

BY: VIEWPOINT & HAND DELIVERY

July 25, 2023

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

**RE: Variance Application of Go Lo, Inc. and James A. Labrie Revocable Trust of 1991
2059 Lafayette Road, Tax Map 268, Lots 12-13**

Dear Stefanie,

Please find a copy of the following materials relative to the above referenced zoning application filed through Viewpoint for property located at 2059 Lafayette Road, Portsmouth:

- 1) Landowner Letter of Authorization;
- 2) Narrative to Variance Application;
- 3) Existing and Proposed Conditions Plans;
- 4) Architectural Plan Set (Floor Plans, Elevations and Photographs);

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

Sincerely,

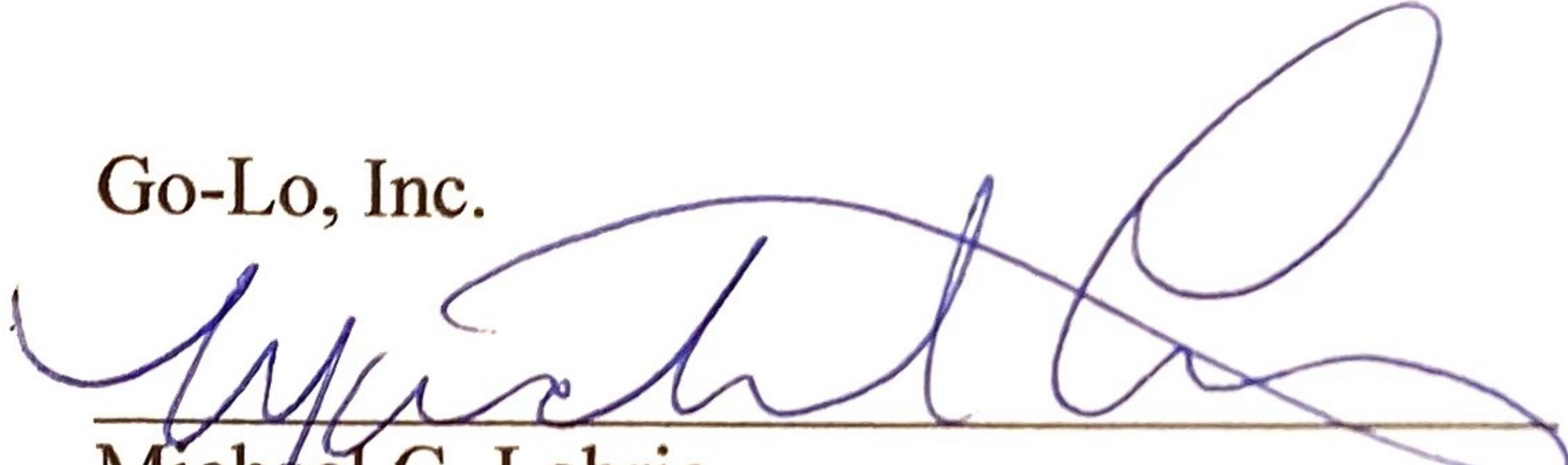


Derek R. Durbin, Esq.

LANDOWNER LETTER OF AUTHORIZATION

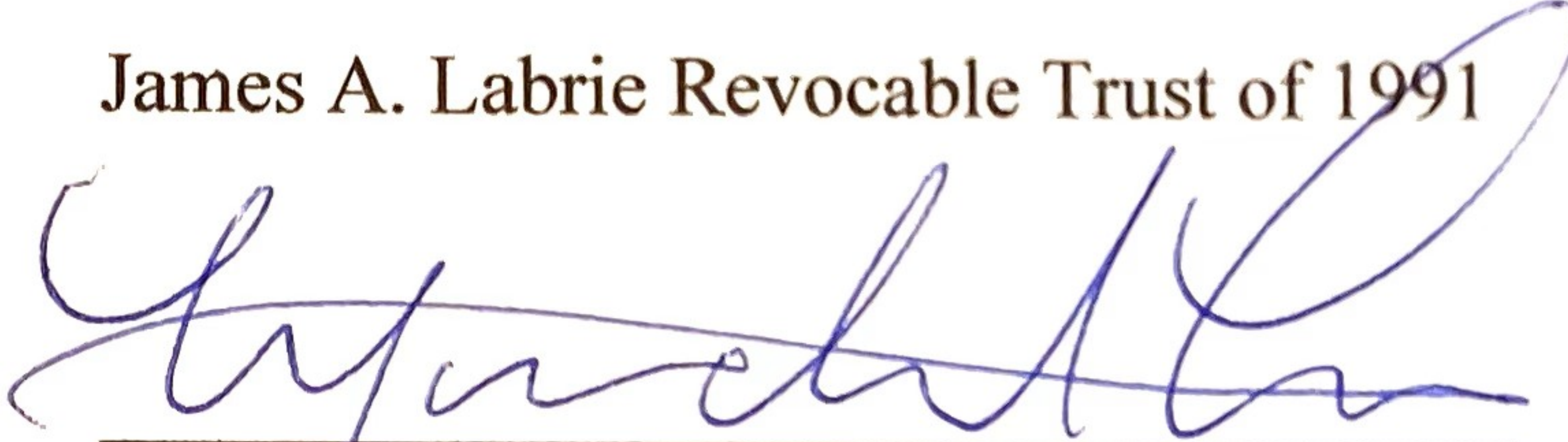
Go-Lo, Inc. and James A. Labrie Revocable Trust of 1991, record owners of the properties located at 2059 Lafayette Road, Tax Map 268, Lot 12 and 13, Portsmouth, NH (the "Property"), hereby authorize **Durbin Law Offices, PLLC, Altus Engineering, Inc. and McHenry Architecture, PLLC** to file any zoning, 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.

Go-Lo, Inc.


Michael G. Labrie,
Duly Authorized Officer

July 19, 2023

James A. Labrie Revocable Trust of 1991


Michael G. Labrie, Trustee
Duly Authorized

July 19, 2023

**CITY OF PORTSMOUTH
ZONING APPLICATION NARRATIVE**

Go-Lo, Inc
James A. Labrie Revocable Trust of 1991
(Owner/Applicant)
Tax Map 268, Lots 12, 13
2059 Lafayette Road
Portsmouth, NH 03801

Introduction

Existing Conditions

The Property consists of two separate lots located at 2059 Lafayette Road, identified on Tax Map 268 as Lots 12 and 13 (the “Property”). It is situated at the intersection of Lafayette Road and Hoover Drive. The Property is within the MRB Zoning District of Portsmouth. James Labrie first acquired an interest in the Property in 1967. Ownership of the Property has since passed on through his trust to his children. When considering both lots together, the Property consists of 27,444 sq. ft.

The Property contains a 2-story mixed use building with finished “basement” (lower level). The front of the building is accessed from Lafayette Road, while the rear of the building is accessed from Hoover Drive. There is a large parking area consisting of 17 spaces in front of the building and additional parking consisting of 6 spaces in the rear.¹ Because the Property slopes down from front to rear, the area that is assessed as a basement by the City is actually at ground level with the rear parking lot. The ground floor of the building is at the same elevation as Lafayette Road and the front parking area.

The Property is an island in terms of how it is zoned. It is the only MRB-zoned property in this area of Portsmouth. **Exhibit A**. The neighborhood immediately surrounding the Property is zoned SRB and consists primarily of single-family homes and some apartments. The large Elwyn Park neighborhood is situated immediately to the rear of the Property. The Westerly apartment complex is located directly to the south on the abutting property across Hoover Drive. It is zoned SRB but consists of two separate multi-family buildings each containing 24 units. The zoning relief necessary to construct this building was granted in 2017.

¹ These spaces are not shown on the Existing Conditions Survey.

Historical/Existing Use

The left bottom two floors of the existing building were occupied by the Lafayette Animal Hospital from the mid-1980s until it moved into a different building in 2021. The top floor contains 3 two-bedroom apartments that have existed since James Labrie acquired his ownership interest in the Property. Since the Lafayette Animal Hospital vacated, the Labries have had difficulty renting the commercial space. A change of use would require a full-scale renovation to bring the building into compliance with current code and make the space functional for a new tenant. The right side of the building, which is an addition that was constructed in the 1970s, is currently occupied by Dockham Builders and is used as professional office space.

Existing Non-Conformities

Parking in Front Yards

In its existing condition, the Property is non-conforming in multiple respects with respect to its parking configuration. Parking spaces for the building are located within both the primary and secondary front yards. *See* Z.O., Section 10.1113.20.

Setback to Centerline of Lafayette Road

Section 10.533 of the Ordinance provides in relevant part that no “building, structure, parking area, or display or storage area shall be located less than 80 feet from the centerline of Lafayette Road or 30 feet from the sideline of Lafayette Road, whichever represents the greater setback, except as otherwise permitted by this Ordinance.” The parking area associated with the existing building has a 0’ setback and actually appears to encroach into the right-of-way (“ROW”).

Proposed Improvements and Use

The Labries are proposing an 8,800 square foot, two-level, multi-family building with 16 residential units. The existing building and related parking areas would be eliminated in their entirety. The residential units would each be under 750 square feet in size. The immediate intent behind the construction of the building is to create housing for employees of the Labries’ businesses, hence the units are designed to be affordable in the context of the Portsmouth housing market.

The new building would have 21 parking spaces on the ground floor which would accommodate all of the residential units and 5 guest spaces, 1 of which would be ADA compliant. There would be an additional 4 guest spaces, including 1 ADA compliant space, provided in front of the building. Interior and exterior bike and moped parking would also be provided.

Much of the Property outside of the current building is a sea of asphalt with 140+’ of uncontrolled access on Lafayette Road that requires vehicles to back into the roadway. This is highly problematic from a public safety standpoint and is inconsistent with Portsmouth’s vision for new development, aesthetically and otherwise.

As part of the redevelopment plan, the front of the new building will be sited closer to Lafayette Road than the existing building where paved parking currently exists. Direct, uncontrolled access to the Property from Lafayette Road will be eliminated. Open space will increase by 7+%. Landscaping will be added throughout the Property to give it a greener appearance overall. A new fence and enhanced vegetated buffer are proposed for the rear (easterly) and left (northerly) borders of the Property. The lighting associated with the new building will be dark sky compliant. Impervious surface coverage on the Property will be reduced by approximately 0.5%. By moving the required parking inside the building and moving the bulk of the building closer to Lafayette Road, greater opportunity and flexibility exists to treat stormwater runoff. The Property was developed prior to any stormwater management permitting requirements, thus untreated runoff leaves the site discharging onto abutting properties.

Placing the new building approximately 15' closer to Lafayette Road than the existing building and putting the parking on the ground level will allow for safer access, less impervious coverage, more green space, enhanced vegetated buffers from abutting properties and better stormwater management. The redevelopment is also designed to accommodate the City's proposed 6' wide multi-use path, which will create a more walkable, pedestrian-bicycle friendly environment along Lafayette Road. The redevelopment will result in a significant improvements to the conditions of the Property and bring the use into greater conformity with the surrounding neighborhood.

Additional Approvals

In addition to needing zoning relief to redevelop the Property, the Labries will also need lot merger and site plan approval from the Planning Board. It can be reasonably anticipated through the Technical Review and Planning Board processes that some elements of the plans may change.

Summary of Zoning Relief

To redevelop the Property as proposed, the following variances are required:

1. Section 10.1113.20 to allow parking to be located in the front yard and in front of the principal building.
2. Section 10.553 to allow a setback of 58'(+/-) from the centerline of Lafayette Road where 80' is required.
3. Section 10.521 to allow 16 residential units where only 3 are permitted in the MRB Zoning District.
4. 10.440 (1.53) to allow more than 8 residential units in the MRB Zoning District.

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 existing building on the Property is "tired" and suffers from a significant degree of physical and functional obsolescence. This has made it difficult to rent the commercial space previously occupied by the Lafayette Animal Hospital which was used for a very particular purpose. The building no longer meets current building code and it would be economically infeasible for the Labries to try to rehabilitate the building. Moreover, rehabilitating the building would do little to improve the Property itself or bring the use into greater conformity with the surrounding properties and neighborhood.

With the redevelopment of the Property, parking in the primary front yard setback will be eliminated and replaced by a section of the new building, landscaping, and a future multi-use pathway. This will have a positive impact on the curbside appeal of the Property and upon public safety, including pedestrian/cyclist accessibility along Lafayette Road. Landscaping enhancements will be made throughout the Property to give it a much greener appearance and create better vegetated buffers for surrounding properties. Open space will be increased by 7+% and building coverage will remain well under the 40% maximum at 32.1%. All of the applicable building setbacks to surrounding properties will be met. As a result of bringing the building closer to Lafayette Road, the rear setback will be improved by 15', resulting in a 54' buffer to the nearest abutting property. The light, air and space of abutting properties will be improved with the proposed building.

Substantial improvements will be made to better manage stormwater runoff, including a slight reduction in impervious surface coverage. More than sufficient parking will be provided to accommodate the residential units. There will be 25 total spaces where only 20 are required, thus reducing the risk that residents or visitors of the apartments park on surrounding streets. While the parking in the secondary front yard could be removed to eliminate the need for the variance associated with it, it would serve no public benefit.

For the reasons articulated, the proposed redevelopment will bring the Property into greater overall conformance with the City's building, planning, and zoning regulations and spirit of the Ordinance. Therefore, public health, safety and welfare will be protected.

The proposed units are designed to be more affordable in nature based on their size and the location of the Property. The Labries intend to offer them to the employees of their businesses. They have found that it has become increasingly difficult to retain labor due to the unaffordable local housing market and other economic factors.

The request for 16 residential units may look like a big “ask” on paper but it is not when you consider the context. The proposed use is more conforming to surrounding properties than any of the potential alternative uses that are permitted by right under the MRB zoning designation. Some examples of uses that are permitted by right, include but are not limited to:

- Convenience Store – 6am – 11pm
- School
- Gym or similar use
- Business Office
- Bank
- Day Care Facility
- Laundromat
- Bed and Breakfast

The above permitted uses, even if combined with a lower density residential use, would create an undue burden on the surrounding residential neighborhood in terms of daily vehicular traffic and intensity of use, particularly when you consider that a much larger building could be constructed on the Property under MRB Zoning than what presently exists. A larger building used for a higher-intensity commercial purpose would also be out of character with the surrounding neighborhood which is solely residential and does not contain any mixed-use or commercial use properties. The Westerly abuts the Property to the south on the other side of Hoover Drive and consists of 48 apartments, split equally between 2 buildings, both with below-grade parking. The proposed building is similar to the Westerly in terms of its size, scale and use. While similar, it is also distinguishable in that the units in the Westerly are all well over 1,000 sq. ft. and are on 3 different floors, whereas the units proposed for 2059 Lafayette Road are under 750 sq. ft. and only 2 floors.

The proposed building is designed and scaled similarly to other multi-family projects recently developed in Portsmouth. **Exhibit B**. It will result in the addition of 16 residential dwelling units to an already scarce local housing market. Accordingly, granting the variances will not negatively alter the essential character of the neighborhood.

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 \(2007\)](#).

There would be no public benefit served by denying the variances. Denying the variances would inevitably result in the development of a large commercial building on the Property with a more intense use that negatively alters the essential character of the surrounding area and serves no benefit to the residential abutters or general public. On the other hand, granting the variances will result in multiple improvements to the conditions of the Property that are designed to benefit abutters and the general public. It will also result in housing units that the Labries intend to make available to the employees of their businesses in Portsmouth and Rye. Accordingly, in the present case, the loss to the landowner outweighs any potential gain to be realized by the public.

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

In determining whether surrounding properties values would be diminished by granting the variances, it is necessary to review the proposal in the context of how the Property could be used or redeveloped under MRB zoning. Any redevelopment and use of the Property in accordance with MRB zoning would inevitably involve the construction of a commercial building that is of a similar or greater scale to what is proposed and contains a higher-intensity use that is incompatible with and out of character with the surrounding residential neighborhood. It would also likely result in the relocation of parking to the north and east, thus moving it closer to the residential abutters.

The property at 2059 Lafayette Road and the adjacent Westerly property are situated at the entrance to Elwyn Park and act as the gateway to that neighborhood from Lafayette Road. Granting the variances necessary to redevelop the Property as proposed, which is consistent in scale and use to the adjacent Westerly property, makes common sense and would fit in naturally with and enhance the surrounding neighborhood. The other site improvements, including an increase in the rear setback by 15' and better vegetated buffers, will also benefit abutting properties. It is fair to conclude that surrounding property values are likely to increase by granting the variances, not be diminished.

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

The Property's unique conditions, which distinguish it from surrounding properties, include its existing non-conformities, location, size and perhaps most importantly, its zoning designation.

The Property is a "unicorn" in terms of its location, size and zoning. The Property is zoned MRB. However, there are no other properties zoned MRB in this area of Portsmouth. The closest properties that are zoned MRB are downtown and along a small section of Sagamore Road which is a significant distance away. It is likely that the City has not rezoned the Property because of its historical mixed commercial/residential use. Notwithstanding, the zoning is inconsistent with the area and is incompatible with the surrounding zoning and residential uses.

Other than the abutting Westerly property, which is zoned SRB and contains two 24-unit multi-family buildings on it, the Property is larger than surrounding properties. Under MRB zoning, the Property could be redeveloped to include a commercial building that is larger and less compatible with the surrounding residential neighborhood in terms of use and design than what is proposed. What is proposed is similar in scale, size and use to the Westerly property and will fit in naturally with the character of the area and surrounding Elwyn Park neighborhood.

The redevelopment of the Property will eliminate parking in the principal front yard, which presently consists of 17 spaces. This will bring the principle front yard into compliance with Section 10.1113.20 of the Ordinance. Parking spaces in the secondary front yard will also be reduced from 6 to 4.

While the proposed building cannot meet the setback requirement to Lafayette Road, bringing it closer to the ROW is consistent with the City's current planning and zoning objectives which encourage the placement of buildings closer to the street. It also brings the Property into greater conformity with Section 10.533 of the Ordinance by eliminating the front parking area which has no setback from Lafayette Road and represents a significant public safety concern. Granting the variances will improve public safety and create a more pedestrian/bicycle friendly environment along Lafayette Road, consistent with the City's objectives for this area. It will also allow for an enhanced rear yard setback and vegetated buffer thus improving the nearest abutting property's light, air, space and privacy. These changes coupled with a new code-compliant building and a slight reduction in impervious surface coverage and 7+% increase in open space will improve the conditions of the Property, which in turn will benefit the public.

Granting the variances associated with the proposed redevelopment will bring the Property into greater overall conformance with the City's building, planning, and zoning regulations and the goals and objectives underlying them. Accordingly, there is no fair and substantial relationship between the Ordinance provisions and their strict application to the Property. Moreover, the proposed use of the Property is reasonable.

Conclusion

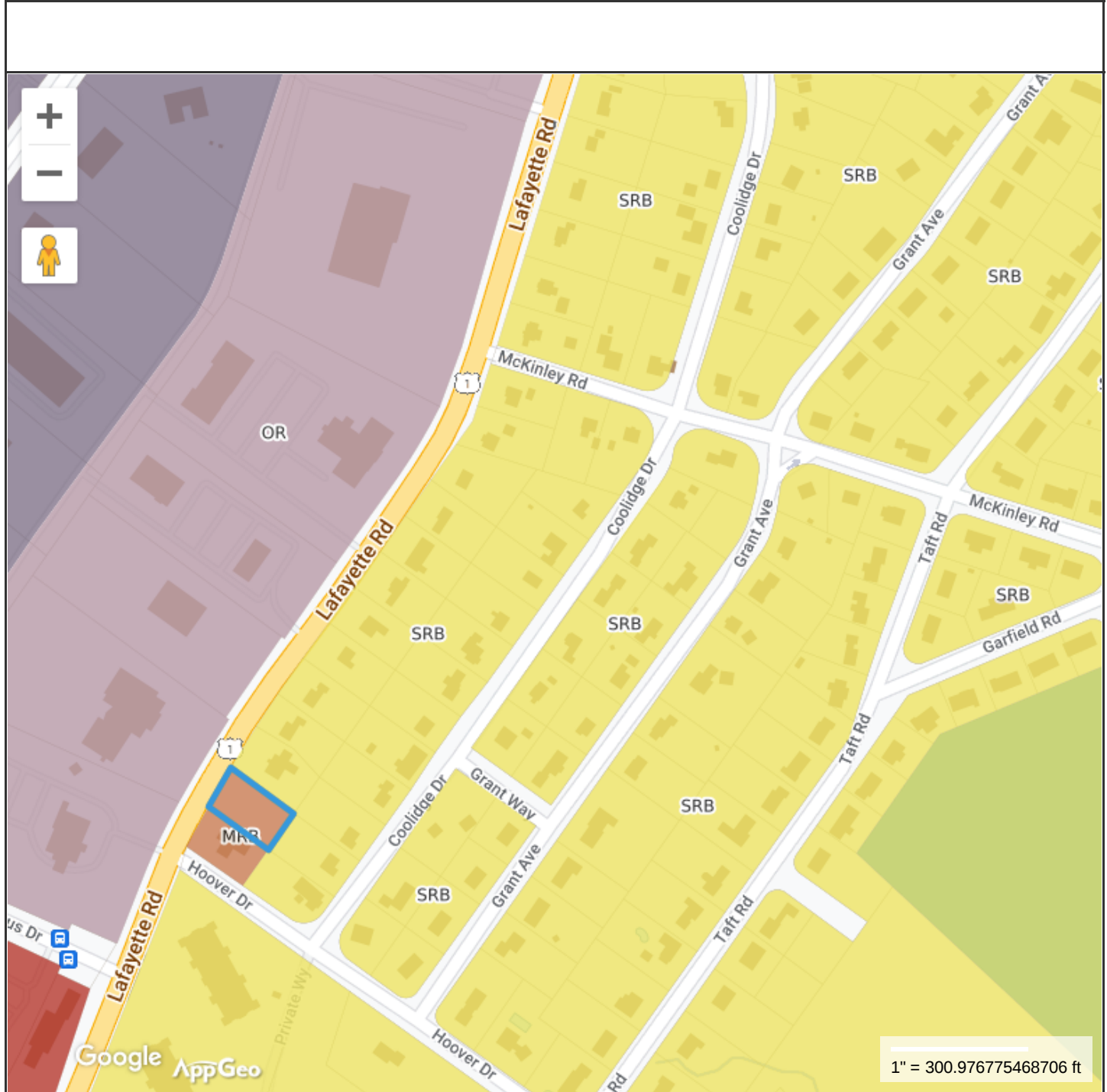
The Labries thank you for your time and consideration of their application and respectfully request your approval of the variances being requested.

Dated: July 25, 2023

Respectfully Submitted,
Go-Lo, Inc.
James A. Labrie Revocable Trust of 1991



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



Property Information

Property ID 0268-0012-0000
Location LAFAYETTE RD
Owner LABRIE JAMES A REVO TRUST OF 1991



**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 06/21/2023
Data updated 3/9/2022

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

Map Theme Legends

Zoning

Residential Districts

	R	Rural
	SRA	Single Residence A
	SRB	Single Residence B
	GRA	General Residence A
	GRB	General Residence B
	GRC	General Residence C
	GA/MH	Garden Apartment/Mobile Home Park




Mixed Residential Districts

	MRO	Mixed Residential Office
	MRB	Mixed Residential Business
	G1	Gateway Corridor
	G2	Gateway Center



Business Districts

	GB	General Business
	B	Business
	WB	Waterfront Business



Industrial Districts

	OR	Office Research
	I	Industrial
	WI	Waterfront Industrial






Airport Districts

	AIR	Airport
	AI	Airport Industrial
	PI	Pease Industrial
	ABC	Airport Business Commercial


Conservation Districts

	M	Municipal
	NRP	Natural Resource Protection


Character Districts

	CD5	Character District 5
	CD4	Character District 4
	CD4W	Character District 4-W
	CD4-L1	Character District 4-L1
	CD4-L2	Character District 4-L2




Civic District

	Civic District
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Municipal District

	Municipal District
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Overlay Districts

	OLOD	Osprey Landing Overlay District
	Downtown Overlay District	
	Historic District	

City of Portsmouth

Exhibit B



2075 LAFAYETTE ROAD (ABUTTER): 0.1 MILES AWAY



70 CONSTITUTION AVENUE: 0.7 MILES AWAY



55 OCEAN ROAD: 1.3 MILES AWAY



3400 LAFAYETTE ROAD: 1.5 MILES AWAY



150 US ROUTE 1 BYPASS: 1.7 MILES AWAY



35 HODGDON WAY: 2.4 MILES AWAY



30-50 CATE STREET: 2.5 MILES AWAY

© 2023 McHenry Architecture

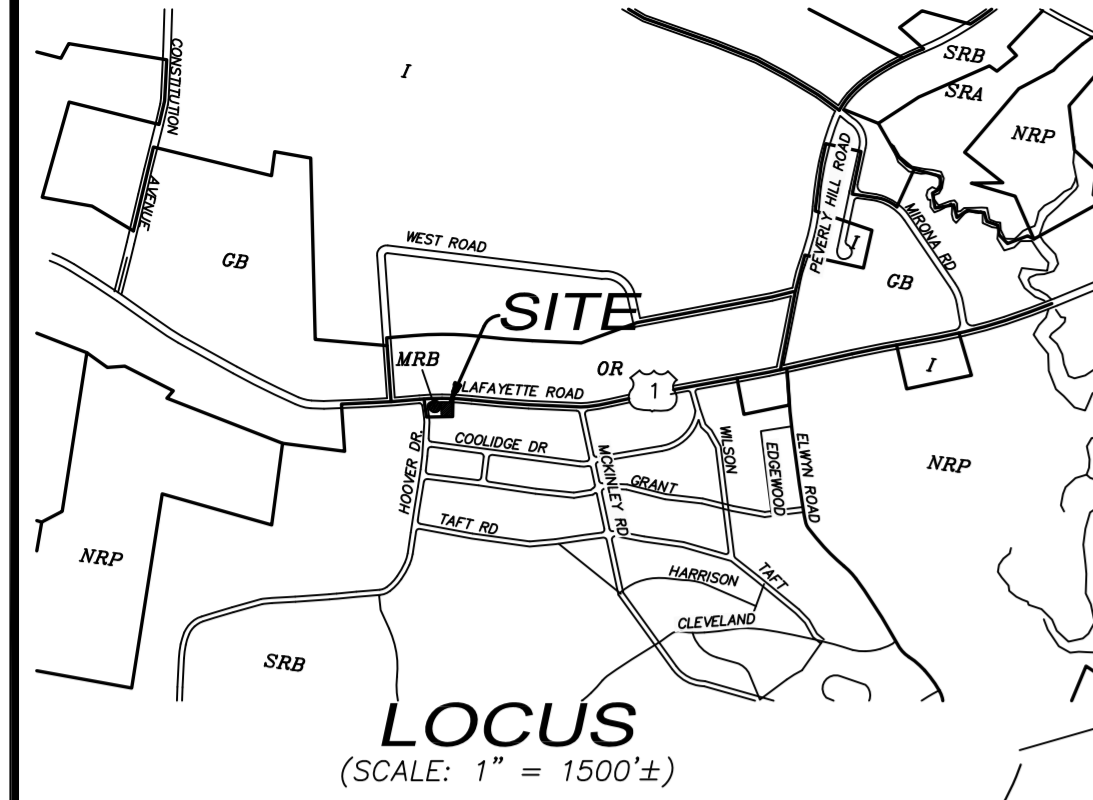
LAFAYETTE MULTI-FAMILY
2059 LAFAYETTE ROAD
PORTSMOUTH, NH 03801

RTE 1 MULTI-FAMILY PRECEDENTS
ZONING BOARD OF ADJUSTMENT - AUGUST 2023

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

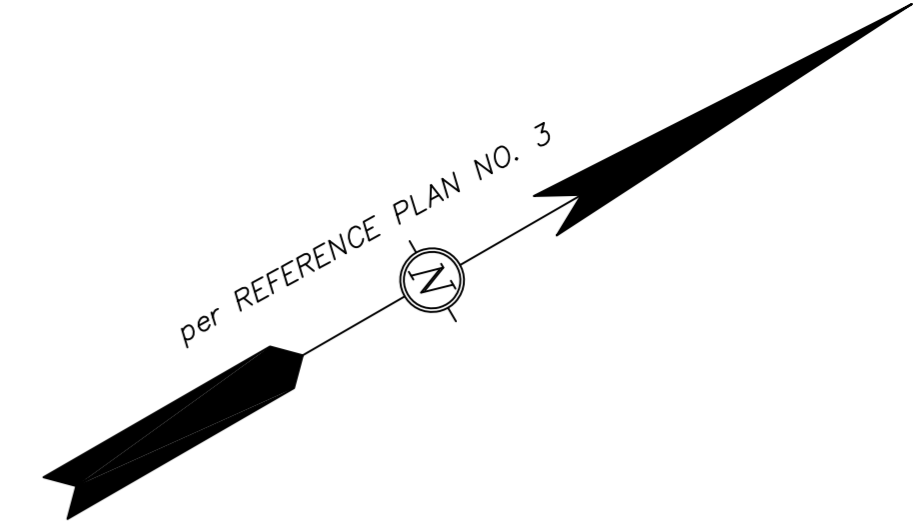
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07/24/2023
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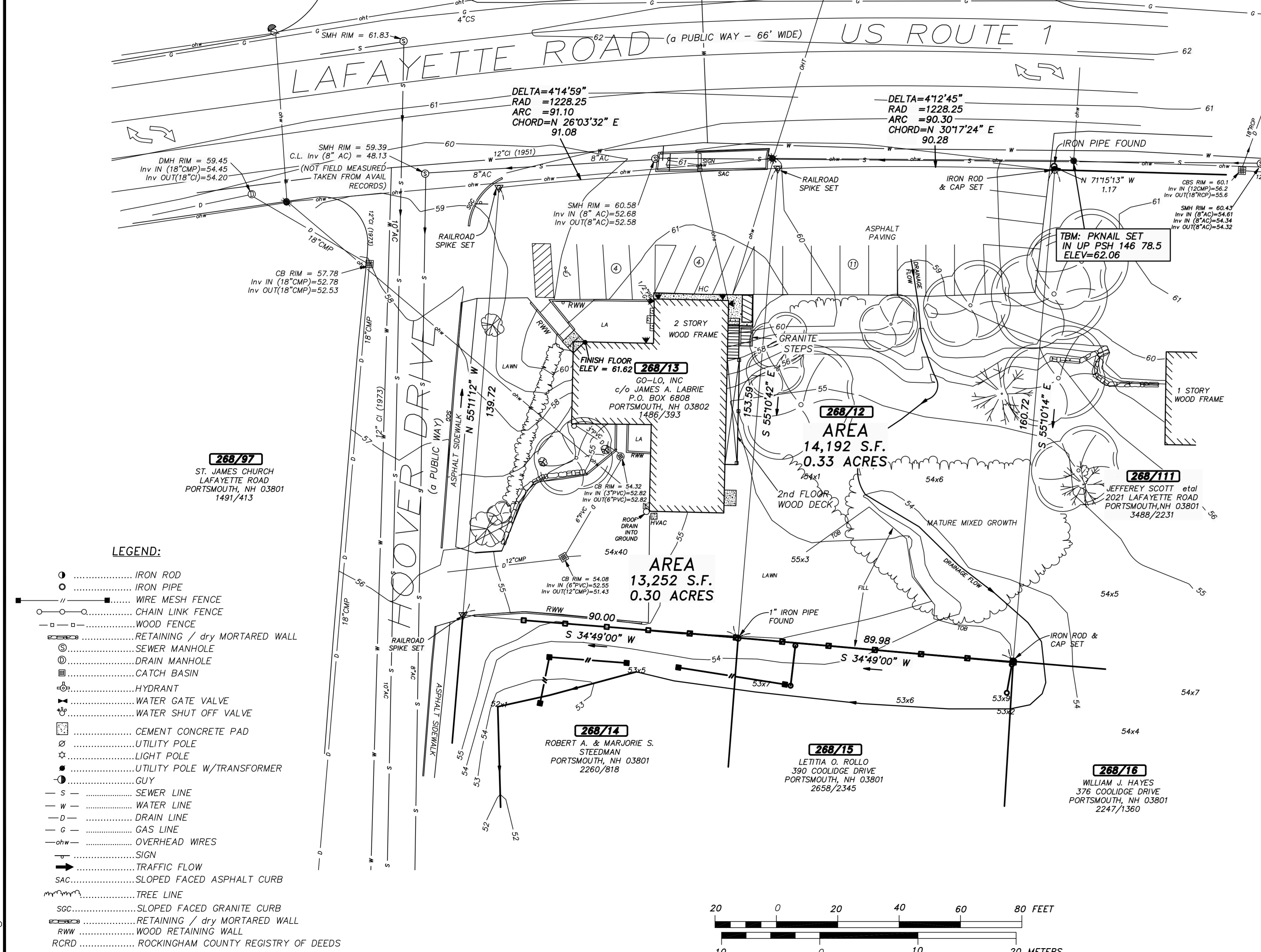
267/1-2
 SERVICE FEDERAL CREDIT UNION
 P.O. BOX 1268
 PORTSMOUTH, NH 03802
 1599/7

267/6
 STATE OF NEW HAMPSHIRE
 c/o NH DEPT. EMPLOYMENT SECURITY
 32 SOUTH MAIN STREET
 CONCORD, NH 03301
 3330/52



James Verra and Associates, Inc.
LAND SURVEYING REGULATORY APPROVALS
 445 U.S. ROUTE 1 BYPASS, SUITE 2
 PORTSMOUTH, N.H. 03801

603-436-3557 VOICE
 JOB NO: 21468



NOTES:

- OWNER OF RECORD..... JAMES A. LABRIE
 ADDRESS..... P.O. BOX 6808, PORTSMOUTH, NH 03802
 DEED REFERENCE..... 2628/248
 TAX SHEET / LOT..... 268/12
- ZONED:..... MRB FRONT YARD SETBACK..... 5'
 MINIMUM LOT AREA 7,500 S.F. SIDE YARD SETBACK..... 10'
 FRONTAGE..... 100' REAR YARD SETBACK..... 15'
 MAX. STRUCTURE COVERAGE...40% MIN. OPEN SPACE.....25%
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- THE PARCEL SHOWN HEREON DOES NOT LIE WITHIN THE 100-YEAR FLOOD HAZARD ZONE AS DEPICTED ON FLOOD INSURANCE RATE MAP CITY OF PORTSMOUTH, NEW HAMPSHIRE, ROCKINGHAM COUNTY, COMMUNITY-PANEL NO. 330139 0025B, EFFECTIVE DATE MAY 17,1982, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- ELEVATION DATUM: NGVD 1929: PRIMARY BENCH MARK: NHDOT # 379-0630.

REFERENCE PLANS:

- PLAN OF LOTS, ELWYN PARK, PORTSMOUTH, NH, DATED MAY 1947, RCRD PLAN BK. 45 PG 8 (#01321).
- PLAN AND PROFILE OF PROPOSED FEDERAL AID PROJECT NO. 37, LAFAYETTE, ROAD, PORTSMOUTH, NH BY THE NH DEPARTMENT OF PUBLIC WORKS.
- PLAN OF LOT NO. 69, "ELWYN PARK", PORTSMOUTH, N.H., DATED JUNE 1963, PLAN NO. L-373, FILE NO. 2320, BY JOHN W. DURGIN, CE.
- PLAN OF LOT NO. 65, "ELWYN PARK", PORTSMOUTH, N.H., DATED JUNE 1963, PLAN NO. L-370, FILE NO. 2320, BY JOHN W. DURGIN, CE.
- PLAN OF LOT NO'S 71-73, ELWYN PARK, PORTSMOUTH, N.H., DATED AUG. 1961, PLAN NO. 1-593, FILE NO. 2320, BY JOHN W. DURGIN, CE.

ISSUED FOR: APPROVAL

ISSUE DATE: JANUARY 29, 2002

REVISIONS

NO.	DESC.	BY	DATE
0	INITIAL SUBMISSION	EDW	

DRAWN BY: HRM
APPROVED BY: JV
DRAWING FILE: 21468.DWG

SCALE: 1"=20'

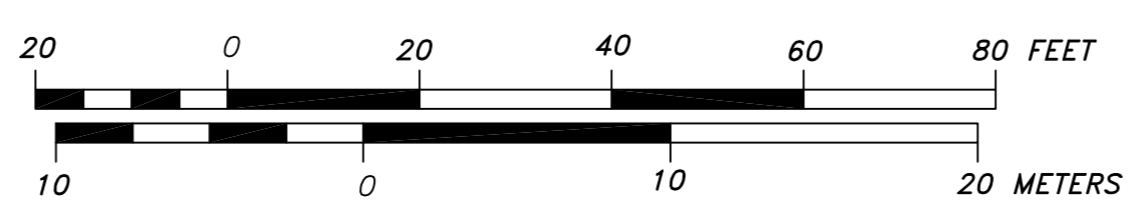
OWNER: JAMES A. LABRIE
PROJECT: TAX MAP 268 LOT 12
 LAFAYETTE RD
 PORTSMOUTH, NH

TITLE: EXISTING CONDITIONS PLAN

SHEET NUMBER: C-1

3544.dwg 02/06/02 11:44:01 AM AM EST

P3534



LEGEND:

- IRON ROD
- IRON PIPE
- — — WIRE MESH FENCE
- — ○ CHAIN LINK FENCE
- — — WOOD FENCE
- — — RETAINING / dry MORTARED WALL
- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊠ CATCH BASIN
- ⊙ HYDRANT
- ⊙ WATER GATE VALVE
- ⊙ WATER SHUT OFF VALVE
- ⊙ CEMENT CONCRETE PAD
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE W/TRANSFORMER
- — — GUY
- — — SEWER LINE
- — — WATER LINE
- — — DRAIN LINE
- — — GAS LINE
- — — OVERHEAD WIRES
- — — SIGN
- TRAFFIC FLOW
- — — SLOPED FACED ASPHALT CURB
- — — TREE LINE
- — — SLOPED FACED GRANITE CURB
- — — RETAINING / dry MORTARED WALL
- RWW WOOD RETAINING WALL
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS

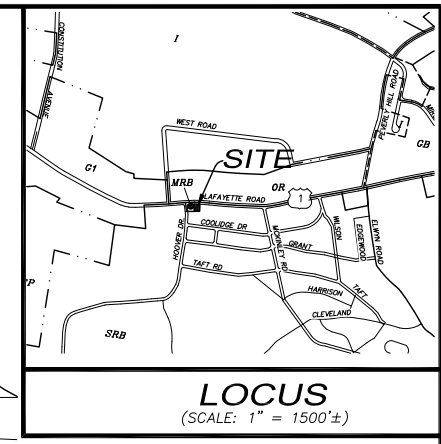
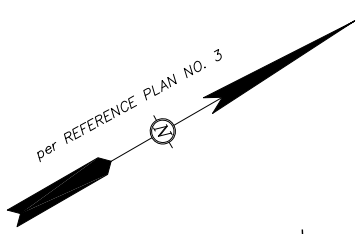
SITE NOTES

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT AN 16-UNIT RESIDENTIAL DEVELOPMENT SITE TOGETHER WITH ASSOCIATED PARKING ON GROUND LEVEL, 2 FLOORS ABOVE, ACCESS AND SITE IMPROVEMENTS.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM PRELIMINARY "EXISTING CONDITIONS PLAN, LAFAYETTE ROAD, PORTSMOUTH, NH" BY JAMES VERRA AND ASSOCIATES, INC., DATED 1/29/2002.
- ZONE: MRB (MIXED RESIDENTIAL BUSINESS)
- DIMENSIONAL REQUIREMENTS:**

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	7,500 S.F. (0.17 ACRE)	±27,444 S.F. (±0.63 AC.)	±27,444 S.F. (±0.63 AC.)
MIN. STREET FRONTAGE:	100' (ON LAFAYETTE ROAD)	181.36' (EXISTING)	181.36' (EXISTING)
MIN. LOT DEPTH:	80'	139.72' (EXISTING)	139.72' (EXISTING)
FRONT SETBACK: *	>80' TO LAFAYETTE RD. CL OR 30' TO R.O.W.	0' TO R.O.W.	58' TO CENTERLINE OF R.O.W.
SIDE SETBACK: **	10'	±95'	±12'
REAR SETBACK: **	15'	±39'	±54'
MAX. BUILDING HEIGHT:	40' (SLOPED), 30' (FLAT)	<40' SLOPED	<40' SLOPED
MAX. BUILDING LENGTH:	160' (MULTI-FAMILY)	±70'	±137'
MAX. BUILDING FOOTPRINT:	N/A		
MAX. BUILDING COVERAGE:	40%	9.3% (±2,560 S.F.)	32.1% (±8,800 S.F.)
LOT AREA/DWELLING UNIT:	7,500 SF	N/A	±1,715 SF/UNIT
MIN. OPEN SPACE:	25%	55.0% (±15,089 S.F.)	±62.4% (±17,114 S.F.)

* FRONT SETBACK IS FROM BOTH STREET ADDRESS STREET AND ACCESS STREET
 ** SIDE & REAR SETBACKS IN RELATION TO FRONT STREET ADDRESS STREET
 *** OPEN SPACE INCLUDES WALKS
- ZONING SECTION 10.521 - VARIANCE FROM ZONING BOARD OF ADJUSTMENT REQUIRED TO ALLOW 16 UNITS WHERE 3.7 UNITS ARE ALLOWED.
 ZONING SECTION 10.533 - VARIANCE TO ALLOW A FRONT SETBACK OF ±57' TO R.O.W. CL WHERE 80' IS REQUIRED.
 ZONING SECTION 10.1113.20 - TO ALLOW PARKING IN THE FRONT YARD AND IN FRONT OF THE PRINCIPAL BUILDING.
- DENSITY CALCULATIONS:**
 0.63 ACRES (27,444 S.F.)
 27,444 S.F. / 7,500 S.F. = 3.7 UNITS ALLOWED
 16 UNITS PROPOSED (±1,715 S.F./UNIT)

- LANDSCAPING BUFFER & PRIVACY FENCE SHALL BE INSTALLED AS APPROVED.
- PARKING REQUIREMENTS:**
 DWELLING UNITS: 1.0 SPACE PER DWELLING UNIT 501 - 749 S.F.
 16 UNITS x 1.0 = 16.0 SPACES REQUIRED PLUS
 VISITOR PARKING: 1 SPACE PER 5 D.U. OR PORTION = 4 SPACES REQUIRED = 20 SPACES REQUIRED, 25 SPACES PROVIDED
- THERE SHALL BE NO VISION OBSTRUCTIONS LOCATED IN THE AREA CREATED BY MEASURING 20' IN EACH DIRECTION FROM A CORNER LOT STREET PROPERTY LINE CORNER.
- IMPERVIOUS AREA COVERAGE NOTE:**
 EXISTING BUILDING & DECK (±2,560 SF) + EXISTING PAVMT/CONCRETE (±9,700 SF) + EXISTING WALK (±95 SF) = ±12,355 SF (45.0%)
 PROP. BUILDING (±8,800 SF) + PR. DECKS (±80 SF) + PR. PAVEMENT (±1,530 SF) + PR. WALKS (±1,915 SF) = ±12,325 SF (44.9%)



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

NOT FOR CONSTRUCTION
 ISSUED FOR:
BOARD OF ADJUSTMENT
 ISSUE DATE:
AUGUST 9, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	07/24/23
1	DRAFTING REVISIONS	EDW	08/09/23

DRAWN BY: _____ RLH
 APPROVED BY: _____ EDW
 DRAWING FILE: 5361-7-2023.DWG

SCALE:
 22" x 34" - 1" = 15'
 11" x 17" - 1" = 30'

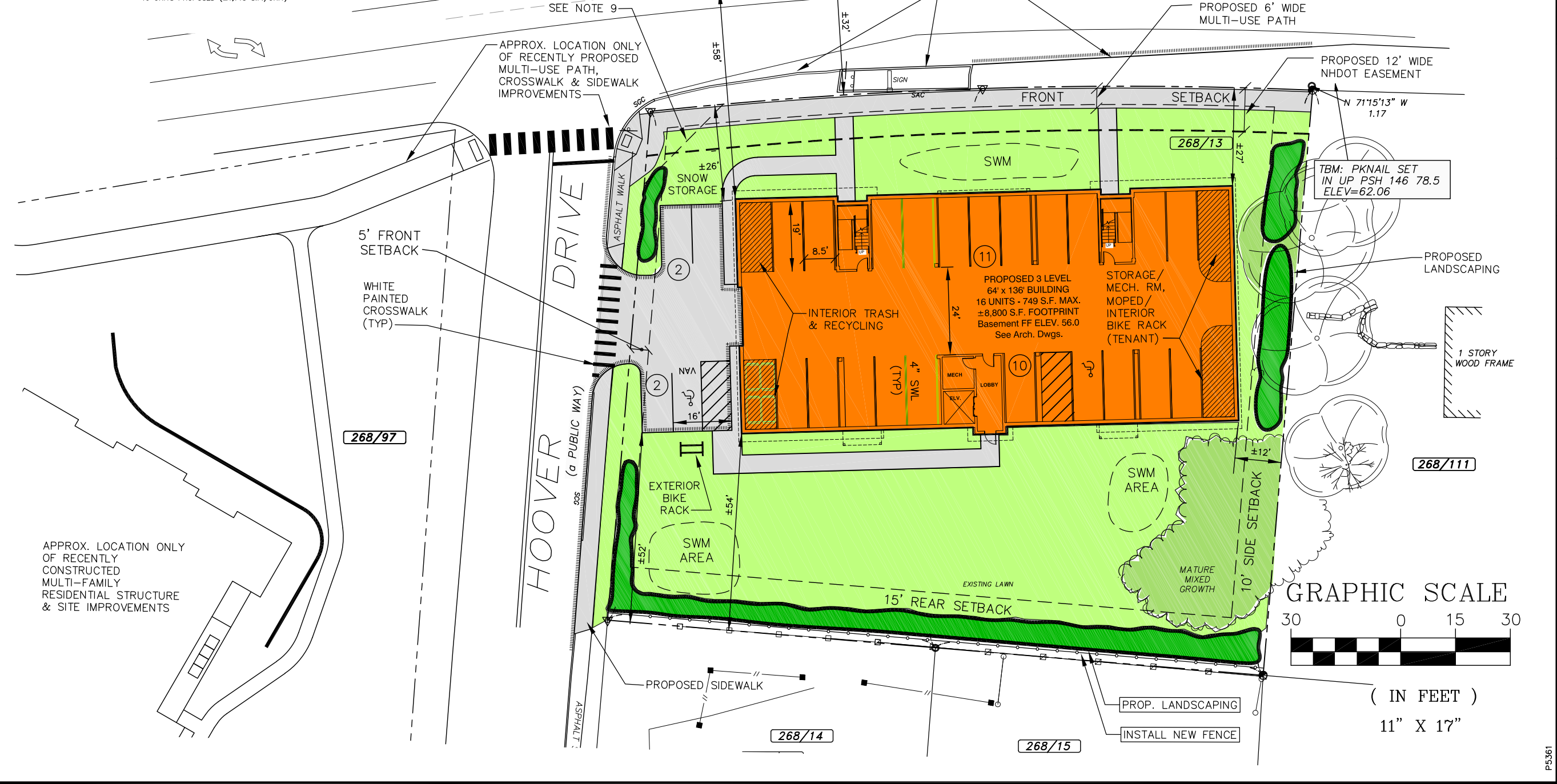
OWNER/APPLICANT:
 TAX MAP 268, LOT 12
JAMES A. LABRIE REV. TRUST OF 1991
 PO BOX 300 RYE, NH 03870
 RCRD BOOK 5378/PAGE 2236
 TAX MAP 268, LOT 13
 GO-LO, INC. c/o LABRIE
 P.O. BOX 300 RYE, NH 03870
 RCRD BOOK 1486/PAGE 0393

PROJECT:
SITE REDEVELOPMENT
 TAX MAP 268, LOT 12 & 13
 2059 LAFAYETTE ROAD PORTSMOUTH, NH 03801

TITLE:
BOARD OF ADJUSTMENT SITE PLAN

SHEET NUMBER:
1 of 1

LAFAYETTE ROAD (a PUBLIC WAY - 66' WIDE) **US ROUTE 1**



P5361

2059 LAFAYETTE MULTI-FAMILY

ZONING BOARD OF ADJUSTMENT - AUGUST 2023, PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION:

- REMOVAL OF THE EXISTING BUILDING IN ITS ENTIRETY
- VARIOUS SITE IMPROVEMENTS, REFER TO CIVIL DRAWINGS FOR MORE INFORMATION
- PROPOSED STRUCTURE:
 1. 3 STORY STRUCTURE: 1 LEVEL OF PARKING, 2 LEVELS OF RESIDENTIAL UNITS
 2. 16 RESIDENTIAL UNITS, ALL UNITS ARE LESS THAN OR EQUAL TO 749 SF
 3. 25 PARKING SPOTS: 21 INSIDE, 4 OUTSIDE

SHEET LIST	
Sheet Number	Sheet Name

C1	COVER
C2	EXISTING BUILDING
C3	CONTEXT IMAGES
C4	RTE 1 MULTI-FAMILY PRECEDENTS

A1	FIRST FLOOR PLAN
A2	SECOND & THIRD FLOOR PLAN
A3	ROOF PLAN
A4	TYPICAL UNIT FLOOR PLAN
A5	NORTH ELEVATION (LAFAYETTE)
A6	WEST ELEVATION (HOOVER)
A7	SOUTH ELEVATION (REAR)
A8	EAST ELEVATION
A9	RENDERING FROM LAFAYETTE ROAD
A10	AERIAL RENDERING
A11	RENDERING FROM HOOVER DRIVE



2059 LAFAYETTE ROAD
PORTSMOUTH, NH 03801



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LAFAYETTE MULTI-FAMILY
2059 LAFAYETTE ROAD
PORTSMOUTH, NH 03801

COVER
ZONING BOARD OF ADJUSTMENT - AUGUST 2023

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

C1

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McHA: RD / MG
NOT TO SCALE



2059 LAFAYETTE ROAD LOOKING SOUTH



2059 LAFAYETTE ROAD LOOKING EAST



2059 LAFAYETTE ROAD LOOKING NORTH



BUILDING APPROACH FROM SOUTH



BUILDING APPROACH FROM NORTH

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EXISTING BUILDING

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C2

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McHA: RD / MG
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Locus



2021 LAFAYETTE ROAD: LEFT YARD ABUTTER



REAR YARD ABUTTERS FROM REAR YARD



COOLIDGE DRIVE: REAR YARD ABUTTERS



COOLIDGE DRIVE: REAR YARD ABUTTERS



COOLIDGE DRIVE: REAR YARD ABUTTERS



2010 LAFAYETTE ROAD



2032 LAFAYETTE ROAD



2100 LAFAYETTE ROAD

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CONTEXT IMAGES

ZONING BOARD OF ADJUSTMENT - AUGUST 2023

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2075 LAFAYETTE ROAD (ABUTTER): 0.1 MILES AWAY



70 CONSTITUTION AVENUE: 0.7 MILES AWAY



55 OCEAN ROAD: 1.3 MILES AWAY



3400 LAFAYETTE ROAD: 1.5 MILES AWAY



150 US ROUTE 1 BYPASS: 1.7 MILES AWAY



35 HODGDON WAY: 2.4 MILES AWAY



30-50 CATE STREET: 2.5 MILES AWAY

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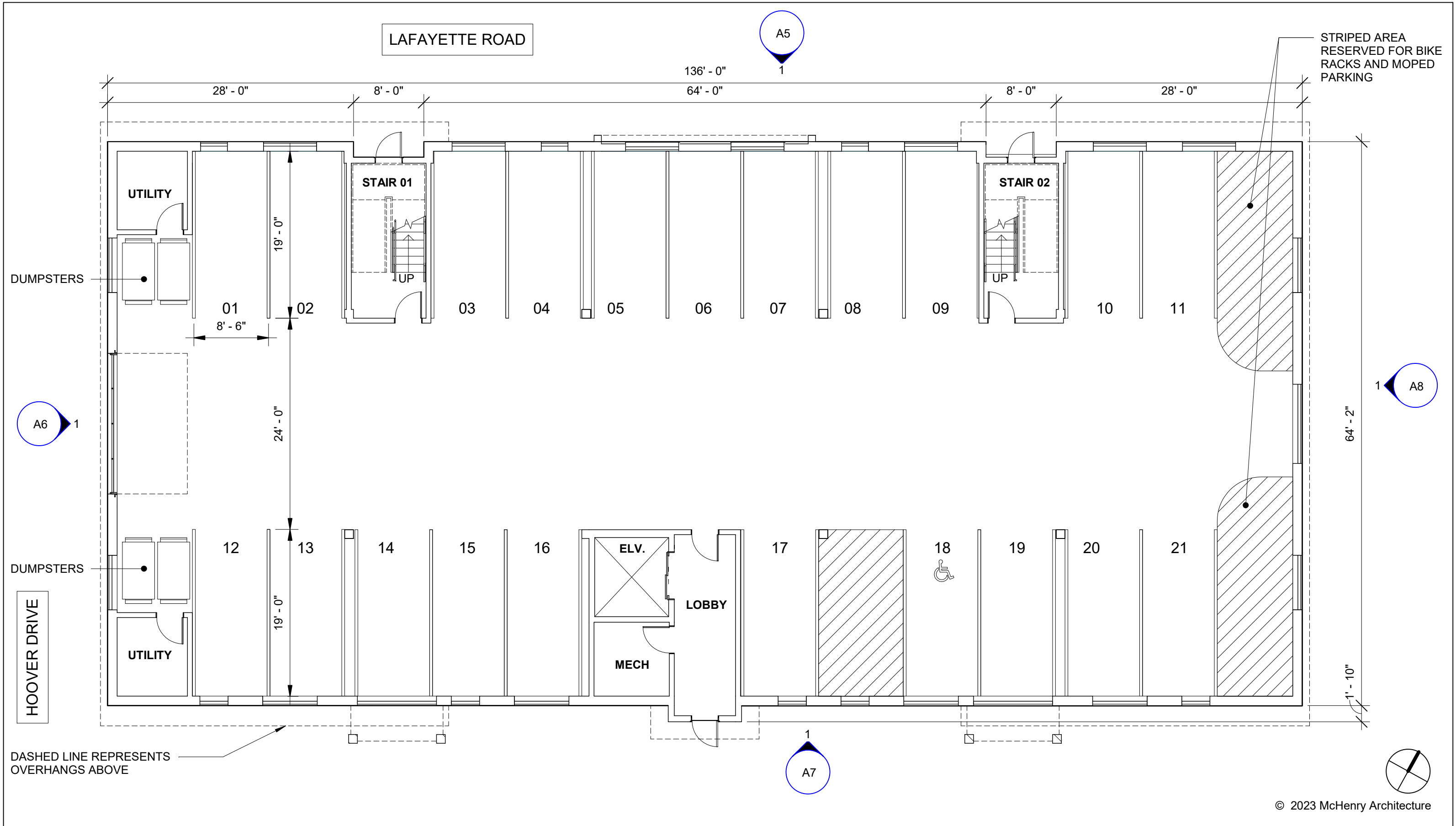
LAFAYETTE MULTI-FAMILY
2059 LAFAYETTE ROAD
PORTSMOUTH, NH 03801

RTE 1 MULTI-FAMILY PRECEDENTS
ZONING BOARD OF ADJUSTMENT - AUGUST 2023

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LAFAYETTE MULTI-FAMILY
 2059 LAFAYETTE ROAD
 PORTSMOUTH, NH 03801

FIRST FLOOR PLAN
 ZONING BOARD OF ADJUSTMENT - AUGUST 2023

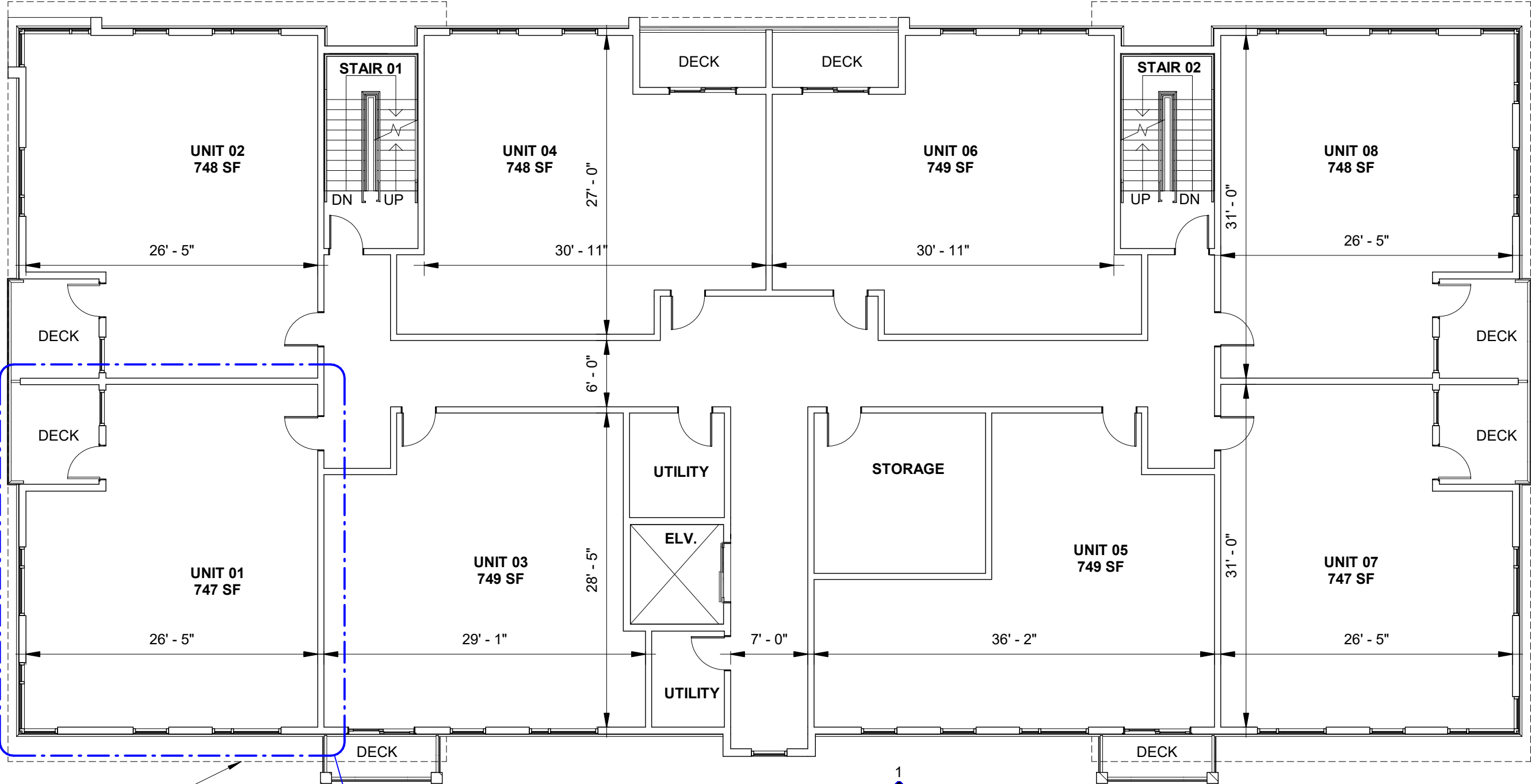
McHENRY ARCHITECTURE
 4 Market Street
 Portsmouth, New Hampshire

A1

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 McHA: RD / MG
 Scale: 1" = 10'-0"

LAFAYETTE ROAD

A5
1



A8
1

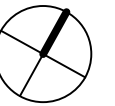
A6
1

HOOVER DRIVE

DASHED LINE REPRESENTS
OVERHANGS ABOVE

1
A4

1
A7



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2059 LAFAYETTE ROAD
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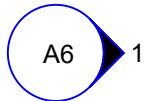
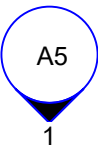
SECOND & THIRD FLOOR PLAN
ZONING BOARD OF ADJUSTMENT - AUGUST 2023

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Portsmouth, New Hampshire

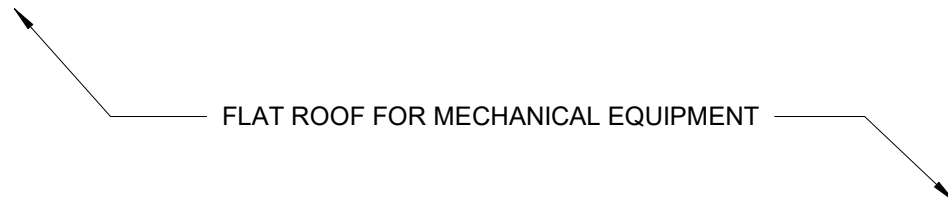
A2

07/24/2023
McHA: RD / MG
Scale: 1" = 10'-0"

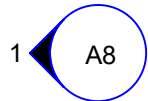
LAFAYETTE ROAD



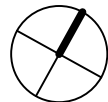
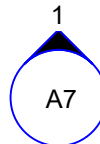
1 1/2" / 1'-0"



1 1/2" / 1'-0"



HOOVER DRIVE



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2059 LAFAYETTE ROAD
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ROOF PLAN

ZONING BOARD OF ADJUSTMENT - AUGUST 2023

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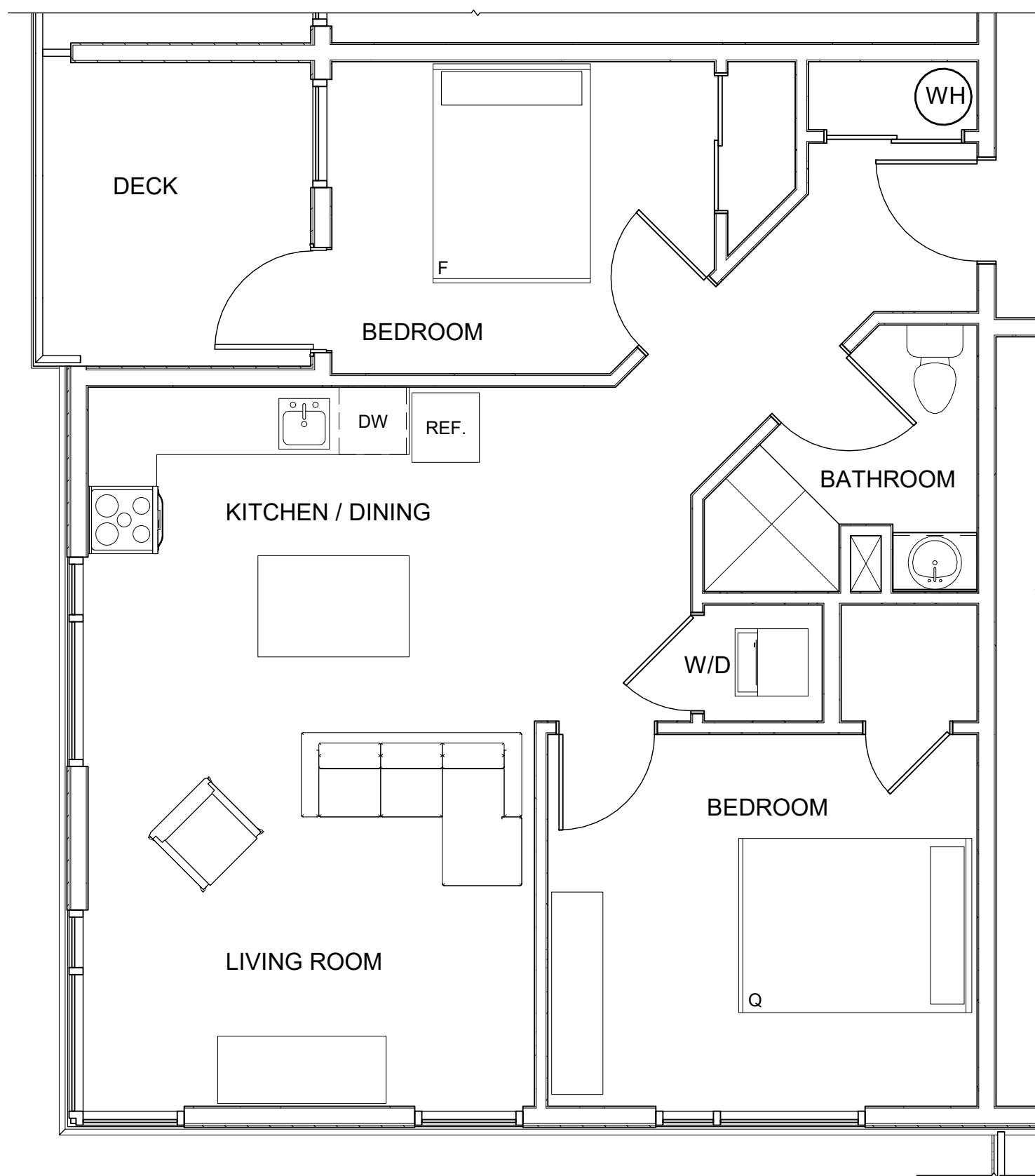
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A3

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TYPICAL UNIT FLOOR PLAN
 ZONING BOARD OF ADJUSTMENT - AUGUST 2023

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 Scale: 1/4" = 1'-0"



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NORTH ELEVATION (LAFAYETTE)
 ZONING BOARD OF ADJUSTMENT - AUGUST 2023

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WEST ELEVATION (HOOVER)
 ZONING BOARD OF ADJUSTMENT - AUGUST 2023

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SOUTH ELEVATION (REAR)
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EAST ELEVATION

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RENDERING FROM LAFAYETTE ROAD
ZONING BOARD OF ADJUSTMENT - AUGUST 2023

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AERIAL RENDERING

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RENDERING FROM HOOVER DRIVE
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