmouth, New Hampshire  
 603.430.0274



brought to you by  
 McHENRY ARCHITECTURE

ISSUED FOR:

ZONING BOARD

ISSUE DATE:

MAY 5, 2026

REVISIONS:

NO.	DESCRIPTION	BY	DATE
0	ZONING BOARD	CDB	04/08/26
1	REVISE BLDG CALCS	CDB	05/05/26

DRAWN BY:

CDB

APPROVED BY:

CDB

DRAWING FILE:

5608\_SITE.DWG

SCALE:

22" X 34" = 1" = 10'  
 11" X 17" = 1" = 20'

OWNER:

HILL-HANOVER GROUP LLC  
 C/O JPK PROPERTIES LLC

1 NEW HAMPSHIRE AVENUE, SUITE #125  
 PORTSMOUTH, NH 03801

PROJECT:

HILL / HANOVER  
 MULTI-FAMILY

181 HILL STREET  
 PORTSMOUTH, NH 03801

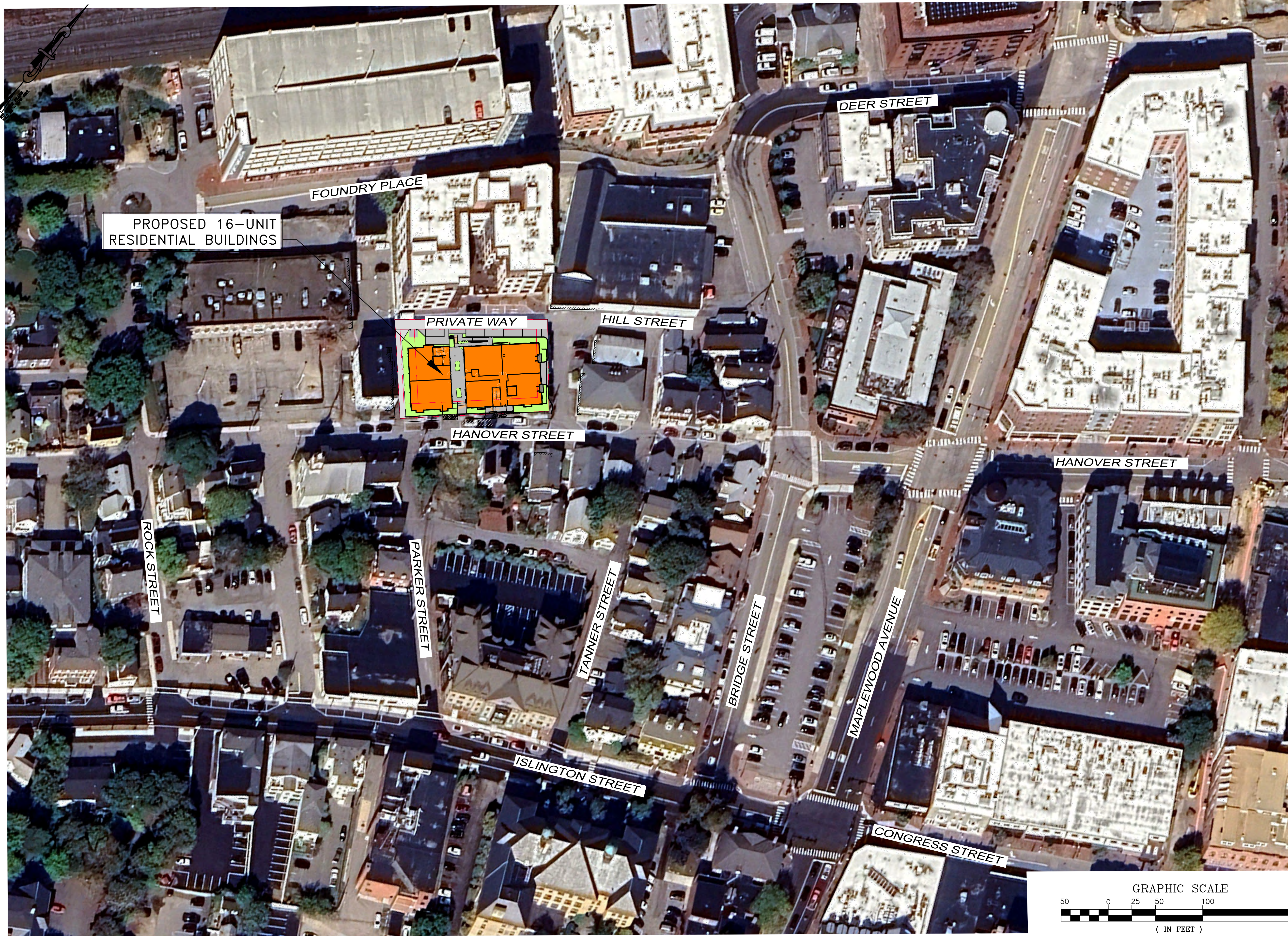
TITLE:

ZBA SITE PLAN

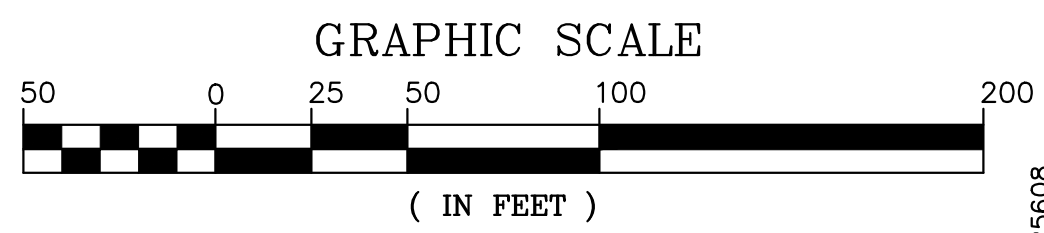
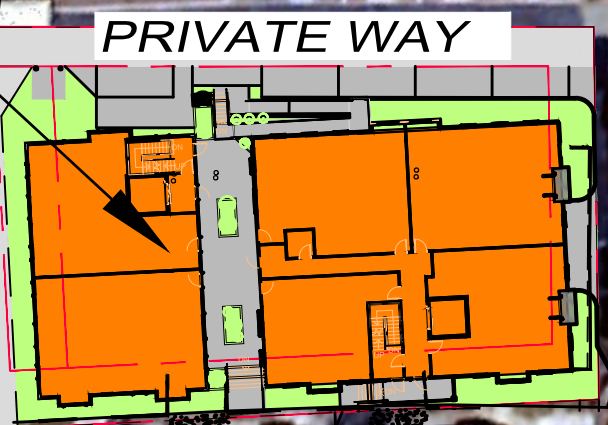
SHEET NUMBER:

C.2

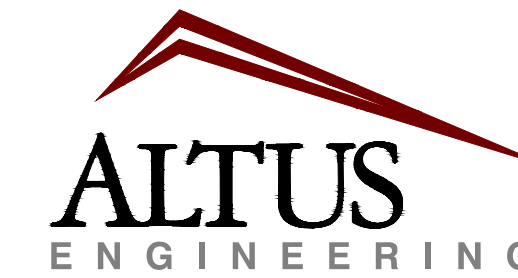
P5608



PROPOSED 16-UNIT  
RESIDENTIAL BUILDINGS



ENGINEER:



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



THIS DRAWING HAS NOT BEEN  
RELEASED FOR CONSTRUCTION

ARCHITECT:

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274



brought to you by  
McHENRY ARCHITECTURE

ISSUED FOR:

ZONING BOARD

ISSUE DATE:

APRIL 8, 2026

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	ZONING BOARD	CDB	04/08/26

DRAWN BY: \_\_\_\_\_ CDB

APPROVED BY: \_\_\_\_\_ CDB

DRAWING FILE: \_\_\_\_\_ 5608\_SITE.DWG

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

OWNER:

HILL-HANOVER GROUP LLC  
C/O JPK PROPERTIES LLC

1 NEW HAMPSHIRE AVENUE, SUITE #125  
PORTSMOUTH, NH 03801

PROJECT:

HILL / HANOVER  
MULTI-FAMILY

181 HILL STREET  
PORTSMOUTH, NH 03801

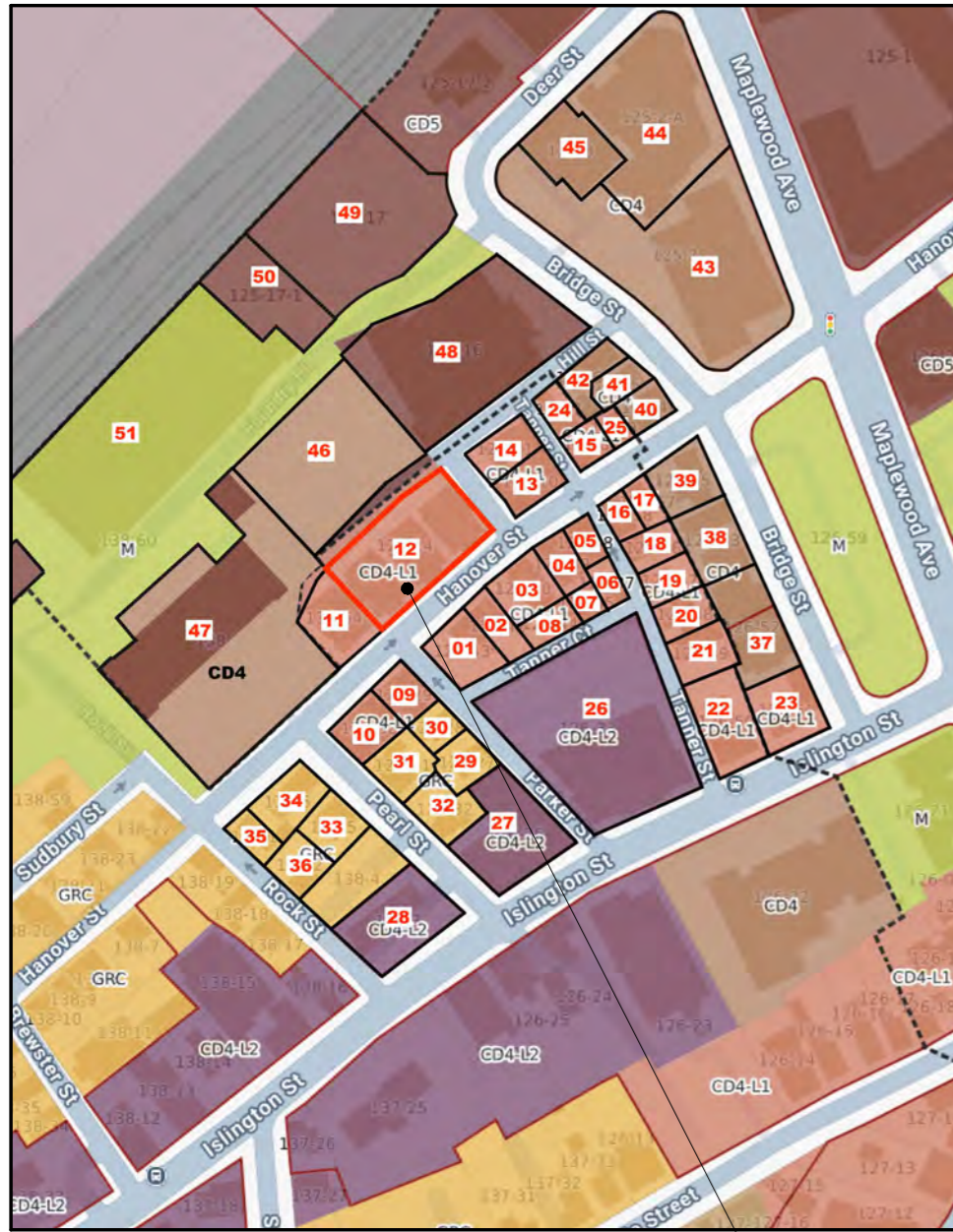
TITLE:

NEIGHBORHOOD PLAN

SHEET NUMBER:

C.3

P-5608



181 HILL STREET (339-319 HANOVER STREET)  
PORTSMOUTH, NEW HAMPSHIRE 03801

PROPERTY DENSITY DATA					
KEYNOTE	ADDRESS	NUMBER OF UNITS	REQUIRED SQUARE FEET PER UNIT	SQUARE FEET PER UNIT	ZONE
1	332 HANOVER STREET	1	3,000 SF	4356	CD4-L1
2	324 HANOVER STREET	1	3,000 SF	2613.6	
3	314 HANOVER STREET	3	3,000 SF	1161.6	
4	306 HANOVER STREET	4	3,000 SF	544.5	
5	296 HANOVER STREET	3	3,000 SF	580.8	
6	52 TANNER STREET	1	3,000 SF	1306.8	
7	9 TANNER COURT	1	3,000 SF	1306.8	
8	13 TANNER COURT	1	3,000 SF	2178	
9	350 HANOVER STREET	2	3,000 SF	1306.8	
10	45 PEARL STREET	3	3,000 SF	1161.6	
11	349 HANOVER STREET	6	3,000 SF	871.2	
12	181 HILL STREET	12	3,000 SF	1343.1	
13	299 HANOVER STREET	COMMERCIAL ONLY			
14	136 HILL STREET	3	3,000 SF	1016.4	
15	285 HANOVER STREET	4	3,000 SF	435.6	
16	288 HANOVER STREET	1	3,000 SF	1742.4	
17	282 HANOVER STREET	1	3,000 SF	1,307	
18	53 TANNER STREET	1	3,000 SF	2178	
19	45 TANNER STREET	1	3,000 SF	2178	
20	37 TANNER STREET	1	3,000 SF	2178	
21	29 TANNER STREET	1	3,000 SF	3049.2	
22	19 ISLINGTON STREET	7	3,000 SF	871.2	
23	7 ISLINGTON STREET <sup>2</sup>	3	3,000 SF	1742.4	
24	126 HILL STREET	2	3,000 SF	871.2	
25	263 HANOVER STREET	1	3,000 SF	1306.8	

PROPERTY DENSITY DATA					
KEYNOTE	ADDRESS	NUMBER OF UNITS	REQUIRED SQUARE FEET PER UNIT	SQUARE FEET PER UNIT	ZONE
26	51 ISLINGTON STREET	26	3,000 SF	1202.5	CD4-L2
27	63 ISLINGTON STREET	COMMERCIAL ONLY			
28	93 ISLINGTON STREET	COMMERCIAL ONLY			

29	30 PARKER STREET	1	3,500 SF	2613.6	GRC
30	40 PARKER STREET	1	3,500 SF	1742.4	
31	31 PEARL STREET	6	3,500 SF	508.2	
32	19 PEARL STREET	2	3,500 SF	1742.4	
33	36 PEARL STREET	1	3,500 SF	3049.2	
34	48 PEARL STREET	2	3,500 SF	1960.2	
35	394 HANOVER STREET	1	3,500 SF	1742.4	
36	27 ROCK STREET	2	3,500 SF	1306.8	

37	40 BRIDGE STREET	10	NR	740.6	CD-4
38	44 BRIDGE STREET	COMMERCIAL ONLY			
39	64 BRIDGE STREET	COMMERCIAL ONLY			
40	78 BRIDGE STREET <sup>2</sup>	3	NR	726	
41	88 BRIDGE STREET <sup>2</sup>	2	NR	871.2	
42	96 BRIDGE STREET <sup>2</sup>	3	NR	871.2	
43	30 MAPLEWOOD AVE <sup>2</sup>	7	NR	4978.3	
44	50 MAPLEWOOD AVE	22	NR	990	
45	238 DEER STREET	21	NR	290.4	
46	89 FOUNDRY PLACE <sup>1</sup>	51	NR	444.2	
47	361 HANOVER STREET <sup>1</sup>	40	NR	963.2	

48	126 BRIDGE STREET	COMMERCIAL ONLY			CD5
49	165 DEER STREET	COMMERCIAL ONLY			
50	DEER STREET (125-17-1)	VACANT			

51	100 FOUNDRY PLACE	PARKING GARAGE			M
----	-------------------	----------------	--	--	---

RED = NON CONFORMING LOT AREA PER DWELLING UNIT

1. ZONING CHANGE FROM CD5 TO CD4

2. RESIDENTIAL UNITS QUANTITY DETERMINED FROM PRIOR INSPECTIONS AND HISTORICAL

PROPERTY NOTES, UNIT COUNTS MAY VARY.

© 2026 Portsmouth Architects

# HILL / HANOVER MULTI-FAMILY

181 HILL STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801

## DENSITY ANALYSIS

CITY OF PORTSMOUTH ZONING BOARD OF  
ADJUSTMENT | MAY 2026

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274  
brought to you by  
McHENRY ARCHITECTURE



A1

04/22/2026  
PA: MM / RD/MG

Project Number: 24083

NOT TO SCALE



HANOVER STREET ELEVATION OF 339 HANOVER STREET



HANOVER STREET ELEVATION OF 329 HANOVER STREET



HANOVER STREET ELEVATION OF 319 HANOVER STREET



HANOVER STREET ELEVATIONS OF 339-319 HANOVER STREET



AUTUMN STREET ELEVATION OF 319 HANOVER STREET



HILL STREET ELEVATIONS OF 339-319 HANOVER STREET

© 2026 Portsmouth Architects

**HILL / HANOVER MULTI-FAMILY**  
181 HILL STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801

**EXISTING - PERSPECTIVES**  
CITY OF PORTSMOUTH ZONING BOARD OF  
ADJUSTMENT | MAY 2026

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274  
brought to you by  
**McHENRY ARCHITECTURE**



**A2**

04/09/2026  
PA: RD / MG  
Project Number: 24083  
**NOT TO SCALE**



HILL STREET APPROACH FROM NORTH EAST  
(BRIDGE STREET)



HILL STREET APPROACH FROM NORTH EAST



HILL STREET APPROACH FROM NORTH EAST  
(AUTUMN STREET)



HILL STREET APPROACH FROM SOUTH WEST  
(FROM 361 HANOVER STREET)



HILL STREET APPROACH FROM SOUTH WEST  
(FROM 361 HANOVER STREET)



APPROACH FROM FOUNDRY PLACE APARTMENTS

© 2026 Portsmouth Architects

# HILL / HANOVER MULTI-FAMILY

181 HILL STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801

# EXISTING CONTEXT - APPROACH

CITY OF PORTSMOUTH ZONING BOARD OF  
ADJUSTMENT | MAY 2026

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274  
brought to you by  
McHENRY ARCHITECTURE



A3

04/09/2026  
PA: RD / MG  
Project Number: 24083  
NOT TO SCALE



HANOVER STREET APPROACH FROM SOUTH WEST  
(PEARL STREET)



PARKER STREET APPROACH FROM SOUTH  
(TANNER COURT)



PARKER STREET APPROACH FROM SOUTH



HANOVER STREET APPROACH FROM NORTH EAST  
(BRIDGE STREET)



HANOVER STREET APPROACH FROM NORTH EAST  
(TANNER STREET)



HANOVER STREET APPROACH FROM NORTH EAST  
(AUTUMN STREET)

© 2026 Portsmouth Architects

# HILL / HANOVER MULTI-FAMILY

181 HILL STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801

# EXISTING CONTEXT - APPROACH

CITY OF PORTSMOUTH ZONING BOARD OF  
ADJUSTMENT | MAY 2026

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274  
brought to you by  
McHENRY ARCHITECTURE



A4

04/09/2026  
PA: RD / MG  
Project Number: 24083  
NOT TO SCALE



© 2026 Portsmouth Architects

# HILL / HANOVER MULTI-FAMILY

181 HILL STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801

**AERIAL RENDERING**  
CITY OF PORTSMOUTH ZONING BOARD OF  
ADJUSTMENT | MAY 2026

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274  
brought to you by  
**McHENRY ARCHITECTURE**



**A5**

04/09/2026  
PA: MM / RD/MG  
Project Number: 24083  
**NOT TO SCALE**



RENDERING INCLUDES THE MASSING OF THE CURRENTLY UNDER CONSTRUCTION 332 HANOVER STREET

© 2026 Portsmouth Architects

# HILL / HANOVER MULTI-FAMILY

181 HILL STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801

**AERIAL RENDERING**  
CITY OF PORTSMOUTH ZONING BOARD OF  
ADJUSTMENT | MAY 2026

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274  
brought to you by  
McHENRY ARCHITECTURE



A6

04/09/2026  
PA: MM / RD/MG  
Project Number: 24083  
NOT TO SCALE



AERIAL AXONOMETRIC FROM EAST



AERIAL AXONOMETRIC FROM SOUTH



AERIAL AXONOMETRIC FROM WEST



AERIAL AXONOMETRIC FROM NORTH

NOTE: ADJACENT BUILDINGS AND TOPOGRAPHY PROVIDED VIA CITY OF PORTSMOUTH 3D CITY MODEL AND MODELED BASED ON PLANS SUBMITTED TO THE CITY OF PORTSMOUTH INCLUDING APPROVED PROJECTS NOT YET CONSTRUCTED, THE ARCHITECT IS NOT RESPONSIBLE FOR DIFFERENCES IN SIZES DEPICTED IN THE CITY MODEL COMPARED TO WHAT EXISTS

© 2026 Portsmouth Architects

# HILL / HANOVER MULTI-FAMILY

181 HILL STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801

## AERIAL MASSING

CITY OF PORTSMOUTH ZONING BOARD OF  
ADJUSTMENT | MAY 2026

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274  
brought to you by  
McHENRY ARCHITECTURE



A7

04/09/2026  
PA: MM / RD/MG  
Project Number: 24083  
NOT TO SCALE



PERSPECTIVE FROM HANOVER STREET LOOKING WEST



PERSPECTIVE FROM PARKER STREET LOOKING NORTH



PERSPECTIVE FROM REAR PRIVATE WAY LOOKING SOUTHEAST



PERSPECTIVE FROM REAR PRIVATE WAY LOOKING EAST

NOTE: ADJACENT BUILDINGS AND TOPOGRAPHY PROVIDED VIA CITY OF PORTSMOUTH 3D CITY MODEL AND MODELED BASED ON PLANS SUBMITTED TO THE CITY OF PORTSMOUTH INCLUDING APPROVED PROJECTS NOT YET CONSTRUCTED, THE ARCHITECT IS NOT RESPONSIBLE FOR DIFFERENCES IN SIZES DEPICTED IN THE CITY MODEL COMPARED TO WHAT EXISTS

© 2026 Portsmouth Architects

# HILL / HANOVER MULTI-FAMILY

181 HILL STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801

# PUBLIC VIEW MASSING

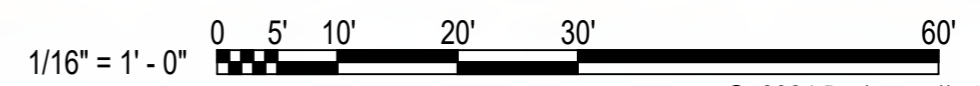
CITY OF PORTSMOUTH ZONING BOARD OF  
ADJUSTMENT | MAY 2026

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274  
brought to you by  
McHENRY ARCHITECTURE



A8

04/09/2026  
PA: MM / RD/MG  
Project Number: 24083  
NOT TO SCALE



© 2026 Portsmouth Architects

**HILL / HANOVER MULTI-FAMILY**  
 181 HILL STREET  
 PORTSMOUTH, NEW HAMPSHIRE 03801

**HANOVER STREET ELEVATION**  
 CITY OF PORTSMOUTH ZONING BOARD OF  
 ADJUSTMENT | MAY 2026

4 Market Street  
 Portsmouth, New Hampshire  
 603.430.0274  
 brought to you by  
**McHENRY ARCHITECTURE**



04/09/2026  
 PA: RD / MG  
 Project Number: 24083  
 Scale: 1/16" = 1'-0"

**A9**



1 SOUTH ELEVATION - HANOVER STREET  
3/32" = 1'-0"



**HILL / HANOVER MULTI-FAMILY**  
181 HILL STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801

**SOUTH ELEVATION**  
CITY OF PORTSMOUTH ZONING BOARD OF  
ADJUSTMENT | MAY 2026

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274  
brought to you by  
**McHENRY ARCHITECTURE**



**A10**

04/09/2026  
PA: MM/RD / MG  
Project Number: 24083  
Scale: 3/32" = 1'-0"

MAX BUILDING HEIGHT AT REAR  
145' - 9 5/8"  
SURVEY:67.3

MAX BUILDING HEIGHT AT REAR  
145' - 9 5/8"  
SURVEY:67.3



1 WEST ELEVATION  
3/32" = 1'-0"



© 2026 Portsmouth Architects

HILL / HANOVER MULTI-FAMILY  
181 HILL STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801

WEST ELEVATION  
CITY OF PORTSMOUTH ZONING BOARD OF  
ADJUSTMENT | MAY 2026

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274  
brought to you by  
McHENRY ARCHITECTURE



A11

04/09/2026  
PA: MM/RD / MG  
Project Number: 24083  
Scale: 3/32" = 1'-0"



1 NORTH ELEVATION - PRIVATE WAY  
3/32" = 1'-0"



© 2026 Portsmouth Architects

**HILL / HANOVER MULTI-FAMILY**  
181 HILL STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801

**NORTH ELEVATION**  
CITY OF PORTSMOUTH ZONING BOARD OF  
ADJUSTMENT | MAY 2026

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274  
brought to you by  
**McHENRY ARCHITECTURE**



**A12**

04/09/2026  
PA: MM/RD / MG  
Project Number: 24083  
Scale: 3/32" = 1'-0"



1 EAST ELEVATION - AUTUMN STREET  
3/32" = 1'-0"



© 2026 Portsmouth Architects

**HILL / HANOVER MULTI-FAMILY**  
181 HILL STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801

**EAST ELEVATION**  
CITY OF PORTSMOUTH ZONING BOARD OF  
ADJUSTMENT | MAY 2026

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274  
brought to you by  
**McHENRY ARCHITECTURE**



**A13**

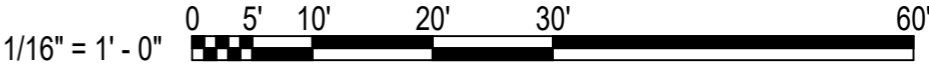
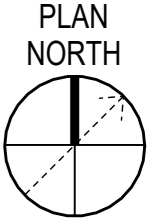
04/09/2026  
PA: MM/RD / MG  
Project Number: 24083  
Scale: 3/32" = 1'-0"

349  
HANOVER STREET



HANOVER STREET

AUTUMN STREET



© 2026 Portsmouth Architects

**HILL / HANOVER MULTI-FAMILY**  
 181 HILL STREET  
 PORTSMOUTH, NEW HAMPSHIRE 03801

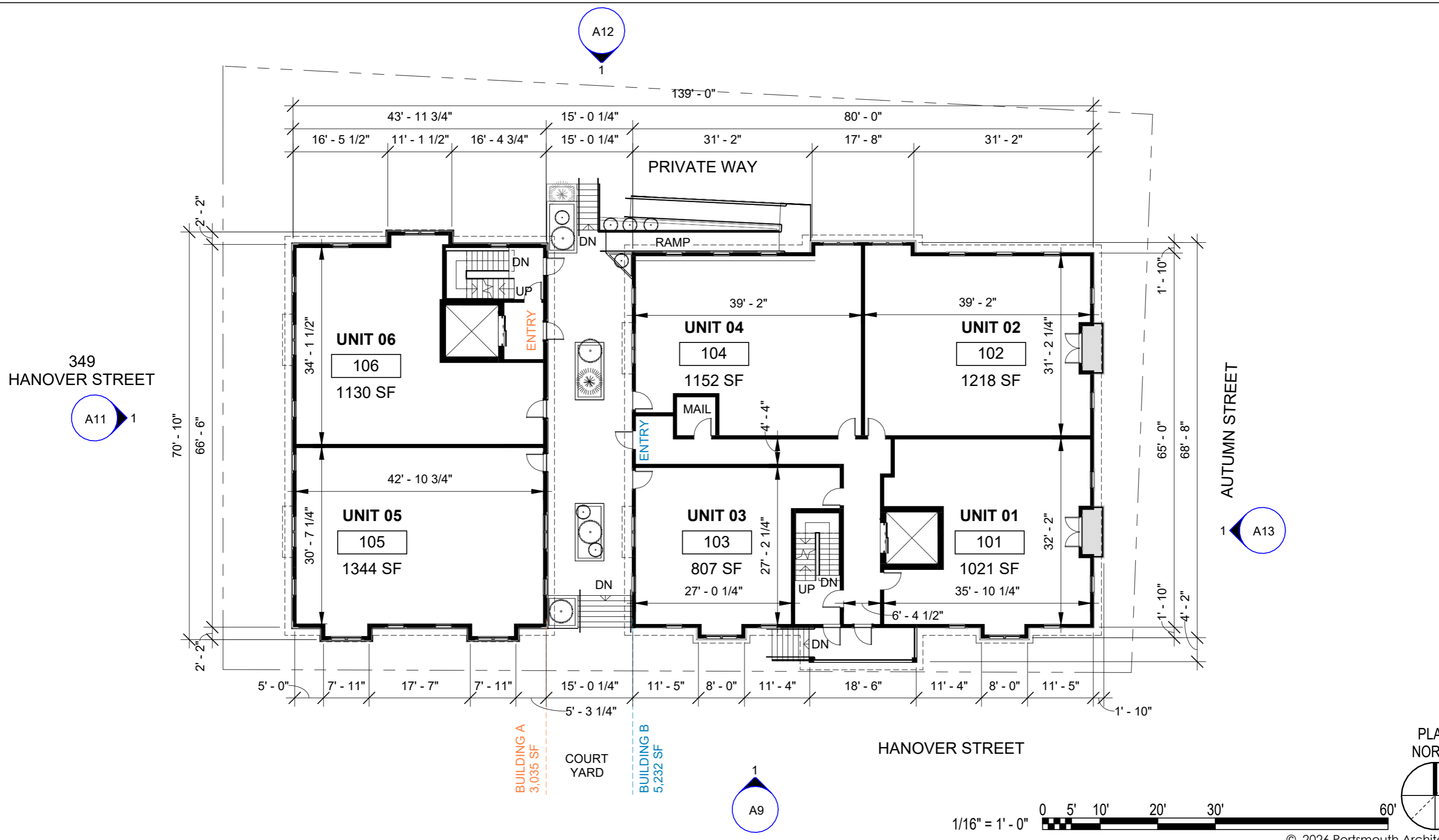
**BASEMENT FLOOR PLAN**  
 CITY OF PORTSMOUTH ZONING BOARD OF  
 ADJUSTMENT | MAY 2026

4 Market Street  
 Portsmouth, New Hampshire  
 603.430.0274  
 brought to you by  
**McHENRY ARCHITECTURE**



**A14**

04/09/2026  
 PA: RD / MG  
 Project Number: 24083  
 Scale: 1/16" = 1'-0"



© 2026 Portsmouth Architects

**HILL / HANOVER MULTI-FAMILY**  
 181 HILL STREET  
 PORTSMOUTH, NEW HAMPSHIRE 03801

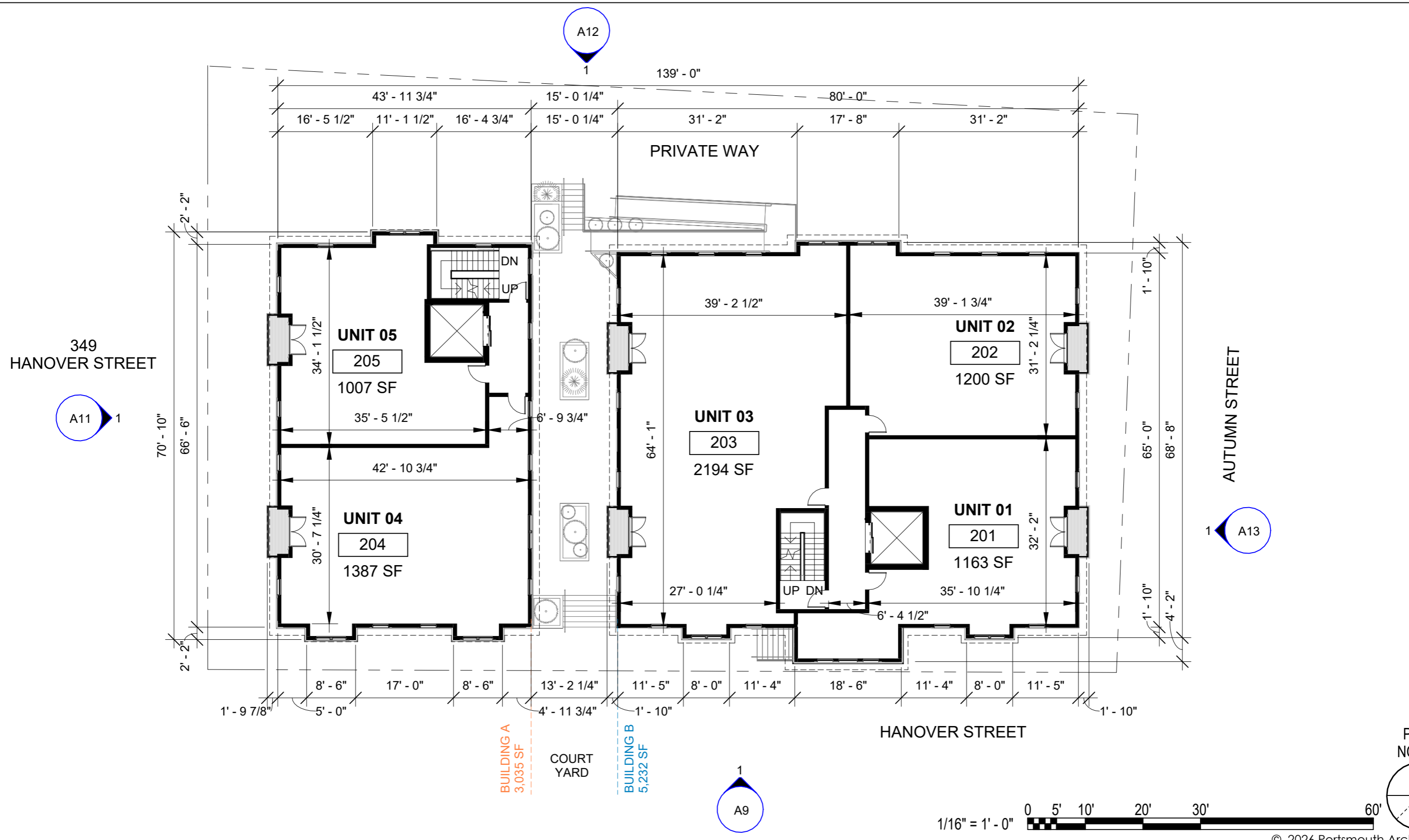
**1ST FLOOR PLAN**  
 CITY OF PORTSMOUTH ZONING BOARD OF  
 ADJUSTMENT | MAY 2026

4 Market Street  
 Portsmouth, New Hampshire  
 603.430.0274  
 brought to you by  
**McHENRY ARCHITECTURE**



**A15**

04/09/2026  
 PA: RD / MG  
 Project Number: 24083  
 Scale: 1/16" = 1'-0"



**HILL / HANOVER MULTI-FAMILY**  
 181 HILL STREET  
 PORTSMOUTH, NEW HAMPSHIRE 03801

**2ND & 3RD FLOOR PLAN**  
 CITY OF PORTSMOUTH ZONING BOARD OF  
 ADJUSTMENT | MAY 2026

4 Market Street  
 Portsmouth, New Hampshire  
 603.430.0274  
 brought to you by  
**McHENRY ARCHITECTURE**



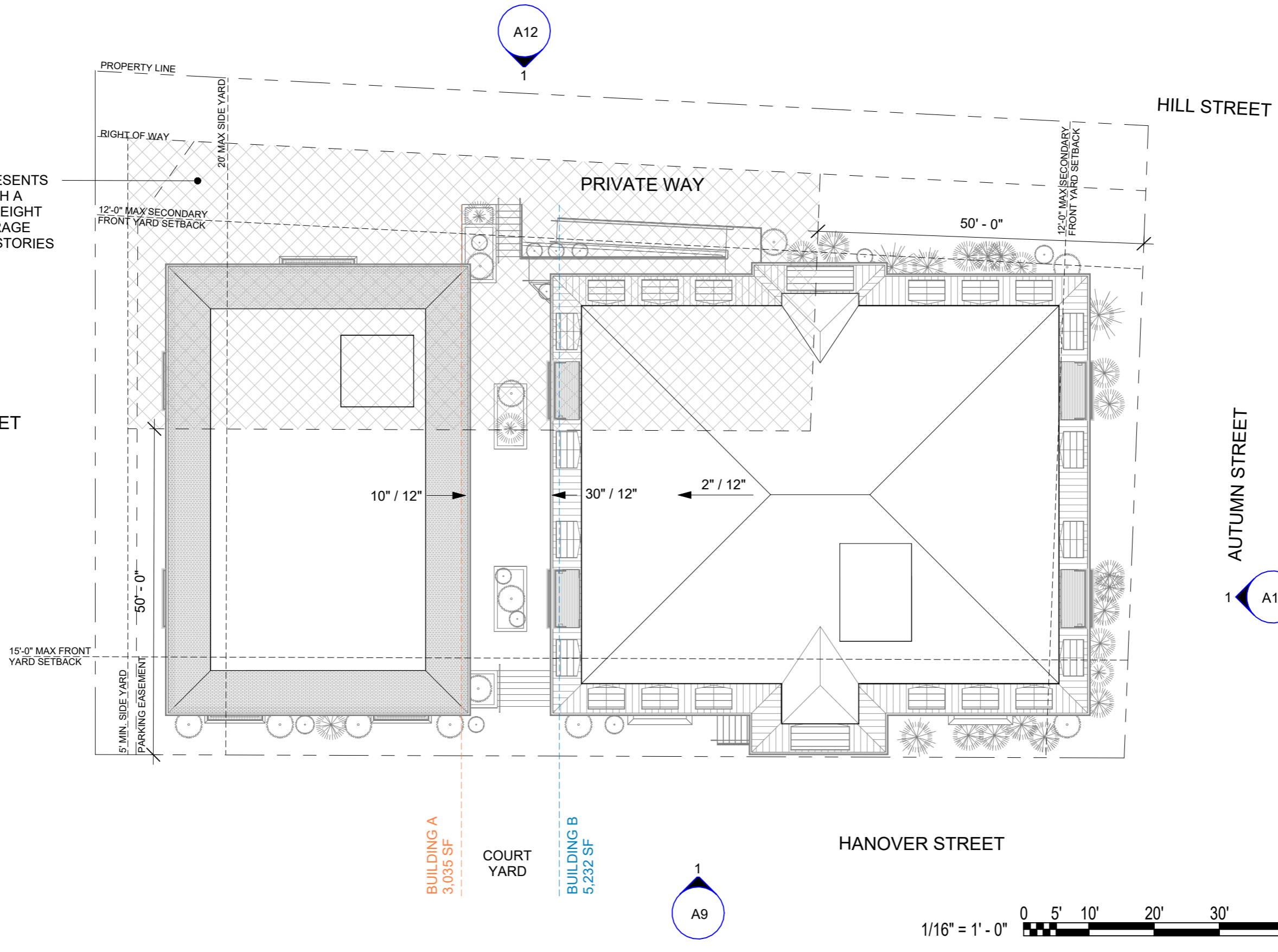
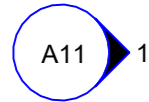
**A16**

04/09/2026  
 PA: RD / MG  
 Project Number: 24083  
 Scale: 1/16" = 1'-0"

© 2026 Portsmouth Architects

CROSS HATCH REPRESENTS AREA OF PARCEL WITH A MAXIMUM BUILDING HEIGHT OF 50'-0" ABOVE AVERAGE GRADE AND UP TO 4 STORIES

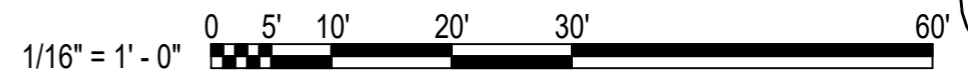
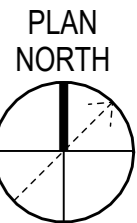
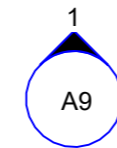
349 HANOVER STREET



BUILDING A  
3,035 SF

COURT  
YARD

BUILDING B  
5,232 SF



© 2026 Portsmouth Architects

**HILL / HANOVER MULTI-FAMILY**  
181 HILL STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801

**ROOF PLAN**  
CITY OF PORTSMOUTH ZONING BOARD OF  
ADJUSTMENT | MAY 2026

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274  
brought to you by  
**McHENRY ARCHITECTURE**



**A17**

04/09/2026

PA: RD / MG

Project Number: 24083

Scale: 1/16" = 1'-0"



NOTE: THIS DRAWING IS TO ILLUSTRATE THE INITIAL HANOVER STREET ELEVATION DESIGN CONCEPT AS PRESENTED DURING PLANNING BOARD PRELIMINARY CONCEPTUAL REVIEW AND TECHNICAL ADVISORY COMMITTEE WORK SESSION.

© 2026 Portsmouth Architects

# HILL / HANOVER MULTI-FAMILY

181 HILL STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801

# INITIAL DESIGN CONCEPT

CITY OF PORTSMOUTH ZONING BOARD OF  
ADJUSTMENT | MAY 2026

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274

brought to you by  
McHENRY ARCHITECTURE



A18

04/09/2026

PA: RD / MG

Project Number: 24083

Scale: 1/16" = 1'-0"