

**CITY OF PORTSMOUTH
ZONING APPLICATION NARRATIVE**

**94 Langdon Street
(Tax Map 139, Lot 8)
98 Cornwall Street
(Tax Map 139, Lot 1)**

**Regan Electric Company, Inc. (Owner)
Chinburg Development, LLC (Applicant)**

INTRODUCTION

The Property (“Lots”)

Chinburg Development, LLC (“Chinburg” or “Applicant”) is under agreement to purchase two abutting lots of record located at 94 Langdon Street (Tax Map 139, Lot 8) (the “Langdon Lot”) and 98 Cornwall Street (Tax Map 139, Lot 1) (the “Cornwall Lot”). Both lots are owned by Regan Electric Co, Inc. (“Regan Electric”) which acquired the lots in 1992. The lots have served as the principal place of business for Regan Electric, a local electrical contracting business, since they were purchased. Each lot has one building on it both of which were constructed long before Regan Electric purchased the lots. Much of the remainder of the Property consists of a sea of pavement. The lots lie within the Mixed Residential Business (“MRB”) District. The lots are abutted to the north by the railroad tracks and North Mill Pond, to the west by industrial/commercial uses and to the south and east primarily by residential uses.

Existing Conditions & Non-Conformities

Langdon Lot

The Langdon Lot has 6,958 square feet of lot area. It has 88' of continuous street frontage on Langdon Street. The existing building on the Langdon Lot is situated in close proximity to the common boundary with the property at 82 Langdon Street. In its existing condition, the Langdon Lot is lawfully non-conforming in the following respects:

Provision	Requirement	Existing Condition	Non-Conforming Feature
Lot Area	7,500 sq. ft.	6,958 sf.	Lot
Street Frontage	100'	88'	Lot
Front Yard Setback	5'	1.0'	Building
Left Yard Setback	10'	1.6'	Building
Rear Yard Setback	15'	1.6'	Building
Building Coverage	40%	41%	Building

Cornwall Lot

The Cornwall Lot is 18,149 square feet. In its existing condition, it is non-conforming in the following respects:

Provision	Requirement	Existing Condition	Non-Conforming Feature
Street Frontage	100'	0'	Lot
Right Yard Setback	10'	5.3'	Building

The Cornwall Lot is essentially landlocked, although it is presently accessed through the Langdon Lot. While that lot has an address associated with Cornwall Street, the paved public right-of-way ("ROW") terminates at the intersection of McDonough Street and does not carry through to 98 Cornwall Street. The City Assessing Map shows the street carrying through to 98 Cornwall Street and beyond. **Exhibit A (Assessing Map)**. In this respect, it is a paper street, although the prevailing opinion is that any rights the City had in the paper street have lapsed by operation of law which means that the abutting landowners own to the centerline.

Zoning & Character of the "Neighborhood"

There are only four (4) lots within the MRB Zoning District in this area of Portsmouth. **Exhibit B (Zoning Overlay Map)**. It appears that the MRB Zoning for these properties reflects the historical use of these properties more than it reflects a conscious policy decision to zone the area for mixed residential and business uses. Much of the surrounding area is zoned General Residence C ("GRC"), which only allows for residential uses. The area surrounding the Regan Lots is almost entirely comprised of higher density residential development, which is consistent with the spirit and intent of GRC Zoning.

Proposed Redevelopment

Chinburg intends to merge the lots, raze the existing buildings, and construct three (3) separate colonial style single-family dwellings on the merged property. The merged property will have 25,107 square feet of total lot area. Access to the merged property will be achieved from Langdon Street. Merging the lots will bring the properties into almost complete conformance with the dimensional requirements of the Ordinance. The only non-conforming aspect of the land that will remain post-merger, which is a condition that cannot be cured, relates to the amount of continuous street frontage the new merged lot will have (88'). Otherwise, the conditions of the land will be markedly improved. The building setback encroachments referenced above will be eliminated, the merged property will conform to the lot area requirement, and building coverage and impervious surface coverage will be reduced. Impervious surface coverage will be reduced from 73.5% to 52.4% (total of both lots combined).

SUMMARY OF ZONING RELIEF

The Applicant seeks the following variance from Section 10.521 of the Portsmouth Zoning Ordinance (the “Ordinance”): **to allow 88’ of continuous street frontage where 100’ is required 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.

Essential Character of the Neighborhood

Of the four (4) properties that lie within this MRB zoned area of Portsmouth, only one (1) complies with the 100’ frontage requirement – 135 McDonough Street. That property has a significant amount of frontage on McDonough Street. Otherwise, the Langdon Lot is the most nearly conforming property of the MRB zoned properties. The 88’ of continuous street frontage far exceeds the frontage on most, if not all surrounding GRC zoned / residential properties. *See Exhibit B.* The redevelopment of the land will result in abutting properties enjoying greater light, air and space than they presently do. It will also result in a use that is more consistent with most of the properties it is surrounded by and has similar or greater frontage

While not technically germane to the frontage variance being sought, the proposed homes will also be consistent in design and scale to the surrounding residential properties. Coincidentally, in 2017, Chinburg developed the single-family homes that are directly across the street to the east at 81, 91 and 101 Langdon Street. The design of the dwellings proposed on the merged property will be consistent architecturally.

For all of the reasons outlined above, granting frontage variance will not alter the essential character of the neighborhood.

Public Health, Safety and Welfare

The proposed lot merger and redevelopment of the lots will achieve greater conformance with the requirements of the Ordinance than what exists now. The reduction in impervious surface coverage will also improve the environmental conditions of the Property. Chinburg's due diligence associated with its purchase of the land suggests that there are at least two (2) buried underground storage tanks ("USTs") on the lots. Chinburg will remove any USTs from the merged property and perform any remediation that is required by the NH DES pursuant to a Phase II Environmental Assessment. For these reasons, what is proposed will benefit the public health, safety and welfare. There is no detriment to the public health, safety or welfare with what is proposed. If approved, the merger and redevelopment of the lots will constitute a win for the City, the neighborhood, general public and Applicant alike.

Substantial Justice will be done in granting the variance relief sought.

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 \(2007\)*](#).

This is a rare example of an application where both the landowner and the public would only suffer a loss by denying the variances. If denied, the lots would remain in their existing non-conforming conditions. Nothing requires the owner or any future purchaser to bring the lots or the buildings thereon into conformance. They could be improved upon as they are. For this reason, there is no benefit to the public associated with denying variance. However, there is a loss to the Applicant associated with denying the variance. There is no way to cure the existing frontage non-conformity associated with the land, whether merged or un-merged. Denying the variance would merely deny the Applicant the opportunity to improve the conditions of the land in a reasonable, more conforming manner that is consistent with the character of the surrounding neighborhood. Accordingly, it would constitute a loss to the Applicant that is not outweighed by any gain to the public to deny the variance.

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

The values of surrounding properties will only benefit from new tastefully designed homes on the merged lots and from the elimination of the setback encroachments associated with the existing buildings. The redevelopment of the lots will result in more air circulation, light and space for the abutting properties than what exists. What is proposed will be a vast aesthetic and environmental improvement over what exists.

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

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

The property in this instance is comprised of two separate lots of record, both of which have unique conditions associated with them. As more specifically outlined above, the Langdon Lot is non-conforming with respect to lot area and frontage. The Cornwall Lot does not have recognized street frontage, which renders it non-conforming in this respect as well. Both lots have structures that encroach into one or more of the yard setbacks. The lack of street frontage is a condition of both lots that cannot be changed, whether they are merged or not.

The Applicant will be taking the two lots and merging them into one more conforming lot. The merger of the two lots into one more conforming lot triggers the need for the frontage variance but the Ordinance itself, particularly Sections 10.320 and 10.330, encourage and strive landowners to bring their properties into greater conformance with the Ordinance when the opportunity exists. What is proposed by the Applicant comports with the purpose and intent of the Ordinance. For these reasons, there is no fair and substantial relationship between the general purposes of the frontage requirement and its application to this property.

Use is reasonable

The use of the merged lot for three detached single-family homes is permitted by right in the MRB Zoning District. Therefore, the use is *per se* reasonable under Section 10.440 of the Ordinance.

CONCLUSION

In conclusion, the Applicant has demonstrated that its application satisfies the five (5) criteria for granting the variance requested and respectfully requests the Board's approval. Thank you for your time, effort and consideration of the foregoing variances requests.

Respectfully Submitted,

Dated: December 17, 2025

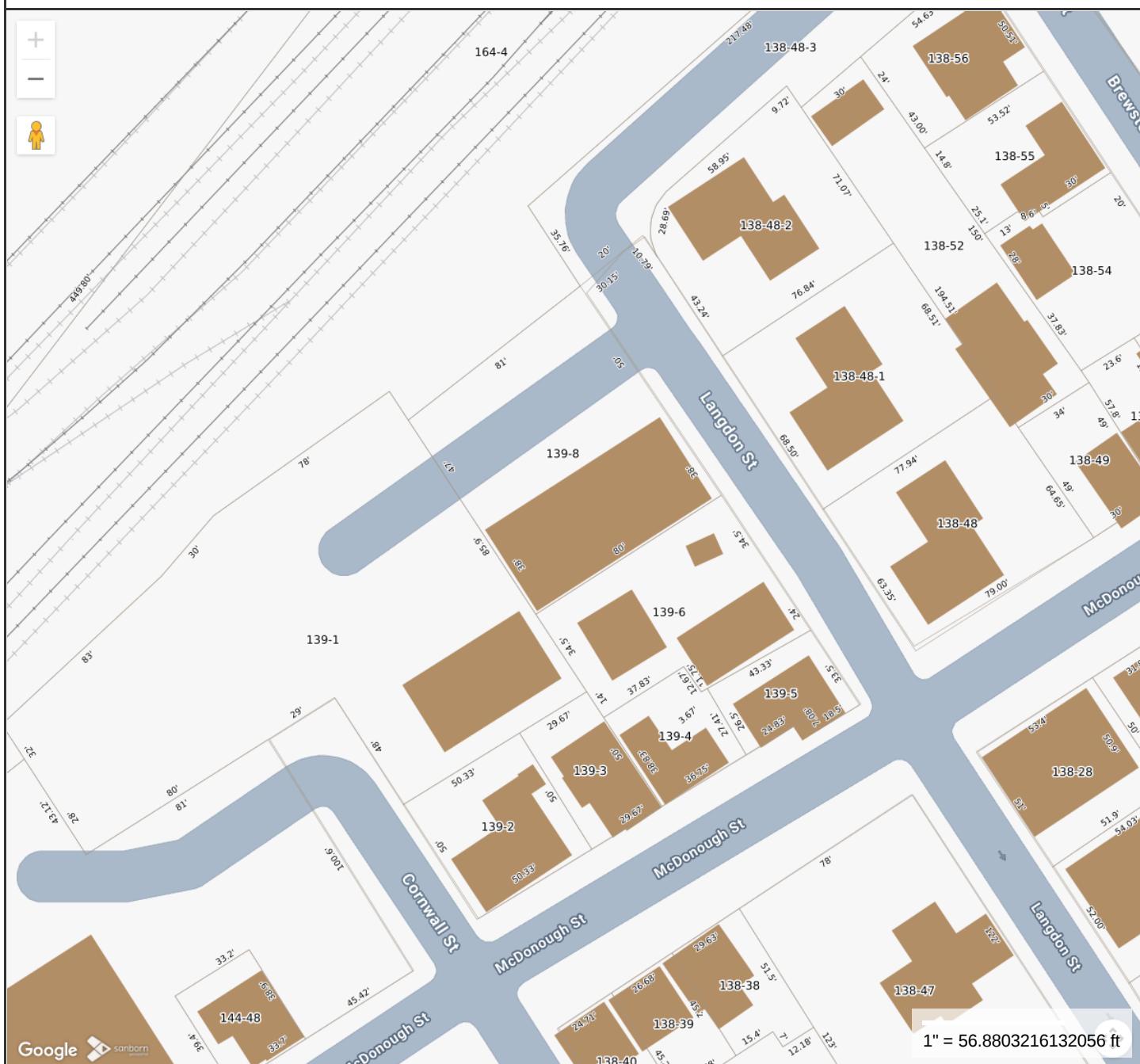
Chinburg Development, LLC

By and Through Its Attorney,

By:


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

EXHIBIT A



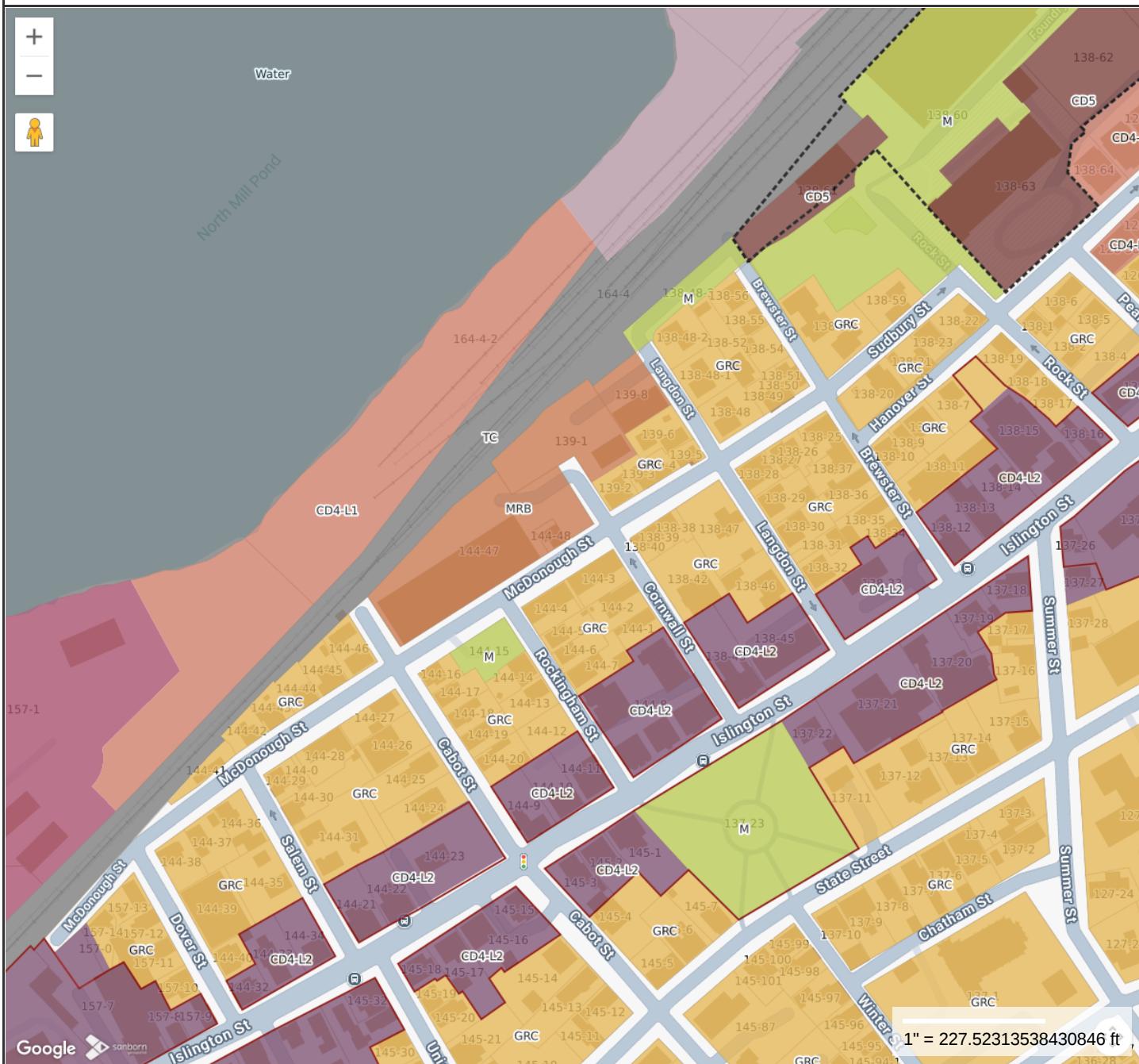
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/23/2025

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

EXHIBIT B



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

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

Geometry updated 10/23/2025

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

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
	CD4 W	Character District 4-W
	CD4-L1	Character District 4-L1
	CD4-L2	Character District 4-L2

Civic District

	Civic District
--	----------------

Municipal District

	Municipal District
--	--------------------

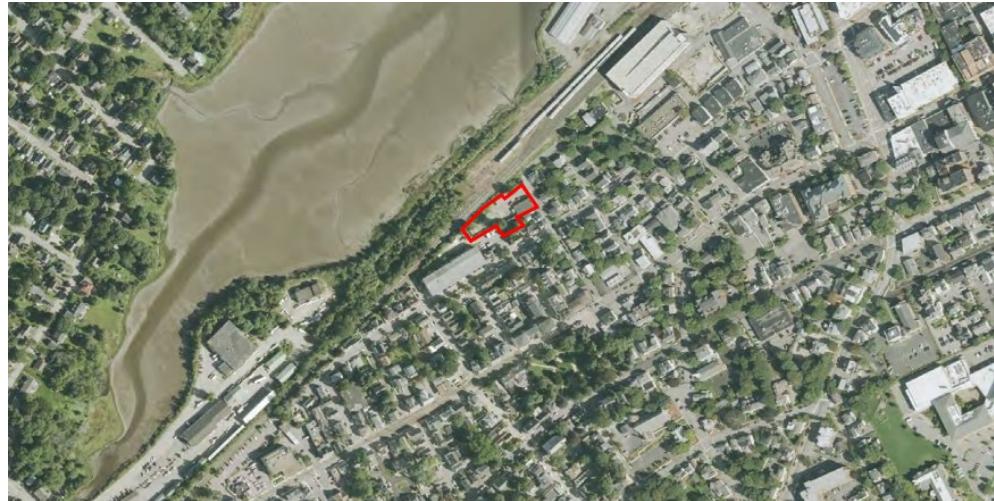
Overlay Districts

	OLOD	Osprey Landing Overlay District
	Downtown	Overlay District
	Historic	District

City of Portsmouth



Photos of 94 Langdon St & 98 Cornwall St



Bird's eye view of area



Aerial view of 94 Langdon St & 98 Cornwall St

Chinburg Properties

3 Penstock Way | Newmarket, NH 03857 | 603.868.5995



View of Property from Langdon St



Garage at 98 Cornwall

Chinburg Properties

3 Penstock Way | Newmarket, NH 03857 | 603.868.5995



Northeast facing view.



View from Langdon St.

Chinburg Properties

3 Penstock Way | Newmarket, NH 03857 | 603.868.5995



Current existing condition of the site.



Abutting home, (constructed by Chinburg).

Chinburg Properties

3 Penstock Way | Newmarket, NH 03857 | 603.868.5995



More abutting homes (constructed by Chinburg).

Chinburg Properties

3 Penstock Way | Newmarket, NH 03857 | 603.868.5995

Sherlock

387.124.v26 GL (12/17/2025) - R1

©2011 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Art Form Architecture, LLC

603-431-9559



Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms"), please be aware of the following:

This design may not yet have Construction Drawings (as defined in the Terms), and is, therefore, only available as a Design Drawing (as defined in the Terms and together with Construction Drawings, "Drawings"). It is possible that during the conversion of a Design Drawing to a final Construction Drawing, changes may be necessary including, but not limited to, dimensional changes. Please see Plan Data Explained on www.artform.us to understand room sizes, dimensions and other data provided. We are not responsible for typographical errors.

Art Form Architecture ("Art Form") requires that our home designs be built substantially as designed. Art Form will not be obligated by or liable for use of this design with markups as part of any builder agreement. While we attempt to accommodate where possible and reasonable, and where the changes do not denigrate our design, any and all changes to Drawings must be approved in writing by Art Form. It is recommended that you have your Drawing updated by Art Form prior to attaching any Drawing to any builder agreement. Art Form shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

Facade Changes:

- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Art Form.
- Increasing ceiling heights usually requires adjustments to window sizes and other exterior elements.

Floor plan layout and/or Structural Changes:

- Structural changes always require the express written consent of Art Form
- If you wish to move or remove walls or structural elements (such as removal of posts, increases in house size, ceiling height changes, addition of dormers, etc), please do not assume it can be done without other additional changes (even if the builder or lumber yard says you can).

Sherlock

387.124.v26 GL (12/17/2025) - R1

©2011 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Art Form Architecture, LLC

603-431-9559



Alt Window/Garage Door/Railing Color Option

Sherlock

387.124.v26 GL (12/17/2025) - R1

©2011 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Art Form Architecture, LLC

603-431-9559



Alt Window/Garage Door/Railing Color Option

Sherlock

387.124.v26 GL (12/17/2025) - R1

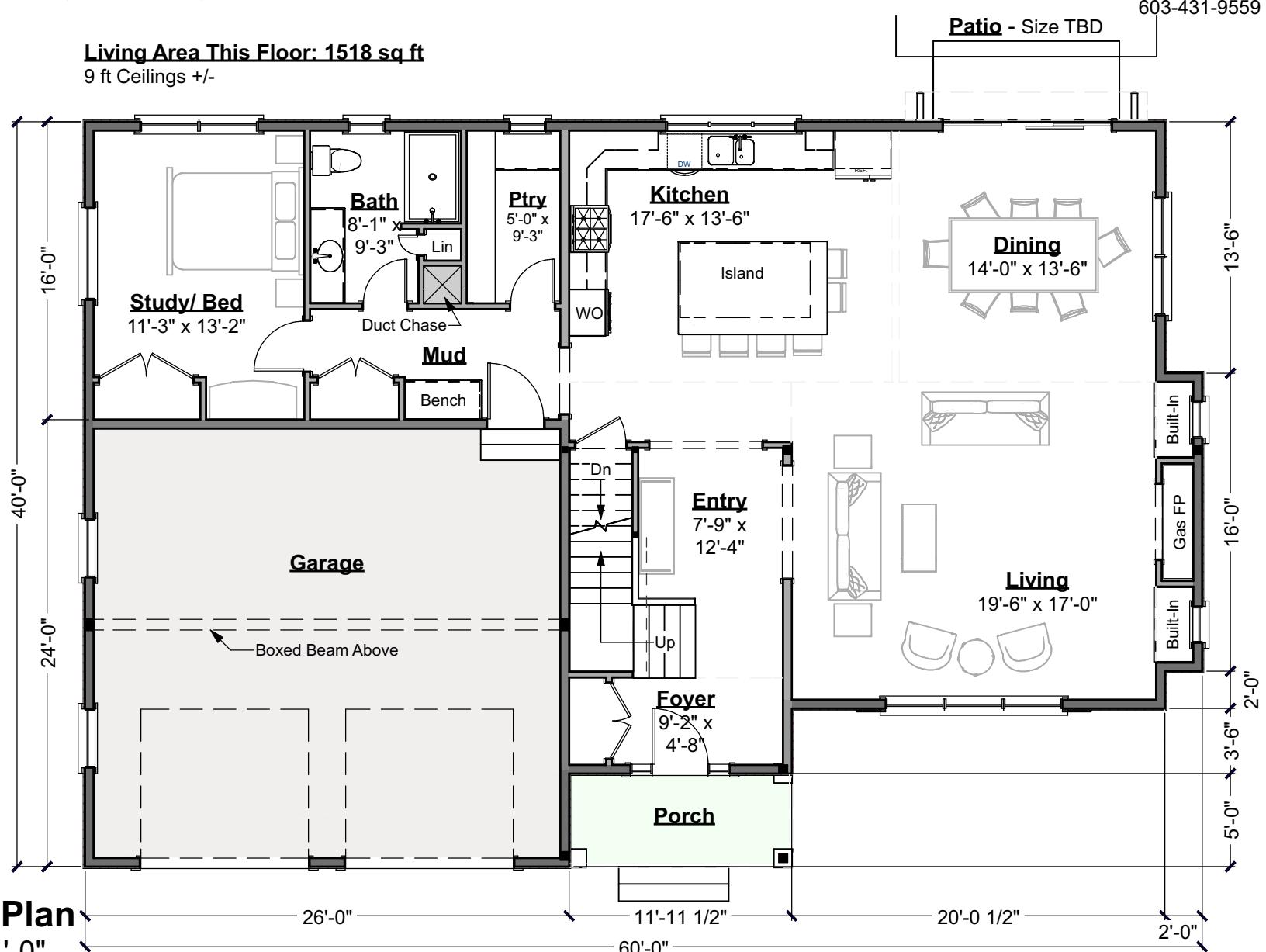
©2011 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



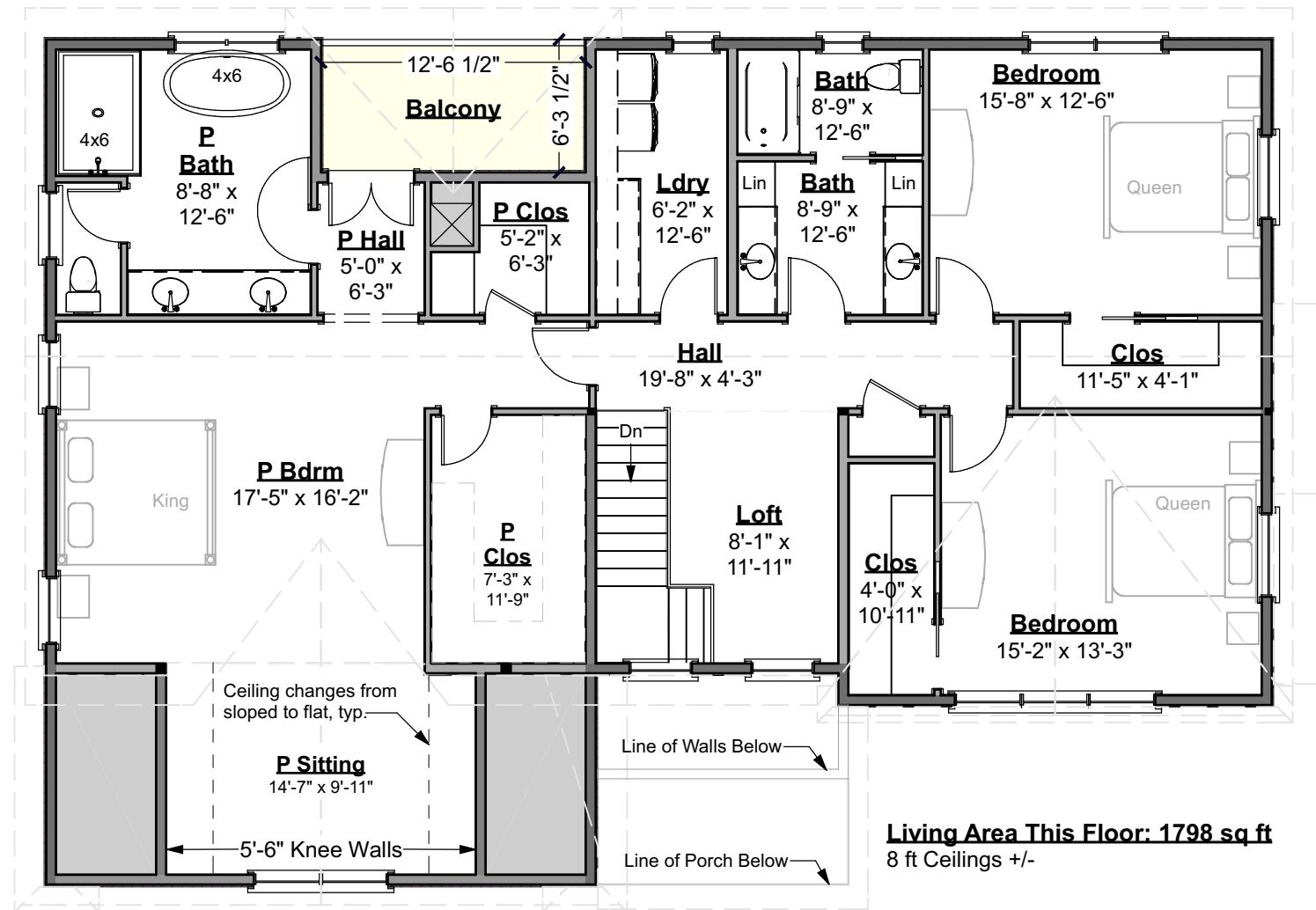
Art Form Architecture, LLC

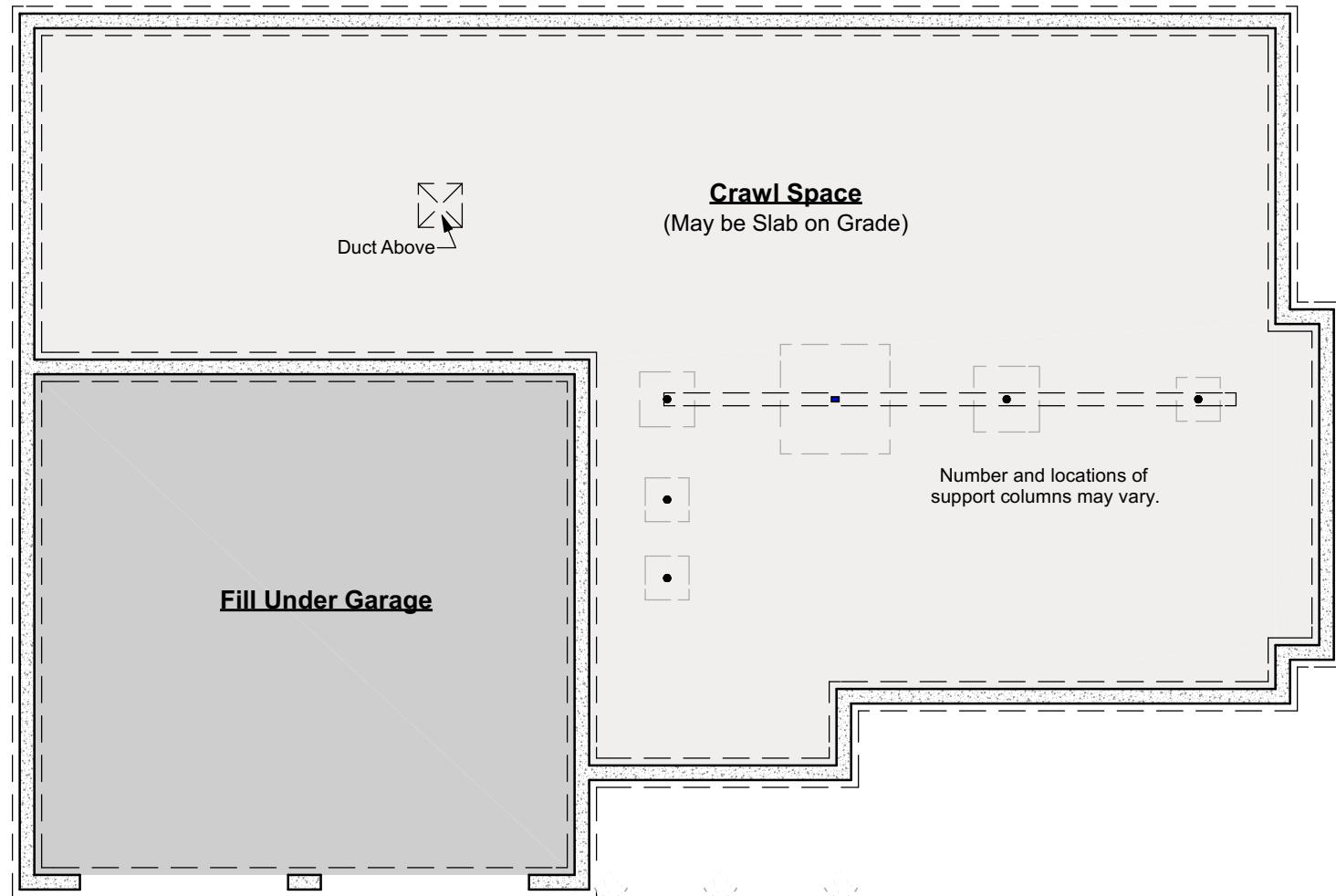
603-431-9559

Living Area This Floor: 1518 sq ft
9 ft Ceilings +/-

**First Floor Plan**

Scale: 1/8" = 1'-0"





Foundation Plan

Scale: 1/8" = 1'-0"



Front Elevation

Scale: 1/8" = 1'-0"

CRS 387.124.v26 GL Sherlock



Right Elevation

Scale: 1/8" = 1'-0"

CRS 387.124.v26 GL Sherlock



Rear Elevation

Scale: 1/8" = 1'-0"

CRS 387.124.v26 GL Sherlock

Sherlock

387.124.v26 GL (12/17/2025) - R1

©2011 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Art Form Architecture, LLC

603-431-9559



Left Elevation

Scale: 1/8" = 1'-0"

CRS 387.124.v26 GL Sherlock

NOTE: To scale as noted only if printed on 11x17 paper with "no scaling" (do not "Fit").

©2025 Art Form Architecture, LLC. Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms"), please be aware of the following:

This design may not yet have Construction Drawings (as defined in the Terms), and is, therefore, only available as a Design Drawing (as defined in the Terms and together with Construction Drawings, "Drawings"). It is possible that during the conversion of a Design Drawing to a final Construction Drawing, changes may be necessary including, but not limited to, dimensional changes. Please see Plan Data Explained on www.artform.us to understand room sizes, dimensions and other data provided. We are not responsible for typographical errors.

Art Form Architecture ("Art Form") requires that our home designs be built substantially as designed. Art Form will not be obligated by or liable for use of this design with markups as part of any builder agreement. While we attempt to accommodate where possible and reasonable, and where the changes do not denigrate our design, any and all changes to Drawings must be approved in writing by Art Form. It is recommended that you have your Drawing updated by Art Form prior to attaching any Drawing to any builder agreement. Art Form shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

Facade Changes:

- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Art Form.
- Increasing ceiling heights usually requires adjustments to window sizes and other exterior elements.

Floor plan layout and/or Structural Changes:

- Structural changes always require the express written consent of Art Form
- If you wish to move or remove walls or structural elements (such as removal of posts, increases in house size, ceiling height changes, addition of dormers, etc), please do not assume it can be done without other additional changes (even if the builder or lumber yard says you can).

NOTE: To scale as noted only if printed on
11x17 paper with "no scaling" (do not "Fit").

©2025 Art Form Architecture, LLC. Art Form Architecture, LLC, all
rights reserved. You may not build this design without purchasing a
license, even if you make changes. This design may have
geographic restrictions.



Art Form Architecture, LLC

603-431-9559



©2025 Art Form Architecture, LLC
Elsa 1221.124.v2 GL



©2025 Art Form Architecture, LLC
Elsa 1221.124.v2 GL

Alt Window/Garage Door/Railing Color Option

NOTE: To scale as noted only if printed on
11x17 paper with "no scaling" (do not "Fit").

©2025 Art Form Architecture, LLC. Art Form Architecture, LLC, all
rights reserved. You may not build this design without purchasing a
license, even if you make changes. This design may have
geographic restrictions.



Art Form Architecture, LLC

603-431-9559



©2025 Art Form Architecture, LLC
Elsa 1221.124.v2 GL

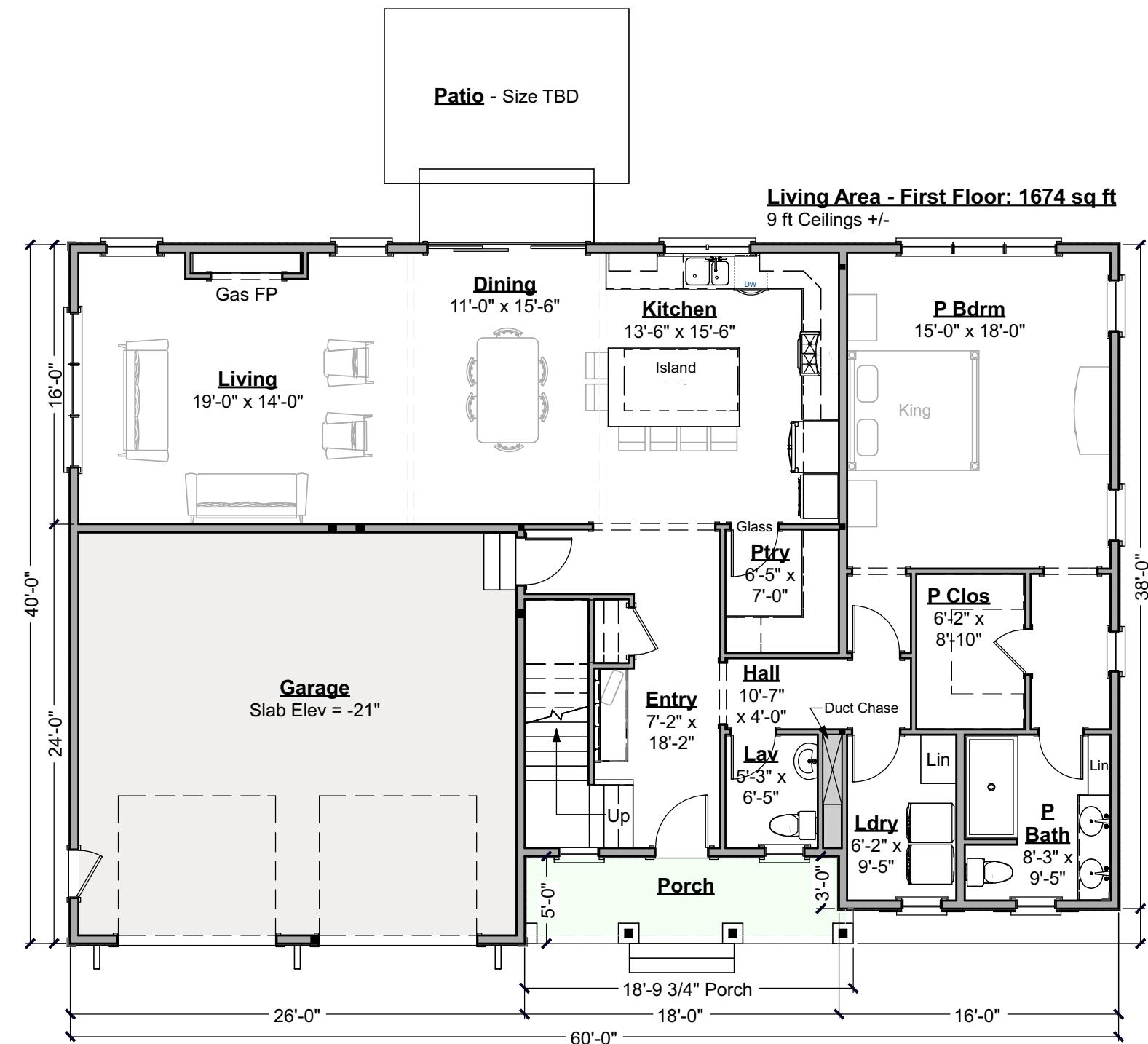


©2025 Art Form Architecture, LLC
Elsa 1221.124.v2 GL

Alt Window/Garage Door/Railing Color Option

NOTE: To scale as noted only if printed on 11x17 paper with "no scaling" (do not "Fit").

©2025 Art Form Architecture, LLC. Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



First Floor Plan

Scale: 1/8" = 1'-0"

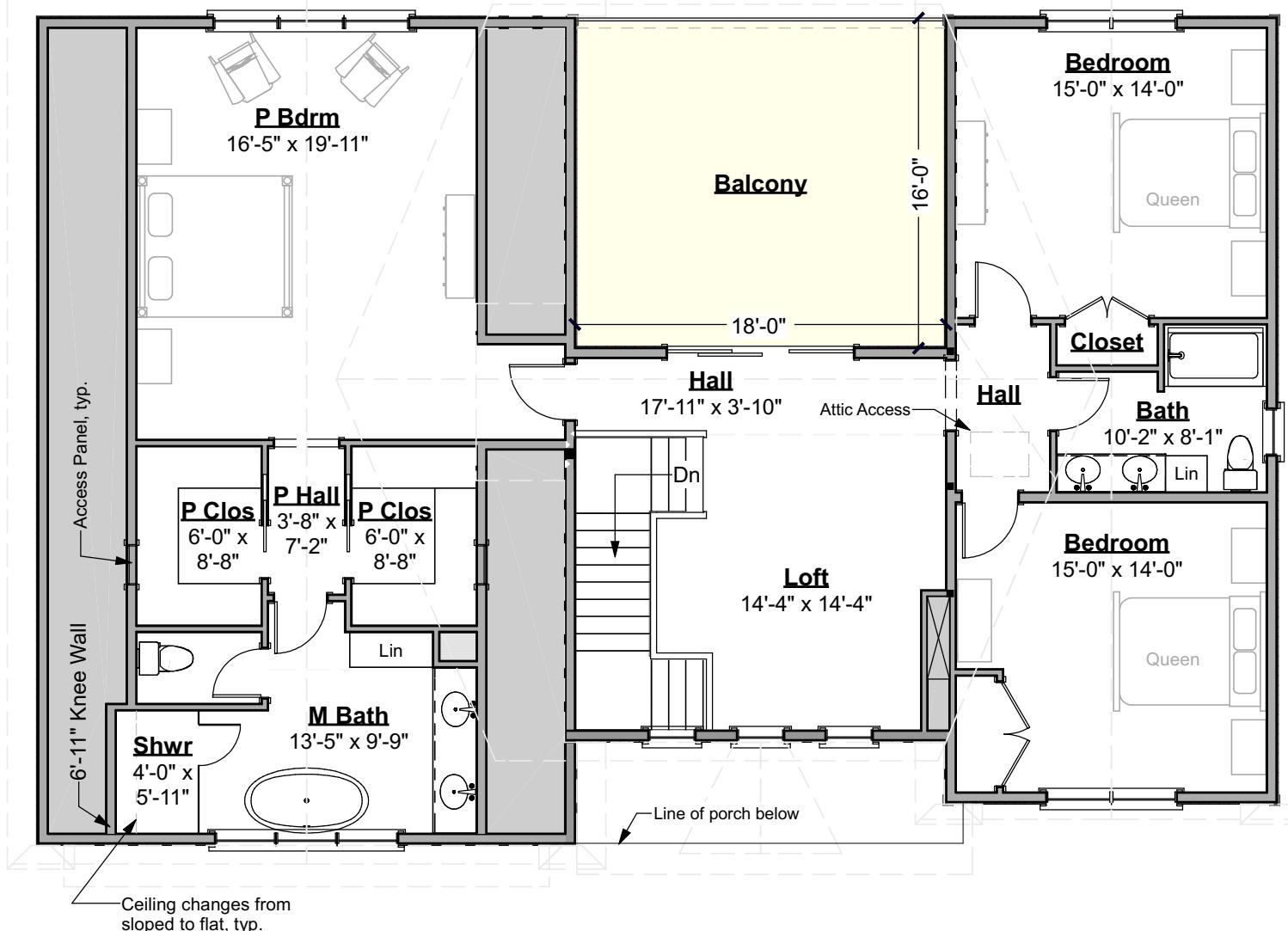
NOTE: To scale as noted only if printed on 11x17 paper with "no scaling" (do not "Fit").

©2025 Art Form Architecture, LLC. Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Living Area - Second Floor: 1684 sq ft

8 ft Ceilings +/-



Second Floor Plan

Scale: 1/8" = 1'-0"

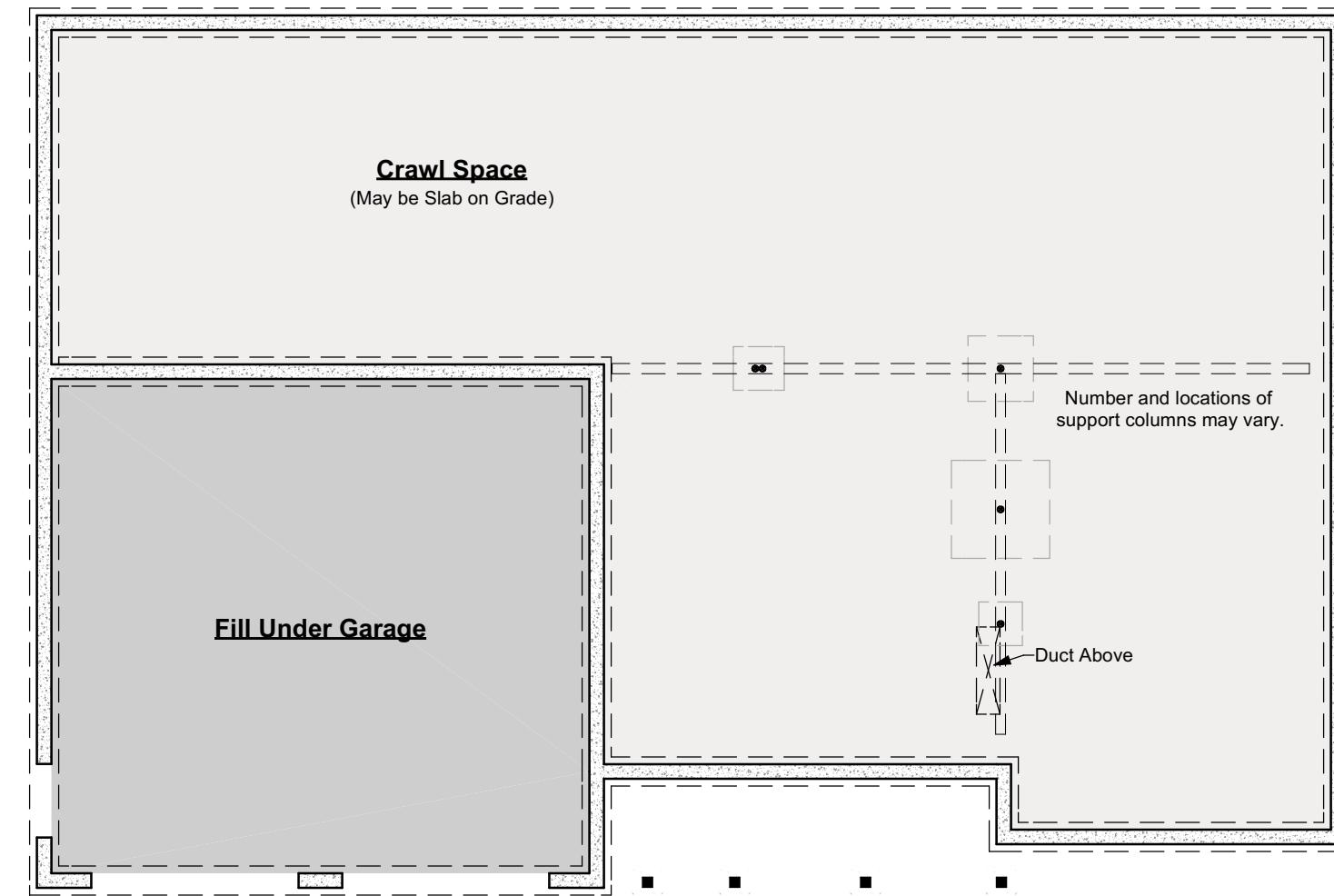
NOTE: To scale as noted only if printed on
11x17 paper with "no scaling" (do not "Fit").

©2025 Art Form Architecture, LLC. Art Form Architecture, LLC, all
rights reserved. You may not build this design without purchasing a
license, even if you make changes. This design may have
geographic restrictions.



Art Form Architecture, LLC

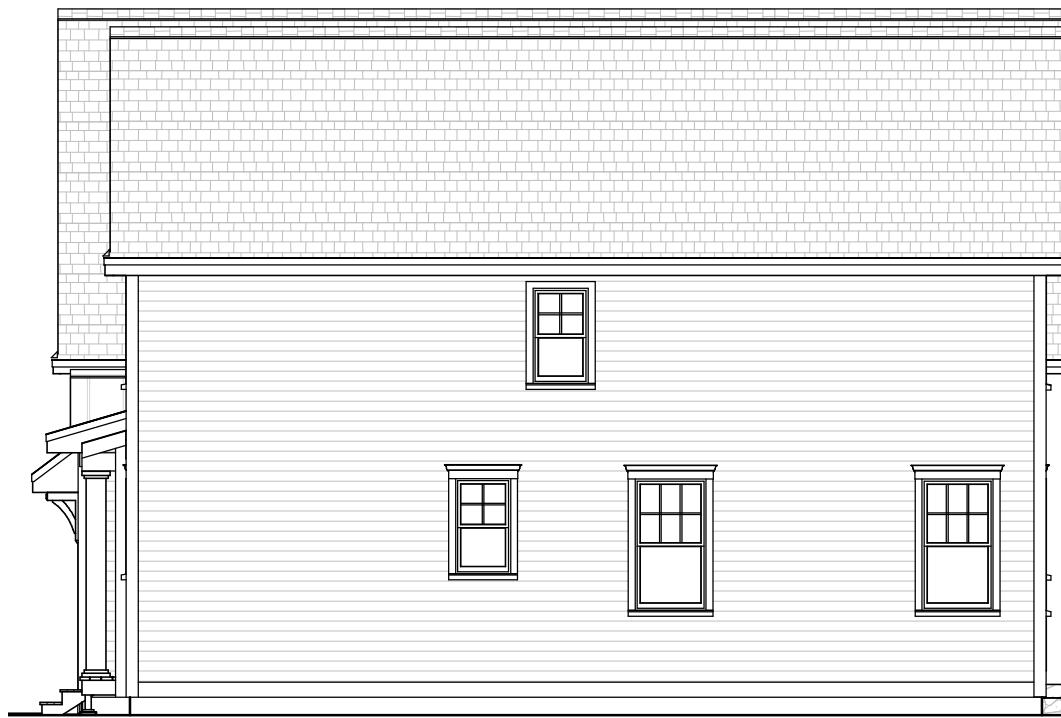
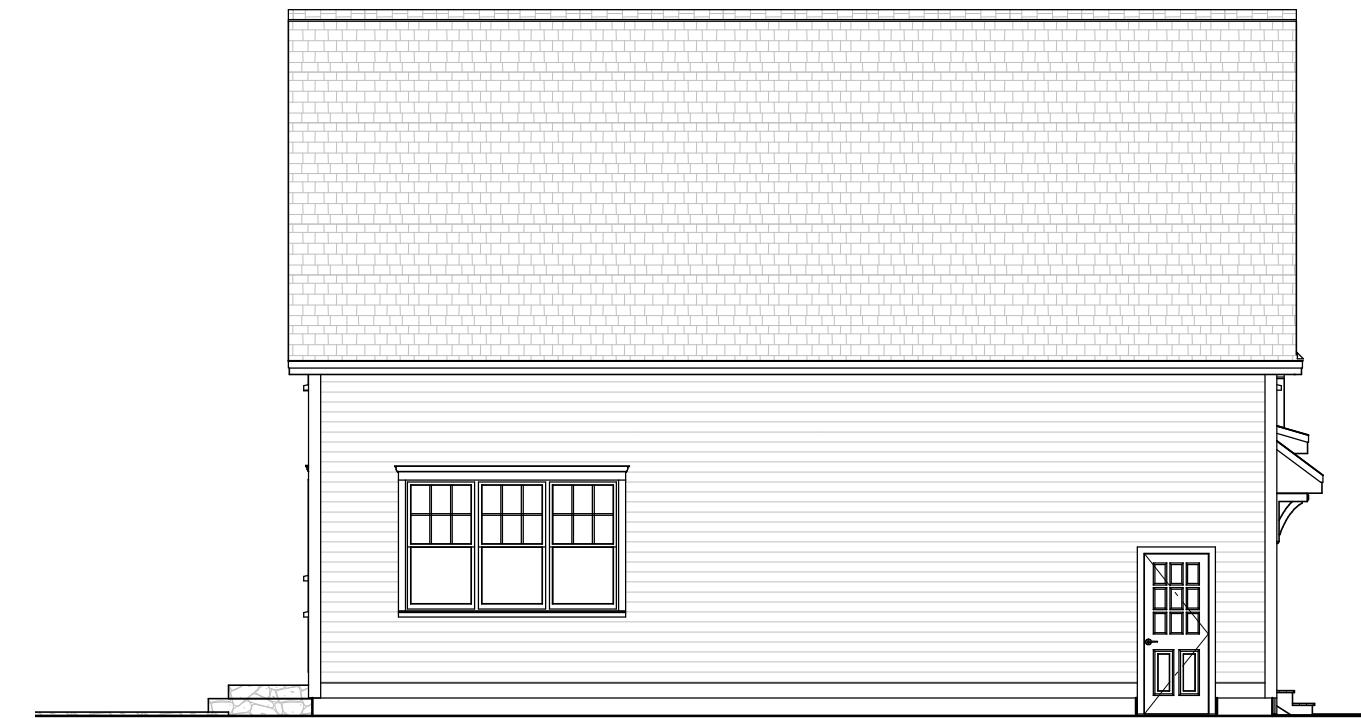
603-431-9559



Foundation Plan
Scale: 1/8" = 1'-0"

NOTE: To scale as noted only if printed on
11x17 paper with "no scaling" (do not "Fit").

©2025 Art Form Architecture, LLC. Art Form Architecture, LLC, all
rights reserved. You may not build this design without purchasing a
license, even if you make changes. This design may have
geographic restrictions.

**Front****Right****Rear****Left**

Elevations
Scale: 1/8" = 1'-0"

Nathaniel with Sun

529.125 GL (12/17/2025) - R1

©2012 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Art Form Architecture, LLC

603-431-9559



Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms"), please be aware of the following:

This design may not yet have Construction Drawings (as defined in the Terms), and is, therefore, only available as a Design Drawing (as defined in the Terms and together with Construction Drawings, "Drawings"). It is possible that during the conversion of a Design Drawing to a final Construction Drawing, changes may be necessary including, but not limited to, dimensional changes. Please see Plan Data Explained on www.artform.us to understand room sizes, dimensions and other data provided. We are not responsible for typographical errors.

Art Form Architecture ("Art Form") requires that our home designs be built substantially as designed. Art Form will not be obligated by or liable for use of this design with markups as part of any builder agreement. While we attempt to accommodate where possible and reasonable, and where the changes do not denigrate our design, any and all changes to Drawings must be approved in writing by Art Form. It is recommended that you have your Drawing updated by Art Form prior to attaching any Drawing to any builder agreement. Art Form shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

Facade Changes:

- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Art Form.
- Increasing ceiling heights usually requires adjustments to window sizes and other exterior elements.

Floor plan layout and/or Structural Changes:

- Structural changes always require the express written consent of Art Form
- If you wish to move or remove walls or structural elements (such as removal of posts, increases in house size, ceiling height changes, addition of dormers, etc), please do not assume it can be done without other additional changes (even if the builder or lumber yard says you can).

Nathaniel with Sun

529.125 GL (12/17/2025) - R1

©2012 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Art Form Architecture, LLC

603-431-9559



Alt Window/Garage Door/Railing Color Option

Nathaniel with Sun

529.125 GL (12/17/2025) - R1

©2012 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Art Form Architecture, LLC

603-431-9559



Alt Window/Garage Door/Railing Color Option

Nathaniel with Sun

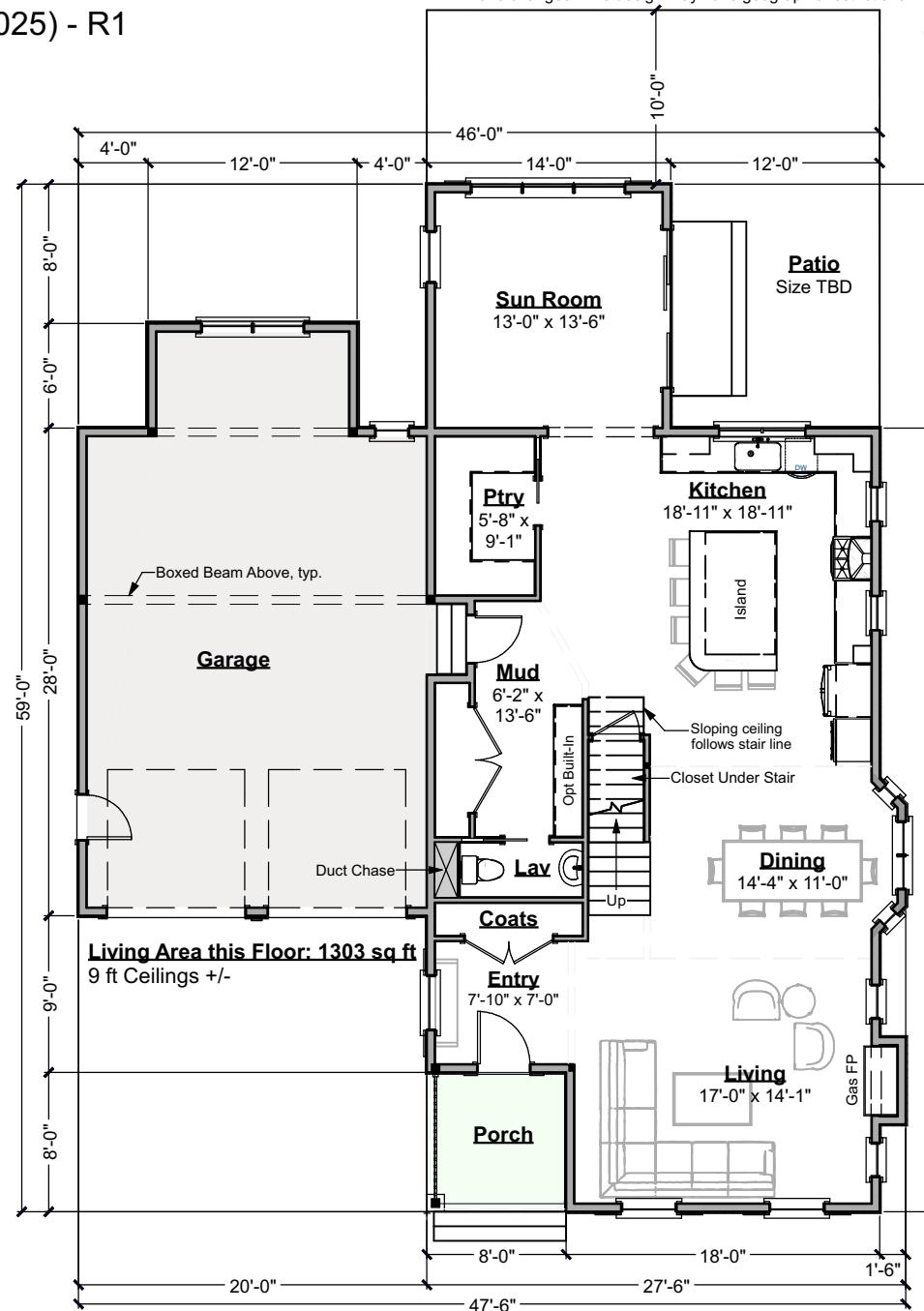
529.125 GL (12/17/2025) - R1

©2012 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Art Form Architecture, LLC

603-431-9559



Nathaniel with Sun

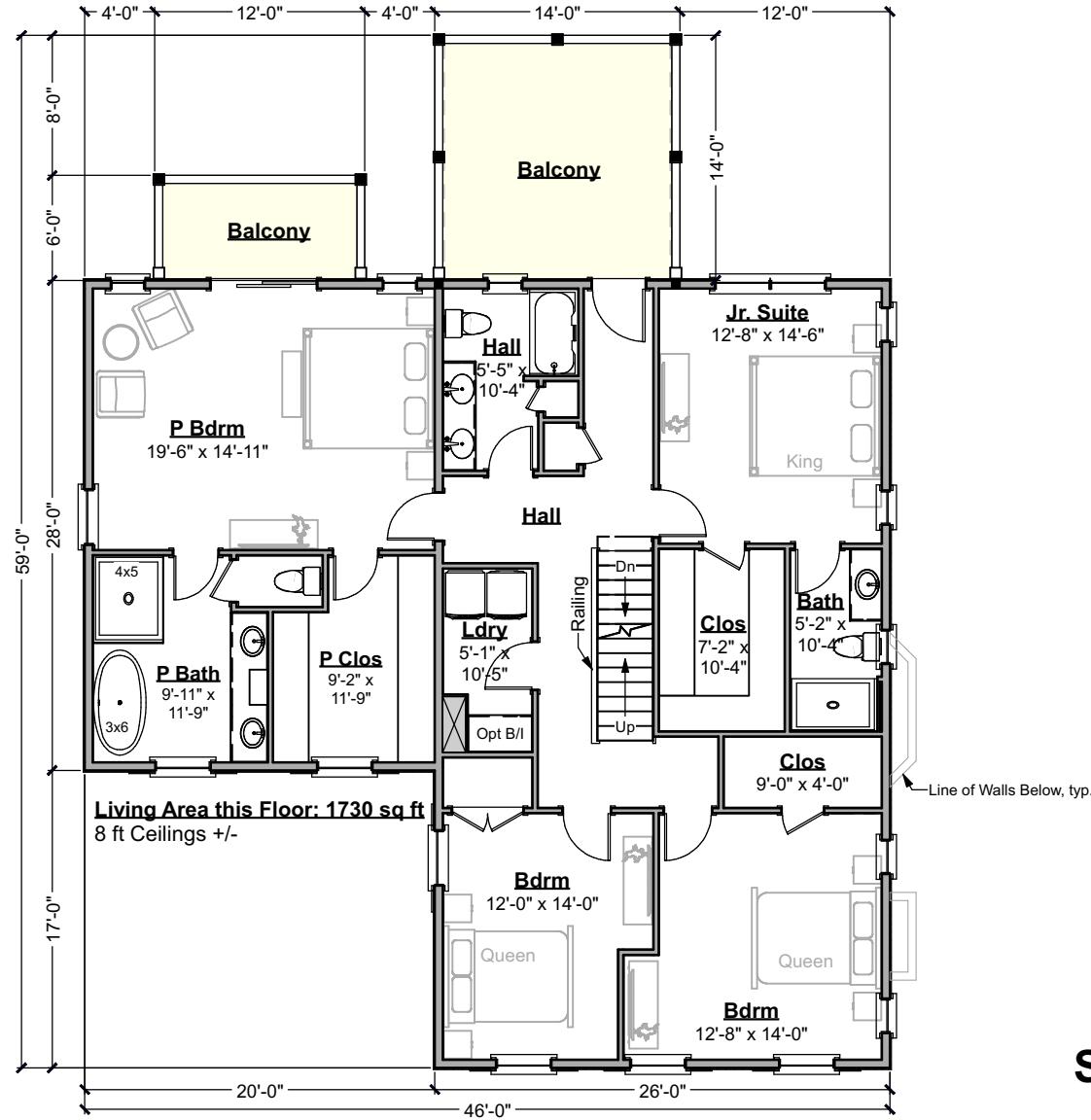
529.125 GL (12/17/2025) - R1

©2012 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Art Form Architecture, LLC

603-431-9559



Nathaniel with Sun

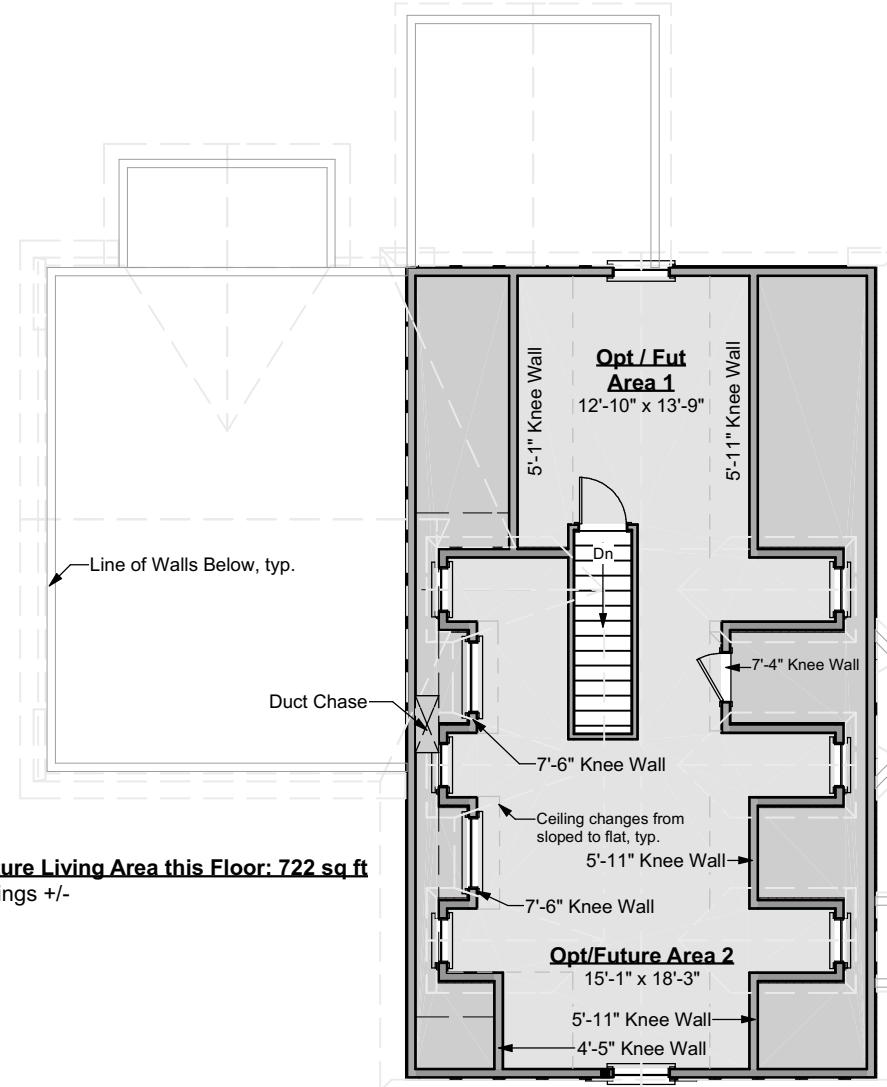
529.125 GL (12/17/2025) - R1

©2012 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Art Form Architecture, LLC

603-431-9559



Nathaniel with Sun

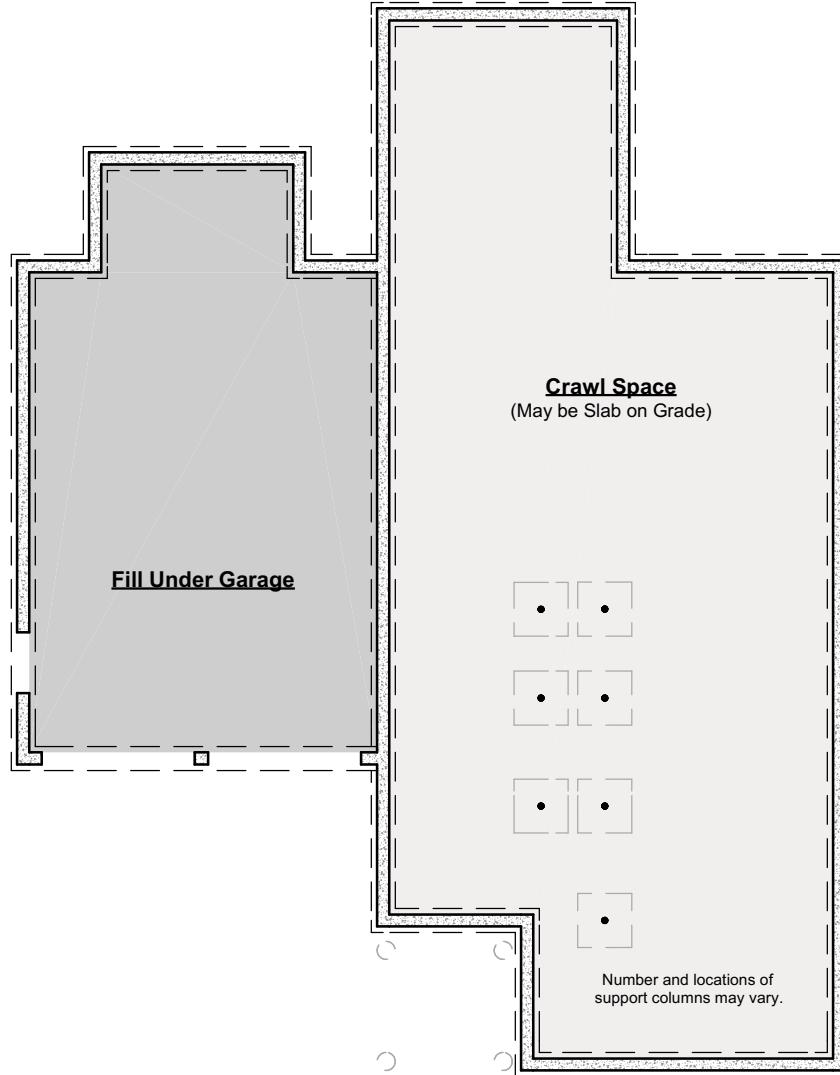
529.125 GL (12/17/2025) - R1

©2012 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Art Form Architecture, LLC

603-431-9559



Nathaniel with Sun

529.125 GL (12/17/2025) - R1

©2012 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Art Form Architecture, LLC

603-431-9559



Front Elevation
Scale: 1/8" = 1'-0"

Nathaniel with Sun

529.125 GL (12/17/2025) - R1

©2012 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Art Form Architecture, LLC

603-431-9559



Right Elevation
Scale: 1/8" = 1'-0"

Nathaniel with Sun

529.125 GL (12/17/2025) - R1

©2012 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Art Form Architecture, LLC

603-431-9559



Rear Elevation
Scale: 1/8" = 1'-0"

Nathaniel with Sun

529.125 GL (12/17/2025) - R1

©2012 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.

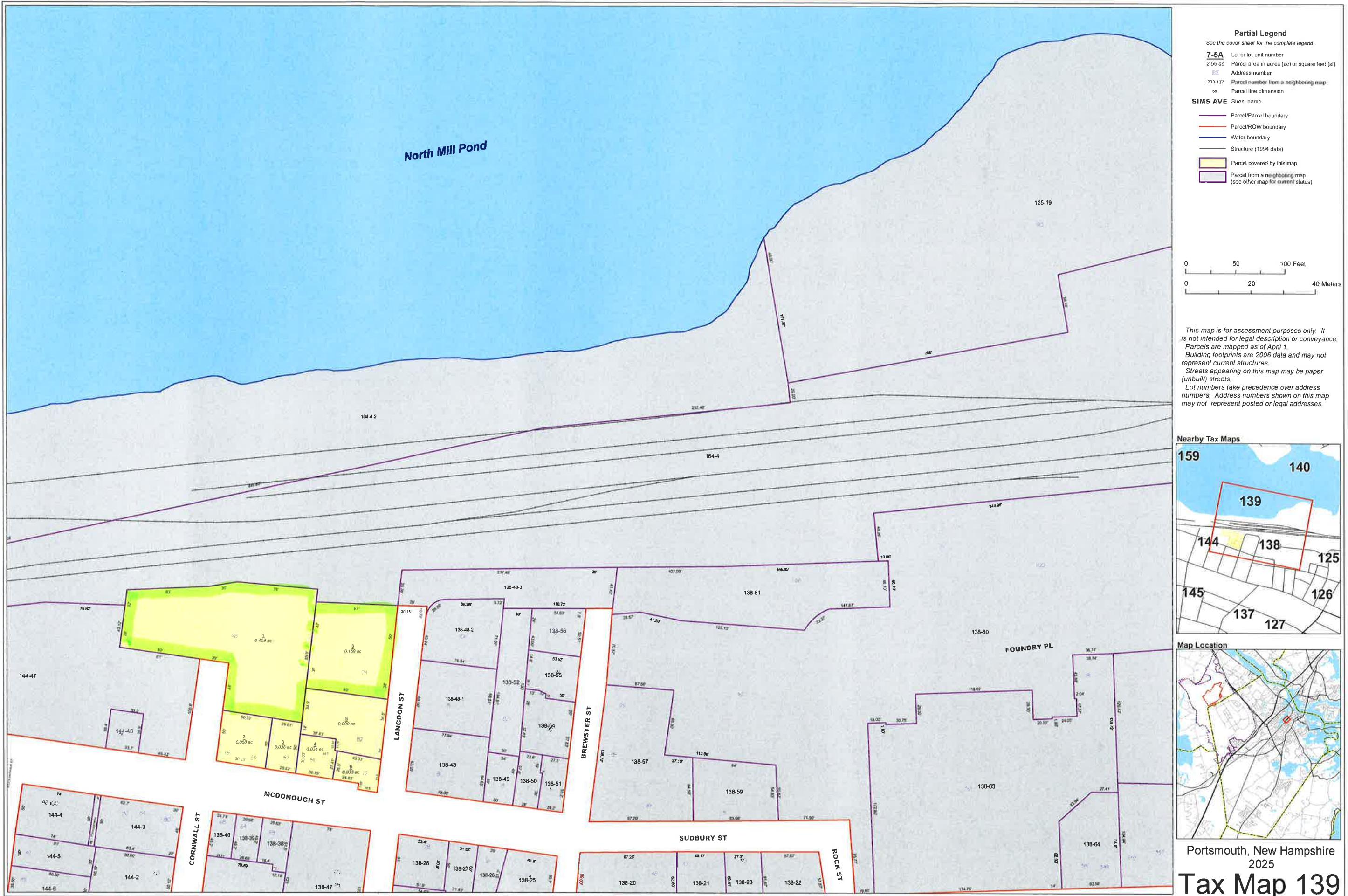


Art Form Architecture, LLC

603-431-9559



Left Elevation
Scale: 1/8" = 1'-0"





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

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

Geometry updated 10/23/2025

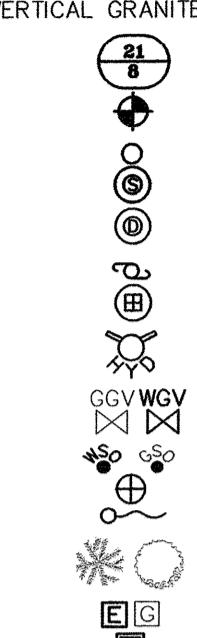
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

LEGEND:

DESCRIPTION	EXISTING
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
1234/123	DEED BOOK/PAGE
N/F	NOW OR FORMALLY
TYPE	TYPICAL
ELV.	ELEVATION
FF	FINISHED FLOOR
LSA	LANDSCAPE AREA
VGC	VERTICAL GRANITE CURB
MAP 21 LOT 8	
BENCHMARK	
IRON ROD/PIPE FOUND	
SEWER MANHOLE	
DRAIN MANHOLE	
UTILITY POLE	
CATCH BASIN	
HYDRANT	
GATE VALVE	
GAS/WATER SHUTOFF	
BOLLARD	
FLAGPOLE	
TREES	
GAS/ELECTRIC METER	
AIR CONDITIONER	
SIGN	
PROPERTY LINE	APPROXIMATE EXTERIOR PROPERTY LINE
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
MINOR FOOT CONTOUR	
MAJOR FOOT CONTOUR	
GAS LINE	
WATER LINE	
STORM DRAIN LINE	
SANITARY SEWER LINE	
OVERHEAD UTILITY LINE	
UNDERGROUND ELECTRIC LINE	

PLAN REFERENCES:

- 1) LOT LINE REVISION PLAN FOR JOHN AHLGREN, PETER HAPPY AND BOSTON AND MAINE CORPORATION, LANGDON STREET, MCDONOUGH STREET & BREWSTER STREET, PORTSMOUTH, NEW HAMPSHIRE. PREPARED BY DOUCET SURVEY INC., SCALE: 1"=20', DATED FEB. 13, 2002, R.C.R.D. D-31107.
- 2) SUBDIVISION PLAN TAX MAP 138 - LOT 48, FOR CHINBURG BUILDERS, INC. ON LAND OF JOHN L. AHLGREN & BESSIE PALMISCIANO, PREPARED BY AMBIT ENGINEERING, INC., SCALE: 1"=20', DATED: 5/7/13 (REV. 4), R.C.R.D. D-39552.
- 3) PLAN OF LAND COR. MCDONOUGH & CORNWALL STS. PORTSMOUTH, N.H. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, SCALE: 1"=10'. DATED: DEC. 1966. R.C.R.D. 1869/045.
- 4) PLAN OF THE ROCK FIELD IN THE TOWN OF PORTSMOUTH PREPARED BY BENJAMIN AKERMAN. DATED 1815. R.C.R.D. PLAN 00562.
- 5) STATION MAP-LANDS CONCORD AND PORTSMOUTH R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 0-0 TO STATION 33-0, PREPARED BY OFFICE OF THE VALUATION ENGINEER, BOSTON, MASS. DATED: JUNE 30, 1914, SCALE: 1-IN.=100 FT., NOT RECORDED.
- 6) LAND IN PORTSMOUTH, N.H., BOSTON AND MAINE RAILROAD TO PORTSMOUTH FACTORY BUILDING ASSOCIATION. PREPARED BY EW CHAPMAN, DATED: OCT. 1923, SCALE: 1 IN.=20 FT., RCRD #00556.
- 7) LAND IN PORTSMOUTH, N.H., BOSTON AND MAINE RAILROAD TO STATE REALTY CORPORATION. DATED: FEBRUARY 1961, SCALE: 1 IN.=100 FT., RCRD C-160.
- 8) PLAN OF LOT PORTSMOUTH, N.H. FOR THE HEIRS OF FRANK DANIEL. PREPARED BY: JOHN W. DURGIN, DATED: MAY 1967, SCALE: 1 INCH= 10 FEET, RCRD #946.
- 9) STANDARD BOUNDARY SURVEY TAX MAP 139 - LOT 6 OWNERS: JONATHAN PAINE & GERALDINE M. GAETA 80 LANGDON STREET CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. A DIVISION OF HALEY & WARD, DATED: FEBRUARY 2023 AND REVISED 10/8/23, SCALE: 1"=10'. NOT RECORDED.
- 10) REGAN ELECTRIC CO. PLAN SHOWING AREA RESERVED FOR TRANSFORMER SUBSTATION ON PROPERTY OF CONTINENTAL SHOE CORP. PORTSMOUTH, N.H. SCALE: 1"=30', DATED: 11-27-53, RCRD DEED BOOK 1303 PG 378.



GAS/ELECTRIC METER
AIR CONDITIONER
SIGN
PROPERTY LINE
APPROXIMATE EXTERIOR PROPERTY LINE
EDGE OF PAVEMENT
EDGE OF GRAVEL
MINOR FOOT CONTOUR
MAJOR FOOT CONTOUR
GAS LINE
WATER LINE
STORM DRAIN LINE
SANITARY SEWER LINE
OVERHEAD UTILITY LINE
UNDERGROUND ELECTRIC LINE

NO. 1122
PHILLIP A. YETMAN
LLS 1422

LLS

TABLE OF DIMENSIONAL STANDARDS:

REGULATION	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	7,500 S.F.	25,107 S.F.	25,107 S.F.
AREA PER DWELLING UNIT	7,500 S.F.	N/A	8,369 S.F.
STREET FRONTAGE	100.0 FEET	88.0 FEET	88.0 FEET ¹
MIN. FRONT SETBACK	5.0 FEET	1.0 FEET	5.4 FEET
MIN. SIDE SETBACK	10.0 FEET	1.6 FEET	10.2 FEET
MIN. R.R. R.O.W. SIDE SETBACK	15.0 FEET	46.7 FEET	15.4 FEET
MIN. REAR SETBACK	15.0 FEET	132.6 FEET	54.6 FEET
MAX. HEIGHT SLOPED ROOF	40.0 FEET	20 FEET	34.0 FEET
MAX. BUILDING COVERAGE	40%	18.0%	25.6%
MIN. OPEN SPACE ²	25%	22.7%	47.0%

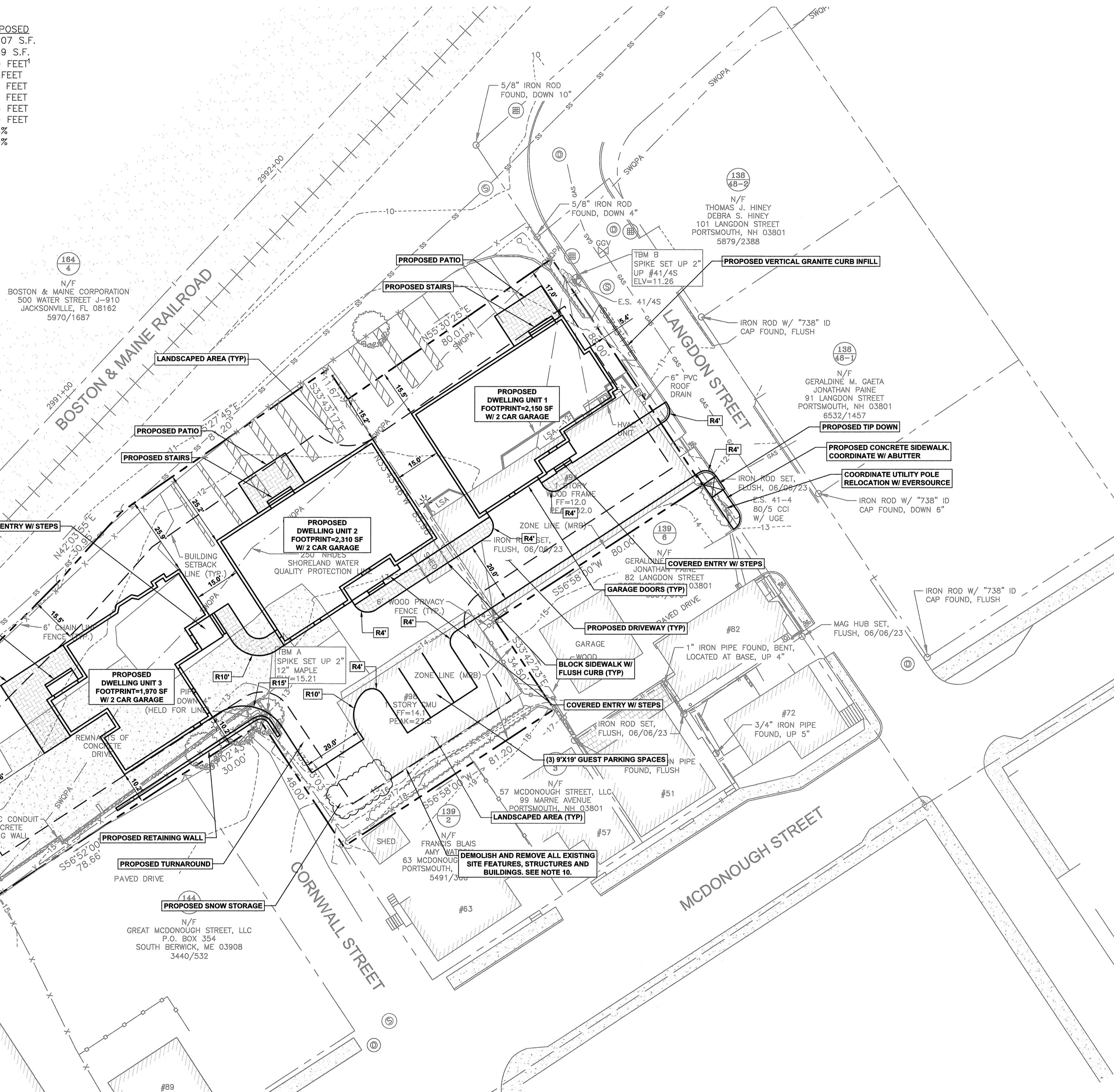
DIMENSIONAL NOTES:

- 1) VARIANCE REQUESTED.
- 2) AREAS LESS THAN 5 FEET IN WIDTH ARE NOT CONSIDERED OPEN SPACE AND ARE EXCLUDED FROM THE CALCULATIONS

IMPERVIOUS SURFACE AREAS:

(TO PROPERTY LINES)

COVERAGE	EXISTING	PROPOSED
PAVEMENT	13,799 S.F.	4,896 S.F.
WALKWAYS	0 S.F.	622 S.F.
PATIOS	0 S.F.	776 S.F.
RETAINING WALL	145 S.F.	130 S.F.
STEPS	0 S.F.	106 S.F.
COVERED ENTRIES	0 S.F.	205 S.F.
BUILDINGS	4,511 S.F.	6,430 S.F.
TOTAL	18,455 S.F.	13,165 S.F.
% LOT COVERAGE	73.5%	52.4%

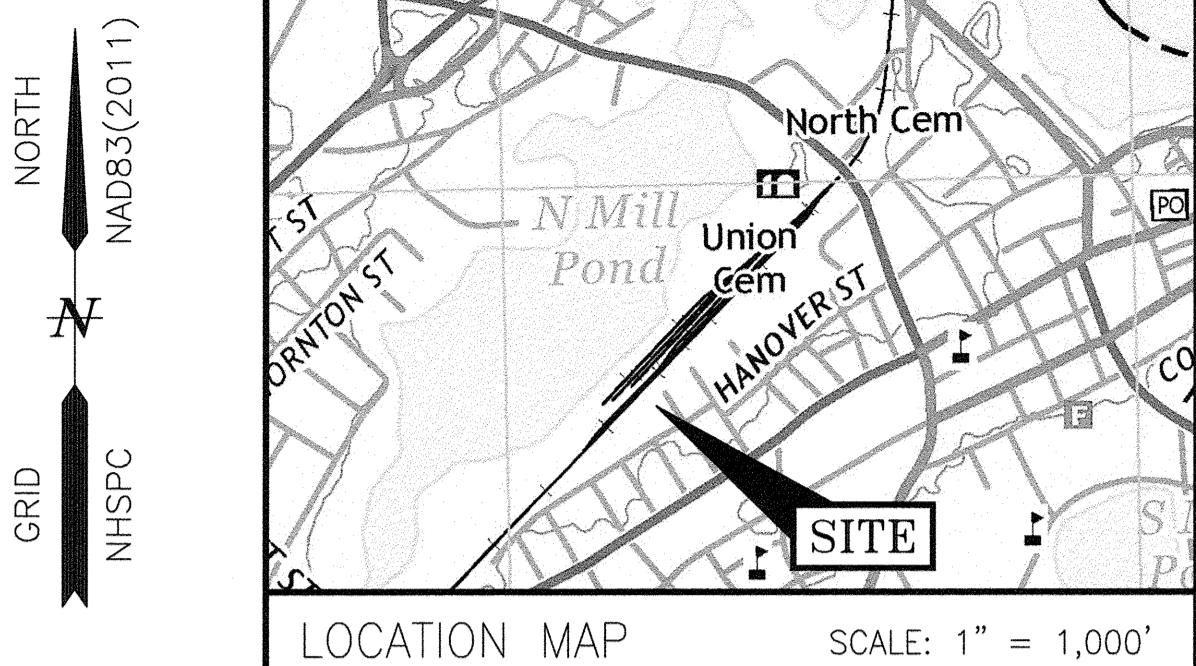


"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS DATE

APPROVED BY THE PORTSMOUTH ZBA BOARD

CHAIRMAN DATE



NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S TAX MAP 139 AS LOTS 1 & 8.

- 2) OWNER OF RECORD (MAP 139, LOTS 1 & 8):
REGAN ELECTRIC CO., INC.
94 LANGDON STREET
PORTSMOUTH, NH 03801

APPLICANT:
CHINBURG DEVELOPMENT
3 PENSTOCK WAY
NEWMARKET, NH 03857

- 3) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

- 4) PARCELS ARE LOCATED IN THE MIXED RESIDENTIAL BUSINESS (MRB) DISTRICT.

- 5) EXISTING LOT AREA:
LOT 1: 18,149 S.F.
LOT 8: 6,958 S.F.
TOTAL = 25,107 S.F.

- 6) THE TWO PARCELS ARE TO BE MERGED AS PART OF THIS PROJECT.

- 7) DIMENSIONAL REQUIREMENTS:
SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

- 8) REFER TO THE EXISTING CONDITIONS PLAN (DWG NO. V101) FOR ADDITIONAL SITE INFORMATION.

- 9) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 3 UNIT RESIDENTIAL DEVELOPMENT ON ASSESSOR'S TAX MAP 139, LOTS 1 & 8.

- 10) ALL EXISTING SITE FEATURES, STRUCTURES AND BUILDINGS ON THE SUBJECT PARCELS ARE TO BE DEMOLISHED AND REMOVED AS PART OF THIS DEVELOPMENT.

- 11) PARKING CALCULATION (RESIDENTIAL)
REQUIRED: 1 SPACE PER UNIT = 3 TOTAL
PROVIDED: 6 GARAGE + 3 GUEST = 9 TOTAL

1	12/17/2025	ISSUED FOR ZBA	SMT	JRC
0	12/02/2025	ISSUED FOR TAC WORKSHOP	SJR	JRC
DRAWING ISSUE STATUS				BY CHK

PERMIT PLAN



HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd, Unit 14
Portsmouth, NH 03801
603.430.9282

PROPOSED DEVELOPMENT
94 LANGDON STREET & 98 CORNWALL STREET
PORTSMOUTH, NH 03801

VARIANCE PLAN

DATE DECEMBER 2025		SCALE 1" = 20'
DRAWN BY	DESIGNED BY	CHECKED BY
SJR	SJR	JRC
PROJECT No. 5010220.004		FIELD BOOK AND PAGE FB 443 PG 17
DRAWING No.		REV.
C201		1

