

BY: VIEWPOINT & HAND DELIVERY

August 28, 2026

City of Portsmouth
Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH 03801

**RE: Supplemental Letter
Variance Application - Tax Map 233, Lot 135
LU-26-92**

Dear Zoning Board Members,

At your August 18, 2026 meeting, you voted to postpone consideration of the above referenced variance application to your September 15, 2026, meeting “so that the applicant can provide information on how and when driveway access will be provided to Lot 233-135 and information on adopting the portion of Joffre Avenue to add square footage to the applicant’s lot.” I offer the following response below.

Driveway Access

I attended a meeting with Peter Stith, Stefanie Casella, Jillian Harris and Trevor McCourt, Esq. on August 25, 2026 to discuss the questions and concerns raised by the Board. One the concerns expressed was about ensuring that legal access is provided to the subject property in the future since the property at 18 Barberry (“house lot”) is owned in common with the subject property (“vacant lot”). It is our understanding that the underlying concern relates to the commonality of ownership of the house lot and vacant lot and the legal principle that one cannot grant an easement unto themselves. To address this concern, the Applicant, following consultation with the staff, proposes the following two (2) conditions of approval for consideration:

- 1) That an agreement, deed covenant or other written instrument of similar effect shall be approved by the City Legal Department and recorded with the Registry of Deeds reserving a driveway access easement across Tax Map 233, Lot 131 to Tax Map 233, Lot 135.
- 2) The exact location and configuration of the driveway across Tax Map 233, Lot 131 to Tax Map 233, Lot 135 may be modified by the Department of Public Works prior to issuance of a driveway permit.

I note that there is precedence in this approach, which the City has supported in other similar situations in the past. As an example, in 2022 I had a client subdivide a property on Artwill Avenue into three (3) separate lots. As a condition of the subdivision approval, my client was required to grant several access and utility related easements over the lots since Artwill Avenue is a private street. Because my client owned all 3 lots in common, it entered into an agreement with the City that was subsequently recorded that stipulated that each lot would be conveyed in the future subject to the easements. *See attached.*

Joffre Avenue

My client is likely to seek a release deed from the City for the land underlying Joffre Avenue in the future merely for clarity of title, not to establish rights that he does not already have in it. It is firmly established law in the state of New Hampshire that a conveyance of land bounded by a roadway is presumed to run to the center of the roadway unless a contrary intention is plainly disclosed. Luneau v. MacDonald, 103 N.H. 273, 276, 173 A.2d 44, 46 (1961). Absent fee simple ownership of a roadway, the Supreme Court has made it very clear that the intent that the soil in the street should be owned by someone other than an abutting landowner is so improbable that it would require an express exception in the grant, or some clear and unequivocal declaration, or certain and immemorial usage, to limit the title of the grantee to the edge of the street. Smith v. Furbish, 68 N.H. 123, 126, 44 A. 398, 399 (1894). Conveyances of lots which are now located on paper streets and which were originally sold by reference to a recorded plat or plan showing existing or proposed streets as constituting the boundaries for the lots, have been held to convey to the grantee the fee simple to the land underlying the adjoining streets. Gagnon v. Moreau, 107 N.H. 507, 509, 225 A.2d 924, 925 (1967).

In the case of Joffre Avenue, which is not even identified as a named City street on its maps, the City has determined that it does not have any interest in the paper street and that any rights it may have once had have been extinguished by operation of law. My understanding is that written confirmation of this will be provided either by the Legal or Planning Department or both. This position was reaffirmed in my meeting with the staff on August 25th. Any effort made by the Applicant to seek a formal release and deed to the land underlying the abutting streetway would be solely for the purpose of clarifying his title/record ownership of the land. In other words, it would be done merely to ensure that any title examiner reviewing title to the property has clear evidence of title to the land in question. The Applicant did not include any portion of the paper street in his variance request for lot area out of an abundance of caution but that does not constitute an admission that he does not own it or that he must take some action to acquire it. The question about ownership over the paper street should have no bearing on the Board's decision.

I would respectfully remind the Board that Lot 233-135 is a lawfully existing non-conforming lot of record whether it is 12,185 square feet or 14,152 square feet or has frontage on a public street or not. The Applicant not only has the right to access this lot but also has reasonable development expectations in it. He is not seeking any dimensional relief distinct from the existing conditions of the lot. Part I, Article 12 of the NH Constitution affords a high level of protection to owners of non-conforming lots. I would submit that the Board's review is more limited in this context than it would be if the Applicant was trying to create a new lot and needed lot area or other dimensional relief.

I hope you will grant the relief that is being sought, which is very reasonable under the circumstances. Thank you for your time and thoughtful consideration of the application.

Sincerely,

Derek R. Durbin, Esq.

Carly Ann Tracy

RECORDING
SURCHARGE

26.00
2.00

Return to: 
Planning Department
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801



DEVELOPMENT AGREEMENT

THIS AGREEMENT is entered into by and between **ARTWILL LLC**, a New Hampshire Limited Liability Corporation, having an address of 437 Lafayette Road, Portsmouth, NH 03801, Portsmouth, NH 03801 (the “Developer” or “Grantor”) and the **CITY OF PORTSMOUTH**, a New Hampshire municipal corporation, having a mailing address of 1 Junkins Avenue, Portsmouth, New Hampshire 03801 (the “City” or “Grantee”), relative to the property located at 437 Lafayette Road, Portsmouth, New Hampshire 03801 (the “Property”).

RECITALS

WHEREAS, this Agreement relates to the subdivision of the Property into three (3) single-family home lots with access off of a *private drive* referred to as “Artwill Avenue”, as more specifically shown on a plan entitled “Tax Map 229, Lot 1 Subdivision Plan Proposed 3-Lot Subdivision 437 Lafayette Road, Portsmouth, New Hampshire County of Rockingham Owned by Artwill LLC”, dated April 19, 2022, as revised through the date hereof, to be recorded in Rockingham County Registry of Deeds herewith (the “Subdivision Plan”); AND

WHEREAS, the Subdivision Plan was approved by the City of Portsmouth Planning Board (the “Planning Board”) on July 21, 2022; AND

WHEREAS, the Developer is the owner of all of the land subject to the Subdivision Plan; AND

WHEREAS, this Development Agreement is being entered into by the Developer and City to ensure that legal access is provided to the subdivided lots shown on the Subdivision Plan in perpetuity and that the City shall have no responsibility or liability for the maintenance of Artwill Avenue; AND

WHEREAS, the parties intend for any violation of the terms and conditions set forth in this Development Agreement shall be subject to enforcement by the City of Portsmouth; AND

WHEREAS, it is intended that this Development Agreement be binding upon the heirs, successors and assigns of the Developer.

NOW THEREFORE, in consideration of the foregoing Recitals and mutual covenants and representations contained herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Developer and City agree as follows:

1. The Developer agrees to grant and convey perpetual access easements for the benefit of Lots 2 and 3 as shown on the Subdivision Plan to pass and repass by vehicle, foot, and other lawful modes of transportation over Artwill Avenue. The access easements contemplated hereby shall be conveyed with the deeds to the subdivided lots. The Deed to Lot 1 shall be conveyed subject to access easements for the benefit of Lots 2 and 3. The deed to Lot 2 shall be subject to an access easement for the benefit of Lot 3.

2. The City of Portsmouth shall have no responsibility or liability with respect to Artwill Avenue and its continued maintenance. Artwill Avenue shall continue as a private drive unless and until it has been formally accepted by the City of Portsmouth.

3. This Development Agreement may not be modified except by written agreement of the Parties, which shall be recorded as an amendment or restatement hereto or hereof.

3. Should the Developer fail to comply with its obligations hereunder, it shall be subject to enforcement action by the City of Portsmouth.

4. This Development Agreement may be assigned in whole or in part at any time by the Developer so long as written notice has been provided to the Planning and Legal Departments of the City.

5. This Development Agreement shall be binding upon the heirs, successors and assigns of the parties.

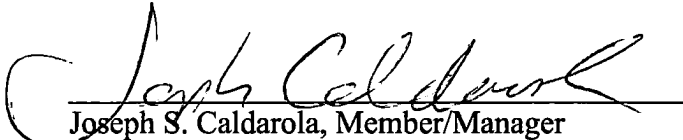
6. It shall be expressly understood by the Parties hereto that a waiver by the City of any breach or default by the Developer of the obligations, terms, or conditions of this Development Agreement shall not be deemed a waiver of any other or future breaches or defaults thereof.

7. If any clause of this Agreement shall be declared invalid in whole or in part and is for any reason rendered null and void, the remaining clauses shall remain in full force and effect.

[SEPARATE SIGNATURE PAGES TO FOLLOW]

Executed this 28 day of October 2022.

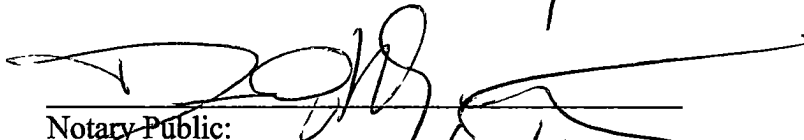
Developer/Grantee: Artwill LLC

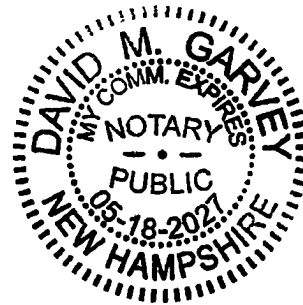

Joseph S. Caldarola, Member/Manager
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

This 28th day of October 2022 personally appeared, Joseph S. Caldarola and Nicola Douglass, in their capacities as members/managers of Artwill LLC, duly authorized, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me, DAVID M. GARVEY


Notary Public:
Commission expires: 5/18/27



Executed this 28th day of Oct 2022.

Developer/Grantee: Artwill LLC

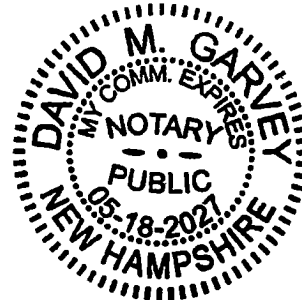
Nicola Douglass
Nicola Douglass, Member/Manager
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

This 28th day of October, 2022 personally appeared, Joseph S. Caldarola and Nicola Douglass, in their capacities as members/managers of Artwill LLC, duly authorized, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me, DAVID M. GARVEY

[Signature]
Notary Public:
Commission expires: 5/18/27



Executed this 27th day of October 2022.

City of Portsmouth/Grantor:

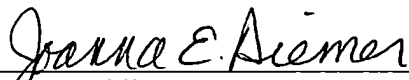


Karen S. Conard, City Manager
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

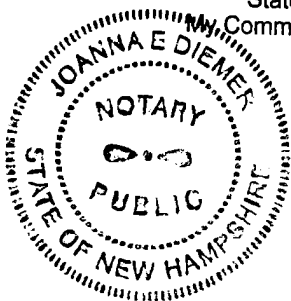
This 27th day of October, 2022 personally appeared, Karen Conard, in her capacity as City Manager of the City of Portsmouth, duly authorized, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,



Notary Public:
Commission expires:

Joanna E Diemer
NOTARY PUBLIC
State of New Hampshire
Commission Expires 10/23/2024



Driveway Permit

DRVE-26-6

Your Submission

Attachments

Guests (0)

▶ **DPW: Dave Desfosses**

Planning Dept

DPW Director

Permit Fee

Permit Issuance

DPW: Dave Desfosses

▶ **In progress.** This step is in progress.



Dave Desfosses

Aug 17, 2026 at 3:35 pm

A variance is required before we can approve this.

Message the reviewer

Send Message

BY: VIEWPOINT & HAND DELIVERY

June 30, 2026

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

**RE: Revised Variance Application of J. Michael Ferrelli
Joffre Avenue, Tax Map 233, Lot 135**

Dear Stefanie,

Please find a copy of the revised variance application for the above referenced property. The enclosed materials have also been filed through Viewpoint. Please replace the materials filed on June 24, 2026 with the enclosed, and please do not hesitate to reach out should you have any questions or concerns. Included with this submission is the following:

- 1) Landowner Letter of Authorization
- 2) Narrative (Revised) to Variance Application with Exhibits
- 3) Variance Plan prepared by Ambit Engineering, Inc.
- 4) Photographs of Property
- 5) GIS Map

Sincerely,



Derek R. Durbin, Esq.

LANDOWNER LETTER OF AUTHORIZATION

J. Michael Ferrelli, record owner of property located at **Joffre Avenue, Portsmouth New Hampshire**, identified on **Tax Map 233, Lot 135** (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.


J. Michael Ferrelli (Jun 24, 2026 08:09:50 GMT+7)

J. Michael Ferrelli

Landowner Authorization Form -Ferrelli

6-23-2026

Final Audit Report

2026-06-24

Created:	2026-06-24
By:	DARCY PEYSER (darcy@durbinlawoffices.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAADMg16RYN1srUiBivNsP4O9IzB0jWIAej

"Landowner Authorization Form -Ferrelli 6-23-2026" History

-  Document created by DARCY PEYSER (darcy@durbinlawoffices.com)
2026-06-24 - 0:24:40 AM GMT
-  Document emailed to J. Michael Ferrelli (mike@ferrellienterprises.com) for signature
2026-06-24 - 0:24:44 AM GMT
-  Email viewed by J. Michael Ferrelli (mike@ferrellienterprises.com)
2026-06-24 - 0:25:17 AM GMT
-  Document e-signed by J. Michael Ferrelli (mike@ferrellienterprises.com)
Signature Date: 2026-06-24 - 1:09:50 AM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Agreement completed.
2026-06-24 - 1:09:50 AM GMT



Adobe Acrobat Sign

**PORTSMOUTH ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION NARRATIVE**

**Off Joffre Avenue
Tax Map 233, Lot 135**

**J. Michael Ferrelli
(Owner/Applicant)**

INTRODUCTION

The property shown on Tax Map 233 as Lot 131 (the "Property" or "Applicant's Property") is a 12,185 square foot undeveloped lot of record located in the SRB Zoning District. The Property consists of two merged lots first shown on the "Pershing Terrace" subdivision plan of 1918, recorded in the Rockingham County Registry of Deeds as Plan 082 (the "1918 Plan"). Exhibit A. The original parcels comprising the Property are identified on the 1918 Plan as Lots 37 and 38. It is not clear from the title history exactly when the lots were merged or whether it occurred voluntarily or involuntarily. Regardless of how the merged lot came to be, the Applicant now seeks the zoning relief necessary to construct a single-family home on the Property, which does not conform to the minimum frontage or lot area requirements.

Because the City was unable to find evidence to suggest that Joffre Avenue was formally accepted as a public way, it is the City's opinion that any rights it had in the paper street reverted to the abutting landowners pursuant to RSA 231:51, who each own to the centerline. As a result, the Applicant's Property lacks frontage on a public street. To provide legal access to the Property, the Applicant is proposing a 16' wide driveway easement over abutting land he owns at 18 Barberry Lane.

In addition to lacking frontage, the Property does not conform to the 15,000 square foot minimum lot area requirement applicable to the SRB Zoning District. Based on the most recent surveyed plan of the Property prepared by Ambit Engineering, it has 12,185 square feet of area not counting any portion of the paper street. If you count the land area associated with the paper street, the Property is 14,152 square feet. The Applicant has used the more conservative lot area calculation for purposes of the lot area variances he seeks.

ZONING RELIEF SUMMARY

The Applicant seeks the following variance approvals from the Board:

Section 10.521

To allow for 0' of continuous street frontage where 100' is required and 0' exists.

To allow for 12,185 square feet of lot area where 15,000 square feet is required.

To allow for 12,185 square feet of lot area per dwelling unit where 15,000 square feet is required.

Section 10.1114.31

To allow for two driveways on a single lot where one is permitted per the standards for "General Accessway and Driveway Design" in the Site Plan Review Regulations.

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 requested variances are necessary to allow the Applicant to construct a single family home on the Property. In general, the primary purpose behind minimum frontage and lot area requirements is to ensure sufficient access for emergency vehicles, provide space for utilities, and create a certain level of spacing between homes to promote and preserve consistent neighborhood aesthetics. In the present case, the lot area is an existing condition of the Property. Lot sizes vary in the surrounding neighborhood, but what is proposed, even without considering the land area associated with the paper street, is a minor deviation (18.8%) from what the Ordinance requires. Constructing a home on the Property would not overcrowd or otherwise alter the essential character of the neighborhood. Any home constructed on the Property will meet or exceed all applicable building setback standards and be a considerable distance from the homes on abutting properties. The Property is in a largely wooded area that is bordered to the west by a power line easement and a paper street to the north. The purpose behind the requirement of having one driveway per lot is to preserve sight lines and provide for the safe, efficient and orderly movement

of vehicles. The driveway easement that would be utilized to access the Property provides sufficient access for emergency vehicles and space for utilities, and there will be no impact to sight lines because the home borders public utility land at the end of a dead end street. Because there is nearly no traffic on the street, a second driveway access point does not pose any danger to vehicles or pedestrians on the road. Therefore, no public health, safety or welfare concerns are presented by granting the variances. For the foregoing reasons, the general objectives and public purposes behind the frontage, lot area and driveway requirements are met.

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 that is not outweighed by any gain to the public for the Board to deny the variances necessary to construct a conforming single-family home on an existing lot of record that was created long before current zoning standards. The Applicant acquired the Property as a separately deeded parcel of land with the reasonable expectation that he could build a home upon it, like those surrounding it. There are no public health, safety or welfare concerns implicated by the variances and the lot itself is larger than many other SRB zoned properties throughout the City of Portsmouth. In the present case, the equitable balancing test weighs heavily in favor of the Applicant and the vested rights he has in the Property.

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

The future addition of a new single-family home on the Property will not alter the essential character of the neighborhood or otherwise negatively impact abutting properties. There is sufficient land area to accommodate the use without overcrowding the Property or encroaching upon the light, air and space of abutting properties. As stated above, any house that is built on the Property will meet or exceed all applicable building setback standards and be a considerable distance from the homes on abutting properties. The Applicant has shown a conservative building envelope for the Property by omitting the land area associated with the paper street and by delineating a 30' front yard setback even though the Property technically has no “front yard” by definition. Under the circumstances, granting the variances should only 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. It is a deeded lot of record consisting of two merged parcels that were created long before Portsmouth adopted its first zoning map and ordinance or SRB zoning standards. As a result of the City never formally accepting or constructing Joffre Avenue, the Applicant's Property was left landlocked

where access can only be achieved through abutting land. The only way for the Applicant to make reasonable use of the land under current SRB zoning standards is by obtaining variances from the minimum lot area and frontage requirements, and to add a second driveway across his abutting lot. The Property is not vastly dissimilar in size to many of the properties that surround it and is quite a bit larger than many other SRB-zoned properties in Portsmouth. The Property abuts public utility land to the west and the homes to the north, south and east are a considerable distance away from where any home would be constructed on the Applicant's property. Because the Applicant owns the abutting parcel to the south, he is able to establish sufficient driveway access to the Property without impacting surrounding properties. Owing to these special conditions of the Property, there is no fair and substantial relationship between the purposes of the lot area and frontage requirements and their application to the Property. The proposed use is also a reasonable one. The Property will be used to construct a single-family residence in the future, which is allowed by right in the SRB Zoning District.

CONCLUSION

The Applicant thanks you for your time and consideration of the application and respectfully requests your approval of the variances being requested.

Respectfully Submitted,
J. Michael Ferrelli

June 30, 2026

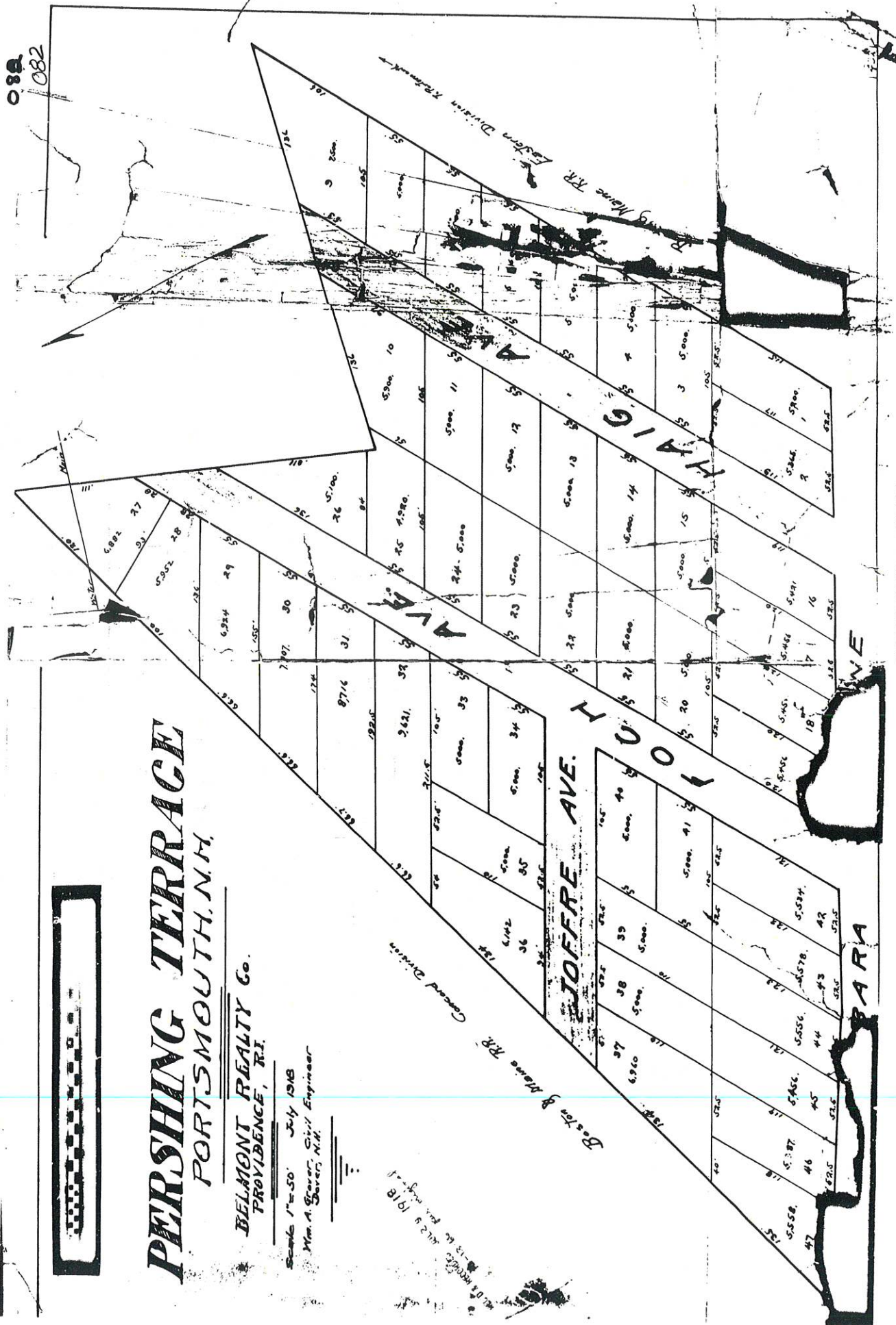
By:



Derek R. Durbin, Esq.
Darcy Pesyer, Esq.
DURBIN LAW OFFICES PLLC
154 Maplewood Avenue
Portsmouth, NH 03801
(603)-287-4764
derek@durbinlawoffices.com

EXHIBIT A

082
082

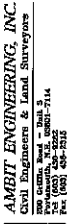


PERSHING TERRACE
PORTSMOUTH, N.H.

BELMONT REALTY Co.
PROVIDENCE, R.I.

Scale 1"=50' JULY 1918
Wm. A. Grover, Civil Engineer
Savannah, N.H.





NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 233 AS LOT 133.
- 2) OWNER OF RECORD:
J. MICHAEL FERRELL
18 BARBERSHAW LANE
PORTSMOUTH, NH 03801
04-1372635
- 3) PARCEL NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 330150229F, EFFECTIVE DATE JANUARY 28, 2001.
- 4) EXISTING LOT AREA:
LEED AREA
12.797 ACRES
0.2249 ACRES
- 5) REVERTED AREA
LEED AREA
0.2249 ACRES
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA:
15,000 S.F.
MIN. FRONT SETBACK:
100 FEET
MIN. DEPTH SETBACKS:
30 FEET
MIN. SIDE SETBACK:
30 FEET
MIN. REAR SETBACK:
35 FEET
MINIMUM OPEN SPACE:
400K
- 8) VERTICAL DATUM IS NAD83; BASES OF VERTICAL DIMENSION IS ADJUDICANT RAIL GAGES ORIGINATIONS.
- 9) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED DEVELOPMENT ON ASSESSOR'S MAP 233 LOT 133 IN THE CITY OF PORTSMOUTH.
- 10) THE PUBLIC RIGHT OF WAY KNOWN AS AFTER AVE/MEER ACCESS RIGHTS UNDERLAIN.
- 11) THIS APPLICATION IS FOR THE LAND ONLY AND IS NOT INTENDED TO REPRESENT A SPECIFIC UNBELLING. THE EXAMPLE SHOWN RESULTS IN THE FOLLOWING:
132 BUILDING COVERAGE
60K OPEN SPACE
126K OPEN SPACE
DRIVEWAY 126K OPEN SPACE
100K OPEN SPACE
66K OPEN SPACE FOR MAP 233 LOT 131
66K OPEN SPACE FOR MAP 233 LOT 131

[illegible]

VARIANCE APPLICATION PLAN
TAX MAP 233 - LOT 135

J. MICHAEL FERRELLI
OWNER:
PROPERTY LOCATED AT:
JOFFRE AVENUE
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

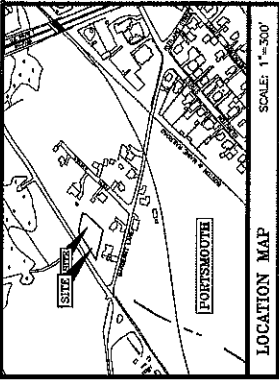
SCALE: 1"=20'
FB 328 PG 47
5010365.348
JUNE 2020

REQUEST FOR VARIANCE:

1. 10.521 DIMENSIONAL STANDARDS: TWENTY - 0 FEET FENCE WHERE 100 FEET IS REQUIRED
2. 10.521 DIMENSIONAL STANDARDS: LOT AREA - 12,145 S.F. WHERE 15,000 S.F. IS REQUIRED
3. 10.521 DIMENSIONAL STANDARDS: LOT AREA PER DWELLING UNIT - 12,145 S.F. PER DWELLING UNIT WHERE 15,000 S.F. IS REQUIRED

PLAN REFERENCES

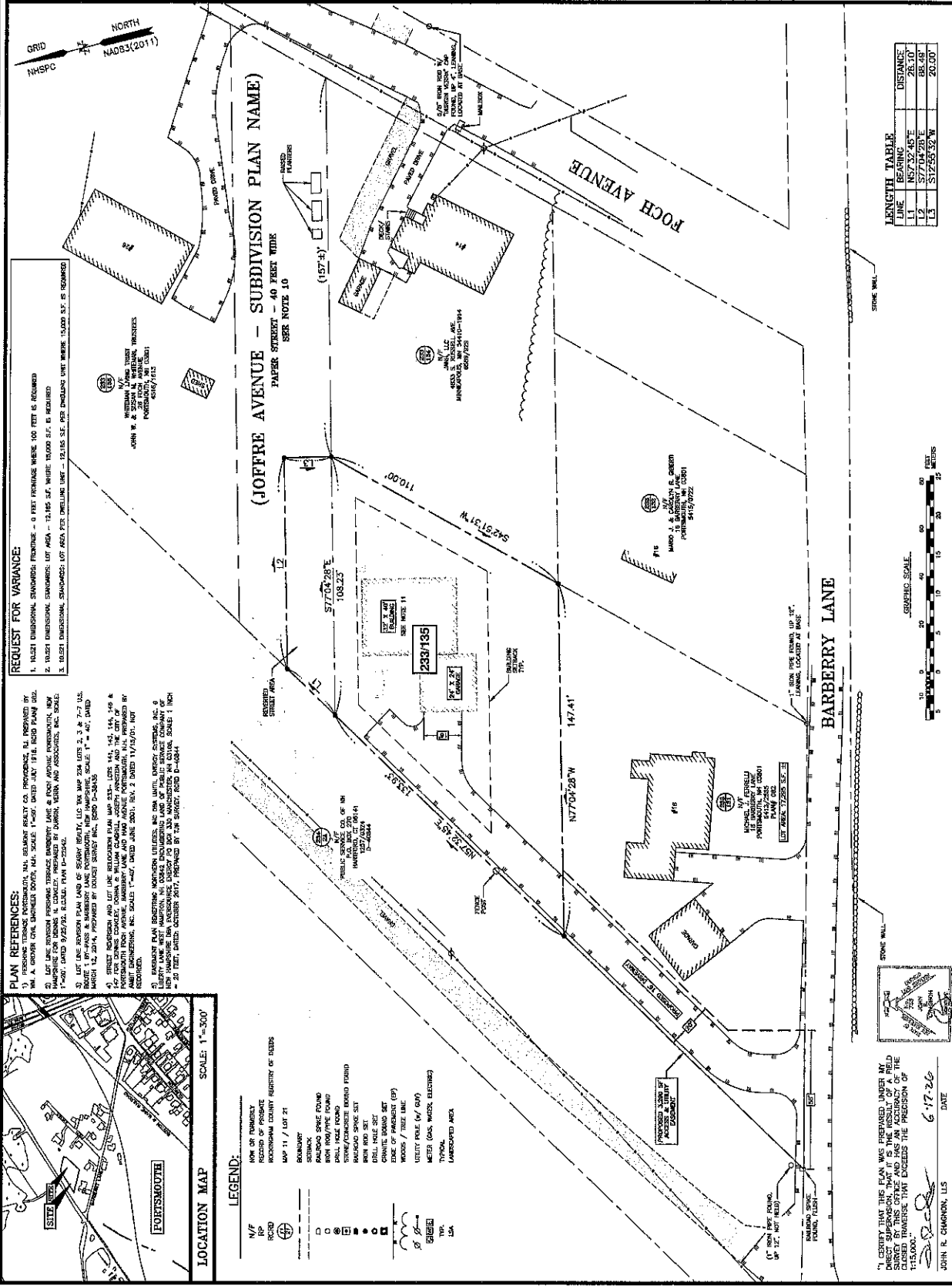
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LOCATION MAP
SCALE: 1" = 300'

LEGEND:

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|-----|-----|-----|-----|------|------|------|-------|-------|-------|--------|--------|--------|--------|---------|---------|---------|----------|----------|----------|-----------|-----------|-----------|-----------|------------|------------|------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|---------------------|---------------------|---------------------|----------------------|----------------------|----------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------------|------------------------|------------------------|-------------------------|-------------------------|-------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------------|---------------------------|---------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|-------------------------------|-------------------------------|-------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|----------------------------------|----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|--|--|--|---|---|---|--|--|--|--|---|---|---|--|--|--|---|---|---|---|--|--|-------------------|
| N/W | 1/2 | 1/4 | 1/8 | 1/16 | 1/32 | 1/64 | 1/128 | 1/256 | 1/512 | 1/1024 | 1/2048 | 1/4096 | 1/8192 | 1/16384 | 1/32768 | 1/65536 | 1/131072 | 1/262144 | 1/524288 | 1/1048576 | 1/2097152 | 1/4194304 | 1/8388608 | 1/16777216 | 1/33554432 | 1/67108864 | 1/134217728 | 1/268435456 | 1/536870912 | 1/1073741824 | 1/2147483648 | 1/4294967296 | 1/8589934592 | 1/17179869184 | 1/34359738368 | 1/68719476736 | 1/137438953472 | 1/274877906944 | 1/549755813888 | 1/1099511627776 | 1/2199023255552 | 1/4398046511104 | 1/8796093022208 | 1/17592186044416 | 1/35184372088832 | 1/70368744177664 | 1/140737488355328 | 1/281474976710656 | 1/562949953421312 | 1/1125899906842624 | 1/2251799813685248 | 1/4503599627370496 | 1/9007199254740992 | 1/18014398509481984 | 1/36028797018963968 | 1/72057594037927936 | 1/144115188075855872 | 1/288230376151711744 | 1/576460752303423488 | 1/1152921504606846976 | 1/2305843009213693952 | 1/4611686018427387904 | 1/9223372036854775808 | 1/18446744073709551616 | 1/36893488147419103232 | 1/73786976294838206464 | 1/147573952589676412928 | 1/295147905179352825856 | 1/590295810358705651712 | 1/1180591620717411303424 | 1/2361183241434822606848 | 1/4722366482869645213696 | 1/9444732965739290427392 | 1/18889465931478580854784 | 1/37778931862957161709568 | 1/75557863725914323419136 | 1/151115727451828646838272 | 1/302231454903657293676544 | 1/604462909807314587353088 | 1/1208925819614629174706176 | 1/2417851639229258349412352 | 1/4835703278458516698824704 | 1/9671406556917033397649408 | 1/19342813113834066795298816 | 1/38685626227668133590597632 | 1/77371252455336267181195264 | 1/154742504910672534362390528 | 1/309485009821345068724781056 | 1/618970019642690137449562112 | 1/1237940039285380274899124224 | 1/2475880078570760549798248448 | 1/4951760157141521099596496896 | 1/9903520314283042199192993792 | 1/19807040628566084398385987584 | 1/39614081257132168796771975168 | 1/79228162514264337593543950336 | 1/158456325028528675187087900672 | 1/316912650057057350374175801344 | 1/633825300114114700748351602688 | 1/1267650600228229401496703205376 | 1/2535301200456458802993406410752 | 1/5070602400912917605986812821504 | 1/10141204801825835211973625643008 | 1/20282409603651670423947251286016 | 1/40564819207303340847894502572032 | 1/81129638414606681695789005144064 | 1/162259276829213363391578010288128 | 1/324518553658426726783156020576256 | 1/649037107316853453566312041152512 | 1/1298074214633706907132624082305024 | 1/2596148429267413814265248164610048 | 1/5192296858534827628530496329220096 | 1/10384593717069655257060992658440192 | 1/20769187434139310514121985316880384 | 1/41538374868278621028243970633760768 | 1/83076749736557242056487941267521536 | 1/166153499473114484112975882535043072 | 1/332306998946228968225951765070086144 | 1/664613997892457936451903530140172288 | 1/1329227995784915872903807060280344576 | 1/2658455991569831745807614120560689152 | 1/5316911983139663491615228241121378304 | 1/10633823966279326983230456482242756608 | 1/21267647932558653966460912964485513216 | 1/42535295865117307932921825928971026432 | 1/85070591730234615865843651857942052864 | 1/170141183460469231731687303715884105728 | 1/340282366920938463463374607431768211456 | 1/680564733841876926926749214863536422912 | 1/1361129467683753853853498429727072845824 | 1/2722258935367507707706996859454145691648 | 1/5444517870735015415413993718908291383296 | 1/10889035741470030830827987437816582766592 | 1/21778071482940061661655974875633165533184 | 1/43556142965880123323311949751266331066368 | 1/87112285931760246646623899502532662132736 | 1/174224571863520493293247799005065324265472 | 1/348449143727040986586495598010130648530944 | 1/696898287454081 |
|-----|-----|-----|-----|------|------|------|-------|-------|-------|--------|--------|--------|--------|---------|---------|---------|----------|----------|----------|-----------|-----------|-----------|-----------|------------|------------|------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|---------------------|---------------------|---------------------|----------------------|----------------------|----------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------------|------------------------|------------------------|-------------------------|-------------------------|-------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------------|---------------------------|---------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|-------------------------------|-------------------------------|-------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|----------------------------------|----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|--|--|--|---|---|---|--|--|--|--|---|---|---|--|--|--|---|---|---|---|--|--|-------------------|



LINE	BEARING	DISTANCE
L1	N57°32'45"E	28.10'
L2	S77°04'28"E	88.48'
L3	S12°55'32"W	20.00'

GRAPHIC SCALE



"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, L.L.S. DATE 6-17-26



Area of proposed driveway ROW adjacent to 18 Barberry Lane



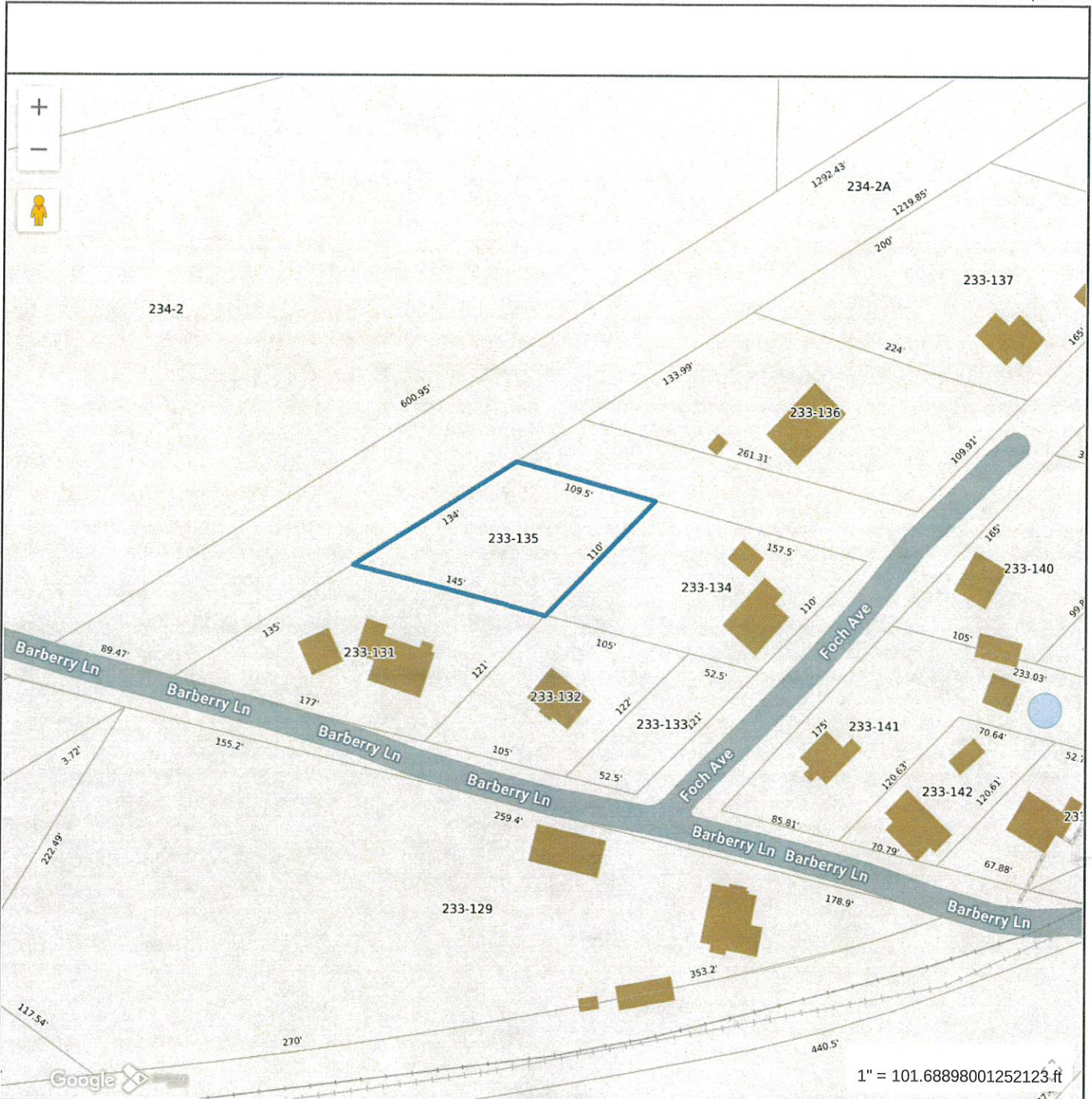
Vacant Lot – Joffre Lane



Vacant Lot – Joffre Lane



Aerial View of Vacant Lot – Google Satellite Image

**Property Information**

Property ID 0233-0135-0000
 Location JOFFRE AVE
 Owner FERRELLI J MICHAEL



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

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

Geometry updated 03/06/2026

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