

BY: VIEWPOINT & HAND DELIVERY

November 19, 2025

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

**RE: Variance Application of Chase Home for Children of Portsmouth, N.H.
696 Middle Road, Tax Map 232, Lot 45**

Dear Stefanie,

Please find a copy of the following materials relative to the above referenced variance application filed through Viewpoint for property located at 698 Middle Road, Portsmouth (the "Property"):

- 1) Landowner Letter of Authorization
- 2) Narrative to Variance Application with Exhibits
- 3) Existing and Proposed Conditions Plan Set
- 4) Floor Plans and Elevations
- 5) Photographs of the Property

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.

**CITY OF PORTSMOUTH
VARIANCE APPLICATION NARRATIVE**

**Chase Home for Children in Portsmouth, N.H.
(Owner/Applicant)**

**698 Middle Road
Portsmouth, NH 03801
Tax Map 232, Lot 45**

INTRODUCTION / BACKGROUND

The Property

The Chase Home for Children in Portsmouth, N.H (aka “Chase Home”) is a non-profit corporation founded in 1877 that owns the property at 698 Middle Road in Portsmouth (the “Property”). The Property is a 26.43 acre improved parcel of land situated within the Single Residence B (“SRB”) Zoning District. Most of the Property consists of wetlands and is encumbered by Portsmouth’s 100’ wetland buffer. **Exhibit A**. In fact, approximately 23% is encumbered by wetland and 45% is encumbered by the 100’ wetland buffer. The only developable area of the Property, which is where the existing improvements are, is at the front northwest corner of the Property along Middle Road.

The Property contains a 6,461 square foot, L-shaped, two-story brick building with a colonial revival design that houses the Chase Home (the “Chase Home Building”). There is also a one-story detached garage adjacent to the Chase Home Building. The Chase Home Building was constructed in 1916 and has served as the home for the Chase Home organization since 1917. The Chase Home provides a myriad of services to at-risk youth and their families, as more specifically discussed below. The existing use of the Property, as a *residential care facility*, is non-conforming to SRB Zoning. It predates the adoption of SRB Zoning in Portsmouth.

Existing Use of Property

The Chase Home has a long, rich history of providing trauma-informed residential and community-based support services to at-risk youth and their families. Through its comprehensive programs, it aims to foster a nurturing environment that promotes healing, growth, and independence for youth in need. The Chase Home has four (4) general programs through which it provides its services, as outlined and explained below:

1. Residential Treatment
2. Home-Based Treatment
3. Community Diversion
4. Independent Living

Residential Treatment Services Program

The *Residential Treatment Program* provides intensive therapeutic support and care for youth (ages 11-18) referred through the Department of Children Youth and Families (the “DCYF”) system to those who have suffered early adversity and trauma and are unable to have their needs safely met at home. The goal of the program is to help youth (and their families) develop healthy coping skills and healing relationships to ensure successful transition back to the youth’s community and family-based setting as soon as possible.

Home-Based Treatment Program

The *Home-Based Program* services youth up to 18 years of age and their families. The program provides customized behavioral management and therapeutic services to youth and their families in crisis. These services are available in the community and inside the homes where youth live with their families. The program is designed to prevent placement in the *Residential Treatment Services Program* or in the alternative, to assist youth in their transition back from the *Residential Treatment Services Program* to a community and family-based setting.

Seacoast Community Diversion Program

The *Seacoast Community Diversion Program* uses restorative justice-based principles to divert youth from the traditional juvenile justice system. The program provides therapeutic diversion, motivational interviewing, and substance abuse counseling to youth who have committed minor criminal offenses and offers support for their families. Successful completion of the 12-week restorative justice program results in the expungement of criminal offense(s), preventing youth from entering the juvenile justice system.

Independent Living Program

The Chase Home’s *Independent Living Program* provides at-risk youth ages 18-21 with supportive services designed to equip them with the skills and resources necessary to transition into independent living within the community. These young adults reside in their own independent living space (“apartment”) within the Chase Home Building and receive essential life skills training focused on building independence, self-confidence and resilience.

The Chase Home Building serves as the primary residential address for many of the youth receiving services from the organization. Most of the youth reside in the building for eight (8) months to two (2) years. However, there are instances where youth may stay for less or greater time based on their circumstances and the services they are receiving. For example, the youth in the *Independent Living Program* are typically in residence for a period of 2-4 years, as they prepare to transition into living on their own in the community.

Each youth in the building has their own bedroom. Within the Chase Home Building, there are eighteen (18) bedrooms within two (2) separate male and female youth dormitories. There are also four (4) independent living spaces on the second floor of the Chase Home Building that function as apartments for youth that are transitioning to living on their own in the community and receiving essential life skills training. In addition to the bedrooms and independent living spaces, there are shared common spaces within the Chase Home Building that are open to all residents to use. The Chase Home Building also contains office space for the staff, recreational space (basketball court and gym), a kitchen and dining area, telehealth and diversion rooms, and a family area for the residents to use.

All youth residing in the Chase Home receive services in some form, which may include the following:

- Therapeutic support and clinical care
- Administration of daily medication
- Provision of daily meals (there is a kitchen manager onsite)
- Recreation (there is a basketball court and weight room in the building)
- Education and Teaching of Daily Life Skills

In addition to the youth residents, there are approximately thirty (34) full-time and part-time staff that work within the Chase Home Building. The Chase Home Building is open and staffed 24/7.

Existing Chase Home Building

The Chase Home Building has served its intended purpose and then some since 1917 and suffers from a significant degree of physical and functional obsolescence. The building is tired and needs a “head to toe” renovation to be brought up to current building code and to provide ADA accessibility, which may not be feasible due to the costs associated with such an undertaking. In the alternative, the building will need to be demolished, which is the more likely outcome. The building passes inspection every year at the State and Local level, but the organization is constantly taking a band-aid approach to repair or fit-up the building so that it can continue to provide its services without interruption. For example, the utilities and piping in the building are anticipated and require constant maintenance and repair.

There are also many aspects of the building that make it challenging for the organization to successfully carry out its programs and services. There is not sufficient space for private therapy and telehealth sessions and for families and children to meet privately. The rooms they have that are dedicated for this purpose are also disjointed and on different floors. The walls are also “thin” and lack any type of soundproofing, which is needed for the therapy and telehealth sessions that occur within the existing building. The existing building also lacks sufficient staff training, office and meeting space. Many of the staff offices have been repurposed from bedrooms and the third floor of the building was once the “children’s infirmary” and is now offices for the management team. The dormitories and bedrooms were built several decades ago and have an institutional look and feeling to them (i.e. metal doors, long dark hallways, etc.), reminiscent of a hospital. The bedrooms are isolated from staff offices, which presents safety concerns. There is only one (1)

shared dorm bathroom in each of the dormitories. Therefore, only one resident can use the bathroom at a time.

Proposed New Building

Unfortunately, even if a renovation of the existing Chase Home Building is economically feasible, it would require the vulnerable youth residents to be displaced and would create a major disruption in their lives and in the continuity of services being offered to them. Accordingly, the Chase Home is proposing the construction of a new, two (2) story building on the Property while continuing to provide the same living arrangements and services it does now in the existing building without interruption. Once the new building is constructed, the youth residents will move over to the new building and begin receiving services there.

The floor plan for the proposed building calls for fourteen (14) individual bedrooms, two (2) studio units and two (2) independent, (2-bedroom) living units (20 total beds). The proposed building will be larger than the existing building to accommodate the actual living and programming-related space that is needed for the Chase Home to successfully carry out its programs and services. There will be dedicated diversion rooms, a family area, recreational areas, telehealth rooms, staff office and meeting space, laundry rooms, and larger independent living spaces with their own bathrooms. The building will also be ADA compliant, which the existing building is not.

Future Expansion of Existing Use

Following construction of the new building, the Chase Home intends to evaluate whether the existing building can be rehabilitated or should be demolished. If the building is demolished, the Chase Home would like to construct a new building in approximately the same location as the existing building of an equivalent or lesser size. Regardless of whether the existing building is rehabilitated or demolished and rebuilt, the Chase Home's intention is to provide services that are mission-aligned and are consistent with the programming provided for in the existing building. This would allow the organization to provide services to more at-risk youth and families in the community. As it stands now, the need for services in the community exceeds what the Chase Home can provide.

Because the Chase Home will be relocating and expanding the existing non-conforming residential care facility use on the Property, variances are required from **Sections 10.331 and 10.334** of the Portsmouth Zoning Ordinance (the "Zoning Ordinance").

SUMMARY OF ZONING RELIEF

The Applicant seeks the following variances from the Zoning Ordinance as determined by the City of Portsmouth:

- 1) Variance from Section 10.334 to allow the residential care facility use to be extended to another part of the remainder of the land.
- 2) Variance from Section 10.440 to allow for the construction of a new residential care facility structure.

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 Property is one of the largest parcels of land in Portsmouth and is uniquely situated. Because of its unique size and location, it is surrounded by a mixture of uses, including single-family residential, multi-family, condominium, commercial and municipal uses. The Property abuts three (3) different zoning districts: Gateway 1 ("G-1", Municipal ("M")), and Garden Apartment / Mobile Home Park ("GA/MH"). **Exhibit B.**

The area where the proposed building will be situated is directly abutted by single-family homes to the west and east. However, it will also be directly abutted to the north by the Riverbrook Condominium complex, which contains over seventy (70) garden style apartment units, and represents a higher intensity use than what is proposed. The remainder of the Property outside of the developable upland is surrounded by a combination of residential, commercial and municipal uses.

The abutting single-family homes to the east and west are situated a considerable distance from where the new building is proposed. At its closest point, the proposed building will be situated approximately 60'-65' from the property lines of the two nearest abutting properties to the east. However, it will be situated much further from the homes on both of these properties, which are also buffered by a relatively dense treeline and vegetation. The Chase Home intends to leave the trees and other vegetation outside of the construction envelope intact and add some supplemental landscaping for additional buffering and screening of the proposed building.

Prior to filing the foregoing Variance Application with the Board, the Chase Home invited all abutting property owners to meet with it. It held separate meetings in April and September to receive feedback and met with several individually before, between and after these meetings. It not only considered the input it received from the neighbors that met with it over the course of several months, but it made significant substantive changes to its plans from what was originally proposed. It modified the design, orientation, and location of the proposed building in response to the feedback it got. By way of example, the proposed building was originally 34' at its closest point to the nearest abutting property lines to the east. It moved the proposed building 26'-31' further away from these properties and angled it so that the bulk of the proposed building is more than 100' away. It also moved and reduced the parking areas proposed along the easterly and westerly property boundaries in response to input it received. Fast, tall growing trees were also added along the easterly boundary in response to concerns from one of the abutting property owners to the east.

The Chase Home has made a thoughtful and conscious effort with the design, location and orientation of the building and related features to minimize impacts to surrounding properties. While some level of impact can be expected with any construction of this type, the proposed building will ultimately preserve the light, air, and space of the abutting properties, as well as the general character of the area.

The proposed expansion of the *residential care facility* use of the Property will not alter the essential character of the "neighborhood" or surrounding area, which cannot be defined by one particular use. The Chase Home has existed in harmony with the surrounding area since 1917, long before Portsmouth adopted its first Zoning Ordinance and the abutting properties on Sylvester Street and several other abutting properties were developed. It intends to continue this existence and relationship with the surrounding area.

Finally, the proposed expansion of use is not detrimental to public health, safety and welfare. To the contrary, the Chase Home provides an important community service that fulfills a critical need that is beneficial to public health, safety and welfare. In addition, the proposed building will provide a safer, more functional, trauma-informed environment for the Chase Home residents that is code compliant and ADA accessible, which the existing building does not provide.

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 constitute a loss to the Chase Home if the variances were denied. There is no feasible alternative area of the Property to locate the proposed building and parking areas. A denial of the variances would mean that the Chase Home must either renovate the existing building or demolish and construct a new building of equivalent or lesser size in the same footprint. Either

scenario would displace the at-risk youth residents for a significant period of time and lead to an interruption of the services that the Chase Home provides. Many of the at-risk youth are already coming from unstable home environments and need stability, continuity and consistency in their lives. Even if the existing building could be renovated or re-constructed in the same footprint without displacing the youth residents, this does not cure the Chase Home's need for additional space to successfully and responsibly carry out its programs and services and meet the needs of the community. What is proposed is a reasonable solution to a very real problem that balances the interests of the public with the Chase Home's immediate and future needs. For these reasons, the loss to the Chase Home outweighs any gain to the public in denying the variances.

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

As stated above, the Property has been used as a *residential care facility* since 1917, long before zoning standards and districts were adopted in the City of Portsmouth. That use has coexisted harmoniously with the surrounding residential and other uses since that time. It is part of the fabric and character of the area. It will not devalue surrounding properties to allow the relocation and/or expansion of this use on the Property in a manner that does not alter the character of the surrounding area or otherwise intrude upon the light, air, and space of abutting properties. The bulk of the proposed building will be a considerable distance from the homes on surrounding properties (over 100') and will be buffered and screened by trees and other vegetation. A conscious effort was made, based on input received from abutting property owners, to design, locate, orient and buffer the proposed building, parking and other improvements to have minimal impact upon their properties. A residential subdivision or condominium use of the Property would have a far greater impact upon the surrounding properties than the construction of the proposed building, as the developable portion of the land could yield ten (10) or more separate lots or up to seventy-four (74) condominiums in a building up to 35' high in a building that could be closer to the property lines.

As set forth in a 68-page report prepared by licensed appraiser, Brian White, dated February 25, 2026, "granting the requested variances for the subject property to be improved with a new, high-quality, two-story Residential Care Facility building as proposed ***would not result in the diminution in value of the abutting property values in the immediate vicinity of the subject property and the proposed subject property would not change the characteristics of the neighborhood.*** In fact, the addition of the proposed subject property will add a new high-quality modern Children's Home structure to the neighborhood that very well could enhance the surrounding properties and the community as it is a major upgrade from what currently exists" (emphasis added). **Exhibit C.**

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

The Property has special conditions that distinguish it from surrounding properties. First and foremost, the existing non-conforming use of the Property as a *residential care facility* has existed on the Property since 1917. The use predates the Portsmouth Zoning Ordinance and the development of several abutting and surrounding properties. The Property is one of the largest parcels of land in Portsmouth, but much of it remains undeveloped and undisturbed due to the fact that wetlands and the 100' wetland buffer encumber a significant portion of the land, rendering much of it unbuildable. The only remaining developable area of the Property is the area where the new building is proposed. The Property is also uniquely situated, being abutted by three (3) different zoning districts and a mixture of residential, commercial, municipal uses. There is not one particular use that defines the surrounding area. As a result of these special conditions, there is no fair and substantial relationship between the general purposes of the Ordinance provisions and their strict application to the Property.

The proposed expansion of use is also reasonable for all the reasons outlined above. It is a reasonable relocation and expansion of a lawfully existing non-conforming use of the Property that preserves the character of the area and does not unreasonably intrude upon surrounding properties.

CONCLUSION

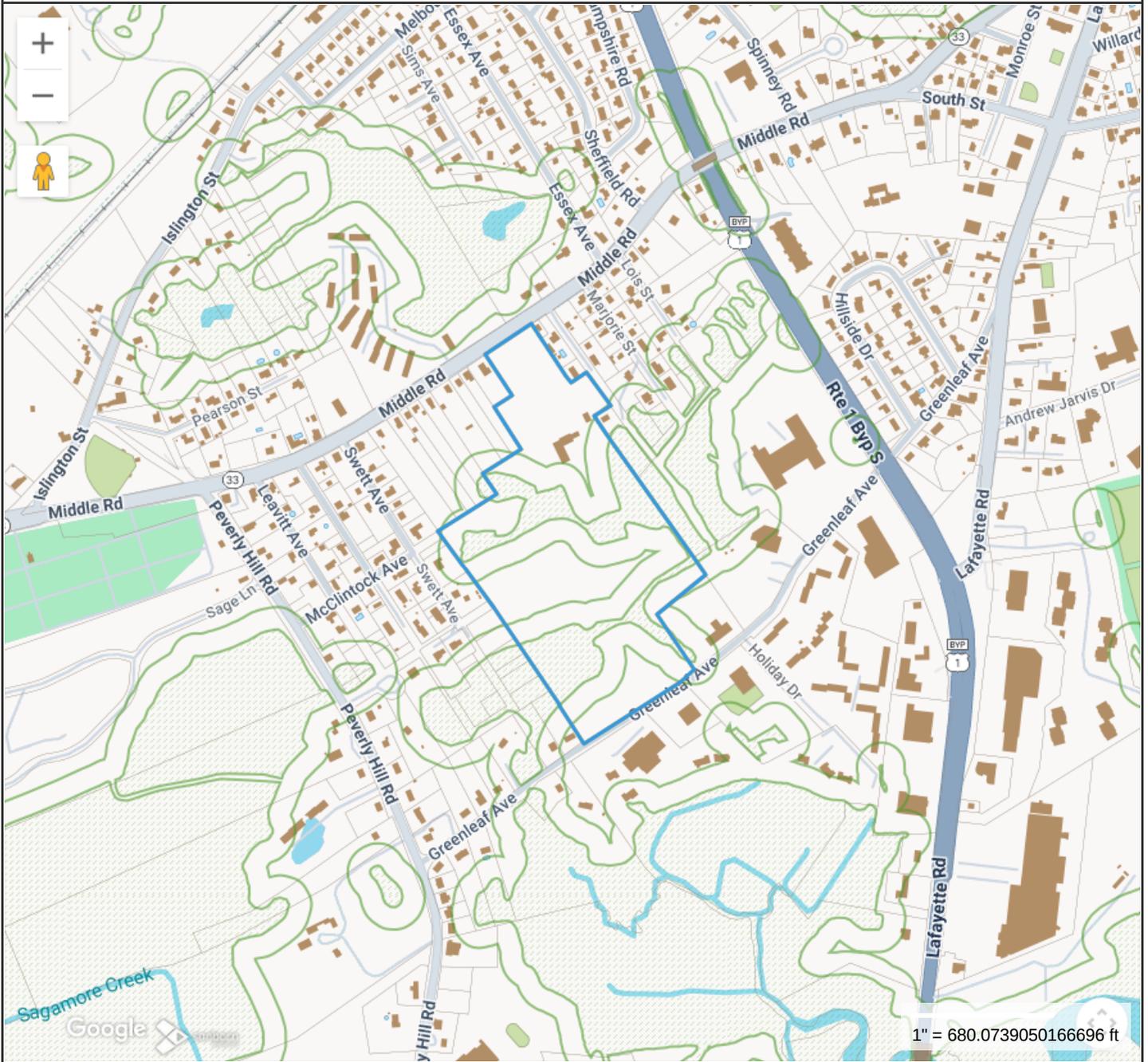
In conclusion, the Chase Home believes that it has met the criteria for granting the variances being requested. It thanks the Board for its time and careful consideration and review of its application.

Respectfully submitted,
**The Chase Home for Children of
Portsmouth, N.H.**



Derek R. Durbin, Esq.
144 Washington Street
Portsmouth, NH 03801
derek@durbinlawoffices.com

EXHIBIT A



Property Information

Property ID 0232-0045-0000
Location 698 MIDDLE RD
Owner CHASE HOME FOR CHILDREN



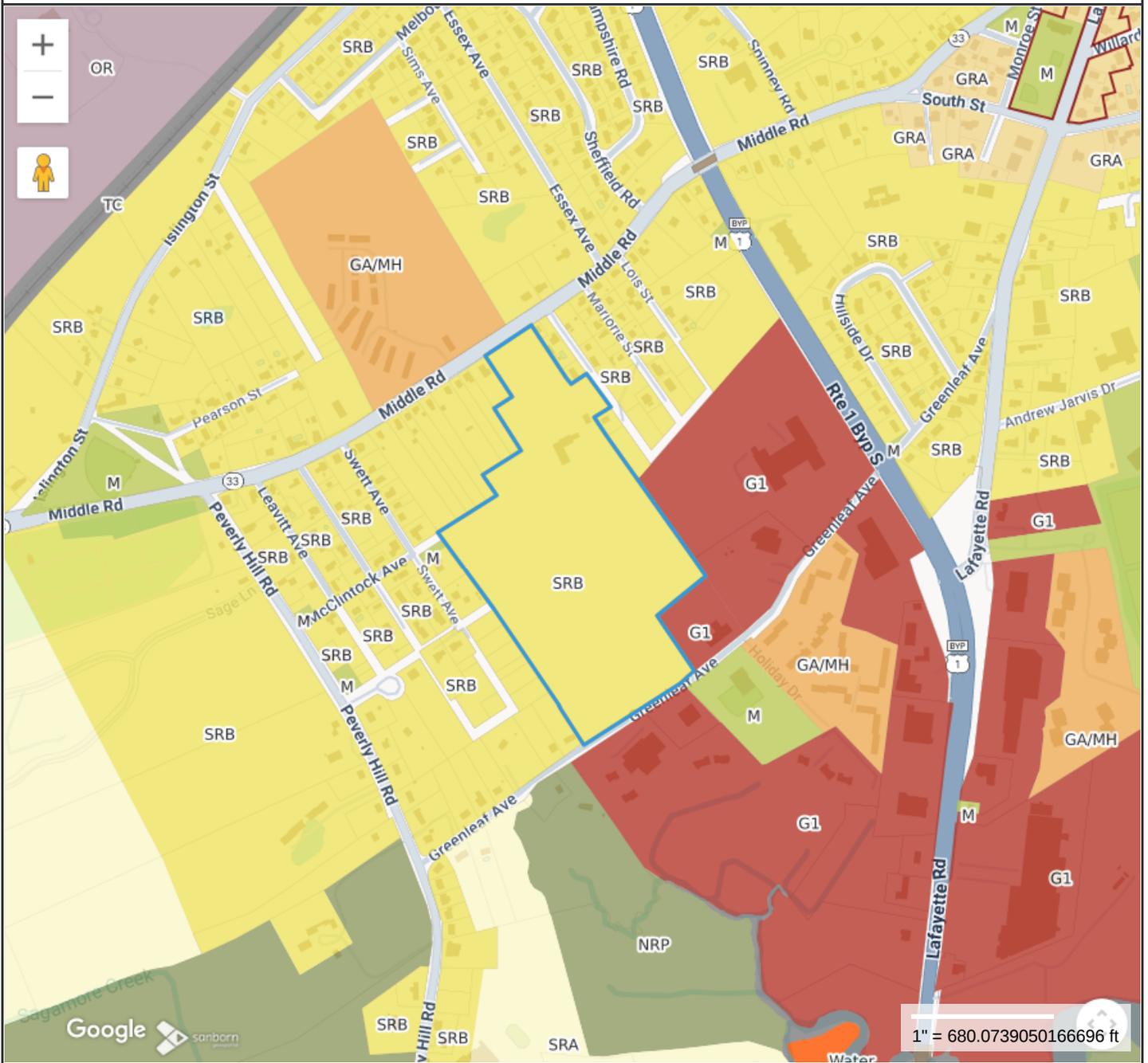
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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



Property Information

Property ID 0232-0045-0000
Location 698 MIDDLE RD
Owner CHASE HOME FOR CHILDREN



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Geometry updated 10/23/2025

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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



WHITE APPRAISAL

REAL ESTATE APPRAISING & CONSULTING

Brian W. White, MAI, SRA

March 2, 2026

Derek Durbin, Esquire
Durbin Law Offices, P.L.L.C.
144 Washington Street
Portsmouth, NH 03801

RE: The Variance application for the proposed Residential Care Facility building to be located at 698 Middle Road in Portsmouth, New Hampshire.

Attorney Durbin:

At your request, I have been asked to investigate the impact on the value of the surrounding properties for the proposed Residential Care Facility building to be located at 698 Middle Road in Portsmouth, New Hampshire (Map 232, Lot 45) and to prepare an analysis and opinion on the matter. I have reviewed the Portsmouth Zoning Ordinance that addresses the standards for the requested Variances. To prepare this letter, I have completed research on the proposed subject property, the neighborhood and the Portsmouth marketplace. The following letter summarizes my findings, analysis and conclusions:

1. The Existing Development:

The subject property is currently a large 25-acre parcel of land located at 698 Middle Road in the central portion of the City of Portsmouth, is the Single Residence B (SRB) District. The parcel is developed with the Chase Home for Children of Portsmouth, New Hampshire. The development consists of one main “L” shaped 2.5-story building that is located in the northern portion of the parcel. The 14,000 SF +/- building contains housing for 14 individuals along with living areas, lavatories, office areas and mechanical space. The property operates as a Residential Care Facility with Level 1 and Level 2 levels of care. In addition to the main building, the upland portion of the property is improved with an elongated paved driveway, two paved parking areas, a three-car garage, a greenhouse structure, a basketball court, a garden and a rear grass field. The property contains a large amount of wetlands that meander throughout the central and southern portions of the parcel. The improved portion of the parcel is located in a northern upland area that has frontage along Middle Road. There is a small southern upland area located along Greenleaf Avenue that is woodland. There is also a central upland area that is located off of Swett Avenue that contains uplands. The remainder of the parcel is wetlands or limited by wetland setbacks and has no utility for development. The existing building is visible from several neighboring single-family residences that are either located on Sylvester Street or Middle Road.

2. *The Proposed Development:*

The subject property is proposed for development with a new two-story residential care facility. To make space for this building, an existing wooded front area of the northern upland area will be cleared and improved with the new building. The mostly rectangular shaped building will contain 31,534 square feet of space located on the two levels of the building. The building will have a building height of 32' 1" where a maximum building height of 35' is permitted. The first-floor area will contain 17,708 square feet and the second-floor will contain 13,825 square feet of space. Each of the two levels of the building will have a combination of common space, lobby areas, mechanical space, office space, living areas, bedrooms, lavatories, stairways and an elevator. There will be three roof deck areas located off of the second-floor area of the building. The northern deck will be a boy's deck that will face Middle Road while the southern deck will be a girl's deck that will face the existing building of the development. The rear deck will be a staff deck that faces toward Sylvester Street. The existing driveway will largely remain in place with upgrades made along with the addition of two parking lot areas. The parking lots will contain 34 parking spaces. There will be extensive sidewalk areas installed on the property. These sidewalk areas will run along the driveway providing pedestrian access to Middle Road. There will be sidewalks that connect the two parking lots areas with the new building along with two rear sidewalks that will access two rear passways for the building. To the front of the building, there will be an 8' wide front walkway along with a front covered entrance. The three-car garage will be demolished and a new 502-square-foot storage shed will be constructed in its place. The subject's existing building, along with the site improvements around it, will remain in place. A row of green arborvitae trees will be installed to the rear of the new building in order to provide a natural screen from the neighboring properties located along Sylvester Street.

3. *Neighborhood & Abutting Properties:*

The subject property is located in the Single Residence B District (SRB). The purpose of this District is "to provide areas for single-family dwellings at low to medium densities (approximately 1 to 3 dwellings per acre), and appropriate accessory uses. The permitted uses in this zone include: Single-family dwellings, Municipally operated park and related activities, Family day care facility, Non-commercial boat landings, boat docks, boathouses and associated marine uses, Building mounted satellite dish receiver 42 inches or less, Ground mounted satellite dish receiver 42 inches or less, Farms not including the keeping of farm animals, Construction trailers, Temporary structures (up to 30 days), Manufactured housing (up to 180 days), Accessory uses, Home Occupations, Indoor storage of motor vehicles or boats as an accessory use, Outdoor storage of registered vehicles, Outdoor storage of boats owned by the residents, Outdoor storage of lobster traps, lobster buoys and associated rope. Several other uses are permitted by Special Exception including: Assisted living homes, Residential care facility (5 or fewer residents), Religious uses, Historic preservation buildings, Cemetery, Religious, sectarian or private non-profit recreational uses, Group day care facilities, Fishing boat landings, Essential to service public or private transformer station, Building mounted satellite dish receiver more than 42 inches, Ground mounted satellite dish receiver more than 42 inches, Whip antenna not more than 30' in height, Keeping of farm animals, Temporary structures (up to 90 days), Manufactured housing (more than 180 days), and Home occupations,

This area of Portsmouth contains a variety of zoning districts including Garden apartments/Mobile Home Parks (GA/MH), Gateway Corridor (G1), Municipal (M) and

Natural Resource Protection (NRP). In the areas that surround the subject property, the developed uses include single-family homes, residential condominiums (Riverbrook Condominiums), the Portsmouth Seventh-day Adventist Church, the Greenleaf Condominiums and an office/garage development. Single-family homes dominate the immediate area of the subject's proposed new residential care facility to the front of the property. There are four single-family homes located on Sylvester Street that abut the northern portion of the subject property. Several single-family homes located on both Middle Road and Swett Avenue abut the northwestern portion of the subject property. A single-family home and a couple of commercial developments abut the rear portion of the subject property along Greenleaf Avenue. It is noted that the only neighboring properties that will have obstructed views of the proposed new Residential Care Facility will be several single-family residences located on Sylvester Street and a few single-family homes located on Middle Road (710 to 746 Middle Road).

4. *Factors that impact Value and the Application to the Subject Property:*

For the subject property, there are three potential factors that could directly impact the market value of the abutting properties. These factors are noise, view and use.

Noise:

It was previously noted that the development proposal will effectively relocate the existing Residential Care Facility use from the rear older 2.5-story building into a new larger two-story building. The proposed building will be approximately twice the size of the existing older structure, and it will be slightly taller at approximately 32.1'. Reportedly, the personal activities (living, dining and sleeping) for the new building will largely take place within the new building. There will be some limited seasonal use of the three second-floor deck areas that will be monitored and regulated. The existing parking areas currently contain approximately 20 parking spaces, and they are located off of the circular drive area to the front of the existing building. The new development will eliminate these parking areas creating two parking lots located off of the driveway. The new parking area will contain 35 parking spaces. All of the exterior recreational activities (basketball, gardening, greenhouse use and rear field use, will take place in those existing locations around or to the rear of the existing building. There will likely be new noises from the maintenance of the grounds that surround the new building while mowing the lawns and plowing or shoveling the snow.

The subject's new Residential Care Facility will be located to the front of the northern upland portion of the property in an area that is currently undeveloped woodland. Locating a new Residential Care Facility building in this front upland area of the parcel will likely increase the noise emitted from this area to the nearby single-family homes. These new noises will likely be from the maintenance of the exterior landscaped and paved areas that surround the new building. It should be noted that any new noise in this area shouldn't be compared to the current noise level from the woodlands that are in place. Rather, the anticipated new noise level should be compared to the typical noise level that would be emitted from any permitted use that could be constructed in that same upland area. The SRB District permits single-family uses along with a family day care use. Both of these permitted uses would likely generate exterior maintenance noises for the maintenance of the landscaped and paved areas that would be very similar to that generated by the proposed new Residential Care Facility. Additionally, it would be very likely that a single-family use would also come with additional exterior noises from the residents of the single-family homes enjoying their yard areas. This could include playing outdoors, swimming during the

summer, cookouts, gatherings around a fire pit and family gatherings. These are all typical noises from single-family homes but none of them will be taking place from the new proposed facility.

Considering all of these factors, it is reasonable to conclude that the proposed new Residential Care Facility for the subject property will be configured in such a manner that there would not be an increase in the noise level from the property that would impact the nearby residents any more than what would be emitted by a permitted single-family use.

View:

There are several neighboring properties that will have obstructed views of the proposed new Residential Care Facility. These single-family residences are located on Sylvester Street and on Middle Road. Some of these properties currently have distant views of the subject's existing Residential Care Facility. The proposed new Residential Care Facility will be viewed from the back-yards of several Sylvester Street residences and a few Middle Road residences. The subject's new building will also be within view of a few single-family residences that are located on the eastern side of Sylvester Street. These views will be more distant obstructed views. None of the nearby single-family abutters will have totally unobstructed views of the proposed building. It is noted that the proposed building of the subject property could be located as close as 20' (minimum side setback) from the rear property lines of a few single-family homes located on Sylvester Street. The proposed plan calls for the proposed building to be 59.8' from the side property line which is approximately three times the permitted side building setback. This is the closest point for the proposed building with the bulk of it being 100' or more from the side property line. This fact will reduce the building views as they are further setback from the Sylvester Street properties than permitted in the SRB zone. If this front upland area of the subject property were to be developed with permitted uses such as single-family homes or a family day care use, those buildings could be as close as 20' from the property sideline. Based on the prepared building renderings (See Addenda), the views of the subject's proposed new Residential Care Facility will be of a modern, high-quality, architecturally pleasing, colonial-style building. While the views from the neighboring single-family homes will change from largely being views of natural woodlands, any buyer of one of these neighboring properties would understand that the existing woodland views are likely interim views that will likely change in the future given the fact the proposed area to be developed are several acres of uplands.

It is noted that the applicant is requesting an expanded use that is only allowed by variance. For the next potential buyers of the neighboring single-family residences, the view that they will have of the subject property will be of a Residential Care Facility that has a quality design consistent with that of buildings located in the neighborhood with a building design that is typical for the area. These views, while different than what is currently in place, will be one that is fairly similar to that of comparable developments located throughout the greater Seacoast area.

Use:

The subject property is currently improved with a 14,000 sf +/- square foot, average condition, 2.5-story, Residential Care building that was constructed in 1917. There is an elongated paved driveway that provides access to this building, a three-car garage and several paved parking spaces. The property also has a basketball court area, a greenhouse, a garden and a rear field area. The existing Residential Care Facility is occupied by Chase

Facility will be a larger 31,534 square foot, two-story Residential Care Facility building with two new supporting parking lots. The use of the subject's proposed building will be exactly the same as the use of the existing building. The building will operate as a Residential Care Facility with Level 1 and Level 2 levels of care similar to the existing building. The building will contain housing for approximately 20 individuals along with living areas, lavatories, office areas and mechanical space. The exterior areas will be somewhat similar to what is in place for the existing building with drop-off and parking areas along with sidewalk and landscaped areas on the exterior of the building. The new Residential Care Facility use will be consistent with what typically is found in similar residential communities located throughout New Hampshire. The proposed expanded use of the subject property is one that has been in place for over 100 years. It isn't one that should be of any concern to the neighboring single-family properties as these residences have been located in the neighborhood surrounding the subject's Residential Care Facility for decades.

5. *Specific Standards:*

A. Section 10.334 – Variance for the Expansion of a Nonconforming Use:

The applicant is requesting a variance to expand the current nonconforming Residential Care Facility by constructing a new residential care building.

B. Section 10.440 – Variance for a use that is not permitted in this District:

The applicant is requesting a variance to construct a new Residential Care Facility in a zone that does not permit such use.

Both of these requested Variances are related to constructing and expanding a Residential Care Facility in a residential District that does not permit such a use. Residential Care Facilities are a larger category of building types that are typically made up of a variety of congregate care living facilities that include: nursing homes, assisted living facilities, supported care facilities, home for disabled individuals, group homes and children's homes. These homes typically house several individuals in a group setting that receive various levels of care from full-time and part-time staff. The newly constructed congregate care living facilities generally contain one, two or three levels and they are commonly designed to architecturally fit into the surrounding neighborhood. What makes them different is the use within the building and the size of the building. These larger residential buildings are specialized buildings that are required to assist individuals at different stages of life. These residences are typically located in or near single-family and/or multi-family zoned areas. Because the two requested variances are both related to the use of the expanded property for a larger Residential Care Facility, this analysis will concentrate on the contention that locating a larger Residential Care Facility in an area of single-family homes will result in the diminution of value of the surrounding single-family residences.

In order to determine if single-family residences experience a diminution of value because of their proximity to a larger Residential Care Facility, the appraiser first spoke with the Assessors for several Seacoast area municipalities to see if they have seen any sales data that supports such as assertion. Assessors are the valuation professionals who have access to all of the sales data within a given city or town, and they are commonly seeking external factors in the marketplace that could be causing a lowering of values for a nearby property. The appraiser has searched for comparable Residential Care Facility properties that had constructed a similar larger building in an area of residential development and found only a

few good comparables. In the Residential Care marketplace, most of these developments are one-story buildings as stairs are discouraged and one-level living is generally preferred. However, there is one three and four-story Residential Care development (RiverWoods Durham) and two three-story Residential Care developments (Langdon Place & Silver Square) located in Dover that can be used as good comparisons for the proposed subject property. RiverWoods Durham is a fairly new (Circa 2018) health center and Residential Care development that has three and four-story buildings located at 14 & 20 Stone Quarry Drive in Durham. This 350,000 square foot development is located near the intersection of Route 4 and Route 108 in an area that is a mixture of light industrial, office and single-family homes. There are several single-family homes that have a good distant view of the RiverWoods Durham development. According to Jim Rice, the former Durham Assessor, there has not been any diminution of value of any of the surrounding properties because of their view of these three and four-story buildings. Mr. Rice also stated that there have not been any tax abatements filed by any of the neighboring property owners claiming a loss in value because of their proximity to this large development. In Dover, the Langdon Place of Dover development, a 107,000 square foot Residential Care Facility, was constructed in 1997. This facility is located in an area that is otherwise dominated by single-family residences. The Residence at Silver Square is a 68,000 square foot Residential Care Facility that was constructed in 2017. This facility is located in a mixed-use area with commercial development located to the front of the property with several residential properties located to the side and rear of the property. In both of these Dover cases, there are several single-family homes that have obstructed views of these larger three-story Residential Care Facilities. I spoke with Donna Langley, the Dover Assessor, to see if she has identified any diminution of value for the properties that surround these larger developments. In both cases, she stated that she can't identify any diminution of value and that there have not been any tax abatement requests filed by any of the owners of the surrounding properties because of their obstructed views of these three-story Residential Care Facility buildings.

The appraiser has also contacted the Assessors for several municipalities that have similar Children's Homes located in New Hampshire. In addition to the subject property, there are similar facilities located in Dover, Manchester and Nashua. The appraiser contacted the Portsmouth Assessor's Office to see if they have identified any diminution in the value of the residential properties that are near the Chase Home. Charles Reese, Commercial Assessor for Portsmouth responded to my inquiry. He used their Vision software to see if there are any economic adjustments made for proximity to a facility such as the subjects (nursing homes, retirement facilities, or such) and he found none. He also stated that there have not been any abatement applications over the past five years in Portsmouth from properties that are immediately adjacent to the subject property. I spoke with Donna Langley, the Dover Assessor, about the Dover Children's Home on 207 Locust Street in Dover. This facility is located in an area that is surrounded by a combination of single-family homes, multi-family properties and a newly constructed residential townhouse condominium development. Ms. Langley indicated that she has not identified any diminution in the values of the surrounding properties because of their proximity near the Dover Children's Home. Additionally, she stated that none of the nearby property owners have filed for abatements claiming that their property values have been negatively impacted because of the Dover Children's Home. The appraiser also spoke with Bob Gagne, the City of Nashua Assessor, about the Nashua Children's Home at 125 Amherst Street and Charles Kurfehs, the Commercial Assessor for the City of Manchester, about the Webster House Children's Home at 135 Webster Street to see if they have identified any diminution in the values of the properties that surround these

two Children's Home developments. Both of these developments are located in mixed-use areas that have a combination of single-family, duplex and multi-family properties surrounding the home. Mr. Kurfehs stated that he has not seen any diminution in the value of the properties that surround the Webster House in Manchester. Mr. Gagne stated that he examined the 13 abutters to the Nashua Children's Home and found that none of them had a neighboring influence adjustment made because of their proximity to the home. Additionally, Mr. Gagne stated that none of these abutters has ever filed a complaint of negative neighboring influence. The appraiser has also conducted a search for market data that would support the assertion that there has been a diminution of value experienced by any of the properties located near these Residential Care Facilities or Children's Home developments and found none.

In order to opine on this requested relief a certain amount of common sense must be applied as there are no exactly comparable comparisons in the marketplace. Therefore, more of a global prospective must be applied to the subject's proposed relief. It is noted that the existing Chase Home for Children has not caused any identifiable diminution in the value of the surrounding residential properties over the years. There is no data showing that there is a diminution in the value of surrounding properties because of their proximity to other Children's Homes or Residential Care Facilities in the surrounding communities. Based on this information, and the appraiser's own comparable sale searches, it appears that there is no market data that identifies a diminution of value for the properties that surround a larger Children's Home development located in New Hampshire.

The views of the subject property from the abutting and surrounding properties will change but not to the extent that the general character of the area will dramatically change any more than if the front upland area of the subject property were to be developed with permitted uses (single-family and family day care) which could have two or three-story buildings just 20' from the property sideline. Any knowledgeable buyer of one of the nearby properties would understand that the front upland woodland area of the subject property is likely an interim use, given the demand for all types of developable land in the Portsmouth area, which will eventually be developed. While these property owners have enjoyed their neighboring woodland view for many years, it would be inevitable that this front upland area would be developed at some point in time.

The appraiser has examined the impact that the proposed two-story Residential Care Facility would have on neighboring properties based on a market analysis considering noise, view and use changes to the subject property and how that would impact the surrounding properties. It is concluded that there would not be an increase in the noise level from the property that would negatively affect nearby properties. The view that the next potential buyers of the neighboring properties will have will be of a high-quality modern building that will have minimal use of the yard areas located between the new building and the neighboring residences. The use of the subject property will be similar to what is found in several other residential neighborhoods throughout the Seacoast area of New Hampshire.

There could be some potential buyers of the surrounding single-family residences in the area that would prefer to not be in the area of a new Residential Care Facility development like the subject property and there will likely also be some potential buyers that would prefer to not be in the area of a single-family residence or family day care facility that locates a building within 20' of the property sideline. There will also likely be other potential buyers

of single-family homes in the area that would not be negatively impacted by being located near a new Residential Care Facility development the size of the proposed property and others may view it as a positive as the new development like the subject property as it will bring a new high-quality Children's Home development to the neighborhood. Values tend to be negatively impacted not when a few or some of the potential buyers in the marketplace view a property feature or property type as being a negative, but they tend to be negatively impacted when all or nearly all of the potential buyers in the marketplace view a property feature or a property type as being a negative. There will likely be some individual potential buyers of nearby single-family homes in the area who do not view the location near the subject's proposed Children's Home development as being a positive, but based on the data gathered and my observations, these potential buyers will not be large enough to negatively impact the market value of the surrounding properties.

It is my opinion that granting the requested variances for the subject property to be improved with a new, high-quality, two-story Residential Care Facility building as proposed would not result in the diminution in value of the abutting property values in the immediate vicinity of the subject property and the proposed subject property would not change the characteristics of the neighborhood. In fact, the addition of the proposed subject property will add a new high-quality modern Children's Home structure to the neighborhood that very well could enhance the surrounding properties and the community as it is a major upgrade from what currently exists.

Respectively submitted,


Brian W. White, MAI, SRA NHC#-#52

SCOPE OF THE APPRAISAL

The Scope of the Appraisal is defined as “the extent of the process of collecting and reporting data”.

Appraisal Problem:

The subject property is a 25-acre parcel of land located at 698 Middle Road in Portsmouth, New Hampshire (Map 232, Lot 45). The proposed Residential Care Facility building will be located on an upland area located in the northern portion of the property located near Middle Road. This area of the property is currently improved with an access driveway and woodland. There is an older existing Residential Care Facility building located to the south of the proposed building location. This 14,000 +/- square foot building was constructed in 1917 as a Residential Care Facility for use by the Chase Home for Children of Portsmouth, New Hampshire. The proposed Residential Care Facility will effectively replace the intended use of the existing building. The areas surrounding the new building will contain drive, parking and landscaped areas along with two nearby parking lots. There are several single-family homes in the surrounding area of the proposed building that will have obstructed views of the new building and the support areas.

This opinion letter will examine the marketplace to determine if there are any data or factors that indicate that if the requested variance is granted allowing for the construction of a new Residential Care Facility would result in a diminution in the values of the neighboring properties. The analysis included examining market sales data along with surveying several assessors of Seacoast area cities and towns to obtain their findings from similar developments.

Intended Use of the Appraisal:

The intended use of this opinion letter is to assist in determining if there would be any diminution in the values of the properties that surround the proposed Residential Care Facility of the subject property.

Intended User of the Appraisal:

This appraisal report was prepared for the exclusive use of the client as part of a variance application with the City of Portsmouth. This report is not intended for any other use. Any use of this appraisal by any other person or entity, or any reliance or decisions based on this appraisal, is the sole risk of the third party. White Appraisal accepts no responsibility for damages suffered by any third party as a result of reliance on decisions made, or actions taken based on this report.

Property Inspection:

In this appraisal assignment the collection process began with obtaining data on the subject property. Initially, this was done by gathering recorded information on the subject property as follows:

1. A copy of the current tax assessment card was obtained from the City of Portsmouth Assessor’s Office.
2. Municipal data (zoning map and zoning regulations) was gathered which addresses the current zoning of the subject property.
3. Copies of the current deed for the subject property was obtained from the registry along with copies of any pertinent older deeds, easements, or recorded site plans. The

appraiser has been provided with several site and building plans along with a copy of the Variance Application.

4. The exterior areas of the subject property were viewed by Brian W. White on February 2, 2026.
5. The description of the subject's existing and proposed development is based on information from the Portsmouth Assessor's Office, site plans prepared by Haley Ward and building plans prepared by Mangel Destefan Architects, and the appraiser's physical inspection of the subject property.
6. The appraiser has familiarized himself with the Variance Request that the Applicant is requesting in order to accommodate the proposed Residential Care Facility.

Data Research:

Market data utilized in this report has been collected to support the appraiser's findings. Comparable sales have been identified by researching sales data published by various Multiple Listing Services, and the local municipality. These transactions have been studied and all pertinent data confirmed by checking the recorded deeds and/or by contacting a party directly involved in the sales transaction. Real Estate Brokers, property owners, and other individuals who are knowledgeable about the marketplace have been contacted in order to obtain additional comparable data regarding current asking prices, pending sales, or leases of similar properties. The transactions deemed most meaningful to this opinion letter have been utilized.

Analyses Undertaken:

This appraisal utilized sales of properties located in the Seacoast area that may have been impacted by their proximity to the proposed Residential Care Facility. Several local Seacoast area assessors were surveyed to obtain information on any similar studies that they may have conducted and to obtain their opinion of the matter.

Reporting:

The content of this opinion letter is prepared based on the requirements defined by Standard 2 of the Uniform Standards of Professional Appraisal Practice (2024-2025 USPAP), effective January 1, 2026, through December 31, 2027. The level of reporting is consistent with a Restricted Appraisal Report format.

WHITE APPRAISAL

REAL ESTATE APPRAISING & CONSULTING



Brian W. White, MAI, SRA

CERTIFICATION

I do hereby certify that, except as otherwise noted in this report:

1. the statements of fact contained in this report are true and correct;
2. the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analyses, opinions and conclusions;
3. I have no present or prospective interest in the property which is the subject of this report and I have no personal interest or bias with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. my engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
7. my analysis, opinions, and conclusions, were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice;
8. Brian W. White, MAI, SRA has made a personal inspection of the property that is the subject of this report;
9. no one has provided significant real property appraisal assistance to the persons signing this certification;
10. I have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment;
11. the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute;
12. the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
13. As of the date of this report, Brian W. White, MAI, SRA, has completed the continuing education program for Designated Members of the Appraisal Institute.

Respectively submitted,


Brian W. White, MAI, SRA NHC#-#52

Qualifications of the Appraiser

Brian W. White, MAI, SRA

Professional Designations:

Member, Appraisal Institute (**MAI**) – Awarded by the Appraisal Institute. MAI #9104
Senior Residential Appraiser (**SRA**)

Employment:

1989 to Present White Appraisal – Dover, NH
President – Senior Appraiser
Owner of White Appraisal, a commercial and residential
real estate appraisal firm. Complete appraisals on all
types of commercial and residential properties.
Consulting.

1988 Finlay Appraisal Services – Portsmouth, NH
Senior Vice President/Chief Operations Officer
Oversaw the operation of four appraisal offices. Completed commercial
and residential appraisals on all types of properties.

1985 Finlay Appraisal Services – Portsmouth, NH
and Appraisal Services Manager – South Portland, ME. Completed
commercial and residential appraisals on all types of properties.

Education:

Mitchell College
Associate of Arts, Liberal Studies

University of Southern Maine
Bachelors of Science, Business Administration
Bus 022 Real Estate Law
Bus 023 Real Estate Practice
Bus 025 Real Estate Valuation

American Institute of Real Estate Appraisers
1A-1 Real Estate Appraisal Principles
1A-2 Basic Valuation Procedures
1B-A Cap. Theory and Technique (A)
1B-B Cap. Theory and Technique (B)
2-3 Standards of Pro. Practice
2-4 Exam #7 Industrial Valuation

Society of Real Estate Appraisers
101 Intro. To Appraising Real Property
102 Applied Residential Property Valuation
201 Prin. Of Income Property Appraising
202 Applied Income Property Valuation

Recent Appraisal Institute Classes:

Introduction to Appraising Green Buildings – 2011
USPAP Update- 2017
USPAP Update- 2019
Business Practices & Ethics- 2021
USPAP 2022/2023 Update- 2021
Marshall & Swift Valuation – Commercial Construction Costs – 2023

Recent Appraisal Institute Classes (Continued):

USPAP 2024/2025 – 2024

USPSP 2026/2027 - 2025

Recent Seminars:

Residential Building Systems- 2021
2021-2022 NH Market Insights- 2021
Implications for Appraisers of Conservation Easement Appraisals- 2022
NH's Housing Market & Covid: What a Long, Strange Road It's Been!- 2022
Current Residential & Commercial Valuation Concerns- 2022
Commercial Real Estate Markets in Turbulent Times- 2023
NH in a Time of Virus: Are We in Recovery? An Economist's View- 2023
Dealing with Atypical Properties or Assignment Conditions- 2023
15 Takeaways from Your Colleagues Legal Misfortunes- 2023
Basics of PV Solar Valuation - 2024
Valuation of Small Lodging Properties – 2024
US, NH & VT Economies – 2024
Market Outlook for NH Commercial Real Estate – 2024
Building Inspection – Valuation Resource for Appraisers – 2025
A New Perspective on the Valuation of Solar Developments in NH- 2025
Impact of Short-term Rentals on Real Property Valuation - 2025
Economic Outlook & Real Estate Trends - 2025

Appointments:

Board of Directors – New Hampshire Chapter of the Appraisal
Institute - 1991 to 1993; 2000 to 2010, 2015-2018 & 2020-2020-2023
Vice President - New Hampshire Chapter of the Appraisal Institute – 2011-2012 & 2019
President – New Hampshire Chapter of the Appraisal Institute – 2013 & 2014, 2024 & 2025

Experience:

Review Chairperson – New Hampshire Chapter of the Appraisal
Institute – 1994 to 2010

Licenses:

N.H. Certified General Appraiser #NHCG -52, Expires 4/30/2027

Partial List of Clients:

Banks:

Androscoggin Bank
Granite Bank
First Seacoast Bank
Sovereign Bank
Eastern Bank
Century Bank
TD Bank
Kennebunk Savings Bank
Northeast Federal Credit Union
Profile Bank
Peoples United Bank
Key Bank
Bangor Savings Bank
Provident Bank

Attorneys:

John Colliander
Karyn Forbes
Michael Donahue
Richard Krans
Simone Massy
Samuel Reid
Daniel Schwartz
Robert Shaines
William Shaheen
Steve Soloman
Tim Phoenix
Ralph Woodman
Derek Durbin
Fred Forman

Others:

City of Dover
Town of Durham
University of New Hampshire
Wentworth-Douglass
The Homemakers
Strafford Health Alliance
Goss International
Chad Kageleiry
Gary Levy
Stan Robbins
Daniel Philbrick
Keith Frizzell
Chuck Cressy
John Proulx



State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION

Real Estate Appraisers Board

Pursuant to RSA 310:8, I - this is to certify that

Brian W White

is licensed to practice as a(n)

Certified General Appraiser

LICENSE NO. NHCg-52
EXPIRATION DATE: 04/30/2027

ADDENDA

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PHOTOGRAPHS OF THE SUBJECT PROPERTY



Street Scene - Front of the Subject Property
Looking Northeast on Middle Road - (2/2026)



Street Scene - Front of the Subject Property
Looking Southwest on Middle Road - (2/2026)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Subject Property – Front Driveway
Looking South from Middle Road - (2/2026)



Surrounding Properties - Front of Property
Looking North on Middle Road - (2/2026)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Surrounding Properties - Front of Property
Looking Northwest on Middle Road - (2/2026)



Surrounding Properties - Front of Property
Looking West on Middle Road - (2/2026)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



View of 710 Middle Road from Proposed Building Location of the Subject Property
Looking West - (2/2026)



View of 3 Sylvester Street from Proposed Building Location of the Subject Property
Looking Northeast - (2/2026)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



View of 1 Sylvester Street from Proposed Building Location of the Subject Property
Looking Northeast - (2/2026)



View of Middle Road from Proposed Building Location of the Subject Property
Looking Northwest - (2/2026)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Subject Property – Location of Proposed Building
Looking Southeast from Driveway - (2/2026)



Subject Property – Location of Proposed Building
Looking Northwest from Driveway Cul-de sac Area - (2/2026)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Subject Property – Front of the Existing Building
Looking Southeast from Driveway – (2/2026)



Subject Property – Rear of the Existing Building
Looking Southwest– (2/2026)

PHOTOGRAPHS OF THE SUBJECT PROPERTY

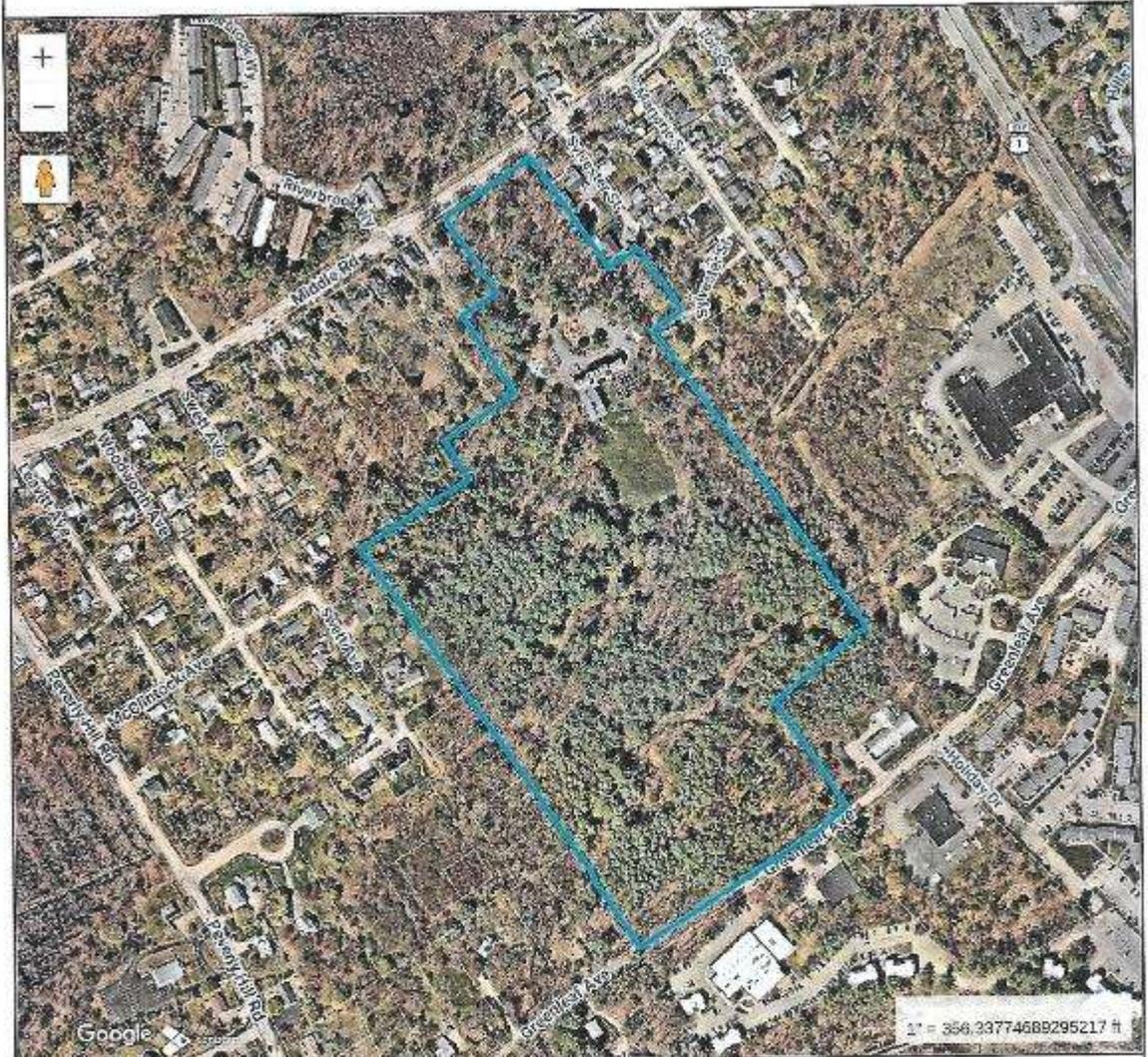


Subject Property – Rear Garden, Greenhouse & Field Area
Looking South– (2/2026)



Subject Property – Three-bay Garage
Looking East from Driveway Area – (2/2026)

AERIAL VIEW



Property Information
 Property ID: 0252-0015-0000
 Location: 081 MIDDLE RD
 Owner: CHASE HOME FOR CHILDREN

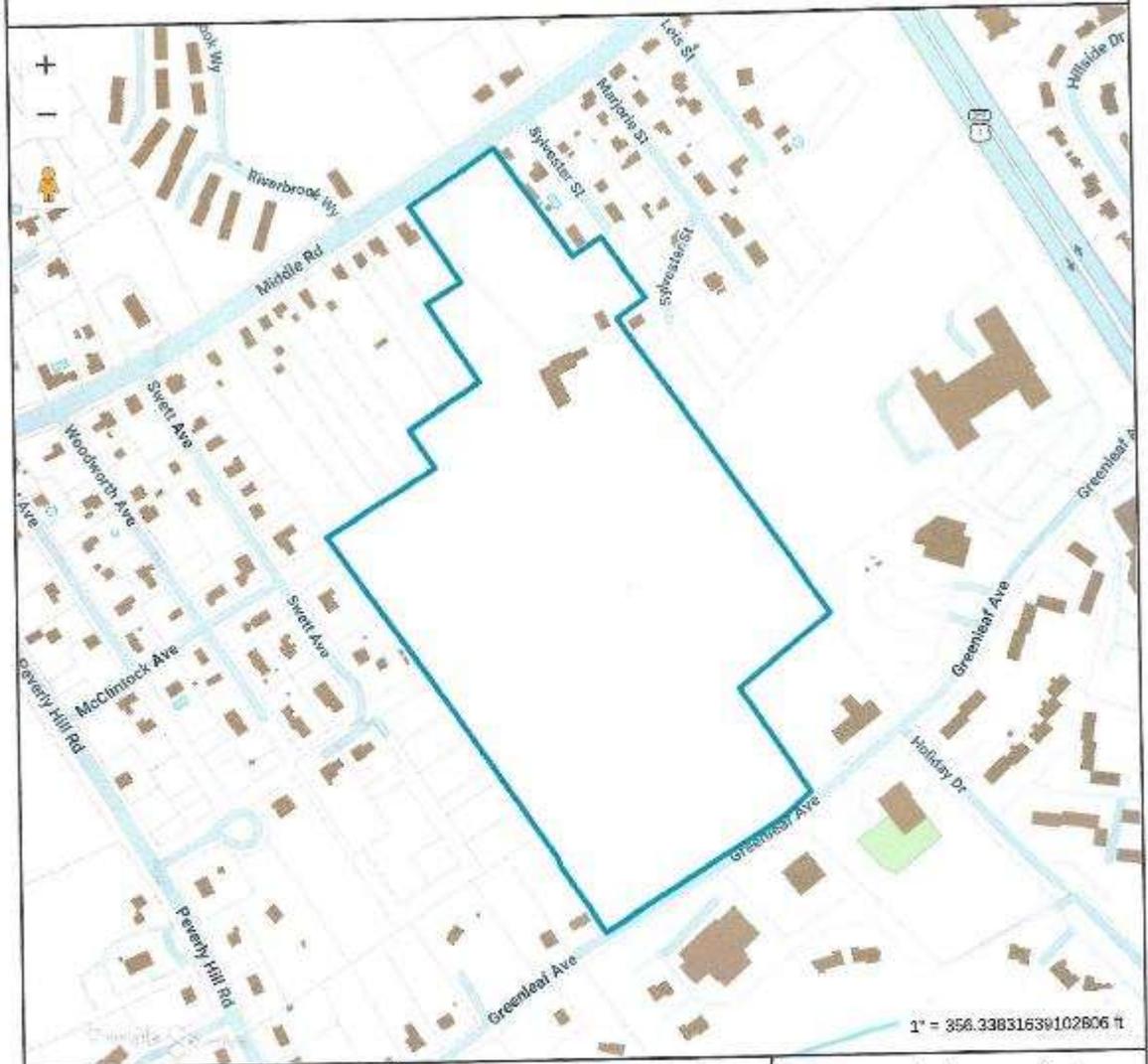


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 NOT A LEGAL DOCUMENT**

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 Geometry updated 1/23/2025

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

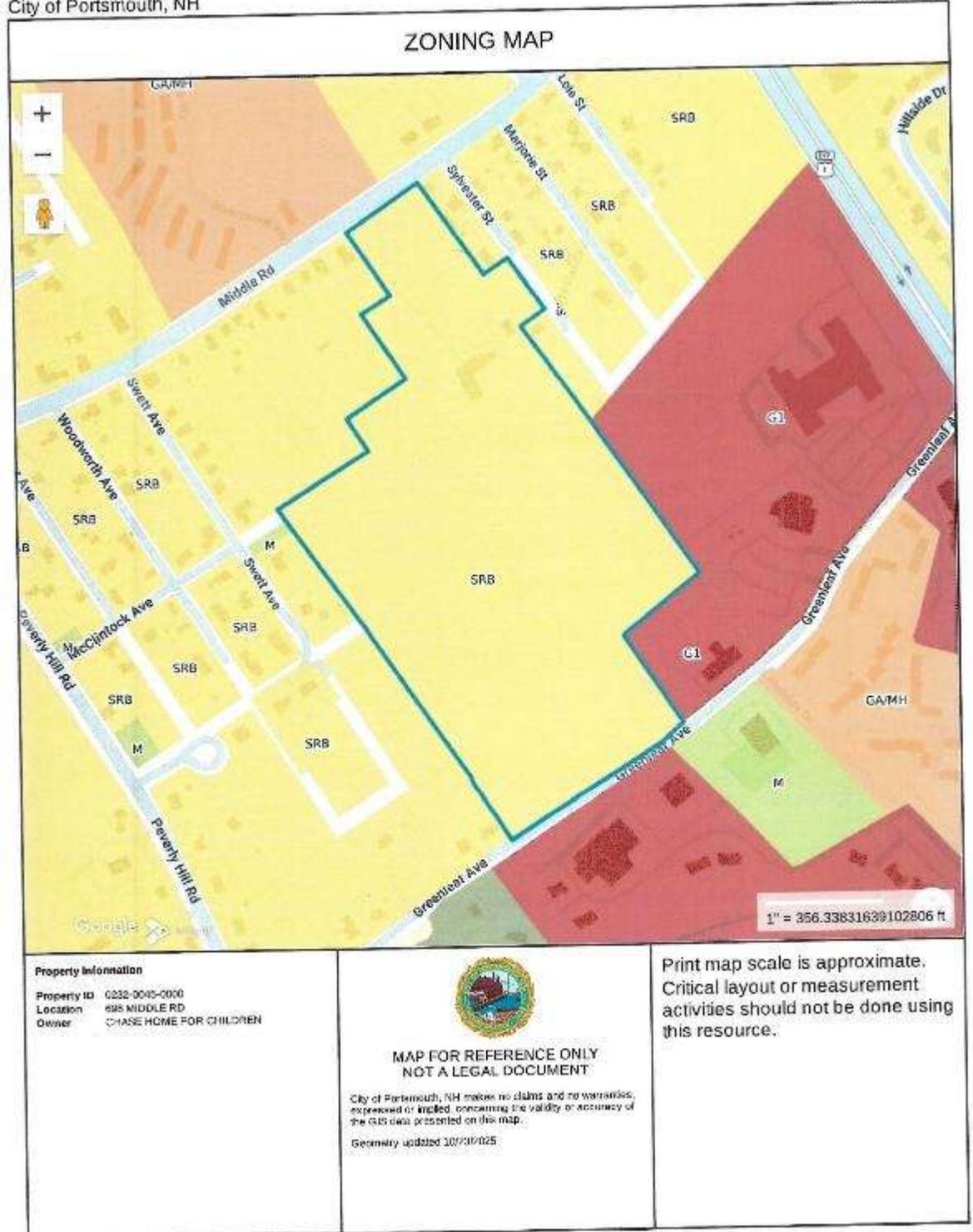
ASSESSOR'S GIS MAP



Property Information	
Property ID	0232-0045-0000
Location	090 MIDDLE RD
Owner	CHASE HOME FOR CHILDREN


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT
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 Geometry updated 10/29/2025

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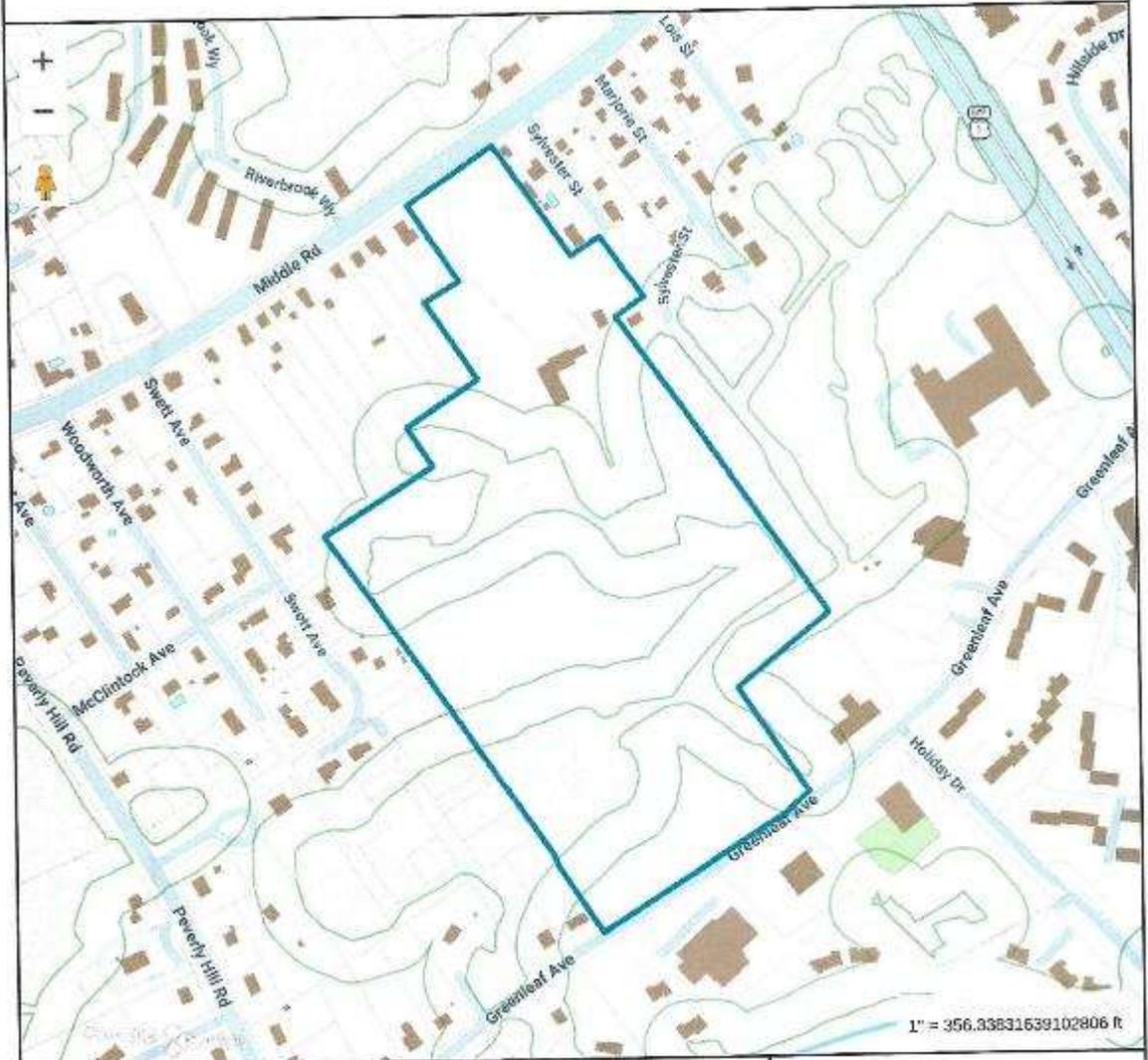
Map Theme Legends

Zoning

Residential Districts	
R	Rural
SHA	Single Residence A
SRB	Single Residence B
GPA	General Residence A
GRB	General Residence B
GRC	General Residence C
GA/MH	Garden Apartment/Mobile Home Park
Mixed Residential Districts	
MHO	Mixed Residential Office
MHB	Mixed Residential Business
GA	Gateway Corridor
GC	Gateway Center
Business Districts	
GB	General Business
B	Business
WB	Waterfront Business
Industrial Districts	
OR	Office Research
I	Industrial
AI	Waterfront Industrial
Airport Districts	
AIR	Airport
AI	Airport Industrial
PI	Phase Industrial
ABC	Airport Business Commercial
Conservation Districts	
M	Municipal
NRP	Natural Resource Protection
Character Districts	
CD3	Character District 3
CD4	Character District 4
CD4W	Character District 4-W
CD4L1	Character District 4-L1
CD4L2	Character District 4-L2
Civic District	
CD	Civic District
Municipal District	
MD	Municipal District
Overlay Districts	
OLCD	Osprey Landing Overlay District
DO	Downtown Overlay District
H	Historic District

City of Portsmouth

WETLANDS MAP



Property Information

Property ID 0232-0045-0000
 Location 690 MIDDLE RD
 Owner CHASE HOME FOR CHILDREN



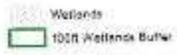
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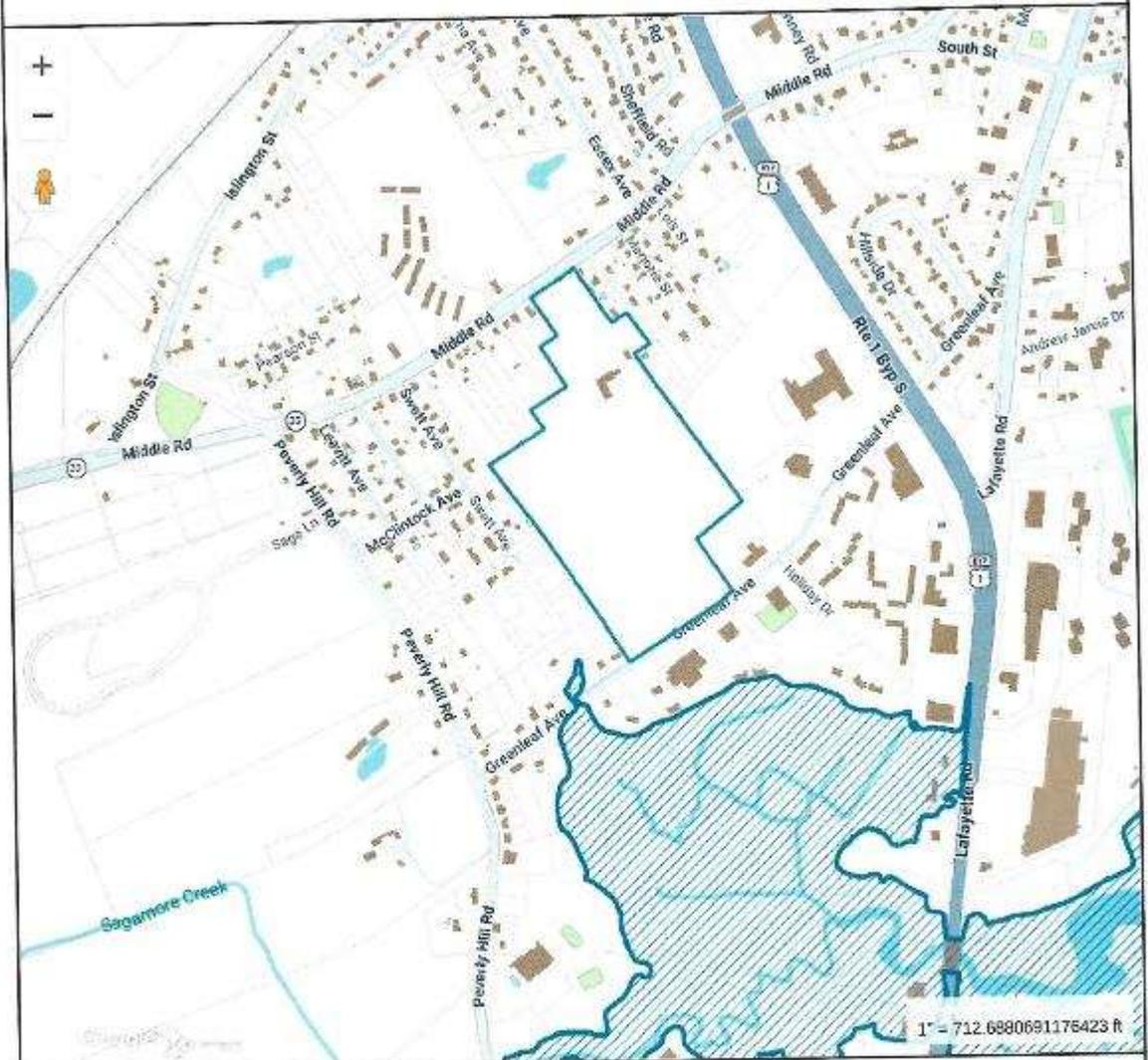
Map Theme Legends

Wetlands



City of Portsmouth

FLOOD MAP



Property Information

Property ID 0232 0015-0000
 Location 628 MIDDLE RD
 Owner CHASE HOME FOR CHILDREN

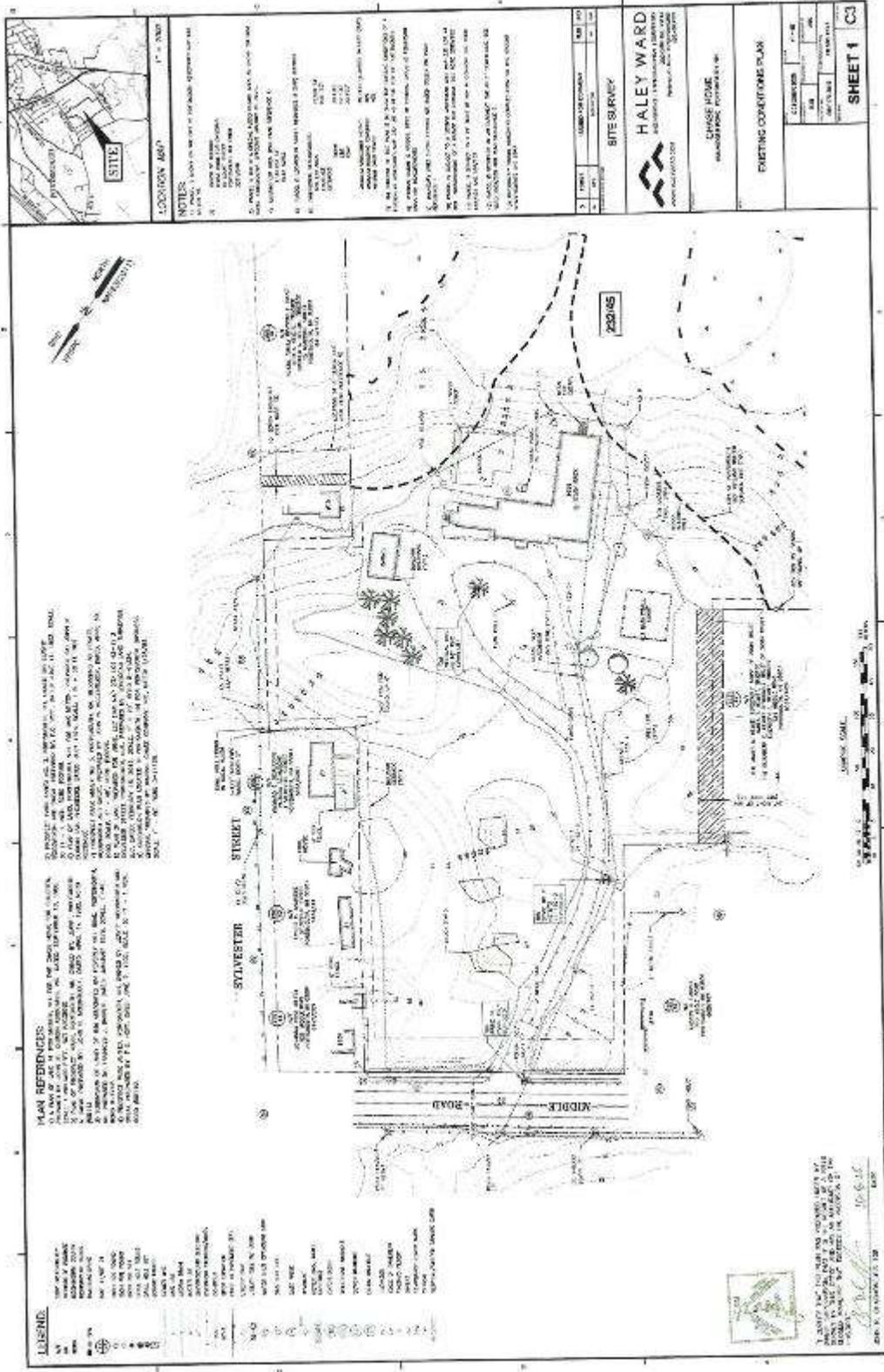


**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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.

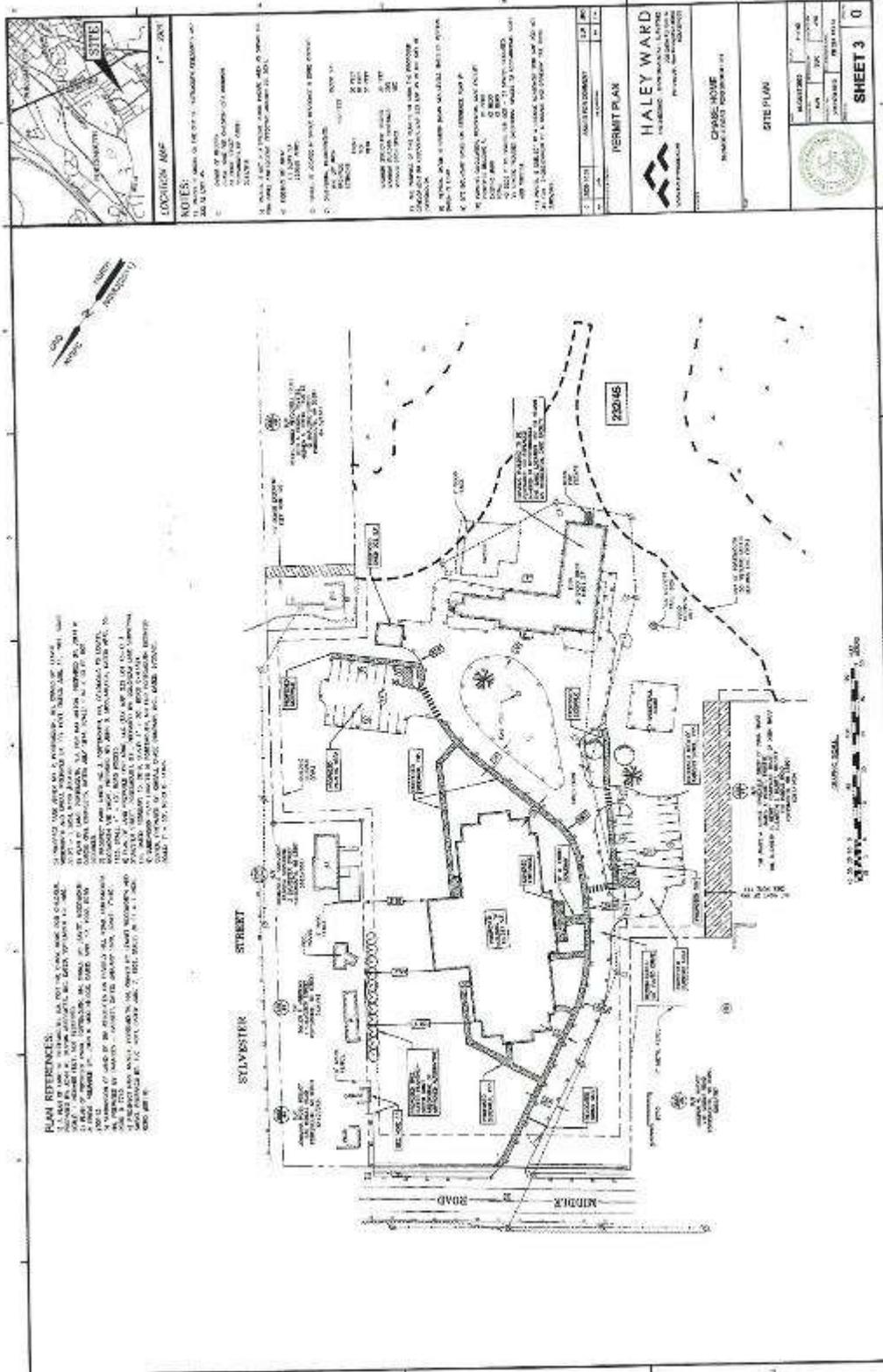
Geometry updated 10/23/2025

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



LEGEND

- 1" = 100'
- 1" = 200'
- 1" = 400'
- 1" = 800'
- 1" = 1600'
- 1" = 3200'
- 1" = 6400'
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PLAN REFERENCES:

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KANSAS CITY, MISSOURI, PLANNING AND ZONING ORDINANCES AND THE CITY OF KANSAS CITY, MISSOURI, SUBDIVISION ORDINANCES.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KANSAS CITY, MISSOURI, PLANNING AND ZONING ORDINANCES AND THE CITY OF KANSAS CITY, MISSOURI, SUBDIVISION ORDINANCES.
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- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KANSAS CITY, MISSOURI, PLANNING AND ZONING ORDINANCES AND THE CITY OF KANSAS CITY, MISSOURI, SUBDIVISION ORDINANCES.



LOCATION MAP

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KANSAS CITY, MISSOURI, PLANNING AND ZONING ORDINANCES AND THE CITY OF KANSAS CITY, MISSOURI, SUBDIVISION ORDINANCES.
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PERMIT PLAN

HALEY WARD
 ARCHITECTS
 1000 N. W. 10TH AVE.
 SUITE 100
 MIAMI, FL 33136
 PH: 305.575.1111
 WWW.HALEYWARDARCHITECTS.COM

CHASE HOME
 1000 N. W. 10TH AVE.
 SUITE 100
 MIAMI, FL 33136
 PH: 305.575.1111
 WWW.HALEYWARDARCHITECTS.COM

SITE PLAN

DATE	10/15/2014	SCALE	AS SHOWN
PROJECT	CHASE HOME	DATE	10/15/2014
CLIENT	CHASE HOME	SCALE	AS SHOWN
DESIGNER	HALEY WARD ARCHITECTS	DATE	10/15/2014
CHECKER	HALEY WARD ARCHITECTS	SCALE	AS SHOWN
APPROVER	HALEY WARD ARCHITECTS	DATE	10/15/2014
SHEET 3			
0			



GENERAL DESCRIPTION	QUANTITY	UNIT	REMARKS
CONCRETE	100	CU YD	
STEEL	50	TONS	
BRICK	1000	SQ YD	
GLASS	500	SQ YD	
WOOD	100	SQ YD	
PAINT	100	GALLONS	
MECHANICAL	100	LINEAL FEET	
ELECTRICAL	100	LINEAL FEET	
PLUMBING	100	LINEAL FEET	
FINISHES	100	SQ YD	
LANDSCAPE	100	SQ YD	
CONCRETE	100	CU YD	
STEEL	50	TONS	
BRICK	1000	SQ YD	
GLASS	500	SQ YD	
WOOD	100	SQ YD	
PAINT	100	GALLONS	
MECHANICAL	100	LINEAL FEET	
ELECTRICAL	100	LINEAL FEET	
PLUMBING	100	LINEAL FEET	
FINISHES	100	SQ YD	
LANDSCAPE	100	SQ YD	



THE CHASE HOME - CONCEPT / FIRST FLOOR PLAN / 11.04.2028

THE CHASE HOME - CONCEPT / FIRST FLOOR PLAN / 11.04.2028



NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	CONCRETE FLOORING	1000	SQ. FT.	
2	CONCRETE WALLS	1000	SQ. FT.	
3	CONCRETE CEILING	1000	SQ. FT.	
4	PAINT WORK	1000	SQ. FT.	
5	MECHANICAL WORK	1000	SQ. FT.	
6	ELECTRICAL WORK	1000	SQ. FT.	
7	PLUMBING WORK	1000	SQ. FT.	
8	GLASS CURTAIN WALL	1000	SQ. FT.	
9	GLASS PARTITION	1000	SQ. FT.	
10	GLASS DOOR	1000	SQ. FT.	
11	GLASS WINDOW	1000	SQ. FT.	
12	GLASS SKYLIGHT	1000	SQ. FT.	
13	GLASS STAIRCASE	1000	SQ. FT.	
14	GLASS ELEVATOR	1000	SQ. FT.	
15	GLASS RECEPTION	1000	SQ. FT.	
16	GLASS CONFERENCE	1000	SQ. FT.	
17	GLASS OFFICE	1000	SQ. FT.	
18	GLASS RESTROOM	1000	SQ. FT.	
19	GLASS BREAK ROOM	1000	SQ. FT.	
20	GLASS STORAGE	1000	SQ. FT.	
21	GLASS LOBBY	1000	SQ. FT.	
22	GLASS CORRIDOR	1000	SQ. FT.	
23	GLASS STAIRWELL	1000	SQ. FT.	
24	GLASS ELEVATOR SHAFT	1000	SQ. FT.	
25	GLASS MECHANICAL ROOM	1000	SQ. FT.	
26	GLASS ELECTRICAL ROOM	1000	SQ. FT.	
27	GLASS PLUMBING ROOM	1000	SQ. FT.	
28	GLASS STORAGE ROOM	1000	SQ. FT.	
29	GLASS RESTROOM	1000	SQ. FT.	
30	GLASS BREAK ROOM	1000	SQ. FT.	
31	GLASS STORAGE	1000	SQ. FT.	
32	GLASS LOBBY	1000	SQ. FT.	
33	GLASS CORRIDOR	1000	SQ. FT.	
34	GLASS STAIRWELL	1000	SQ. FT.	
35	GLASS ELEVATOR SHAFT	1000	SQ. FT.	
36	GLASS MECHANICAL ROOM	1000	SQ. FT.	
37	GLASS ELECTRICAL ROOM	1000	SQ. FT.	
38	GLASS PLUMBING ROOM	1000	SQ. FT.	
39	GLASS STORAGE ROOM	1000	SQ. FT.	
40	GLASS RESTROOM	1000	SQ. FT.	
41	GLASS BREAK ROOM	1000	SQ. FT.	
42	GLASS STORAGE	1000	SQ. FT.	
43	GLASS LOBBY	1000	SQ. FT.	
44	GLASS CORRIDOR	1000	SQ. FT.	
45	GLASS STAIRWELL	1000	SQ. FT.	
46	GLASS ELEVATOR SHAFT	1000	SQ. FT.	
47	GLASS MECHANICAL ROOM	1000	SQ. FT.	
48	GLASS ELECTRICAL ROOM	1000	SQ. FT.	
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50	GLASS STORAGE ROOM	1000	SQ. FT.	
51	GLASS RESTROOM	1000	SQ. FT.	
52	GLASS BREAK ROOM	1000	SQ. FT.	
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56	GLASS STAIRWELL	1000	SQ. FT.	
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76	GLASS LOBBY	1000	SQ. FT.	
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78	GLASS STAIRWELL	1000	SQ. FT.	
79	GLASS ELEVATOR SHAFT	1000	SQ. FT.	
80	GLASS MECHANICAL ROOM	1000	SQ. FT.	
81	GLASS ELECTRICAL ROOM	1000	SQ. FT.	
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85	GLASS BREAK ROOM	1000	SQ. FT.	
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87	GLASS LOBBY	1000	SQ. FT.	
88	GLASS CORRIDOR	1000	SQ. FT.	
89	GLASS STAIRWELL	1000	SQ. FT.	
90	GLASS ELEVATOR SHAFT	1000	SQ. FT.	
91	GLASS MECHANICAL ROOM	1000	SQ. FT.	
92	GLASS ELECTRICAL ROOM	1000	SQ. FT.	
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98	GLASS LOBBY	1000	SQ. FT.	
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100	GLASS STAIRWELL	1000	SQ. FT.	
101	GLASS ELEVATOR SHAFT	1000	SQ. FT.	
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197	GLASS LOBBY	1000	SQ. FT.	
198	GLASS CORRIDOR	1000	SQ. FT.	
199	GLASS STAIRWELL	1000	SQ. FT.	
200	GLASS ELEVATOR SHAFT	1000	SQ. FT.	



SECOND FLOOR (1) 1/4" = 1'-0"

SECOND FLOOR (2) 1/4" = 1'-0"

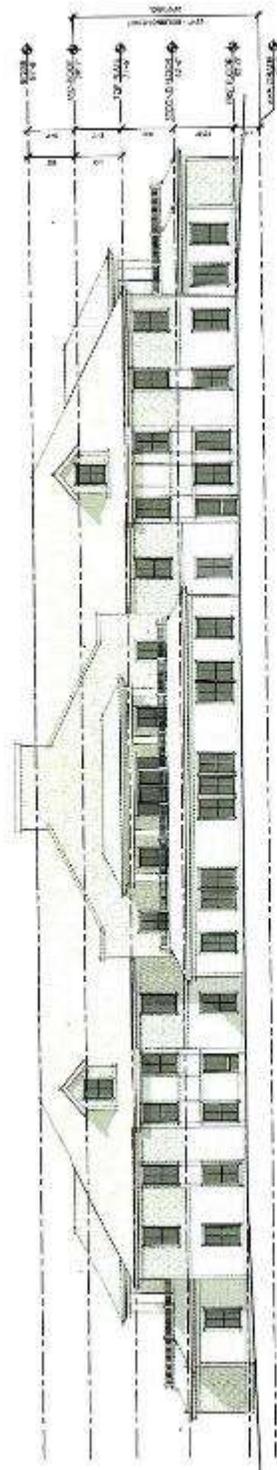


11.04.2025

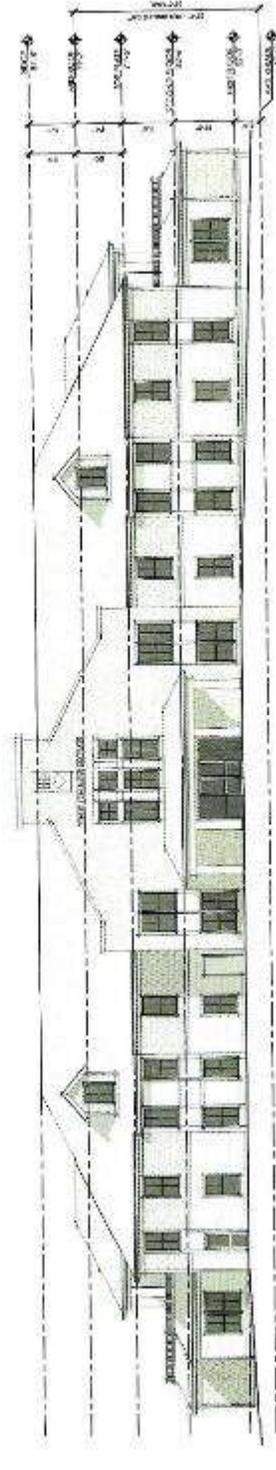
SECOND FLOOR PLAN

THE CHASE HOME - CONCEPT





ELEVATION 2
1/8" = 1'-0"



ELEVATION 4
1/8" = 1'-0"



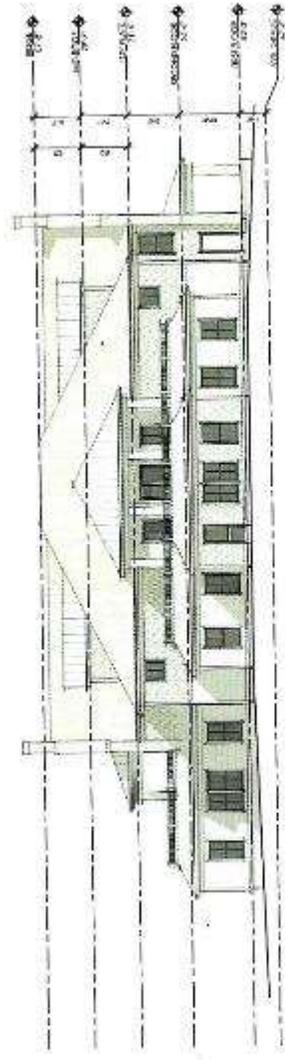
MAUCEL
DESTEFAN
ARCHITECTS

THE CHASE HOME - CONCEPT / ELEVATIONS / 11.04.2025

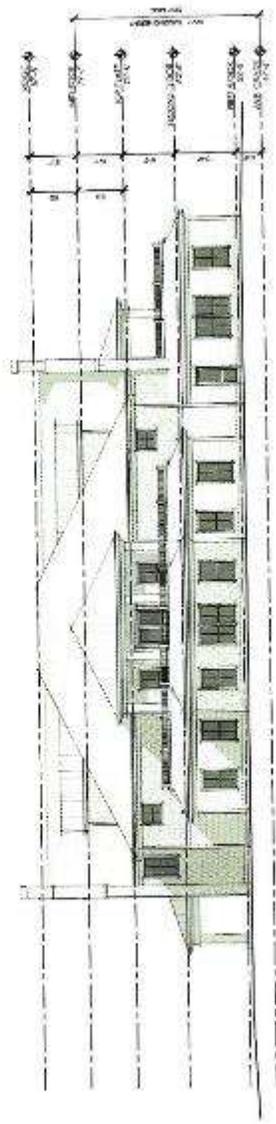
Project Location: / 11th Street / 1st Floor / 1st Floor / 1st Floor



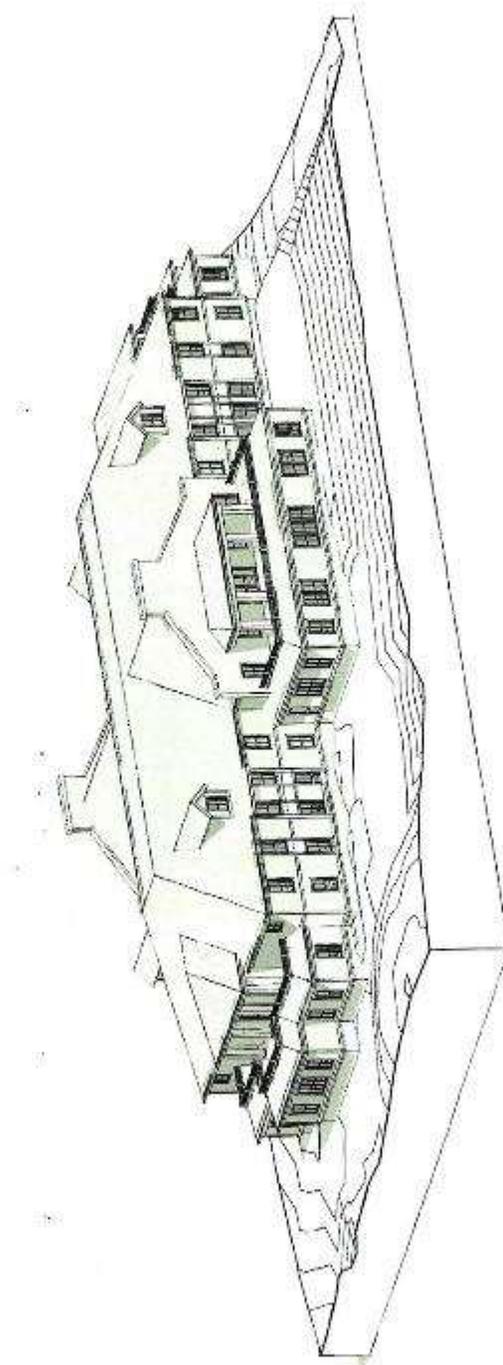
THE CHASE HOME



ELEVATION 2
1/8" = 1'-0"



ELEVATION 1
1/8" = 1'-0"



CURRENT OWNER		UTILITIES		STRY / ROAD		LOCATION		CURRENT ASSESSMENT	
Code	Description	Code	Description	Code	Description	Code	Description	Code	Description
1	Level	1	Public Sewer	1	Urban	905C	EXEMPT	1,171,700	Assessed
1	Level	1	Public Sewer	1	Urban	9300	EXM LAND	2,891,900	Assessed
1	Level	1	Public Sewer	1	Urban	9300	EXEMPT	1,099,300	Assessed
1	Level	1	Public Sewer	1	Urban	9300	EXEMPT	44,300	Assessed
SUPPLEMENTAL DATA		CONDO C		CONDO C		CONDO C		2229	
AIR PCL ID 0232-0045-0000-0000		INLAW Y		LOT SPLIT		2015 Reval Y		PORTSMOUTH, NH	
OLDDACTN 1143		WARD		EXCr Appl		JM		VISION	
PREC.		1/2 HSE		GIS ID 35401		Assoc Pdrfr			

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		QU / VI		SALE PRICE		VC	
Year	Code	Amount	Description	Number	Amount	Code	Description	Year	Code	Year	Code
2025	905C	1,171,700	2024	905C	1,171,700	2023	905C	1,171,700	2023	905C	1,171,700
	9300	2,891,900		9300	2,891,900		9300	2,891,900		9300	1,504,200
	9300	1,099,300		9300	1,099,300		9300	1,099,300		9300	1,099,300
	9300	44,300		9300	44,300		9300	44,300		9300	30,200
Total		5,207,200		Total		5,207,200		Total		3,805,400	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Amount	Description
		0.00	COMM INT
Total		0.00	

ASSESSING NEIGHBORHOOD	
Nbrd Name	Batch
304	

NOTES	
ARTS/CRAFTS,STUDY,WORKSHOP,GYM	
4/16BP-TALKED TO PAUL, HE SAID WATER DAM	
AGE FROM ICE DAM, 15 ROOMS & 2 HALLWAYS	
SOME FRAMES REWORK, INSUL, DRYWALL & CEI	
3/22BP REMOD BATHRMS, CONV OFF TO ADA	
37X78 BUILT 1970'S, UBM=LAUNDRY OFFICE.	

BUILDING PERMIT RECORD		DATE COMP		COMMENTS	
Permit No	Issue Date	Amount	Description	Permit No	Issue Date
EC 25-162	07-01-2025	3,900	Install New 20A 240V Circuit to	FR	Field Review Stat Update
SPR-21-85	09-15-2021	3,500	Change existing sprinkler hos	FR	Measure/Listed
PMGC-21-2	09-08-2021	76,200	48 ADA shower/wseat, grab	RO	50 Building Permit
EC-21-224	09-08-2021	17,900	REMODEL EXISTING BATHR	JW	50 Building Permit
BLDG-21-6	06-30-2021	75,000	Institutional Remodel- Remode	JW	50 Building Permit
30923	06-15-2019	4,500	REPLACE INDIRECT WATER	ST	ER Exterior Permit
16-1729-1	03-15-2017	15,634	REPLACE WATER 20772 FIRE AL	JM	50 Building Permit

LAND LINE VALUATION SECTION							
Parcel No	Area	Unit Price	Size/Ad	Site Cond.	ST	ST	ST
87,120	SF	24.80	1,000	1	0.96	304	905 Shepel Size
890,802	SF	24.80	1,000	1	0.10	304	905 Shepel Size
3,000	AC	530.00	1,000	0	1.00	304	905 Shepel Size

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EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Amount	Description
		0.00	COMM INT
Total		0.00	

ASSESSING NEIGHBORHOOD	
Nbrd Name	Batch
304	

NOTES	
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ASSESSING NEIGHBORHOOD	
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3,000	AC	530.00	1,000	0	1.00	304	905 Shepel Size

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Amount	Description
		0.00	COMM INT
Total		0.00	

ASSESSING NEIGHBORHOOD	
Nbrd Name	Batch
304	

NOTES	
ARTS/CRAFTS,STUDY,WORKSHOP,GYM	
4/16BP-TALKED TO PAUL, HE SAID WATER DAM	
AGE FROM ICE DAM, 15 ROOMS & 2 HALLWAYS	
SOME FRAMES REWORK, INSUL, DRYWALL & CEI	
3/22BP REMOD BATHRMS, CONV OFF TO ADA	
37X78 BUILT 1970'S, UBM=LAUNDRY OFFICE.	

BUILDING PERMIT RECORD		DATE COMP		COMMENTS	
Permit No	Issue Date	Amount	Description	Permit No	Issue Date
EC 25-162	07-01-2025				

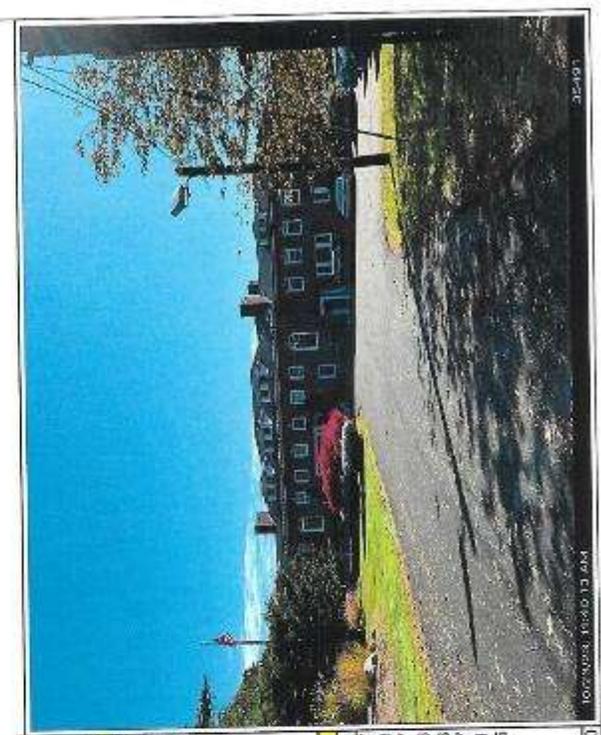
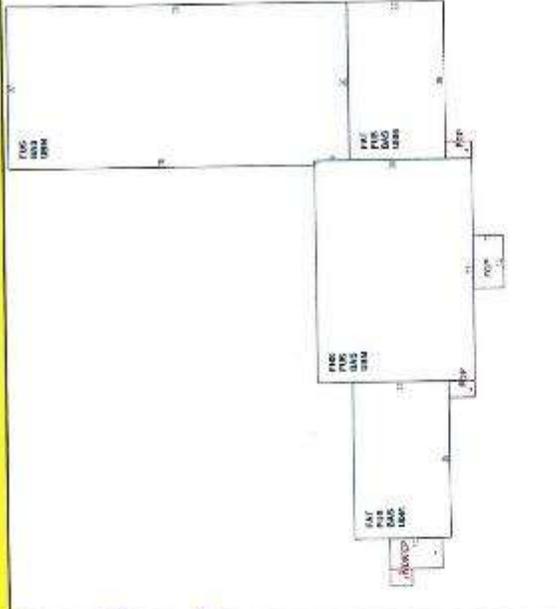
CONSTRUCTION DETAIL		Element	Cd	Description	Element	Cd	Description
Style:	14	Apartment					
Model	94	Commercial					
Grade	B+						
Stones:	2						
Occupancy	1.00						
Residential Unit	20	Brick/Masonry					
Exterior Wall 1	03	Gable/Hip					
Exterior Wall 2	03	Asph/F Gls/Comp					
Roof Structure	05	Drywall/Shuct					
Roof Cover	11	Ceram Clay TI					
Interior Wall 1	14	Carpet					
Interior Wall 2	03	Gas					
Interior Floor 1	03	Hot Water					
Interior Floor 2	01	None					
Heating Fuel	01	CHARTBL 94					
Heating Type	9300						
AC Type							
Bldg Use							
Total Rooms							
Total Bedrooms							
Total Baths							
Kitchen Grd							
HeadAC							
Frame Type	00	NONE					
Baths/Plumbing	02	WOOD FRAME					
Ceiling/Wall	06	AVERAGE					
Rooms/Prms	02	CEIL & WALLS					
Wall Height	9.00	AVERAGE					
% Conn Wall							
1st Floor Use:							
Class:							

OB - OUTBUILDING & YARD ITEMS (1) - BUILDING EXTRA FEATURES)

Code	Description	UB	Units	Unit Price	Yr Bld	Card	% Gd	Gr Adj	Appr. Value
FGR4	GAR W/LFT AVE	L	1,050	59.00	1980	A	50	C	31,000
LT1	LIGHT S-IN/W/PL	L	3	853.00	0	A	50	C	1,300
PW1	PAVING ASPHALT	L	8,000	3.00	1980	A	50	C	12,000
SPR1	SPRINKLERS-WET	S	19,812	5.30	1983	00	84	C	67,200
GEN	GENERATOR COMM	B	1	100,000.00	1983	A	84	C	64,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	EIF Area	Unit Cost	Undsprc. Value
RA5	First Floor	6,298	6,298	282.68		1,760,267
FAT	Attic	396	1,594	70.67		111,938
FEP	Porch, Enclosed	0	84	55		15,547
FHS	Half Story, Finished	918	1,836	918		259,496
FOP	Porch, Open	0	132	33		9,328
FUS	Upper Story, Finished	6,298	6,298	282.68		1,760,267
UBM	Basement, Unfinished	0	6,296	1,260		56,555
WDK	Deck, Wood	0	20	28.27		565
Total Gross Lnt. Lease Area		13,910	22,550	15,260		4,313,620



EXEMPT UNDER RSA 78-B:2 (5) A Non-Contractual Transfer

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the CHASE HOME FOR CHILDREN, a New Hampshire charitable organization, of 698 Middle Road, Portsmouth, New Hampshire,

grants to the CHASE HOME FOR CHILDREN, a New Hampshire charitable organization, of 698 Middle Road, Portsmouth, New Hampshire,

with QUITCLAIM COVENANTS, the following described real estate:

A certain tract or parcel of land with the buildings thereon situate on Middle Road, Portsmouth, New Hampshire, bounded and described as follows:

Beginning at a point at the intersection of Middle Road and the northwesterly corner of the tract herein described, thence running along a stone wall N 73°09'35" E 94.16 feet to the end of the said stone wall; thence continuing N 73°18'05" E 30.01 feet to a point; thence continuing N 72°15'10" W along a stone wall 121.44 feet to a railroad spike; thence turning and running S 19°11'40" E 323.68 feet to an iron pin found; thence turning and running N 70°29'00" E 82.70 feet to Sylvester Street and a rebar set; thence turning and running S 19°31'00" E 180.00 feet, along Sylvester Street to an iron pin found; thence turning and running S 70°29'00" W 84.00 feet to a rebar set; thence turning and running S 19°02'45" E 132.81 feet to an iron pin found; thence turning and running S 19°37'55" E 534.90 feet to an NHHD bound found; thence turning and running S 66°46'20" W 279.82 feet to an NHHD bound found; thence turning and running S 18°49'10" E 299.04 feet to Greenleaf Avenue and an NHHD bound found; thence turning and running S 72°50'35" W 597.99 feet along Greenleaf Avenue to a bound found; thence turning and running N 16°41'50" W 200.22 feet to a rebar set and the beginning of a stone wall; thence turning and running N 09°56'20" W 26.08 feet to a point on said stone wall; thence turning and running N 18°47'50" W 64.95 feet to an iron pin found; thence turning and running N 22°54'15" W 27.49 feet to an iron pin found; thence turning and running N 19°11'25" W 326.78 feet to an iron pin found in said stone wall; thence turning and running N 17°34'45" W 116.10 feet to a point in said stone wall; thence turning and running N 21°17'45" W 73.60 feet to a point in said stone wall; thence turning and running N 19°40'00" W 212.74 feet to a point in said stone wall; thence turning and running N 18°33'10" W 108.63 feet to a drill hole set in said stone wall; thence turning and running N 73°00'45" E 316.80 feet to a rebar set; thence turning and running N 19°40'10" W 105.17 feet to a drill hole set; thence turning and running N 72°16'45" E 200.00 feet to a rebar set; thence turning and

ROCKINGHAM COUNTY SEP 19 06 PM '94
REGISTRY OF DEEDS

3071 P0819

running N 18°08'20" W 220.50 feet to a rebar set; thence turning and running N 72°03'30" E 95.00 feet to a rebar set; thence turning and running N 18°08'15" W 215.00 feet to a tac found and the point of beginning.

Meaning and intending to combine the lots described as City Tax Map R-32, Lots 45 and 42.

Meaning and intending to describe the land with the buildings thereon shown as "A Plan of Land in Portsmouth N.H. for the Chase Home for Children" on plan dated September 10, 1990, File No. 724, Plan No. 5890 by John W. Durgin Associates, Inc. Area of parcel surveyed = 1,116,287 sq. ft. = 25.63 acres.

Signed this 13th day of September, 1994.

Chase Home for Children

By: Ralph R. Woodman, Jr.
Ralph R. Woodman, Jr.,
President, Board of Trustees

State of New Hampshire
Rockingham, SS.

September 13, 1994

Personally appeared Ralph R. Woodman, Jr., duly authorized on behalf of the Chase Home for Children, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Maryann Towle
Justice of the Peace

- 10.322 A **lawful nonconforming building or structure** that is damaged or destroyed by any cause other than the willful act of the owner or the owner's agent may be restored or reconstructed, provided that such restoration or reconstruction shall not enlarge the overall floor space or height of the **building** or cause the **building** to become more **nonconforming**. A **building permit** must be applied for within eighteen months of the damage. Nothing in this Section shall prevent the **demolition** of the remains of any **building** so damaged or destroyed.
- 10.323 Notwithstanding the preceding paragraphs, the following modifications to a **lawful nonconforming building or structure** may enlarge or expand the nonconformity, provided that the modification is the minimum necessary to comply with the applicable code:
- 10.323.10 Installation or replacement of components required for egress purposes pursuant to the **Building Code**; or
- 10.323.20 Installation or replacement of accessible egress components.
- 10.324 Any restoration, reconstruction, maintenance or repair work on a **nonconforming building or structure** in the Historic District shall comply with Section 10.630.

Section 10.330 Nonconforming Uses

- 10.331 A **lawful nonconforming use** may continue, but may not be extended, enlarged or changed except in conformity with this Ordinance.
- 10.332 A **lot, building or structure** in which a **lawful nonconforming use** is discontinued for a period exceeding eight months, or which is superseded by a conforming use, may not again be devoted to a **nonconforming use**. Failure to use a property for a **nonconforming use** for a period of eight months shall create a presumption of abandonment of the **use**.
- 10.333 A **nonconforming use** located in a portion of a **building or structure** shall not be extended throughout other parts of the **building or structure**.
- 10.334 A **nonconforming use** of land may not be extended into any part of the remainder of a **lot** of land.
- 10.335 A **lawful nonconforming use** may be changed to another **nonconforming use**, provided that the proposed **use** is equally or more appropriate to the district than the existing **use**, and the impact on **adjacent** properties is less adverse than the impact of the existing **use**. Such determination shall be made by application for a special exception from the Board of Adjustment.
- 10.336 A **nonconforming use** of land which is incidental to or accessory to a **nonconforming use** within a **building** shall be discontinued at the same time the **nonconforming use** of the **building** is discontinued.

Article 4 Zoning Districts and Use Regulations

Section 10.410 Establishment and Purpose of Districts
 Section 10.420 District Location and Boundaries
 Section 10.430 Use Regulations
 Section 10.440 Table of Uses – Residential, Mixed Residential, Business and Industrial Districts
 Section 10.450 Table of Uses – Pease/Airport Districts
 Section 10.460 Table of Uses – Municipal and Conservation Districts
 Section 10.470 Uses Permitted in the Transportation Corridor District

Section 10.410 Establishment and Purpose of Districts

The City of Portsmouth is hereby divided into the following zoning districts (the statements of purpose are for descriptive purposes and are not regulatory):

District		Purpose
Residential Districts		
Rural Residential	R	To provide areas for single-family dwellings and appropriate accessory uses at rural densities (up to one dwelling per five acres), and limited agricultural uses .
Single Residence A Single Residence B	SRA SRB	To provide areas for single-family dwellings at low to medium densities (approximately 1 to 3 dwellings per acre), and appropriate accessory uses .
General Residence A General Residence B General Residence C	GRA GRB GRC	To provide areas for single-family, two-family and multifamily dwellings , with appropriate accessory uses , at moderate to high densities (ranging from approximately 5 to 12 dwelling units per acre), together with appropriate accessory uses and limited services.
Garden Apartment/ Mobile Home Park	GA/MH	To provide areas for garden apartment development at moderate densities (up to 4 dwelling units per acre), and to accommodate existing developed mobile home parks.
Mixed Use Districts		
Mixed Residential Office	MRO	To provide areas where a limited range of business establishments , including live/work units , can be located near or adjacent to residential development , providing a transition between residential neighborhoods and commercial districts.
Mixed Residential Business	MRB	

P = Permitted AP = Administrative Approval S = Special Exception CU = Conditional Use Permit N = Prohibited

Section 10.440 Table of Uses – Residential, Mixed Residential, Business and Industrial Districts

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4- L1	CD4- MRB L2	CD5 CD4	GB	G1	G2	CD4- WB W	OR	I	WI	Supplemental Regulations
I. Residential Uses																
1.10 Single family dwelling	P	P	P	P	N	P	P	P	N	N	P	N	N	N	N	
1.20 Accessory dwelling unit																
1.21 Attached accessory dwelling unit (AADU)	AP	AP	AP	AP	N	AP	AP	AP	N	CU	CU	N	N	N	N	
1.211 Up to 750 sq. ft. GLA and entirely within an existing single-family dwelling	CU	CU	CU	CU	N	CU	CU	CU	N	CU	CU	N	N	N	N	10.814 (Accessory Dwelling Units)
1.212 Up to 750 sq. ft. GLA and in an expansion of an existing single-family dwelling	CU	CU	CU	CU	N	CU	CU	CU	N	CU	CU	N	N	N	N	

P – Permitted AP – Administrative Approval S – Special Exception CU – Conditional Use Permit N – Prohibited

Use	R	SEA	GRA	GRC	GA	MRO	CD4-L1	MRB	CD4-L2	CD5	GB	G1	G2	CD4-W	WB	OR	I	W1	Supplemental Regulations
1.92 Residential density incentive PUD	N	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
2. Institutional Residence or Care Facilities																			
2.10 Assisted living facility																			
2.11 Assisted living center	N	N	N	N	N	N	N	N	N	P	P	S	S	P	N	N	N	N	
2.12 Assisted living home	S	S	S	S	S	S	S	S	S	N	N	S	S	N	N	N	N	N	
2.20 Residential care facility																			
2.21 5 or fewer residents	S	S	S	S	S	S	S	S	S	N	N	S	S	S	N	N	N	N	
2.22 More than 5 residents	N	N	N	N	N	S	S	S	S	P	S	S	S	S	N	S	N	N	
3. Educational, Religious, Charitable, Cultural and Public Uses																			
3.10 Place of assembly																			
3.11 Religious	S	S	N	N	N	S	S	S	S	S	S	S	S	S	N	N	N	N	
3.12 Other nonprofit	N	N	N	N	N	S	S	S	S	S	S	S	S	S	N	N	N	N	
3.20 School																			
3.21 Primary or secondary	N	N	N	N	N	S	S	P	P	P	P	S	S	P	P	N	N	N	
3.30 Post-secondary	N	N	N	N	N	S	S	P	P	P	P	S	S	P	N	P	P	N	

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Use	R		SRA		GHA		GRC		GA/		MRO		CD4-		CD5		B		I	W1	Supplemental Regulations
	SRB	GRB	(A)	MH	L1	CD4-	L2	MRB	CD4	GB	CI	G2	CD4-	WB	OR	W					
4.30 Indoor recreation use, such as bowling alley or arcade	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.825 (noise) 10.860 (hours of operation)
4.40 Health club, yoga studio, martial arts school, or similar use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
4.41 Up to 2,000 sq. ft. GFA*	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
4.42 More than 2,000 sq. ft. GFA	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
4.50 Outdoor recreation use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.592 (location) 10.860 (hours of operation)
4.60 Amusement park, water park or theme park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
5. Office Uses, Non-Medical																					
5.10 Professional office	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.833 (Mixed Residential districts)
5.20 Business office (incl. real estate office)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.833 (Mixed Residential districts)
5.30 Financial Institution																					
5.31 Financial services office	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
5.32 Retail bank	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
5.40 Social service campus																					
5.41 Nonresidential	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.823

*GFA = gross floor area.

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Use	R	SEA SRB	GRA GRB	GA/ (A)	MH	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GB	G1	G2	B CD4- W	WB	OR	I	WT	Supplemental Regulations
5.42 Residential	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	
5.50 Media studio																		
5.51 Excluding any transmitting antenna tower	N	N	N	N	N	S	S	S	P	P	S	S	P	N	N	P	N	
5.52 Including accessory transmitting antenna tower	N	N	N	N	N	N	N	N	N	S	N	N	S	N	N	S	N	10.834
5.60 Publishing facility or similar electronic production operation	N	N	N	N	N	S	S	S	P	P	P	P	P	N	P	P	N	
5.70 Call Center	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	S	N	
6. Medical Services and Health Care																		
6.10 Hospital	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
6.20 Medical offices and clinics (outpatient only)	N	N	N	N	N	S	S	S	P	P	P	P	P	N	P	N	N	
6.30 Clinics with inpatient care	N	N	N	N	N	N	N	N	N	S	S	S	N	S	N	S	N	
6.40 Ambulatory surgical center	N	N	N	N	N	N	N	N	N	S	S	S	N	S	N	S	N	
6.50 Substance abuse treatment facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
6.60 Psychiatric hospital for the criminally insane	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
7. Services, Other Than Health Care																		
7.10 Day Care																		

As Amended Through May 1, 2023

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Use	R	SRA SRB	GRA GRB	GA (A)	MH	MRO CD4- L1	CD4- L2	MRH	CD5 CD4	GB	G1	G2	B CD4- W	WB	OR	I	WT	Supplemental Regulations
7.11 Family day care facility	P	P	P	N	N	P	P	P	N	N	P	P	N	N	N	N	N	
7.12 Group day care facility including private preschool and kindergarten	S	S	S	S	N	S	S	P	P	P	S	S	P	N	N	N	N	10.824 (group day care facilities) 10.860 (hours of operation)
7.20 Personal services	N	N	N	N	N	N	S	S	P	P	P	S	P	N	N	N	N	
7.30 Consumer services such as copy shop, bicycle repair, and pet grooming	N	N	N	N	N	N	S	S	P	P	P	S	P	N	N	N	N	
7.40 Trade, craft and general service establishments, such as shops for plumbers, electricians, painters, paper hangers, upholsterers, sign painters and printers	N	N	N	N	N	N	N	S	P	P	P	S	P	N	P	P	P	All storage of materials and equipment shall be located within a building
7.50 Veterinary Care	N	N	N	N	N	N	N	S	N	S	S	S	S	N	S	S	N	10.832
7.60 Laundry and dry cleaning establishments	N	N	N	N	N	N	N	S	N	S	S	S	S	N	S	S	N	
7.61 Drop-off/pick-up only for items to be dry cleaned or laundered off site	N	N	N	N	N	N	P	P	P	P	P	P	P	N	S	N	N	
7.62 Self-service laundry for use by the general public	N	N	N	N	N	N	S	S	S	P	P	S	P	N	N	N	N	
7.63 Dry cleaning establishment with on-site cleaning facilities.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	

As Amended Through May 1, 2023

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Use	R	SRA SRB	GRA GRB	CRC (A)	GA/ MH	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GB	G1	G2	B CD4- W	WB	OR	I	WT	Supplemental Regulations
7.70 Undertaking establishment, funeral parlor or mortuary chapel, excluding crematorium	N	N	N	N	N	N	N	P	N	P	S	S	P	N	N	N	N	
8. Retail Trade																		
8.10 Convenience goods																		
8.11 Convenience goods 1																		
8.111 Hours of operation between 6:00 AM and 11:00 PM	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	10,860 (hours of operation)
8.112 24 hours per day operation	N	N	N	N	N	N	N	N	P	P	S	N	S	N	N	N	N	
8.12 Convenience goods 2																		
8.121 Hours of operation between 6:00 AM and 11:00 PM	N	N	N	N	N	N	P	S	P	P	P	P	P	N	N	N	N	
8.122 24 hours per day operation	N	N	N	N	N	N	N	N	S	S	S	N	S	N	N	N	N	
8.30 Retail sales conducted within a building																		
8.31 Not marine-related	N	N	N	N	N	N	P	S	P	P	P	P	P	N	N	N	N	
8.32 Marine-related	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	N	
8.40 Shopping center																		
8.50 Retail sales, large format	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	N	
8.60 Fish market	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	N	10,860 (hours of operation)

As Amended Through May 1, 2023

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Use	R	SRA SRB	GRA GRB	G/A (A)	MH	MRO CD4- L1	CD4- L2	MRB	CD4	GB	G1	G2	B CD4- W	WB	OR	I	WI	Supplemental Regulations
8.70 Manufacture of goods sold at retail on the premises, such as crabs, coffee roasting and bakery goods	N	N	N	N	N	N	S	S	P	P	P	P	P	N	N	P	N	Maximum of 5 persons employed in manufacture
8.80 Sexually oriented business	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	N	10,930 (Sexually Oriented Businesses)
9. Eating and Drinking Places																		
9.10 Nightclub or bar	N	N	N	N	N	N	N	N	P	P	P	S	N	N	N	N	N	10,590 (location)
9.11 Occupant load less than 250	N	N	N	N	N	N	N	N	P	P	P	S	N	N	N	N	N	
9.12 Occupant load from 250 to 500	N	N	N	N	N	N	N	N	S	S	S	S	N	N	N	N	N	
9.13 Occupant load greater than 500	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
9.20 Restaurant, take-out only	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N	N	
9.30 Restaurant, fast food	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N	N	
9.40 Restaurant, place of public assembly or function room	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N	N	10,590 (location) 10,860 (hours of operation)
9.41 Occupant load less than 50	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N	N	
9.42 Occupant load from 50 to 250	N	N	N	N	N	N	N	N	P	P	P	S	S	N	N	N	N	
9.43 Occupant load from 250 to 500	N	N	N	N	N	N	N	N	P	S	S	S	N	N	N	N	N	
9.44 Occupant load greater than 500	N	N	N	N	N	N	N	N	S	S	N	N	N	N	N	N	N	
9.50 Permanently moored vessel used as restaurant or bar, with occupant load less than 250	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

As Amended Through May 1, 2023

P – Permitted AP – Administrative Approval S – Special Exception CU – Conditional Use Permit N – Prohibited

Use	R	SRA SRB	GRA GRB	GRC (A)	GA MH	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GIB	GI	G2	B CD4- W	WB	OR	I	W1	Supplemental Regulations
12.21 With no repair, servicing or fueling facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
12.22 With repair, servicing or fueling facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	N	N	10.581 (lot area) 10.592 (location) 10.860 (hours of operation)
12.30 Repair of commercial marine craft and marine-related structures	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	S	P	10.581 (lot area) 10.592 (location) 10.860 (hours of operation)
12.40 Landside support facility for commercial passenger vessel	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	P	
13. Wholesale Trade, Warehousing and Distribution																		
13.10 Wholesale use																		
13.11 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
13.12 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
13.20 Wholesale sales devoted to, and in the same establishment as, a permitted retail use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
13.21 Occupying up to 20% of gross floor area of establishment	N	N	N	N	N	N	N	N	P	P	S	N	P	N	N	N	N	

P = Permitted AP = Administrative Approval S = Special Exception CU = Conditional Use Permit N = Prohibited

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MT	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GB	G1	G2	B CD4- W	OR	WB	WI	Supplemental Regulations
13.22 Occupying 21% to 40% of gross floor area of establishment	N	N	N	N	N	N	N	N	N	P	N	N	P	N	N	N	
13.30 Wholesale lumber yards, lumber and contractor sales																	
13.31 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
13.32 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	S
13.40 Warehousing or distribution of non-flammable, non-hazardous materials, not classified as a high hazard use																	
13.41 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
13.42 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P
14. Industrial Uses																	
14.10 Light Industry																	
14.11 Not marine-dependent	N	N	N	N	N	N	N	N	N	S	S	S	N	N	N	P	N
14.12 Marine-dependent	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	P	P
14.20 Research and development																	
14.21 Not marine-dependent	N	N	N	N	N	N	N	P	N	S	S	N	S	N	S	P	N
14.22 Marine-dependent	N	N	N	N	N	N	N	N	N	S	N	N	S	N	P	P	P

P = Permitted; AP = Administrative Approval; S = Special Exception; CU = Conditional Use Permit; N = Prohibited

Use	R		SRA		GIR		GRC		GA/		MRO		CD4-		CD4-		CD4-		B		I	WI	Supplemental Regulations
	SRA	SRB	GRB	GRA	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB											
14.30 Food processing																							
14.31 Not including seafood processing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.592 (location) 10.851 (use contained in building)
14.32 Including seafood processing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
14.40 Electronics manufacturing																							
14.50 General manufacturing																							
14.51 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
14.52 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
14.60 Biological or chemical laboratory																							
14.61 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
14.62 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
14.70 Recycling facility or recycling plant																							
14.80 High hazard use, including other uses listed in this section but not including uses described in 14.90	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.592 (location) 10.853 (location) 10.593 (location)

P – Permitted AP – Administrative Approval S – Special Exception CU – Conditional Use Permit N – Prohibited

Use	R		SRA		GRA		GRC		GA/		MRC		CD4+		MRB		CD5		B		I	WT	Supplemental Regulations	
	SRB	GRB	(A)	MH	CD4-	L1	CD4-	L2	CD4-	L1	CD4-	L1	CD4-	L2	CD4-	L1	CD4-	L1	CD4-	L1				CD4-
14.90 Storage (other than normal accessory use), processing, disposal, or transfer of petroleum, petrochemicals, natural gas and liquid petroleum products, coal, alcohol, wood pulp, solid or liquid waste, junk or hazardous waste as classified by Federal or State law	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
15. Transportation and Utilities																								
15.10 Public or private transformer station, substation, pumping station or automatic telephone exchange, not including any business office , storage yard or storage building																								
15.11 Essential to service the area in which it is located	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
15.12 Providing community-wide or regional service	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
15.20 Helipad or helipad																								
15.21 Helipad , as an accessory use to a permitted hospital use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
15.22 Helipad	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

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Use	R			MRO			CD5			B			I	W1	Supplemental Regulations
	SRA	GRA	GRC	GA/	CD4-										
	SRE	GRB	(A)	MII	L1	L2	L3	CD4	GB	GI	G2	W			
17. Agricultural Uses															
17.10 Farm, not including the keeping of farm animals	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N
17.20 Keeping of farm animals	S	S	N	N	N	N	N	N	N	N	N	N	N	N	N
18. Temporary Uses															
18.10 Construction trailer	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
18.20 Temporary structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
18.21 Up to 30 days	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
18.22 31 to 90 days	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
18.23 91 to 180 days	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
18.24 More than 180 days	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
18.30 Manufactured housing not on a foundation, as temporary replacement housing for a dwelling on the same lot destroyed by natural causes, provided that there is an active building permit for rebuilding the destroyed dwelling															
18.31 Up to 180 days	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
18.32 More than 180 days	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

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Use	R		SRA		GRC		GA		MH		MRO		CD4		MRB		CD5		GB		GI		G2		CD4		WB		OR		I		WI		Supplemental Regulations	
	SRA	SRB	GRC	GRB	GA	GB	GC	GD	GE	GF	MRO	CD4	CD4-L1	CD4-L2	MRB	CD5	CD5	GB	GI	G2	CD4	WB	OR	I	WI											
18.40 Cans or trailers, including outdoor display area, used for the seasonal sale of dry goods, Christmas trees, flowers, fruits, vegetables, seasonal products and prepared food	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
19. Accessory Uses																																				
19.10 Accessory use to a permitted principal use, but not including any outdoor storage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	10.811 (residential accessory uses)	
19.20 Home occupation																																				
19.21 Home occupation 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
19.22 Home occupation 2	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
19.30 Concessions and services located within the principal building	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
19.40 Drive-through facility, as accessory use to a permitted principal use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.835 (accessory drive-through uses)	
19.50 Outdoor dining or drinking area, as accessory use to a permitted principal use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
20. Accessory Storage																																				
20.10 Indoor storage of motor vehicles or boats as an accessory use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		

As Amended Through May 1, 2023

P = Permitted AP = Administrative Approval S = Special Exception CU = Conditional Use Permit N = Prohibited

Use	R	SRA SRB	GRA GRB	G/A (A)	MH	MRO CD4- L1	CD4- L2	MRH	CD5 CD4	GB	GI	G2	B CD4- W	OR	I	WI	Supplemental Regulations
20.20 Outdoor storage of registered motor vehicles owned by residents of the premises or business. Such vehicles may include only one commercial vehicle , which shall be limited to no more than 2 axles and 6 wheels.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
20.30 Outdoor storage for not more than 9 consecutive months of boats owned by residents of the property:																	
20.31 Not more than one motorboat or sailboat longer than 12 feet	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
20.32 Any number of (a) motorboats or sailboats up to 12 feet in length, or (b) hand-powered craft (canoes and kayaks) without restriction as to length.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
20.40 Outdoor storage of lobster traps, lobster buoys and associated rope	P	P	P	P	P	P	P	P	N	P	P	P	P	P	P	P	10.811.20
20.50 Outdoor storage of raw or partially finished material																	
20.51 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S
20.52 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S

P - Permitted AP - Administrative Approval S - Special Exception CU - Conditional Use Permit N - Prohibited

Use	R		SRA		GRC		GA/		MRO		CD4- MRB		CD5		GB		GI		G2		B		WB		OR		I		WT		Supplemental Regulations		
	SRB	GRC	(A)	MH	CD4- L1	CD4- L2	CD4- L1	CD4- L1	CD4- L1	CD4- L1	CD4- L1	CD4- L1	CD4- L1	CD4- L1	CD4- L1	CD4- L1	CD4- L1	CD4- L1	CD4- L1	CD4- L1	CD4- L1	CD4- L1	CD4- L1	CD4- L1	CD4- L1	CD4- L1	CD4- L1						
20.60 Outdoor storage of machinery, equipment and vehicles	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
20.61 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
20.62 Marine-dependent (other than allowed by 20.30 or 20.40 above)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

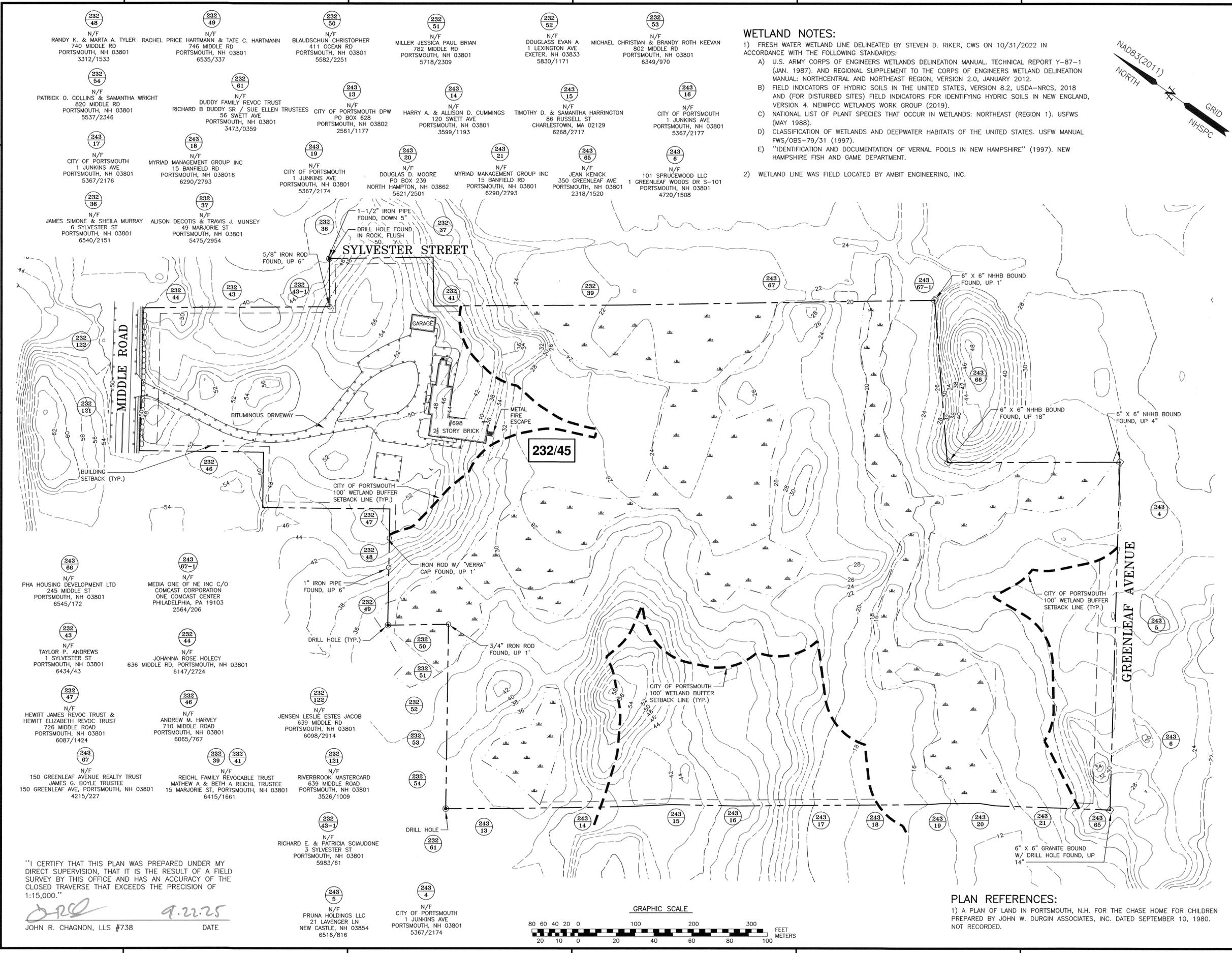
Section 10.520 Residential and Mixed Residential Districts

10.521 Table of Dimensional Standards – Residential and Mixed Residential Districts¹

	R	SRA	SRB	GRA	GRB	GRC	GA/MH	MRO	MRB
Minimum Lot Dimensions									
Lot area	5 acres	1 acre	15,000 sf	7,500 sf	5,000 sf	3,500 sf	5 acres	7,500 sf	7,500 sf
Lot area per dwelling unit	5 acres	1 acre	15,000 sf	7,500 sf	5,000 sf	3,500 sf	10,000 sf	7,500 sf	7,500 sf
Continuous street frontage	NA	150'	100'	100'	80'	70'	N/A	100'	100'
Depth	NA	200'	100'	70'	60'	50'	N/A	80'	80'
Minimum Yard Dimensions									
Front	50'	30'	30' ²	15'	5'	5'	30' ^{2,4}	5'	5' ²
Side	20'	20'	10'	10'	10'	10'	2.5'	10'	10'
Rear	40'	40'	30'	20'	2.5'	20'	2.5'	15'	15'
Maximum Structure Dimensions									
Structure height									
Sloped roof	3.5'	3.5'	3.5'	3.5'	3.5'	3.5' ³	3.5' ^{3,4}	40'	40'
Flat roof	3.5'	30'	30'	30'	30'	30'	3.5' ^{3,4}	30'	30'
Roof appurtenance height	8'	8'	8'	8'	8'	8'	8'	10'	10'
Building coverage	5%	10%	20%	2.5%	30%	35%	20% ⁴	40%	40%
Minimum open space	7.5%	50%	40%	30%	2.5%	20%	50%	2.5%	2.5%

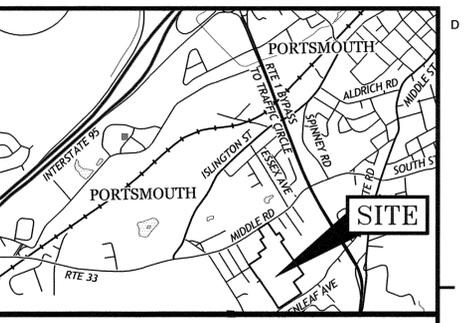
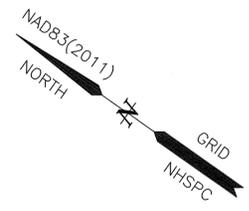
Notes:
 1. See Article 5A and Article 5B for dimensional standards in Character and Gateway Neighborhood Mixed Use Districts.
 2. See Section 10.533 for special front yard requirements on Lafayette Road.
 3. Within the General Residence C and Garden Apartment/Mobile Home Park districts an additional 8' of height may be added to the maximum structure height in order to provide for multifamily dwellings that include vehicular parking spaces located within the residential building itself, if the additional height results in increased open space when compared to a site plan showing what open spaces would remain if required parking spaces were located in the open and in accessory structures.
 4. See Section 10.816 for requirements within a manufactured housing park.

NA – Not Applicable NR – No Requirement



WETLAND NOTES:

- FRESH WATER WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 10/31/2022 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPPC WETLANDS WORK GROUP (2019).
 - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
 - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
 - "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- WETLAND LINE WAS FIELD LOCATED BY AMBIT ENGINEERING, INC.



LOCATION MAP 1" = 2000'

- NOTES:**
- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 232 AS LOTS 45.
 - OWNER OF RECORD:
CHASE HOME FOR CHILDREN C/O WOODMAN
82 COURT STREET
PORTSMOUTH, NH 03801
3071/818
 - PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE JANUARY 29, 2021.
 - EXISTING LOT AREA:
1,115,649 S.F.
25.5589 ACRES
 - PARCEL IS LOCATED IN SINGLE RESIDENCE B (SRB) DISTRICT.
 - DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 15,000 S.F.
FRONTAGE: 100 FEET
SETBACKS:
FRONT 30 FEET
SIDE 10 FEET
REAR 30 FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 20%
MINIMUM OPEN SPACE: 40%
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 232 LOT 45 IN THE CITY OF PORTSMOUTH.
 - VERTICAL DATUM IS NAVD88 (MEAN SEA LEVEL). BASIS OF VERTICAL DATUM AND TOPOGRAPHY FROM LIDAR DATABASE.
 - SITE BOUNDARY BASED ON REFERENCE PLAN #1.

1	2025.09.22	UPDATED TOPOGRAPHY	SJR	JRC
0	2025.04.25	ISSUED FOR COMMENT	EDS	JRC
No.	DATE	DESCRIPTION	BY	CHK.

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT
CHASE HOME
698 MIDDLE ROAD PORTSMOUTH, NH

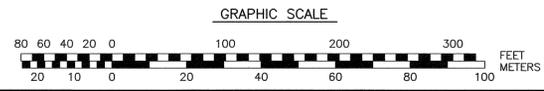
EXISTING CONDITIONS PLAN

DATE	2025.4.25	SCALE	1" = 80'
DRAWN BY	EDS	DESIGNED BY	EDS
CHECKED BY	JRC	CHECKED BY	JRC
PROJECT No.	5010179.3519	FIELD BOOK & PAGE	FB 224 PG 73
SHEET No.		DWG No.	

SHEET 1 **C1**

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

JRC
JOHN R. CHAGNON, LLS #738
DATE 9.22.25



PLAN REFERENCES:

- A PLAN OF LAND IN PORTSMOUTH, N.H. FOR THE CHASE HOME FOR CHILDREN PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. DATED SEPTEMBER 10, 1980. NOT RECORDED.

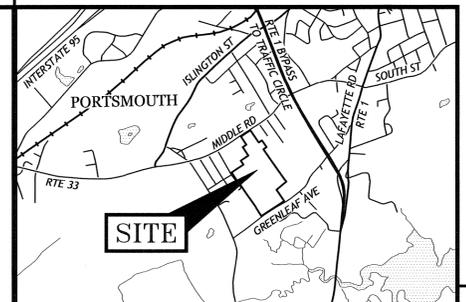
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LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
- REGISTRY OF DEEDS
- RAILROAD SPIKE
- MAP 11/LOT 21
- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- DRILL HOLE FOUND
- DRILL HOLE SET
- BOUND FOUND
- S SEWER LINE
- G GAS LINE
- D STORM DRAIN
- W WATER LINE
- UE UNDERGROUND ELECTRIC
- OE OVERHEAD ELECTRIC/WIRES
- 100 CONTOUR
- 97x3 SPOT ELEVATION
- EDGE OF PAVEMENT (EP)
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- WATER SHUT OFF/CURB STOP
- GAS SHUT OFF
- GATE VALVE
- HYDRANT
- METER (GAS, WATER, ELECTRIC)
- CATCH BASIN
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- EL ELEVATION
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- INV INVERT
- TBM TEMPORARY BENCH MARK
- TYP TYPICAL
- VGC/SGC VERTICAL/SLOPED GRANITE CURB

PLAN REFERENCES:

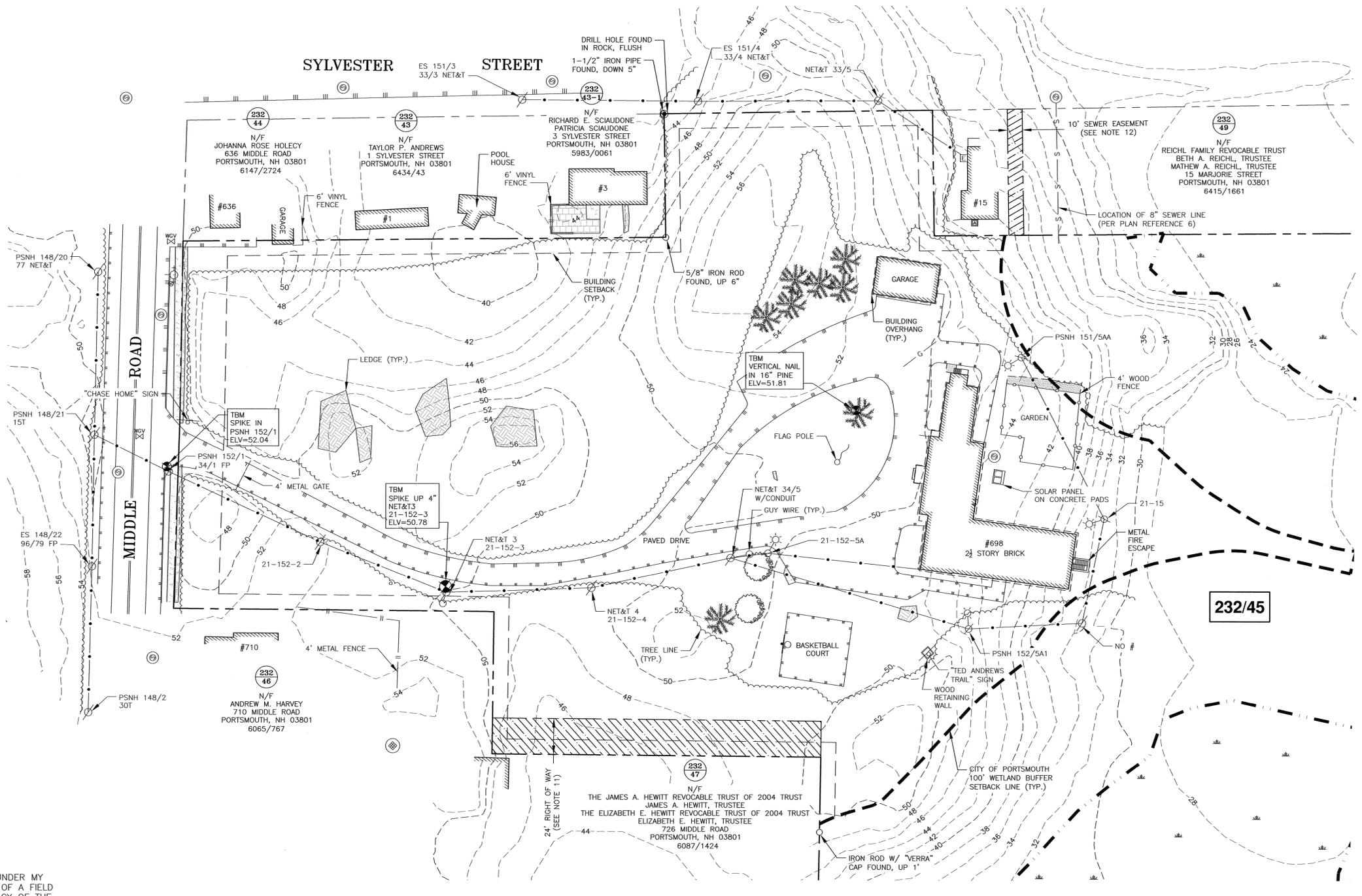
- 1) A PLAN OF LAND IN PORTSMOUTH, N.H. FOR THE CHASE HOME FOR CHILDREN, PREPARED BY: JOHN W. DURGIN ASSOCIATES, INC. DATED: SEPTEMBER 10, 1980, SCALE: 1 INCH=60 FEET, NOT RECORDED.
- 2) PLAN OF PROSPECT PARK, PORTSMOUTH, NH, OWNED BY: LEAVITT, WOODWORTH & SWEAT, PREPARED BY: JOHN N. MCCLINTOCK, DATED: APRIL 17, 1902, RCRD #00113.
- 3) SUBDIVISION OF LAND OF B&I ASSOCIATES ON PEVERLY HILL ROAD, PORTSMOUTH, NH, PREPARED BY: FRANCES J. BARRETT, DATED: JANUARY 1978, SCALE: 1"=40', RCRD D-7742.
- 4) PROSPECT PARK ANNEX, PORTSMOUTH, NH, OWNED BY: LEAVITT WOODWORTH AND SWEAT, PREPARED BY: F.C. HOYT, DATED: JUNE 7, 1902, SCALE: 30 FT = 1 INCH, RCRD #00110.
- 5) PROSPECT PARK ANNEX NO. 2, PORTSMOUTH, NH, OWNED BY: LEAVITT WOODWORTH AND SWEAT, PREPARED BY: F.C. HOYT, DATED: JUNE 11, 1902, SCALE: 30 FT = 1 INCH, RCRD #00109.
- 6) PLAN OF LAND, PORTSMOUTH, N.H. FOR MAX MILTON, PREPARED BY: JOHN W. DURGIN CIVIL ENGINEERS, DATED: JULY 1974, SCALE: 1 IN = 30 FT, NOT RECORDED.
- 7) PROSPECT PARK ANNEX NO. 3, PORTSMOUTH, NH, BELONGING TO LEAVITT, WOODWORTH AND SWEAT, PREPARED BY: JOHN N. MCCLINTOCK, DATED: APRIL 30, 1903, SCALE: 1" = 40', RCRD #00225.
- 8) PLAN OF LAND PREPARED FOR: ARNE, LLC (TAX MAP 232 LOT 43-1) 3 SYLVESTER STREET, PORTSMOUTH, N.H., PREPARED BY: BOUDREAU LAND SURVEYING, LLC, DATED: FEBRUARY 15, 2019, SCALE: 1" = 20'. RCRD D-41324.
- 9) SUBDIVISION PLAN LOCATED IN PORTSMOUTH, NH FOR PORTSMOUTH BUSINESS CENTER, PREPARED BY: KIMBALL CHASE COMPANY, INC., DATED: 6/25/85, SCALE: 1" = 50', RCRD D-14106.



LOCATION MAP 1" = 2000'

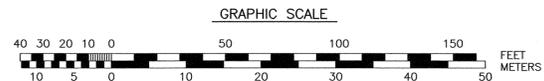
NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 232 AS LOT 45.
- 2) OWNER OF RECORD: CHASE HOME FOR CHILDREN 82 COURT STREET PORTSMOUTH, NH 03801 3071/818
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE JANUARY 29, 2021.
- 4) EXISTING LOT AREA: (PER PLAN REFERENCE 1) 1,116,287 S.F. 25.63 ACRES
- 5) PARCEL IS LOCATED IN SINGLE RESIDENCE B (SRB) DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
 MIN. LOT AREA: 15,000 S.F.
 FRONTAGE: 100 FEET
 SETBACKS:
 FRONT 30 FEET
 SIDE 10 FEET
 REAR 30 FEET
 MAXIMUM STRUCTURE HEIGHT: 35 FEET (SLOPED) 30 FEET (FLAT)
 MAXIMUM BUILDING COVERAGE: 20%
 MINIMUM OPEN SPACE: 40%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF A PORTION OF ASSESSOR'S MAP 232 LOT 45 IN THE CITY OF PORTSMOUTH.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT GNSS RTK MEASUREMENTS.
- 9) BOUNDARY LINES SHOWN HEREON ARE BASED SOLELY ON PLAN REFERENCE 1.
- 10) PARCEL IS SUBJECT TO A LICENSE AGREEMENT WITH MAP 232 LOT 44 FOR ENCRoACHMENT OF A GARAGE AND DRIVEWAY. SEE RCRD 2385/922.
- 11) PARCEL IS SUBJECT TO A 24' RIGHT OF WAY IN COMMON. SEE RCRD 868/434 AND 664/132.
- 12) PARCEL IS BENEFITED BY AN EASEMENT FOR AN 8" SEWER LINE. SEE RCRD 2029/355 AND PLAN REFERENCE 6.
- 13) TOPOGRAPHY SHOWN HEREON IS COMPILED FROM ON THE GROUND MEASUREMENTS AND LIDAR.



STATE OF NEW HAMPSHIRE
 JOHN R. CHAGNON
 LICENSED SURVEYOR
 SIGNATURE

"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 738 DATE 10-8-25



No.	DATE	ISSUED FOR COMMENT	RJB	JRC
0	10/8/25	ISSUED FOR COMMENT	RJB	JRC

SITE SURVEY

HALEY WARD
 ENGINEERING | ENVIRONMENTAL | SURVEYING
 200 Griffin Rd. Unit 14
 Portsmouth, New Hampshire 03801
 WWW.HALEYWARD.COM 603.430.9282

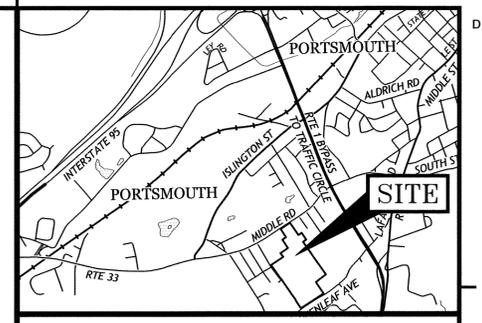
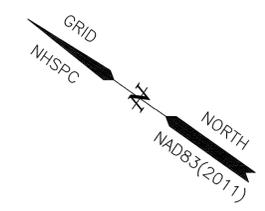
PROJECT
CHASE HOME
 698 MIDDLE ROAD PORTSMOUTH, NH

EXISTING CONDITIONS PLAN

DATE	SCALE
OCTOBER 2025	1" = 40'
DRAWN BY RJB	DESIGNED BY JRC
PROJECT No. 5010179.3519	FIELD BOOK & PAGE FB 506 PG 1
SHEET No.	DWG No.
SHEET 1	C3

PLAN REFERENCES:

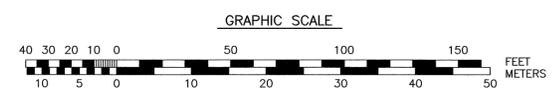
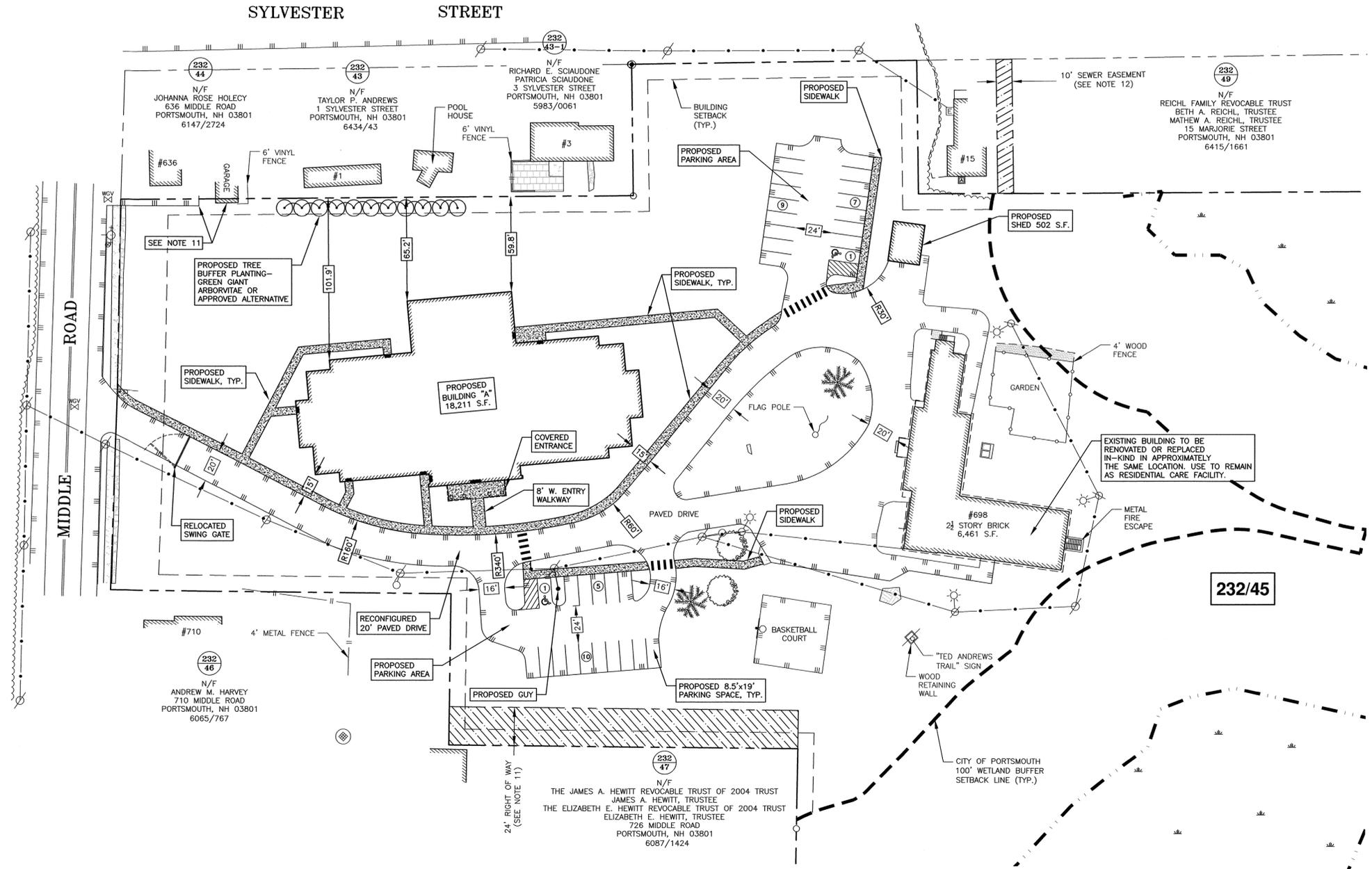
- 1) A PLAN OF LAND IN PORTSMOUTH, N.H. FOR THE CHASE HOME FOR CHILDREN, PREPARED BY: JOHN W. DURGIN ASSOCIATES, INC. DATED: SEPTEMBER 10, 1980, SCALE: 1 INCH=60 FEET, NOT RECORDED.
- 2) PLAN OF PROSPECT PARK, PORTSMOUTH, NH, OWNED BY: LEAVITT, WOODWORTH & SWEAT, PREPARED BY: JOHN N. MCCLINTOCK, DATED: APRIL 17, 1902, RCRD #00113.
- 3) SUBDIVISION OF LAND OF B&I ASSOCIATES ON PEVERLY HILL ROAD, PORTSMOUTH, NH, PREPARED BY: FRANCES J. BARRETT, DATED: JANUARY 1978, SCALE: 1"=40', RCRD D-7742.
- 4) PROSPECT PARK ANNEX, PORTSMOUTH, NH, OWNED BY: LEAVITT WOODWORTH AND SWEAT, PREPARED BY: F.C. HOYT, DATED: JUNE 7, 1902, SCALE: 30 FT = 1 INCH, RCRD #00110.
- 5) PROSPECT PARK ANNEX NO. 2, PORTSMOUTH, NH, OWNED BY: LEAVITT WOODWORTH AND SWEAT, PREPARED BY: F.C. HOYT, DATED: JUNE 11, 1902, SCALE: 30 FT = 1 INCH, RCRD #00109.
- 6) PLAN OF LAND, PORTSMOUTH, N.H. FOR MAX MILTON, PREPARED BY: JOHN W. DURGIN CIVIL ENGINEERS, DATED: JULY 1974, SCALE: 1 IN = 30 FT, NOT RECORDED.
- 7) PROSPECT PARK ANNEX NO. 3, PORTSMOUTH, NH, BELONGING TO LEAVITT, WOODWORTH AND SWEAT, PREPARED BY: JOHN N. MCCLINTOCK, DATED: APRIL 30, 1903, SCALE: 1" = 40', RCRD #00225.
- 8) PLAN OF LAND PREPARED FOR: ARNE, LLC (TAX MAP 232 LOT 43-1) 3 SYLVESTER STREET, PORTSMOUTH, N.H., PREPARED BY: BOUDREAU LAND SURVEYING, LLC, DATED: FEBRUARY 15, 2019, SCALE: 1" = 20'. RCRD D-41324.
- 9) SUBDIVISION PLAN LOCATED IN PORTSMOUTH, NH FOR PORTSMOUTH BUSINESS CENTER, PREPARED BY: KIMBALL CHASE COMPANY, INC., DATED: 6/25/85, SCALE: 1" = 50', RCRD D-14106.



LOCATION MAP 1" = 2000'

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 232 AS LOTS 45.
- 2) OWNER OF RECORD:
CHASE HOME FOR CHILDREN C/O WOODMAN
82 COURT STREET
PORTSMOUTH, NH 03801
3071/818
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
1,115,649 S.F.
25.5589 ACRES
- 5) PARCEL IS LOCATED IN SINGLE RESIDENCE B (SRB) DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 15,000 S.F.
FRONTAGE: 100 FEET
SETBACKS:
FRONT 30 FEET
SIDE 10 FEET
REAR 30 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 20%
MINIMUM OPEN SPACE: 40%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED DEVELOPMENT ON ASSESSOR'S MAP 232 LOT 45 IN THE CITY OF PORTSMOUTH.
- 8) VERTICAL DATUM IS NAVD88 (MEAN SEA LEVEL). BASIS OF VERTICAL DATUM IS LIDAR.
- 9) SITE BOUNDARY BASED ON REFERENCE PLAN #1.
- 10) PARKING CALCULATION; RESIDENTIAL CARE FACILITY
PROPOSED BUILDING A: 20 BEDS
EXISTING #698: 22 BEDS
TOTAL: 42 BEDS
42 BEDS X .05 SPACES PER BED = 21 SPACES REQUIRED.
33 SPACES PROVIDED (ADDITIONAL SPACES TO ACCOMMODATE STAFF AND GUESTS).
- 11) PARCEL IS SUBJECT TO A LICENSE AGREEMENT WITH MAP 232 LOT 44 FOR ENCROACHMENT OF A GARAGE AND DRIVEWAY. SEE RCRD 2385/922.



0	2025.10.23	ISSUED FOR COMMENT	SJR	JRC
No.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS
PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd, Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT
CHASE HOME
698 MIDDLE ROAD PORTSMOUTH, NH

TITLE
SITE PLAN

DATE AUGUST 2025	SCALE 1" = 40'	
DRAWN BY SJR	DESIGNED BY SJR	CHECKED BY JRC
PROJECT No. 5010179.3519	FIELD BOOK & PAGE FB 224 PG 73	
SHEET No.	DWG No.	
SHEET 3		
0		



P:\MID\0179_Rec\Comm\dwg\0179_Mid\0179_01.dwg, 8/23/2025 11:02:02 AM, 11/02/2025 2:49:53 PM

- ADMIN/HOME BASE/DIVERSION
- ADMIN/HOME BASE/DIVERSION-OPEN OFFICE
- BASE BUILDING
- CIRCULATION/Common
- INDEPENDENT LIVING
- RESIDENTIAL
- VERTICAL CIRCULATION

AREA SCHEDULE	
NAME	AREA

FIRST FLOOR	
ADMIN/HOME BASE/DIVERSION	
OFFICE	133 SF
OFFICE	154 SF
OFFICE	133 SF
OFFICE	133 SF
DIVERSION C.M	145 SF
DIVERSION P.C	145 SF
IT/SERVER	117 SF
SR. STAFF OFFICE	195 SF
SHARED OFFICE	274 SF
FAMILY ROOM	598 SF
CONFERENCE	367 SF
STORAGE	84 SF
BATHROOM	60 SF
CLOSET	22 SF
TRAINING	304 SF
BATHROOM	84 SF
BATHROOM	64 SF
JAN	84 SF
WAITING ROOM	252 SF
ARCHIVING	231 SF
SR. STAFF OFFICE	197 SF
OFFICE	133 SF
CONFERENCE	408 SF
STORAGE	46 SF
OFFICE	133 SF
MAIL/COPY	129 SF
OFFICE	154 SF
OFFICE	133 SF
OFFICE	154 SF
OFFICE	133 SF
OFFICE	154 SF
OFFICE	133 SF
BREAK ROOM	286 SF
OFFICE	140 SF
STORAGE	47 SF
STORAGE	45 SF

ADMIN/HOME BASE/DIVERSION-OPEN OFFICE	
OPEN OFFICE	795 SF
OPEN OFFICE	1465 SF

BASE BUILDING	
ELECTRICAL	238 SF
WATER ROOM	127 SF

CIRCULATION/Common	
LOBBY	1105 SF
VESTIBULE	146 SF
HALLWAY	695 SF
CORRIDOR	256 SF
CORRIDPR	136 SF
HALLWAY	107 SF

INDEPENDENT LIVING	
STUDIO 2	458 SF
2 BED/2 BATH UNIT	694 SF
STUDIO 1	387 SF
LAUNDRY	109 SF
VESTIBULE	63 SF
2 BED/2 BATH UNIT	765 SF
HALLWAY	316 SF

RESIDENTIAL	
LIVING/KITCHEN	1504 SF
GYM	582 SF
BATHROOM	64 SF
BATHROOM	64 SF

VERTICAL CIRCULATION	
ELV-2	59 SF
STR-3	127 SF
STAIR 1	222 SF
STAIR 2	222 SF
EMR	60 SF
	16479 SF

GROSS BUILDING AREA	
LEVEL	AREA
FIRST FLOOR	17708 SF
SECOND FLOOR	13825 SF
	31534 SF

USE GROUP	
USE GROUP	AREA
B	10988 SF
I-1	20545 SF
	31534 SF



FIRST FLOOR PLAN
1/8" = 1'-0"



THE CHASE HOME - CONCEPT / FIRST FLOOR PLAN / 11.04.2025





- CIRCULATION/COMMON
- FEMALE DORM AREA
- FEMALE DORM ROOMS
- MALE DORM AREA
- MALE DORM ROOMS
- STAFF AREA
- STAFF CIRCULATION
- VERTICAL CIRCULATION

AREA SCHEDULE	
NAME	AREA

SECOND FLOOR CIRCULATION/COMMON	
LOBBY	833 SF

FEMALE DORM AREA	
LIVING	2158 SF

FEMALE DORM ROOMS	
BED	194 SF
BED	180 SF
LAUNDRY	182 SF
TELE-HEALTH	131 SF
BR	131 SF
MECH	131 SF
STORAGE	78 SF

MALE DORM AREA	
LIVING	2158 SF

MALE DORM ROOMS	
BED	195 SF
BED	180 SF
LAUNDRY	182 SF
TELE-HEALTH	131 SF
BR	131 SF
MECH	131 SF
STORAGE	78 SF

STAFF AREA	
MEETING	199 SF
BREAK ROOM	199 SF
BATHROOM	64 SF
BATHROOM	64 SF
OFFICE	137 SF
OFFICE	137 SF
OFFICE	137 SF
OFFICE	137 SF
OFFICE	182 SF
OFFICE	182 SF
STORAGE	66 SF
STORAGE	66 SF

STAFF CIRCULATION	
HALLWAY	682 SF

VERTICAL CIRCULATION	
STAIR 1	222 SF
STAIR 2	222 SF
ELV-2	59 SF
STR-3	212 SF
	12757 SF

GROSS BUILDING AREA	
LEVEL	AREA

FIRST FLOOR	17708 SF
SECOND FLOOR	13825 SF
	31534 SF

USE GROUP	
USE GROUP	AREA
B	10988 SF
I-1	20545 SF
	31534 SF

SECOND FLOOR(1) 2
1/8" = 1'-0"



THE CHASE HOME - CONCEPT / SECOND FLOOR PLAN / 11.04.2025





ELEVATION B
1/8" = 1'-0" 2



ELEVATION A
1/8" = 1'-0" 1





ELEVATION D 2
1/8" = 1'-0"



ELEVATION C 1
1/8" = 1'-0"







A photograph of a white, paneled front door with a large, arched window above it. The window has a decorative, lattice-like pattern. The door is slightly ajar, revealing a glimpse of the outdoors. The wall to the right of the door is off-white and shows signs of wear, including a small hole and a red fire alarm pull station. A white vent is visible in the bottom right corner.

Our front door entrance gives foresight into the 120+ years of wear and tear to the building



Exposed piping that has burst multiple times over the past couple years, this room has flooded and requires us to fix the pipes each time and replace furniture

This is our family room, Seacoast Diversion office Hallway and connector from those spaces to the laundry room.





Second floor independent living kitchenette is too small to be dignified and functional. we would want to expand the independent living spaces to be studio apartments.

Currently the bathrooms on the independent living floor are extremely old and outdated.

Additionally in storage spaces on this floor, there is significant water damage to the ceilings.





Our first floor kitchen is extremely outdated with a lot of utilized appliances and features like this walk in freezer and sink bays.

We currently only have a skin and sanitizer, not a working dishwasher.



We would like to be able to expand the kitchen to be a learning kitchen so that youth are able to work with our kitchen manager, staff and community culinary leaders to learn kitchen basics, healthy nutrition, and explore culinary arts.





A lot of the walls throughout our building continue to decay and get patched up and painted over. This is an example of where in our building we have not made those cosmetic changes.





Ceilings through the building have water damage and exposed piping.

We have also had the building treated in the residential areas for asbestos but still have it in other areas of the building.





The Chase Home spends tens of thousands of dollars annually to fix our old boiler that heats the entire building. Nearly every year it gives out and the youth have to shower at the YMCA because we do not have hot water.

The heating system is so outdated, it only kicks on if it reaches 40 degrees and on autumn days where it is 40 at 5am and 75 at 1pm, we can not control the heat or turn it down.



The top and middle floors are where the youth's dorms are. We would like to be able to improve safety by rebuilding to have them on the second floor on level ground.

Bats, snakes and other pests have been able to get in through our basement foundation and cracks near the back door under the old fire escape.

