

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.

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

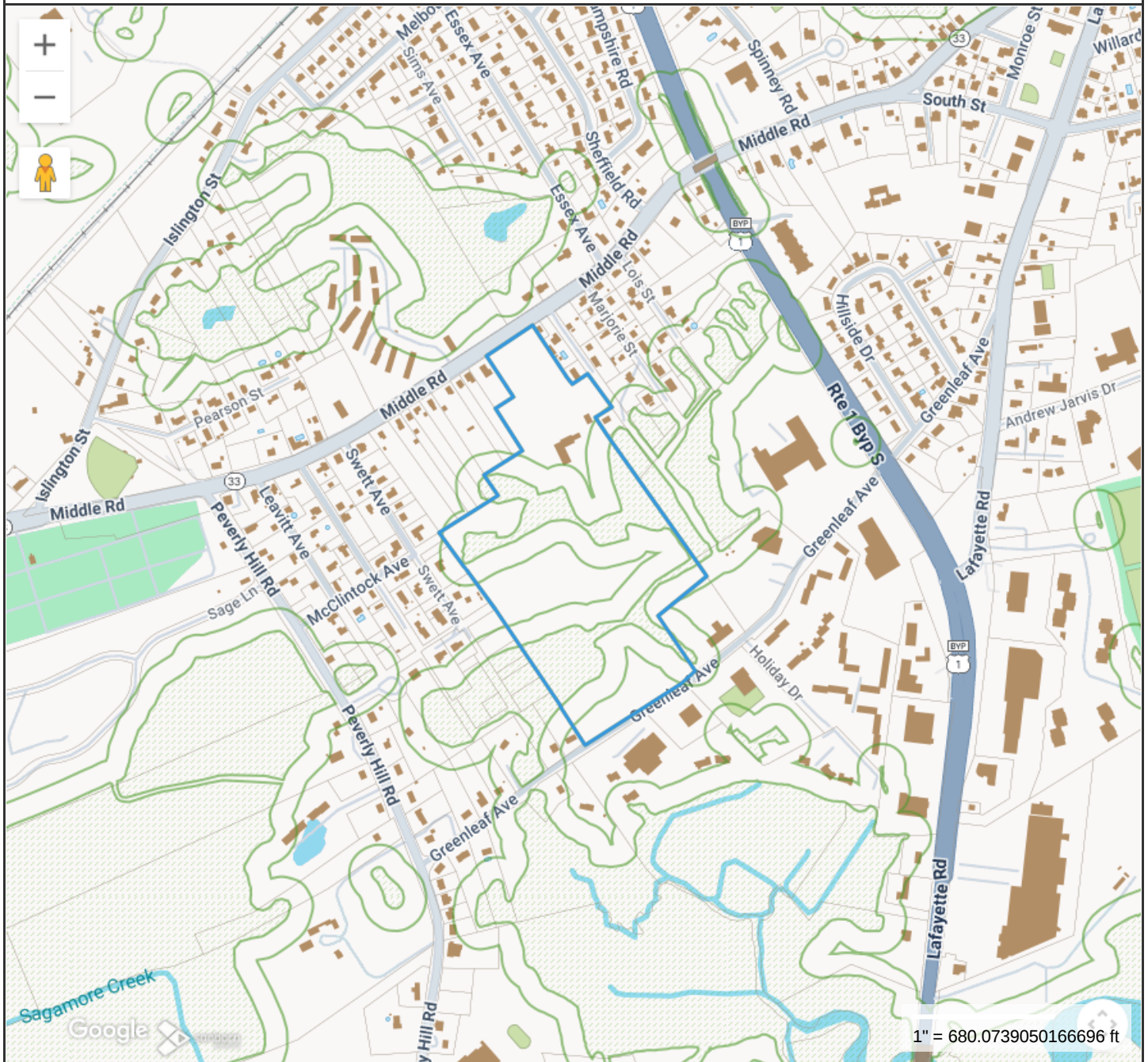
In conclusion, the Chase Home believes that it has met the criteria for granting the variances being requested. It thanks the Board for its time and careful consideration and review of its application.

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

A handwritten signature in black ink, appearing to read "Derek R. Durbin", with a stylized flourish at the end.

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

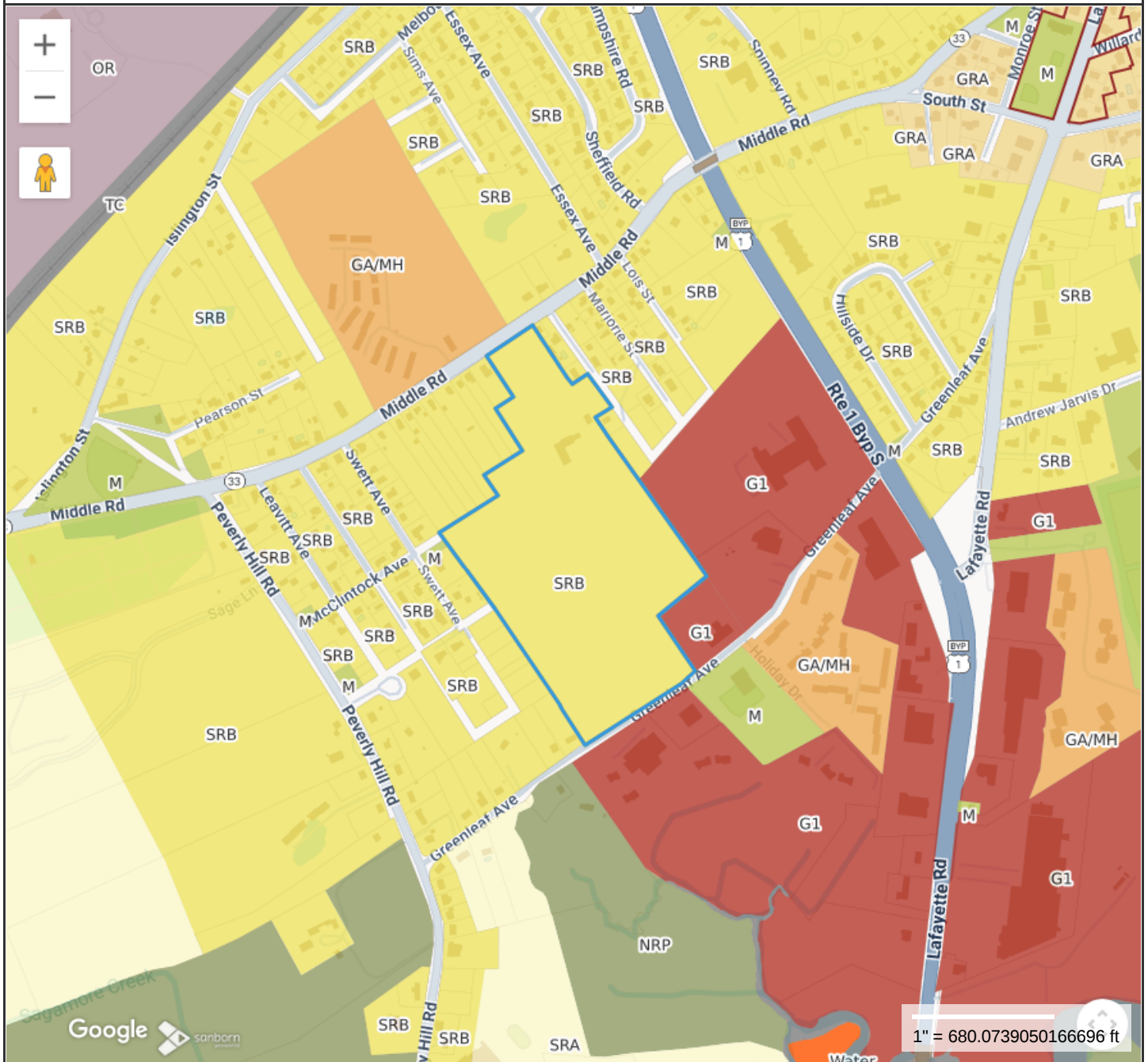
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 10/23/2025

Print map scale is approximate.
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this resource.

WETLAND NOTES:

- 1) FRESH WATER WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 10/31/2022 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
- A) 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.
 - B) 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. NEWPOC WETLANDS WORK GROUP (2019).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND LINE WAS FIELD LOCATED BY AMBIT ENGINEERING, INC.

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 EXISTING CONDITIONS ON ASSESSOR'S MAP 232 LOT 45 IN THE CITY OF PORTSMOUTH.
- 8) VERTICAL DATUM IS NAVD88 (MEAN SEA LEVEL). BASIS OF VERTICAL DATUM AND TOPOGRAPHY FROM LIDAR DATABASE.
- 9) 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.

DRAWING ISSUE STATUS

PERMIT PLAN

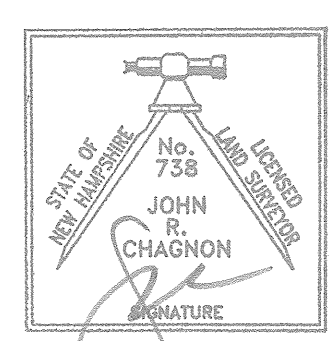
HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

CHASE HOME
698 MIDDLE ROAD PORTSMOUTH, NH

TITLE

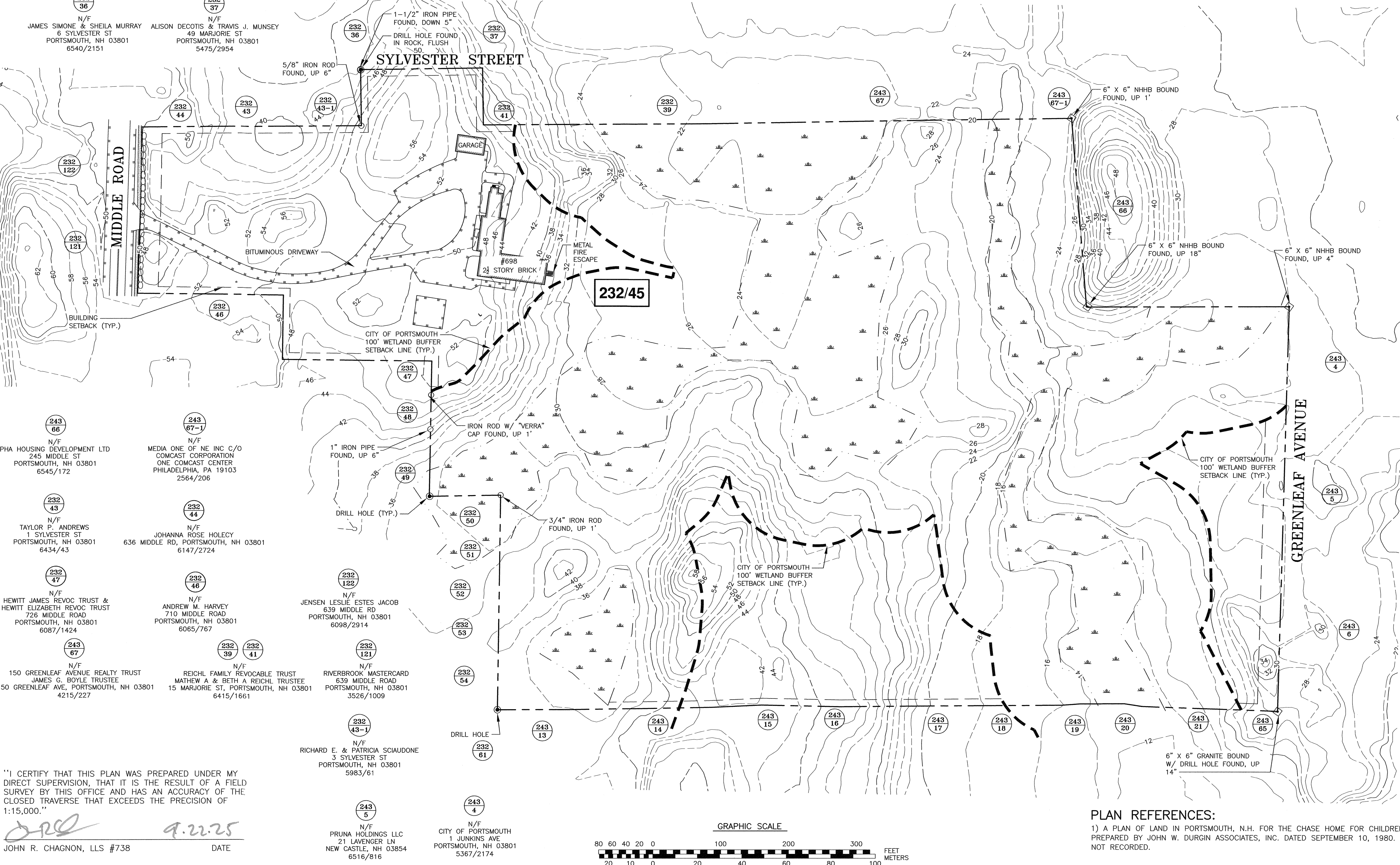
EXISTING CONDITIONS PLAN



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

SHEET 1 **C1**

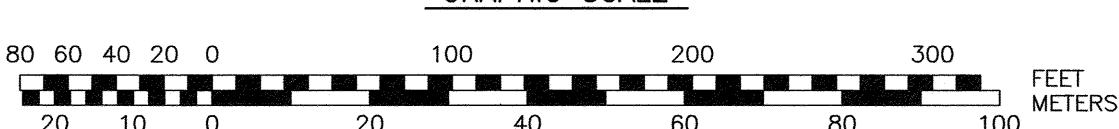
- 232 48 N/F RANDY K. & MARTA A. TYLER 740 MIDDLE RD PORTSMOUTH, NH 03801 3312/1533
- 232 49 N/F RACHEL PRICE HARTMANN & TATE C. HARTMANN 746 MIDDLE RD PORTSMOUTH, NH 03801 6535/337
- 232 50 N/F BLAUDSCHUN CHRISTOPHER 411 OCEAN RD PORTSMOUTH, NH 03801 5582/2251
- 232 51 N/F MILLER JESSICA PAUL BRIAN 782 MIDDLE RD PORTSMOUTH, NH 03801 5718/2309
- 232 52 N/F DOUGLASS EVAN A 1 LEXINGTON AVE EXETER, NH 03833 5830/1171
- 232 53 N/F MICHAEL CHRISTIAN & BRANDY ROTH KEEVAN 802 MIDDLE RD PORTSMOUTH, NH 03801 6349/970
- 232 54 N/F PATRICK O. COLLINS & SAMANTHA WRIGHT 820 MIDDLE RD PORTSMOUTH, NH 03801 5537/2346
- 232 61 N/F DUDDY FAMILY REVOC TRUST RICHARD B DUDDY SR / SUE ELLEN TRUSTEES 56 SWETT AVE PORTSMOUTH, NH 03801 3473/0359
- 243 13 N/F CITY OF PORTSMOUTH DPW PO BOX 628 PORTSMOUTH, NH 03802 2561/1177
- 243 14 N/F HARRY A. & ALLISON D. CUMMINGS 120 SWETT AVE PORTSMOUTH, NH 03801 3599/1193
- 243 15 N/F TIMOTHY D. & SAMANTHA HARRINGTON 86 RUSSELL ST CHARLESTOWN, MA 02129 6268/2717
- 243 16 N/F CITY OF PORTSMOUTH 1 JUNKINS AVE PORTSMOUTH, NH 03801 5367/2177
- 243 17 N/F CITY OF PORTSMOUTH 1 JUNKINS AVE PORTSMOUTH, NH 03801 5367/2176
- 243 18 N/F MYRIAD MANAGEMENT GROUP INC 15 BANFIELD RD PORTSMOUTH, NH 03801 6290/2793
- 243 19 N/F CITY OF PORTSMOUTH 1 JUNKINS AVE PORTSMOUTH, NH 03801 5367/2174
- 243 20 N/F DOUGLAS D. MOORE PO BOX 239 NORTH HAMPTON, NH 03862 5621/2501
- 243 21 N/F MYRIAD MANAGEMENT GROUP INC 15 BANFIELD RD PORTSMOUTH, NH 03801 6290/2793
- 243 65 N/F JEAN KENICK 350 GREENLEAF AVE PORTSMOUTH, NH 03801 2318/1520
- 243 6 N/F 101 SPRUCEWOOD LLC 1 GREENLEAF WOODS DR S-101 PORTSMOUTH, NH 03801 4720/1508



"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 9.22.25

GRAPHIC SCALE



PLAN REFERENCES:

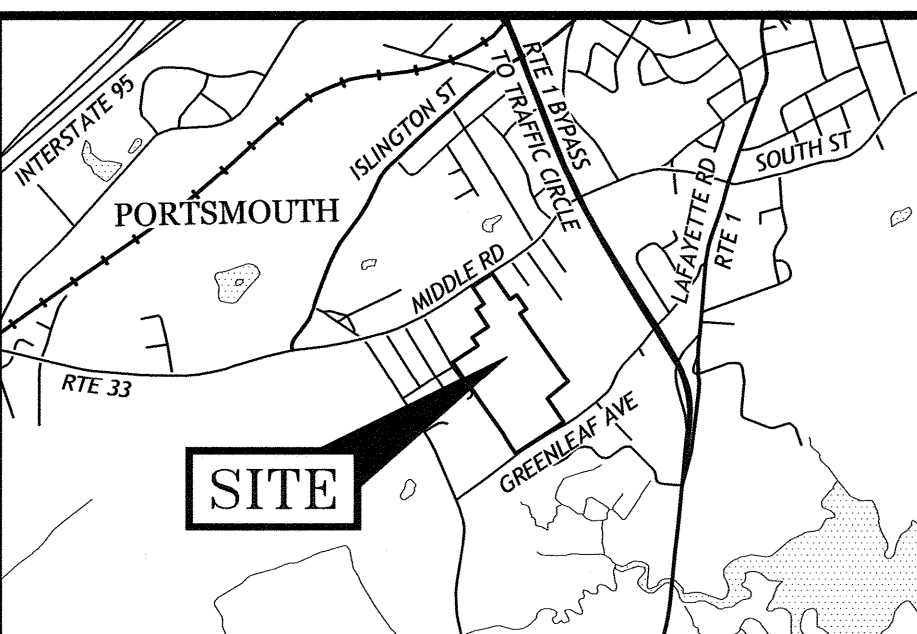
- 1) A PLAN OF LAND IN PORTSMOUTH, N.H. FOR THE CHASE HOME FOR CHILDREN PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. DATED SEPTEMBER 10, 1980. NOT RECORDED.

LEGEND:

- N/F
RP
RCRD
RR SPK
MAP 11/LOT 21
IRON ROD FOUND
IRON PIPE FOUND
IRON ROD SET
DRILL HOLE FOUND
DRILL HOLE SET
BOUND FOUND
SEWER LINE
GAS LINE
STORM DRAIN
WATER LINE
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC WIRES
CONTOUR
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
ELEVATION
EDGE OF PAVEMENT
FINISHED FLOOR
INVERT
TEMPORARY BENCH MARK
TYPICAL
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 NAVD83. 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.

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

SITE SURVEY

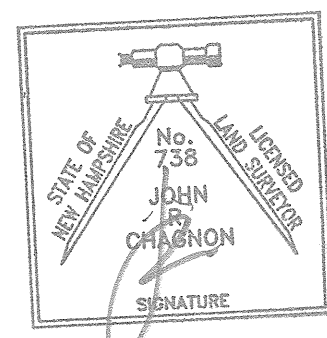
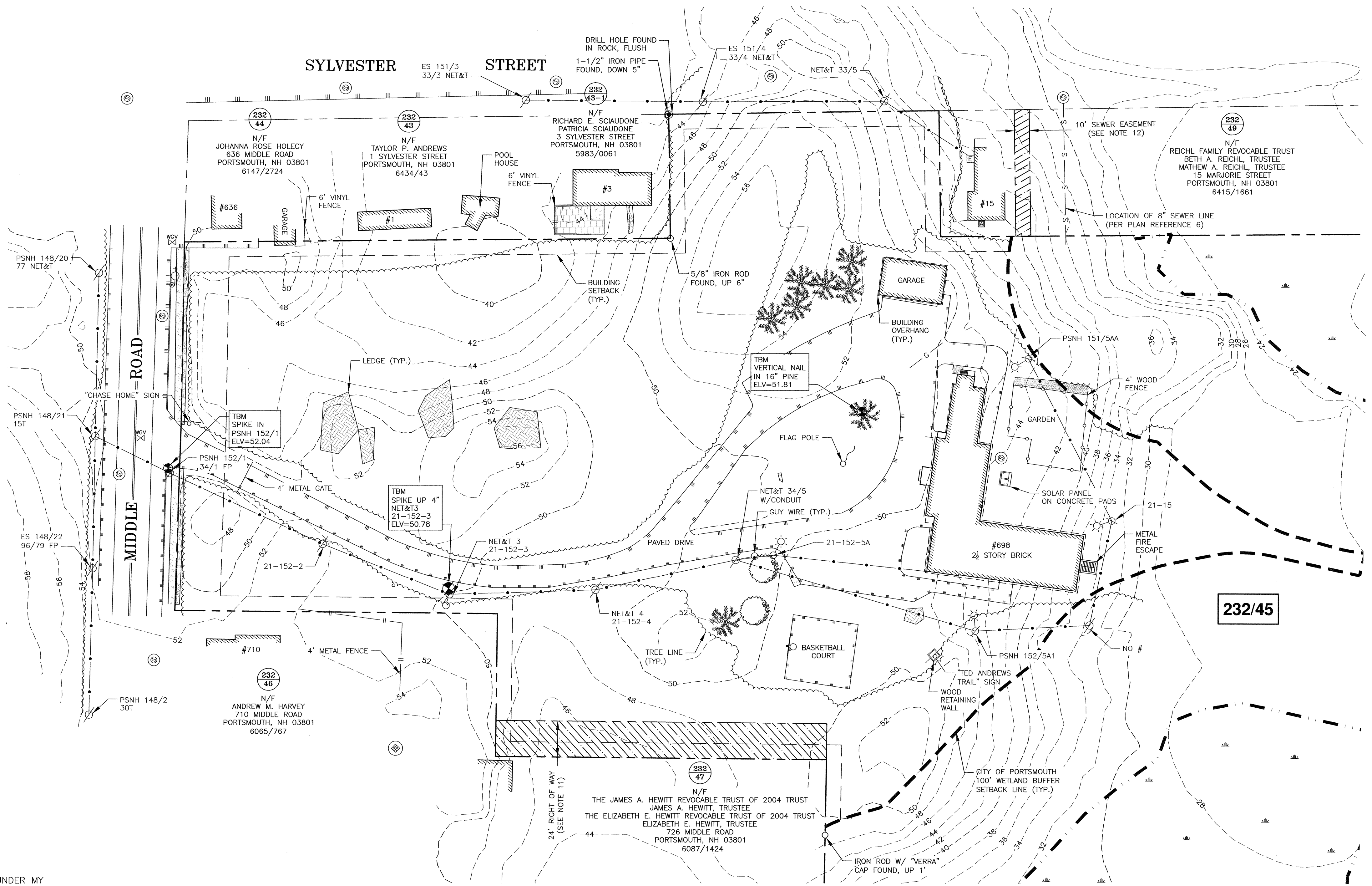
HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT
CHASE HOME
698 MIDDLE ROAD PORTSMOUTH, NH

EXISTING CONDITIONS PLAN

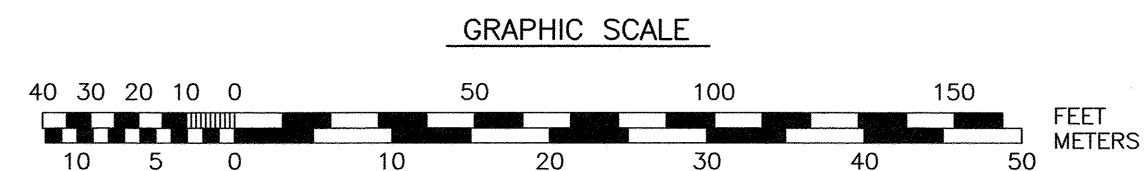
DATE	OCTOBER 2025	SCALE	1" = 40'
DRAWN BY	RJB	DESIGNED BY	JRC
PROJECT No.	5010179.3519	FIELD BOOK & PAGE	FB 506 PG 1
SHEET No.		DWG No.	

SHEET 1 **C3**



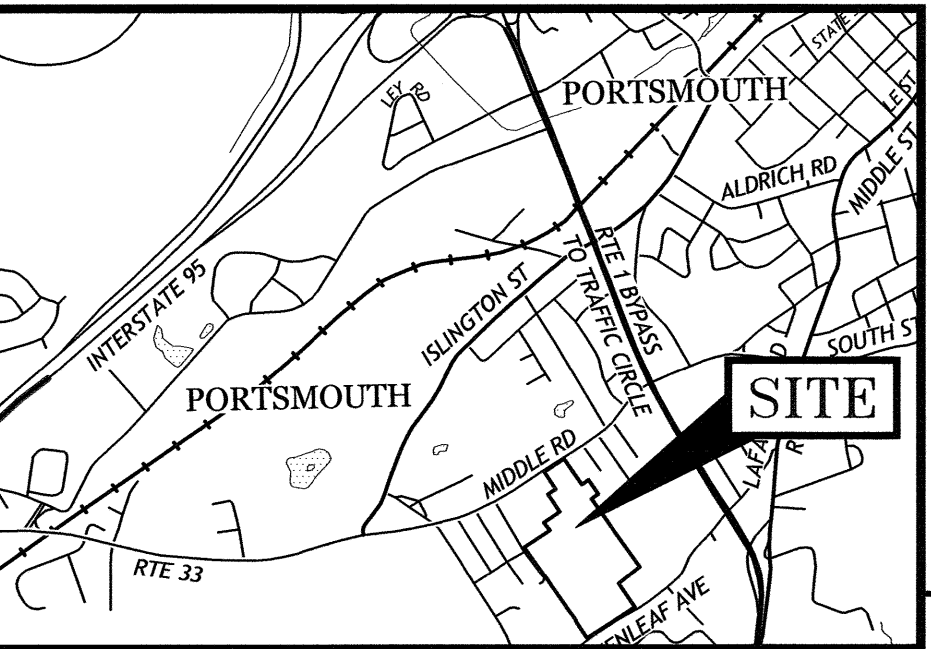
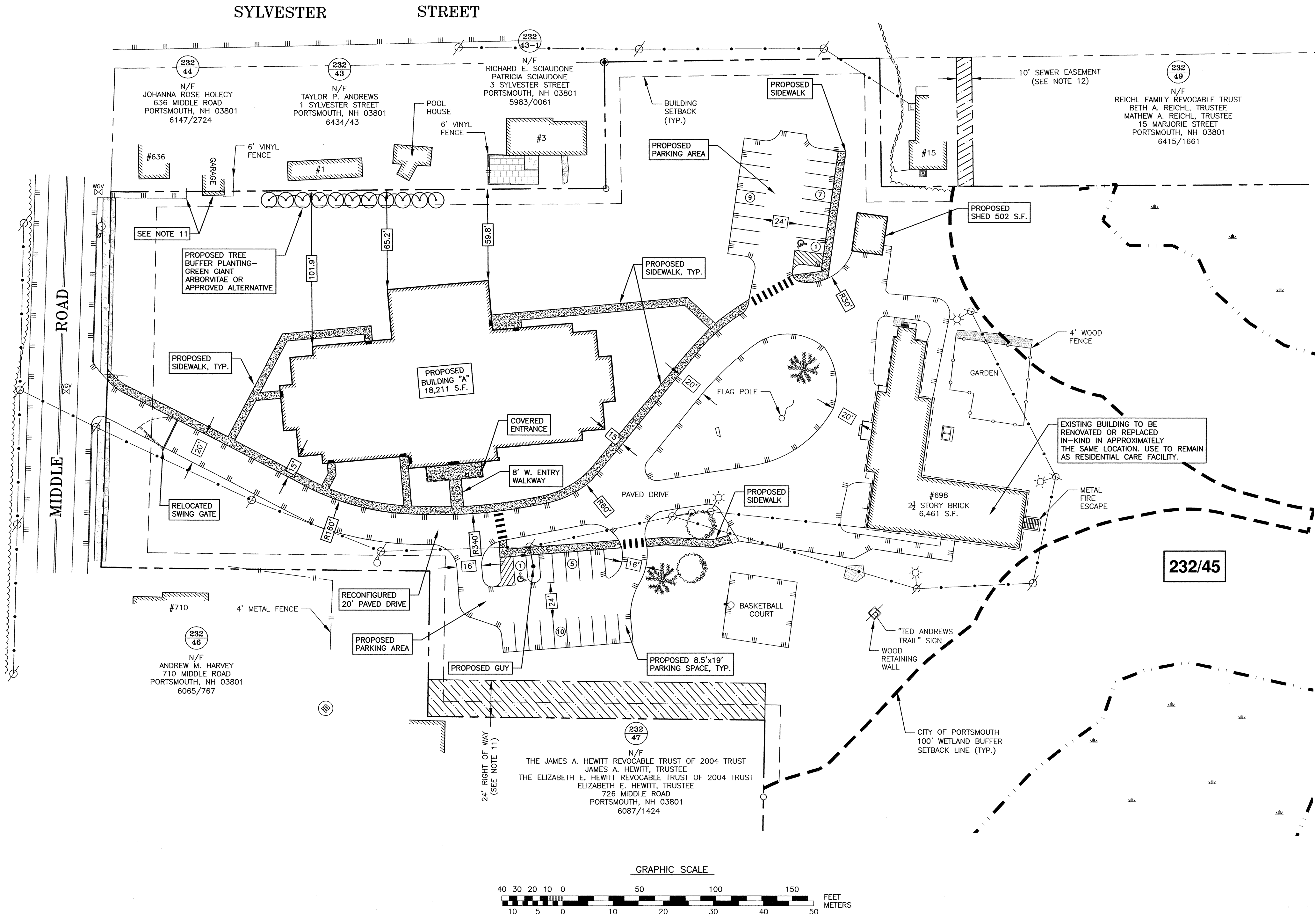
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

John R. Chagnon
JOHN R. CHAGNON, LLS 738
DATE 10-8-25



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.

PERMIT PLAN

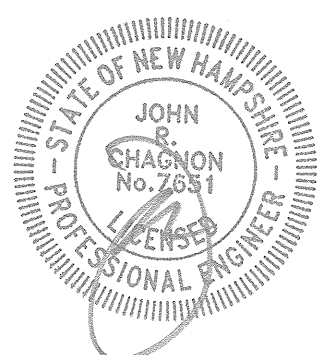
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PROJECT
CHASE HOME
698 MIDDLE ROAD PORTSMOUTH, NH

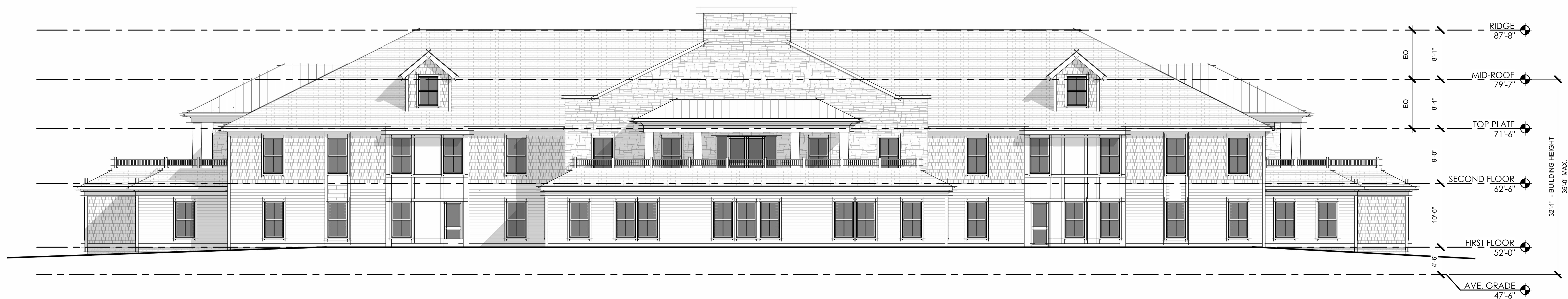
SITE PLAN

A circular professional engineer seal for the State of New Hampshire. The outer ring contains the text "STATE OF NEW HAMPSHIRE" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the name "JOHN CHASON" is written above the license number "No. 72351". Below the license number is the text "LICENSE No. 14832".

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	







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



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



THE CHASE HOME
Supporting children, youth, & families since 1977

THE CHASE HOME - CONCEPT /

ELEVATIONS

/ 11.04.2025

Shaping the Exceptional / 22 Ladd Street / Portsmouth, NH 03081 / 603 431 8701



MAUGEL
DESTEFANO
ARCHITECTS



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



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



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THE CHASE HOME - CONCEPT /

ELEVATIONS

/ 11.04.2025


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MAUGEL
DESTEFANO
ARCHITECTS





A photograph of a white, paneled front door with a large, arched transom window above it. The transom window features a decorative leaded glass pattern. To the right of the door is a narrow, multi-paned side window. The door is set into a light-colored wall. A white radiator is visible in the bottom right corner, and a red fire alarm pull station is mounted on the wall to the right. A text overlay is centered over the door.

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 sink 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.

