

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC
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September 26, 2023

HAND DELIVERED

Stephanie Casella, Planner
Portsmouth City Hall
1 Junkins Avenue
Portsmouth, NH 03801

Re: The Frances E. Mouflouze Revocable Trust of 2015
Owner/Applicant
Project location: 550 Sagamore Avenue
Tax Map 222, Lot 11
Single Residence B (SRB) District

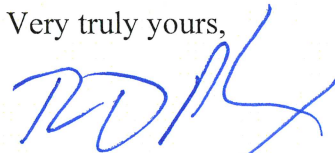
Dear Ms. Casella & Zoning Board Members:

On behalf of Frances E. Mouflouze, Ted W. Alex and Patricia Cameron, Trustees, The Frances E. Mouflouze Revocable Trust of 2015 (“Mouflouze” or “Applicant”), enclosed please find the following in support of a request for zoning relief:

- Digital Application submitted via Viewpoint today.
- Owner’s Authorization.
- 09/26/23– Memorandum and exhibits in support of Variance Application.

We look forward to presenting this application to the Zoning Board at its October 17, 2023 meeting.

Very truly yours,



R. Timothy Phoenix

Enclosure

cc: Ted Alex
Altus Engineering (email)
Artform Architecture, Inc. (email)
White Appraisal (email)

DANIEL C. HOEFLE	R. PETER TAYLOR	GREGORY D. ROBBINS	OF COUNSEL:
R. TIMOTHY PHOENIX	ALEC L. MCEACHERN	PETER V. DOYLE	SAMUEL R. REID
LAWRENCE B. GORMLEY	KEVIN M. BAUM	MONICA F. KIESER	JOHN AHLGREN
STEPHEN H. ROBERTS	JACOB J.B. MARVELLEY	STEPHANIE J. JOHNSON	

MEMORANDUM

To: Portsmouth Zoning Board of Adjustment (“ZBA”)
From: R. Timothy Phoenix, Esq.
Monica F. Kieser, Esq.
Date: September 26, 2023
Re: The Frances E. Mouflouze Revocable Trust of 2015
Owner/Applicant
Project location: 550 Sagamore Avenue
Tax Map 222, Lot 11
Single Residence B (SRB) District

Dear Chair Eldridge and Zoning Board Members:

On behalf of Frances E. Mouflouze, Ted W. Alex and Patricia Cameron, Trustees, The Frances E. Mouflouze Revocable Trust of 2015 (“Mouflouze” or “Applicant”) we are pleased to submit this memorandum and attached exhibits in support of zoning relief to be considered by the ZBA at its October 17, 2023 meeting.

I. EXHIBITS

- A. Plan Set
 - 1/9/23 Existing Conditions Plan – by Easterly Survey.
 - 8/28/23 C-2 Board of Adjustment Site Plan – by Altus Engineering.
- B. Architectural Elevations and Floor Plans (8 pages) – by Artform Architecture, Inc.
- C. 9/18/23 Property Value Impact Report, by White Appraisal.
- D. Site photographs.
- E. Tax Assessors Card.
- F. Tax Map 222.
- G. City GIS Map – identifying nearby zoning districts and surrounding area.
- H. Conceptual 3-Lot Subdivision Plan by Altus Engineering.

II. PROPERTY/PROPOSAL

550 Sagamore Ave. is a 1.44 acre (62,754 sf) lot with 139.8 feet of frontage, upon which is located an existing circa 1960 single-family home with the front steps slightly encroaching into the front setback (**Exhibit A**). Mouflouze proposes to raze the existing dated building and other improvements in favor of two (2) duplex buildings (four (4) total units). (**Exhibits A,B**).

While the SRB district envisions primarily single-family dwellings, the two duplex, four unit proposal on 1.44 acres at (62726 s.f.) equals one (1) unit per .36 acre/15,682 sf or 2.78 units/acre thus meets the underlying purpose of the SRB district to provide dwellings “at low to

medium densities (approximately 1 to 3 dwellings per acre).” (1 unit per .33 acre/14,520 sf). The subject lot is along an area of Sagamore Avenue where several different zoning districts meet. Directly across the street are the Sagamore Court apartments in the GA/MH district with 144 units on 15.01 acres, a density of 1 unit per .10 acre/4,541 sf, or 9.6 units per acre. The GA/MH district provides for garden apartments at moderate densities of up to 4 dwellings per acre or 1 dwelling per .25 acre/10,890 sf. Also across the street, next to the Sagamore Court apartments is the Tidewater Condominium complex, in the SRA zone (requiring 1 dwelling per acre/43,560 sf), the purpose of which is to provide “low to medium densities at 1 to 3 dwellings per acre/14,520 sf. Tidewater has 117 units on 53.59 acres, a density of one unit per .46 acre/19,952 sf, or 2.18 units per acre.

While the SRB zone along Sagamore Avenue is mostly single-family dwellings, the two duplexes, 4 units, (the closest of which, at 48 feet from the front property line, is set back farther than the slightly encroaching existing home) makes sense given the proximity to other zones and significant densities of the apartments and condominiums across the street. Additionally, while there are a few relatively large lots immediately abutting the subject, there are also many homes on small lots heading south in the area of Cliff Road and north in the area of Verdun Avenue. **(Exhibit F, G)** Considering the overall densities within approximately 2/10 of a mile north or south of the subject, 4 units on a 62,754 s.f. lot (15,682 sf/unit) compares favorably. Consider as well that the subject lot is large enough for a city street with a cul-de-sac that could permit up to three units, but which would significantly increase pavement and result in the loss of the significant proposed wooded area to the lot’s rear. **(EXHIBIT H)** Comparatively, the proposal is superior as it requires far less pavement and preserves significant forest area to the rear. Duplex units will also be sold at what is likely to be a relatively more affordable price for each unit than would each of three single-family homes.

Noteworthy is the fact that, in recognition of the similar densities and multiple dwelling units on the nearby Tidewater Condominiums and Sagamore Court apartments, the ZBA recently and properly granted relief across the street at 635 Sagamore Ave. to permit four single-family homes on a 1.95 acre lot in the SRA zone where one dwelling building is permitted, and a density of 21,198 square feet per dwelling unit where 43,560 sf (1 acre) is required

III. RELIEF REQUIRED

The Project meets the density (15,000 sf per unit), lot size, frontage, setback, building/lot coverage, open space and height requirements of PZO sec 10.521, Table of Density Standards. (Exhibits A,B). The only relief required:

- 1) **PZO §10.513 One Freestanding Dwelling/Lot** – to permit two dwelling buildings (four units) on a 1.44 acre lot where one dwelling is permitted.
- 2) **PZO §10.440 Table of Uses** – to permit two duplexes where duplexes are prohibited.

IV. VARIANCE REQUIREMENTS

1. **The variance will not be contrary to the public interest**
2. **The spirit of the ordinances observed**

The first step in the ZBA's analysis is to determine whether granting a variance is not contrary to the public interest and is consistent with the spirit and intent of the ordinance, considered together pursuant to Malachy Glen Associates, Inc v. Town of Chichester, 155 NH 102 (2007) and its progeny. Upon examination, it must be determined whether granting a variance "would unduly and to a marked degree conflict with the ordinance such that it violates the ordinances basic zoning objectives." Id. "Mere conflict with the ordinance is not enough." Id.

The Portsmouth Zoning Ordinance (PZO§10.121) was enacted for the general purpose of promoting the health, safety and welfare in accordance with the Master plan by regulating:

1. **The use of land, buildings and structures for business, industrial, residential and other purposes** – The existing 60+ year old home, comparatively close to the lot line, with extensive pavement, will be removed in favor of two (2) duplex buildings set back nearly 20 feet farther from the street than the existing home. Use of this relatively large lot for four compliant units, with density compatible with numerous single-family lots nearby, and with the condominium and apartment complexes directly across the street is a reasonable use of the land.
2. **The intensity of land use, including lot sizes, building coverage, building height and bulk, yards and open space** – The Project complies with all dimensional requirements, (See Sec. III supra), needing only relief for multiple dwelling buildings and duplexes on a single lot, significantly better density than the apartments and comparable to the condominiums directly across the street, while less impactful than a standard three (3) lot subdivision which would significantly increase pavement and lose much rear wooded area. The proposal is compatible with the density of a number of nearby single-family homes in the area.

3. The design of facilities for vehicular access, circulation, parking and loading- The existing quite wide curb cut will be reduced, providing a single ingress/egress paved driveway together with each unit having a two-car garage and adequate turnaround for homeowners and emergency vehicles. **(Exhibit A)**.
4. The impacts on properties of outdoor lighting, noise, vibration, stormwater runoff and flooding – The existing wooded lot will be cleared only as necessary for the duplexes. Vegetative buffers and/or fences are proposed along the north and south boundaries. The rear of the lot will be left heavily wooded. The proposed 77% open space and 10.5% building coverage where 40% and 20% are required respectively, further demonstrate the reasonableness of this proposal, particularly when compared to a full-on subdivision.
5. The preservation and enhancement of the visual environment – Reduction of the wide paved driveway, setting the nearest building at a proximally 48 feet from the front property line where less than 30 feet exists, proposed landscaping/fences in the side setbacks, and leaving the rear of the property wooded as it is today, clearly preserve and enhance the visual environment again compared to a full subdivision. **(Exhibit A)**.
6. The preservation of historic districts buildings and structures of historic or architectural interest – The Property and the existing structure to be removed is not in the historic district and is of no known historic or architectural interest.
7. The protection of natural resources, including groundwater, surface water, wetlands, wildlife habitat and air quality – The property will be served by municipal water and sewer. The proposed landscaping and preserved wooded area to the rear (approximately one-third of the area) will protect natural resources.

Whether a variance "in a marked degree conflicts with the ordinance such that it violates the ordinance's basic zoning objectives." Malachy Glen, supra, the New Hampshire Supreme Court also held:

One way to ascertain whether granting the variance would violate basic zoning objectives is to examine whether it would alter the essential character of the locality. Another approach to [determine] whether granting the variance violates basic zoning objectives is to examine whether granting the variance would threaten the public health, safety or welfare. (Emphasis Added)

The Property is located on busy Sagamore Avenue. While many homes nearby are single-family, a number nearby are on relatively small lots. The lot's location directly across the street from very large condominium and apartment complexes demonstrates that four density compliant units on this relatively large lot will not alter the essential character of the locality. The pavement will be significantly reduced in width, with the four (4) units fully 2023 building code-compliant, thus protecting, not threatening the public health safety or welfare.

3. **Granting the variances will not diminish surrounding property values**

From the street, only the first of four (4) density compliant duplex units will be readily seen. The driveway reduction, the elimination of a slight front setback nonconformity, additional setback of the front duplex at 48 feet, together with the proposed landscaping/ fencing and preservation of the rear wooded area demonstrate that property values will not be diminished, as the value of surrounding homes are based upon the location along the busy Sagamore Avenue and the proximity of the large condominium and apartment complexes across the street. The White property value report (**Exhibit C**) fully supports this conclusion.

4. **Denial of the variances results in an unnecessary hardship**

a. **Special conditions distinguish the property/project from others in the area-**

This portion of the SRB District north of Sagamore Creek is comprised of mostly single-family residences, some with compliant lots/densities and some nearby noncompliant (**Exhibit E,F**). The lot is relatively large given the SRB density of 15,000 sf per unit, which the proposal meets. Its location is along the busy Sagamore Avenue, in immediate proximity to large condominium and apartment complexes. Only approximately a handful of lots are within similar proximity to these large complexes. (**Id.**) Since the project meets the density requirement of at least 15,000 sf per lot, whereas the condominium and apartment complexes Avenue directly across Sagamore do not fully meet their respective density requirements, relief is appropriate. (See § II discussion p.1, supra). See Walker v. City of Manchester, 107 N.H. 382, 386 (1966) (hardship may be found where similar nonconforming uses exist within the neighborhood and the proposed use will have no adverse effect on the neighborhood). Clearly, the subject parcel size, shape, and location near other densely developed residential parcels combine to create special conditions.

b. **No fair and substantial relationship exists between the general public purposes of the ordinance and its specific application in this instance.**

The purposes of allowing one free standing dwelling per lot are to avoid overcrowding, allow for air, light, site distances, separation between neighbors and to permit stormwater treatment. The Project meets all ordinance dimensional requirements including lot area per dwelling unit, lot size, building coverage and open space, height and front rear and side setbacks.

The purpose of single family homes in SRB is to attempt compatibility. Given: density compliance on a relatively large lot; the proposed location of the nearest duplex unit to Sagamore Avenue; the landscaping/fences proposed for the north and south boundaries; the protection of a large wooded area; the significant density of the condominium and apartment complex directly across the street; and single family homes on small lot within approximately .2 miles north and south, the overall goals of the zoning ordinance with respect to over crowding air, light, separation from neighbors, sightlines, stormwater treatment preservation of undeveloped are and compatibility are met. Thus, the restriction of one dwelling building per lot and prohibited duplexes in the transition area has no fair and substantial relationship as applied in this instance. In sum, the proposal is reasonably consistent with the surrounding area, which includes very dense condominium and apartment complexes and numerous homes on relatively small lots in relatively close proximity. **(Exhibit F, G)**. Moreover, granting the requested variances will significantly improve the Property and surrounding area, additionally providing relatively less expensive housing near downtown compared to a large single family home(s). This transitional location is well suited for the proposed two building, four unit development.

c. The proposed use is reasonable.

If the use is permitted, it is deemed reasonable. Vigeant v. Hudson, 151 NH 747 (2005). The proposal is a density and dimensional compliant residential use in a residential zone and thus is reasonable.

5. Substantial justice will be done by granting the variance.

If “there is no benefit to the public that would outweigh the hardship to the applicant” this factor is satisfied. Harborside Associates, L.P. v. Parade Residence Hotel, LLC, 162 N.H. 508 (2011). That is, “any loss to the [applicant] that is not outweighed by a gain to the general public is an injustice.” Malachy Glen, supra at 109.

“The right to use and enjoy one's property is a fundamental right protected by both the State and Federal Constitutions.” N.H. CONST. pt. I, arts. 2, 12; U.S. CONST. amends. V, XIV; Town of Chesterfield v. Brooks, 126 N.H. 64 (1985) at 68. Part I, Article 12 of the New Hampshire Constitution provides in part that “no part of a man's property shall be taken from him, or applied to public uses, without his own consent, or that of the representative body of the

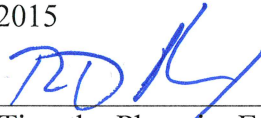
people.” Thus, our State Constitutional protections limit the police power of the State and its municipalities in their regulation of the use of property. L. Grossman & Sons, Inc. v. Town of Gilford, 118 N.H. 480, 482 (1978). “Property” in the constitutional sense has been interpreted to mean not the tangible property itself, *but rather the right to possess, use, enjoy and dispose of it*. Burrows v. City of Keene, 121 N.H. 590, 597 (1981) (emphasis added). Sagamore is constitutionally entitled to the use of the lot as it sees fit subject only to the effect of the lot size and density requirements.

The proposal removes a somewhat aged slightly setback-noncompliant single-family home with a wide curb cut at Sagamore Avenue in favor of a much narrower curb cut, two code-compliant duplex buildings farther from Sagamore Avenue. The proposal adds significant north and south landscaping/fences and preserves the rear wooded area. for the benefit of those neighbors, while providing relatively more affordable housing near downtown Portsmouth housing compared to larger single family dwellings. As such, there will be no benefit to the general public from denial and no harm to the general public by granting the variances. Conversely, denial of the variance deprives Mouflouze the opportunity for reasonable and tasteful redevelopment of the property while simultaneously denying four purchasers, such as families, the opportunity to live near downtown Portsmouth at a price less than new single-family homes on this lot. Accordingly, substantial justice is done by granting the variances.

V. CONCLUSION

For all of the reasons herein stated, Mouflouze respectfully requests that the Portsmouth Zoning of Adjustment grant the requested variances.

Respectfully submitted,
 The Frances E. Mouflouze Revocable Trust
 of 2015

By: 

 R. Timothy Phoenix, Esq.
 Monica F. Kieser, Esq.

PLAN REFERENCES:

- "PLAN OF LAND OF RICHARD WILDER, PORTSMOUTH N.H.", PREPARED BY MOULTON ENGINEERING CO., DATED JANUARY 2, 1975, ON RECORD AT THE R.C.R.D., DOCUMENT No. C-4939.
- "SUBDIVISION OF LAND FOR WILLIAM J. & ANNA M. BUCKLEY IN PORTSMOUTH, N.H.", PREPARED BY SEACOAST ENGINEERING ASSOCIATES, INC., REVISED MAY 28, 1985, ON RECORD AT THE R.C.R.D., DOCUMENT No. D-14025.

NOTES:

- OWNERS OF RECORD:
TAX MAP 222 LOT 11
FRANCES E. MOUFLOUZE, TRUSTEE
TED W. ALEX, TRUSTEE
PATRICIA CAMERON, TRUSTEE.
THE FRANCES E. MOUFLOUZE REVOCABLE TRUST OF 2015
R.C.R.D. BOOK 5660 PAGE 2227
DATED OCTOBER 7, 2015
- TOTAL EXISTING PARCEL AREA:
TAX MAP 222 LOT 11
1.44± AC.
- BASIS OF BEARING IS NH STATE PLANE COORDINATE SYSTEM NAD83(2011) PER GPS OBSERVATION.
- APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
- EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
- THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
- ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE CITY OF PORTSMOUTH PRIOR TO DESIGN OR CONSTRUCTION.
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE PER FIELD LOCATION AND INFORMATION PROVIDED BY THE CITY OF PORTSMOUTH PUBLIC WORKS DEPARTMENT.

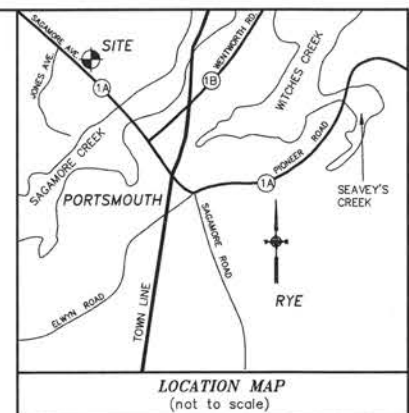
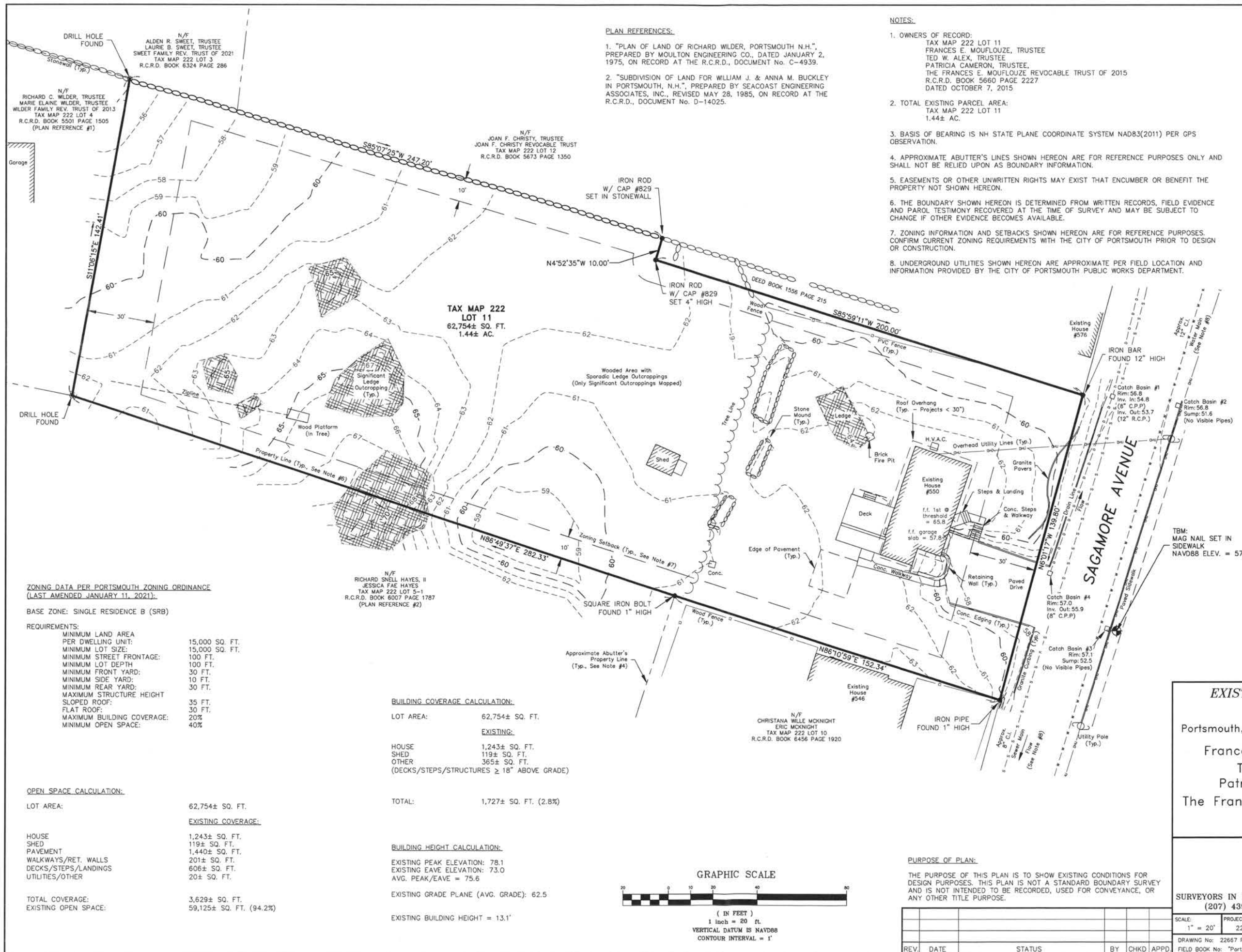


EXHIBIT A



ZONING DATA PER PORTSMOUTH ZONING ORDINANCE (LAST AMENDED JANUARY 11, 2021):

BASE ZONE: SINGLE RESIDENCE B (SRB)

REQUIREMENTS:

MINIMUM LAND AREA PER DWELLING UNIT:	15,000 SQ. FT.
MINIMUM LOT SIZE:	15,000 SQ. FT.
MINIMUM STREET FRONTAGE:	100 FT.
MINIMUM LOT DEPTH:	100 FT.
MINIMUM FRONT YARD:	30 FT.
MINIMUM SIDE YARD:	10 FT.
MINIMUM REAR YARD:	30 FT.
MAXIMUM STRUCTURE HEIGHT:	35 FT.
SLOPED ROOF:	30 FT.
FLAT ROOF:	20%
MAXIMUM BUILDING COVERAGE:	20%
MINIMUM OPEN SPACE:	40%

OPEN SPACE CALCULATION:

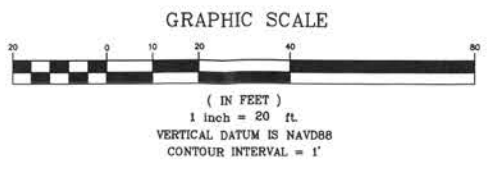
LOT AREA:	62,754± SQ. FT.
EXISTING COVERAGE:	
HOUSE	1,243± SQ. FT.
SHED	119± SQ. FT.
PAVEMENT	1,440± SQ. FT.
WALKWAYS/RET. WALLS	201± SQ. FT.
DECKS/STEPS/LANDINGS	606± SQ. FT.
UTILITIES/OTHER	20± SQ. FT.
TOTAL COVERAGE:	3,629± SQ. FT.
EXISTING OPEN SPACE:	59,125± SQ. FT. (94.2%)

BUILDING COVERAGE CALCULATION:

LOT AREA:	62,754± SQ. FT.
EXISTING:	
HOUSE	1,243± SQ. FT.
SHED	119± SQ. FT.
OTHER	365± SQ. FT.
(DECKS/STEPS/STRUCTURES ≥ 18" ABOVE GRADE)	
TOTAL:	1,727± SQ. FT. (2.8%)

BUILDING HEIGHT CALCULATION:

EXISTING PEAK ELEVATION:	78.1
EXISTING EAVE ELEVATION:	73.0
AVG. PEAK/EAVE =	75.6
EXISTING GRADE PLANE (AVG. GRADE):	62.5
EXISTING BUILDING HEIGHT =	13.1'



EXISTING CONDITIONS PLAN
FOR PROPERTY AT
550 Sagamore Avenue
Portsmouth, Rockingham Co., New Hampshire
OWNED BY
Frances E. Mouflouze, Trustee
Ted W. Alex, Trustee
Patricia Cameron, Trustee
The Frances E. Mouflouze Revocable Trust of 2015
c/o Ted W. Alex
104 Locke Road, Rye, NH 03870

EASTERLY SURVEYING, Inc.
SURVEYORS IN N.H. & MAINE
(207) 439-6333
191 STATE ROAD, SUITE #1
KITTEERY, MAINE 03904

SCALE:	PROJECT NO:	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 20'	22667	1/9/2023	1 OF 1	A.P.M./J.D.S.	P.L.A.
DRAWING No: 22667 PROP SURVEY NHSPC					
FIELD BOOK No: "Portsmouth #18"					
REV.	DATE	STATUS	BY	CHKD	APPD.

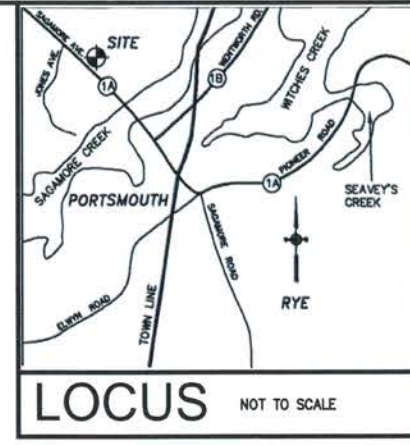
SITE NOTES

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT A SET OF APPROVAL DRAWINGS FOR TWO (2) RESIDENTIAL DUPLEX UNITS.
- APPROXIMATE LOT AREA: 1.44 AC.± (TAX MAP 222, LOT 11)
- ZONE: SINGLE RESIDENCE B (SRB)
- DIMENSIONAL REQUIREMENTS:

	EXISTING	PROPOSED
MIN. LOT AREA:	15,000 S.F.	±62,754 S.F.
MIN. LAND AREA PER DWELLING UNIT:	15,000 S.F.	±62,754 S.F.
MIN. STREET FRONTAGE:	100'	±139.8'
MIN. LOT DEPTH:	100'	±434'
FRONT SETBACK:	30'	±33'
SIDE SETBACK:	10' (RIGHT)	±40'
	10' (LEFT)	±45'
REAR SETBACK:	30'	±300'+
MAX. BUILDING HEIGHT:	35'	±13.1'
MAX. BLDG. COVERAGE:	20%	±5.6%
MIN. OPEN SPACE:	40%	±94.2%

- PARKING REQUIREMENTS:**
 DUPLEX RESIDENCES: 1.3 SPACES/UNIT - OFF-STREET PARKING
 1.3 SPACES/UNIT x 4 UNITS = 5.2 SPACES
 TOTAL PARKING REQUIRED = 6 SPACES
 TOTAL PARKING PROVIDED = 16 SPACES (8 STACKED VISITOR SPACES PROVIDED)
- THERE ARE NO WETLANDS ON THE PARCEL.
- OVERALL AREA OF DISTURBANCE UNDER 100,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
- AREA OF DISTURBANCE IS APPROXIMATELY 36,000 S.F. THEREFORE UNDER 43,560 SF. COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED.
- BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.
- THE FOLLOWING VARIANCES FROM THE PORTSMOUTH ZONING ORDINANCE ARE REQUIRED:
 SECTION 10.440 - TO ALLOW TWO (2) 2-FAMILY DWELLINGS WHERE THEY ARE NOT PERMITTED.
- RESERVED
- SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN HEREON, AND/OR TRUCKED OFF SITE AS APPROPRIATE.
- PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS.

- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINES WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL NEW CURBING SHALL BE VERTICAL GRANITE WITH A MINIMUM RADIUS OF 4'.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
- DWELLING UNITS TO BE SERVED WITH MUNICIPAL WATER & SEWER.



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

NOT FOR CONSTRUCTION
 ISSUED FOR: BOARD OF ADJUSTMENT
 ISSUE DATE: AUGUST 28, 2023

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION		EDW	08/28/23

DRAWN BY: RLH
 APPROVED BY: EDW
 DRAWING FILE: 5385SUBD.DWG

SCALE:
 22" x 34" - 1" = 20'
 11" x 17" - 1" = 40'

OWNER:
 FRANCES E. MOUFLOUZE,
 TED W. ALEX &
 PATRICIA CAMERON, TRUSTEES
 THE FRANCES E. MOUFLOUZE
 REVOCABLE TRUST OF 2015
 936 SOUTH STREET #1
 PORTSMOUTH, NH 03801

APPLICANT:
 FRANCES E. MOUFLOUZE,
 TED W. ALEX &
 PATRICIA CAMERON, TRUSTEES
 THE FRANCES E. MOUFLOUZE
 REVOCABLE TRUST OF 2015
 936 SOUTH STREET #1
 PORTSMOUTH, NH 03801

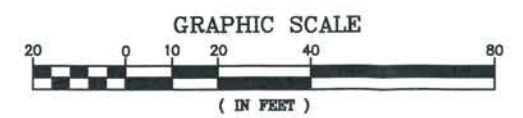
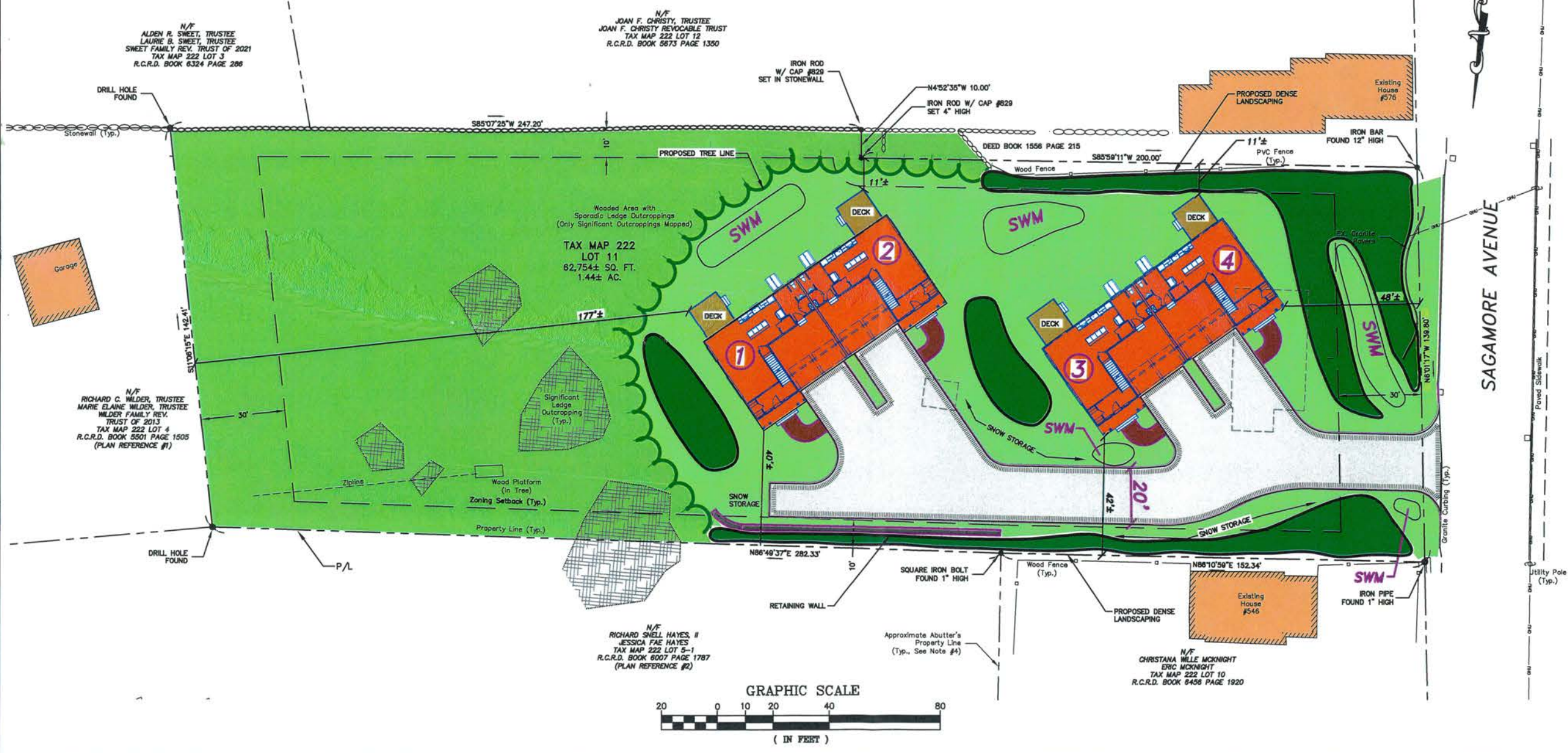
PROJECT:
 RESIDENTIAL
 DEVELOPMENT
 550 SAGAMORE AVENUE
 PORTSMOUTH, NH

TITLE:
 BOARD OF
 ADJUSTMENT
 SITE PLAN
 (RESIDENTIAL
 DWELLING UNITS)

SHEET NUMBER:
C - 1

PLAN REFERENCES:

- EXISTING CONDITIONS PLAN FOR PROPERTY AT 550 SAGAMORE AVENUE, PORTSMOUTH, NH, BY EASTERLY SURVEYING DATED 1/9/23.
- "STANDARD PROPERTY SURVEY FOR PROPERTY LOCATED AT 550 SAGAMORE AVENUE", BY EASTERLY SURVEYING, DATED 1/9/23.
- PORTSMOUTH G.I.S. DATA (MAP GEO), AUGUST 16, 2023.



P5385

8/8/2023
Sweet Peekaboo Duplex
418.224 (8/8/2023)

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EXHIBIT B

Art Form Architecture, LLC

603-431-9559



Dear Builders and Home Buyers,

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

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

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

Facade Changes:

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

Floor plan layout and/or Structural Changes:

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

Sweet Peekaboo Duplex
418.224 (8/8/2023)

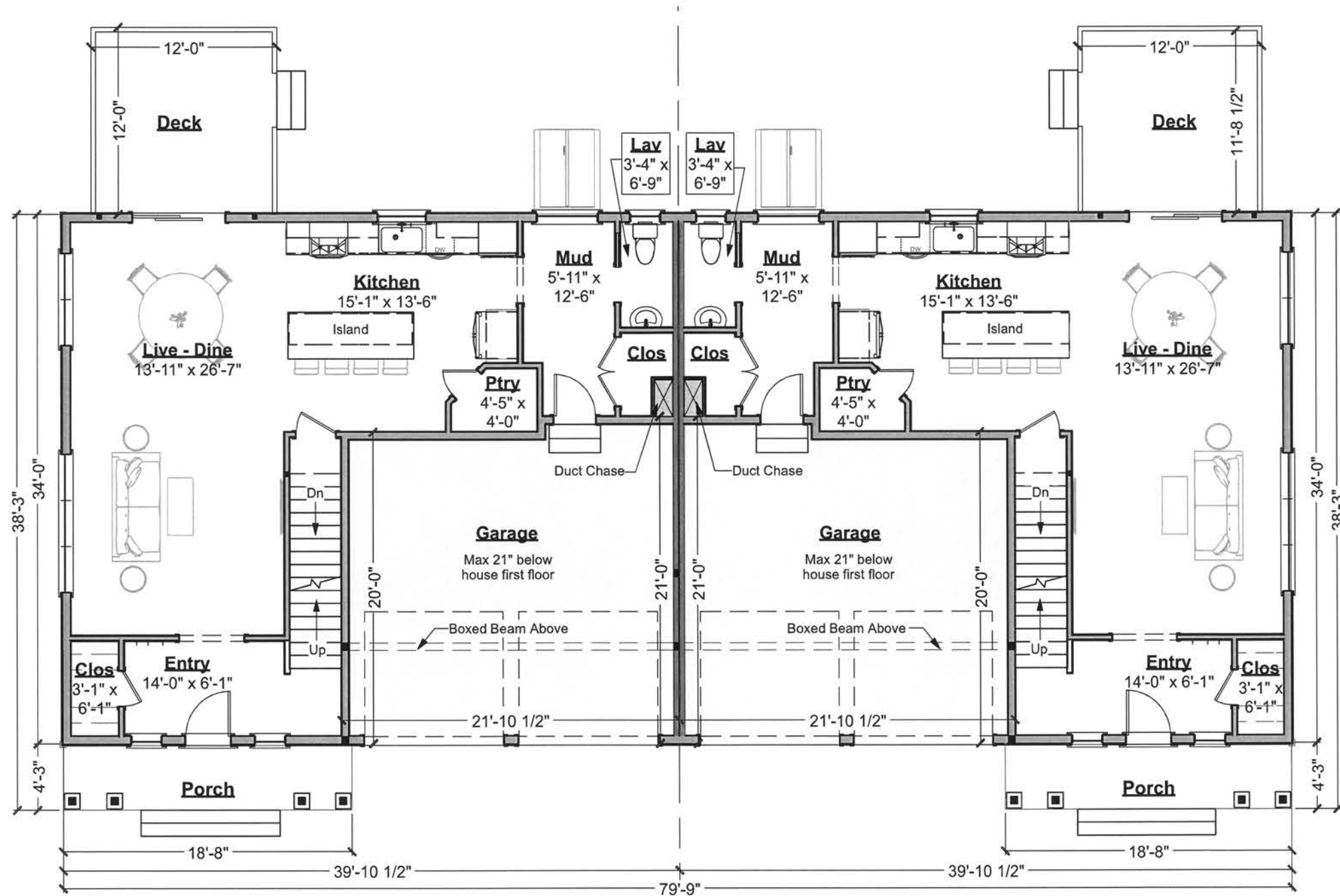
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Living Area this Floor:

Typical - 929 sq ft per unit (to the outside face of framing, for comparison to similar single family)

Condo - 863 sq ft per unit (to the inside face of framing, usual Condo ownership)

9 ft Ceilings

First Floor Plan

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

Sweet Peekaboo Duplex

418.224 (8/8/2023)

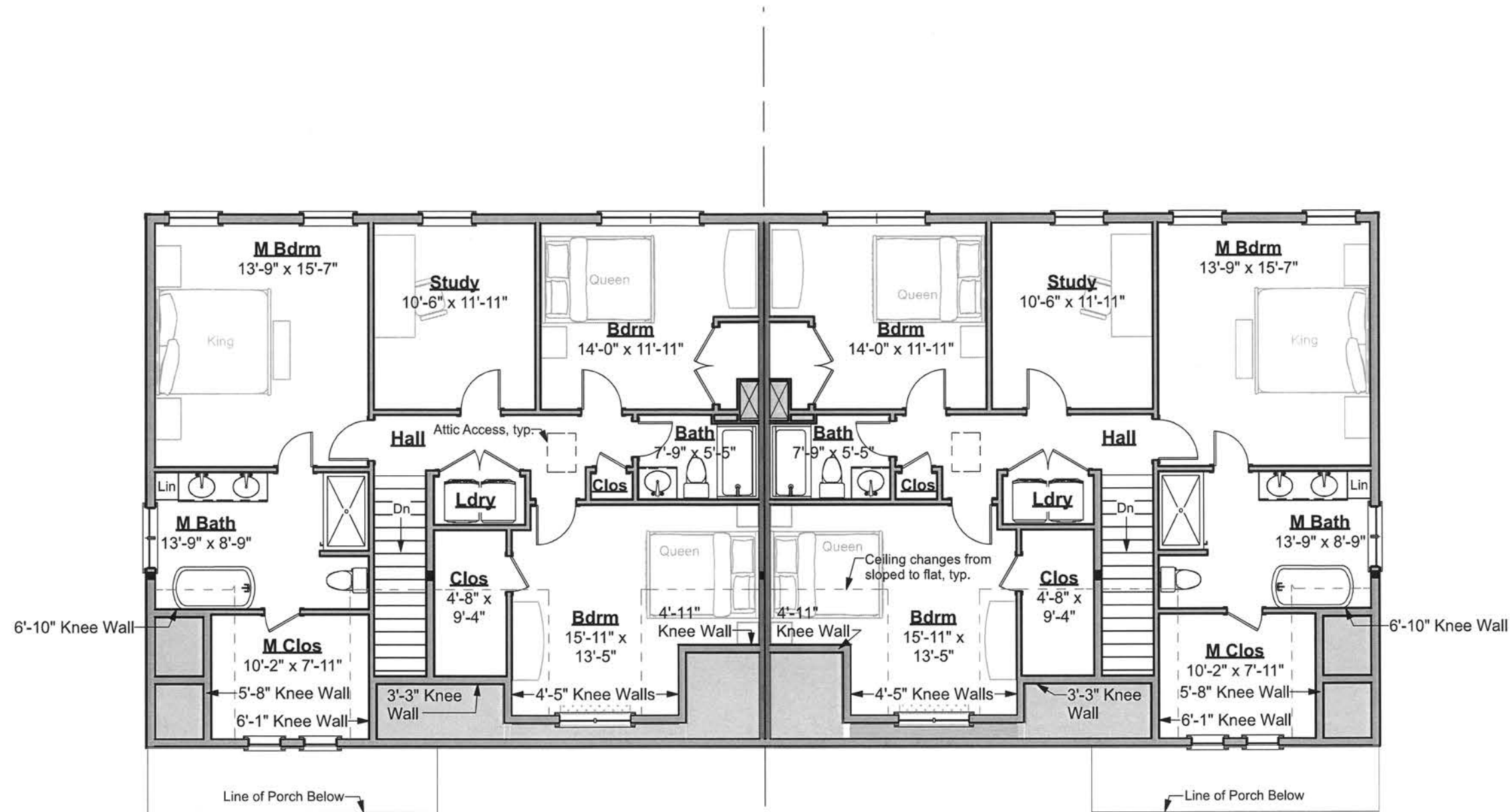
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Living Area this Floor:

Typical - 1244 sq ft per unit (to the outside face of framing, for comparison to similar single family)

Condo - 1178 sq ft per unit (to the inside face of framing, usual Condo ownership)

8 ft Ceilings

Second Floor Plan

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

Sweet Peekaboo Duplex

418.224 (8/8/2023)

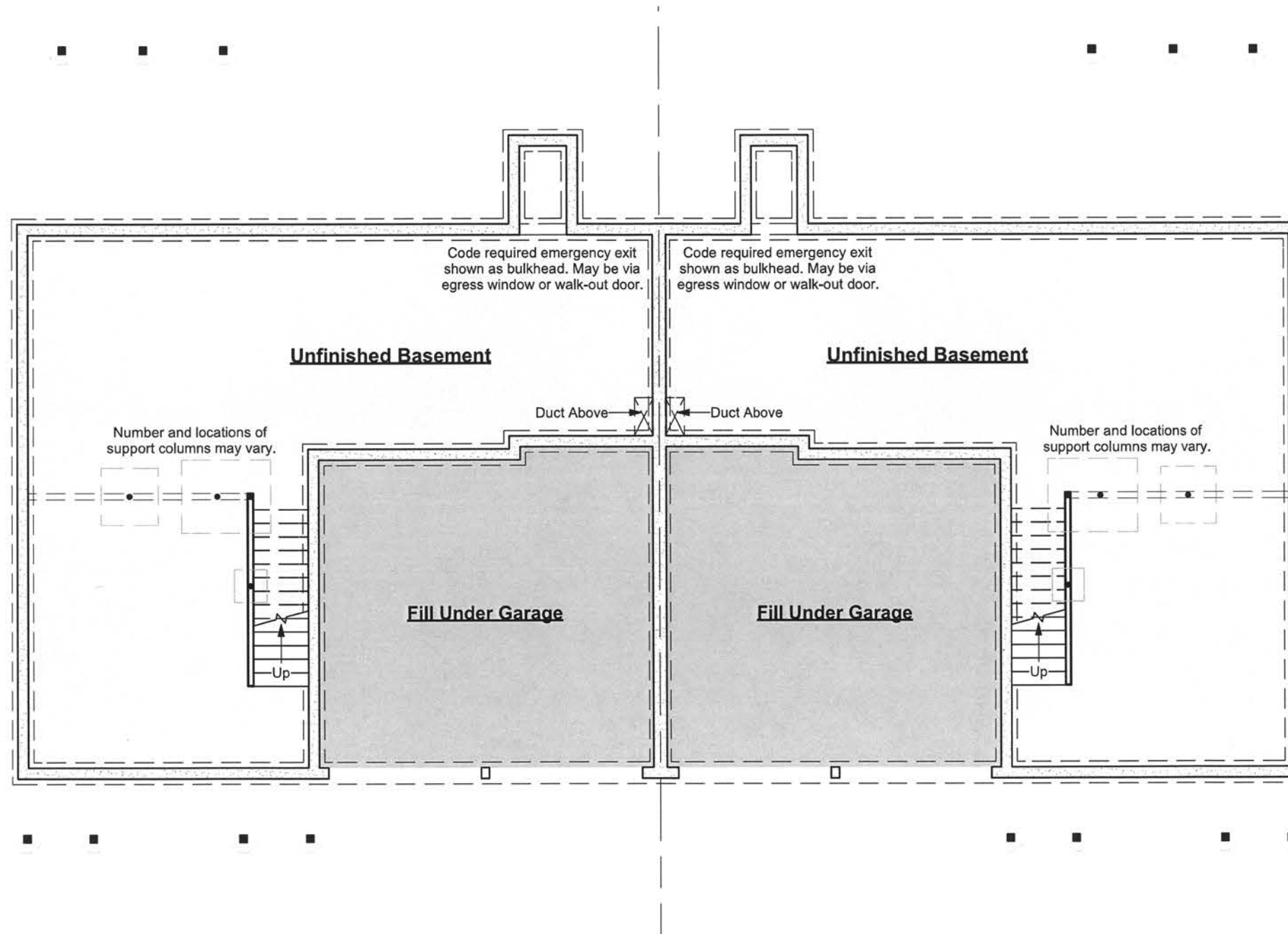
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Foundation Plan

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

Sweet Peekaboo Duplex

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

Sweet Peekaboo Duplex

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Rear



Left

Elevations

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

Sweet Peekaboo Duplex

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Interior Views - First Floor
Left Side Unit (Right Side Unit is Mirror Image)

08/8/2023
Sweet Peekaboo Duplex
418.224 (8/8/2023)

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Interior Views - Second Floor
Left Side Unit (Right Side Unit is Mirror Image)

WHITE APPRAISAL

REAL ESTATE APPRAISING & CONSULTING

Brian W. White, MAI, SRA



September 18, 2023

Timothy Phoenix, Esquire
Hoefle, Phoenix, Gormley & Roberts, PLLC
127 Parrott Avenue
P.O. Box 4480
Portsmouth, NH 03802-4480

RE: The Variance application for two residential duplex buildings to be located on 550 Sagamore Avenue in Portsmouth, New Hampshire.

Attorney Phoenix:

At your request, I have been asked to investigate the impact on the value of the abutting properties for the proposed two residential duplex buildings to be located on 550 Sagamore Avenue (Map 222, Lot 11) and to prepare an analysis and opinion on the matter. I have reviewed the Portsmouth Zoning Ordinance that addresses the standards for the requested variance. I have also reviewed your Memorandum to the Portsmouth ZBA regarding the variance request. To prepare this letter, I have completed research on the proposed subject property, the neighborhood and the greater Portsmouth marketplace. The following letter summarizes my analysis, findings and conclusions:

1. The Existing Development:

The subject property is a 1.44-acre parcel of land located on the eastern side of Sagamore Avenue in the Single Residence B (SRB) zone. The subject property is currently improved with an older 1,092 square-foot single-family residence with an at-grade lower-level that contains a one-car garage and unfinished storage space. The improvements were constructed in 1960 with renovations made over the years. The residence appears to be in above average overall condition for a residence of its age in the Sagamore Avenue area. The front portion of the parcel has paved drive and parking area that accesses the one-car garage. There are interior and exterior stairways that provide access up to the first-floor area of the residence. There is a 448 square foot rear deck. Approximately one-third of the mostly level to gently sloping parcel is improved or landscaped. The rear two-thirds of the parcel is undeveloped natural wooded area. This rear wooded area has a combination of larger evergreens and deciduous trees. The terrain for the parcel is mostly level to gently sloping. The rear portion of the parcel has a high-point area that has a few exposed ledge areas. The terrain gently slopes downward from this high-point to both the front and the rear of the parcel. The parcel is serviced with municipal water and sewer, electricity, telephone, cable and internet. There are no wetland areas located on the parcel.

2. The Proposed Development:

The older wood-frame single-family building will be razed and a new paved drive will be installed off of Sagamore Avenue in the northwestern portion of the subject's parcel. This paved drive will extend into the western and central portions of the parcel providing access to two new duplex residences. There will be a vehicle turn-around and snow storage area located at the end of the paved drive area. Each of the duplex buildings will have a front paved driveway that will provide access to the two-car garage areas of the two residential units. The residences will each contain two levels of finished living area. The units will have quality interior and exterior finishes that are commensurate with other similar new construction residences located in Portsmouth. Based on the proposed site and building plans, the proposed townhouse style single-family residences will contain approximately 2,173 square feet of above ground space, a two-car garage and a basement storage area. The two duplex residential buildings will be surrounded by landscaped and grassed areas and each unit will have a rear deck area. There will be dense landscaped area located to the front, sides and rear of the development along with an elongated area located in between the two duplex buildings. The improved and developed areas of the parcel will utilize approximately 60% of the 1.44-acres of the parcel with the rear approximate 40% of the parcel will remain in a natural wooded state.

3. The Concept Plan for Three Residential Lots:

A conceptual site plan on the subject property has been completed by Altus Engineering, as of March 6, 2023. This plan identifies a three-lot residential subdivision which the subject property could accommodate based on the dimensional requirements in the SRB zone. The concept plan locates a short entry road off of Sagamore Avenue in the northeastern portion of the subject property. This road extends approximately 225' into the central portion of the parcel terminating in a cul-de-sac. Each of the three lots would have over 15,000 square feet of space, a minimum of 100' of road frontage and a buildable envelope suitable for accommodating a single-family residence. This concept plan demonstrates that the subject property has a sufficient amount of site area to accommodate a traditional three-lot residential subdivision. It also shows that in order to accomplish this the entire property is required to accommodate this three-lot plan.

4. Neighborhood & Abutting Properties:

The subject property is located in a Single Residence B (SRB) zone with the parcel being located directly across from the subject property being zoned Garden Apartments/Mobile Home Park (GA/MH). Sagamore Court is a large 144-unit multi-unit garden-style condominium and apartment development. The subject property looks directly at the front building in the center of the development. This development dominates the subject's immediate area on Sagamore Avenue. The SRB zone is largely a single-family zone while the GA/MH zone is largely a multi-dwelling unit zone. There are large Single Residence A (SRA) zoned areas located to the north and to the south of the subject's area on Sagamore Avenue. The SRA zone allows for the same uses as the subject's SRB zone with the difference being that the subject's SRB zone allows for a much higher density as the SRA zones requires 43,560 SF/dwelling unit and 150' of road frontage while the subject's SRB zone only requires 15,000 SF/dwelling unit and only 100' of road frontage. The parcels located in the SRA and the SRB zones in the surrounding area are largely developed with

single-family homes on parcels of varying sizes. There are a few multi-unit properties in the subject's immediate area along Sagamore Avenue. In addition to the forementioned Sagamore Court, the Tidewatch Condominium is a 116-unit condominium development that is located just south of the subject's area. There is a recently approved four-unit residential development located near the access road for the Tidewatch Condominium that is located at 635 Sagamore Avenue. Slightly further south on Sagamore Avenue, there is a 3-unit condominium development located at 792 Sagamore Avenue. The remainder of the residential properties located in the subject's immediate area along Sagamore Avenue are single-family residences. It is noted that further north and further south of the subject's area Sagamore Avenue is developed with a mixture of single-family homes, multi-unit developments and several scattered commercial properties.

The rear portion of the subject property abuts three single-family homes that are located on Walker Bungalow Road (40, 58 & 72 Walker Bungalow Road). This road is an interior road located off of Little Harbor Road that terminates in a cul-de-sac near Sagamore Creek. The rear portions of these homes can be seen through the natural wooded growth in the rear portion of the subject property. Any development located in the rear portion of the subject property would have an obstructed view of the improved portion of these neighboring properties while any development located in the central portion of the subject property would have a distant and very obstructed view of the improved portion of these neighboring properties. It is assumed that the same would be the case when viewing these portions of the subject property from these neighboring properties.

The subject property is currently an above average condition single-family residence. The other single-family homes in the surrounding area on Sagamore Avenue are generally in average to very good overall condition. The abutting properties on Sagamore Avenue are both older wood-frame single family homes constructed in the 1800's that appear to be in above average overall condition. To the rear of the subject property, the subject property abuts three single family homes that are located on Walker Bungalow Road. These homes, which were constructed in the 1960's and 1980's, appear to be in good overall condition. Over the past five years, the single-family homes located in the subject's immediate area have sold from approximately \$600,000 to \$1,100,000 while the residential condominium units in the area have sold from approximately \$600,000 to \$1,500,000. It is noted that there are two fairly recent sales of smaller garden-style condominiums located in the Sagamore Court development that sold for \$225,000 and \$245,000, respectively. Based on MLS data, the anticipated market values of the subject's proposed townhouse duplex condominium units would be in the range of \$1,000,000 or more.

5. *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 proposed subject property will contain a single-entry drive and two duplex residential buildings. One of the proposed duplex buildings will be located in the rear of the existing single-family residence and the back yard of this residence while the other duplex buildings will be located in the center portion of the parcel in the area of the

existing shed structure and the start of the wooded area. The rear 40% of the parcel will remain undeveloped and treed. At the present time, the subject's single-family home likely emits noises that are typical for a residence in the area. There would be sounds of cars entering and exiting the property, property maintenance sounds and the sounds of people enjoying the exterior deck and yard areas. The sounds for the proposed duplex residential buildings would likely be similar to what is in place with the difference being that there will be four residences and more vehicles entering and exiting the property. In comparison, the sounds for subject property under the concept development plan would likely be greater than for the proposed two building duplex development. While the subject's proposed development will contain one more unit than the three-lot conceptual plan contains, the developed area for the subject property only extends approximately 60% into the parcel while the developed area for the concept plan calls for developing almost all of the parcel. The fact that the concept plan extends to the rear of the parcel and the two-building duplex plan does not, makes it likely that the two-building duplex plan would be emitting much less overall noise to the three rear abutting residences. The fact that the duplex plan calls for the garage areas to be located in the middle of the duplex building structure would also be a noise mitigating factor as typical single-family residences have their garage on one end of the residence or they are located in a detached building. The single-family garage areas would also likely be located closer to the side or rear lot lines as compared to the central garage location of the proposed two building duplex plan. It would be reasonable to conclude that the proposed two building duplex plan would emit a higher level of residential noises that is currently in place but it would emit a lower level of residential noises that would come from the three-lot concept plan.

View:

At the present time, the subject's single-family residence can be viewed from Sagamore Avenue, from the Sagamore Court development across from the subject property and from the two abutting single-family residence. The three single-family residences located along Walker Bungalow Road are completely obstructed by the existing central and wooded areas of the subject property. The existing view is of a fairly well maintained older raised ranch residence that was constructed in 1960. From the street, the residence, drive area and front landscaped areas can be seen. The view from the improved residential area of the two abutting residences located along Sagamore Avenue is of these same areas along with that of the rear yard areas. These abutter views are all slightly obstructed by the location of existing fence areas that run along the front area of the subject property and the abutting properties. The three single family residences located along Walker Bungalow Road all have views of the subject's rear and central wooded areas.

The proposed two building duplex development plan will locate the duplex buildings in the front and central portions of the parcel. The drive area will extend from Sagamore Avenue and it will extend straight to the front duplex building, then with a slight bend, it will extend to the centrally located duplex building. The two duplex building will be oriented at a slight angle with the fronts of the buildings facing northwest. There will be a combination of wood and PVC fences located along the southern side of the subject property. The northern side of the subject property has an existing wood fence located on the neighboring property. In addition to these existing and proposed fences, there will be several areas that will have dense landscaped areas. These areas will be located to the front of the property along Sagamore Avenue (all but the location of the drive area), along the sides of the front and

central areas of the parcel and to the rear of both of the duplex buildings. All of the existing and proposed screening features will result in the subject's building being largely screened from both Sagamore Avenue and from the three residential properties located on Walker Bungalow Road. The two abutting single-family residences located on Sagamore Avenue will have as much new screening as possible for the proposed two duplex building plan. The views of the subject property from these two abutting residences will change but not to the extent that any negative impact will result. It could be argued that the views of the neighboring properties will be enhanced by replacing the older above average condition single-family residence with two new construction duplex townhouse residences that will be in very good condition with retail values that will exceed that of most of the neighboring single-family homes in the immediate area.

Use:

The subject property is proposed for development with two new residential duplex buildings. In the surrounding neighborhood, the Sagamore Avenue area is developed with a variety of residential uses (single-family, residential condominiums and apartments) and several scattered commercial and mixed-use developments. The interior streets located off of Sagamore Avenue are largely developed with residential uses. The proposed residential duplex development of the subject property will be in-line with that of the surrounding uses. It is noted that the subject's immediate area along Sagamore Avenue is unique where within 300' of the subject property there are properties that are located in four different zones (SRA, SRB, GA/MH & GRA). The unique location of the subject property has created an area along Sagamore Avenue where there are a variety of different residential properties (single-family, townhouse, apartment & condominium) in the immediate area. The fact that the subject property, and a few other older single-family residences are directly across from a 144-unit garden-style residential development (Sagamore Court) demonstrates the variety of residence types in the immediate neighborhood.

The proposed use for the subject's 1.44-acre parcel is for development with four townhouses-style residential units. This translates into a property density of 2.78-units/acre. It is noted that the Sagamore Court Condominiums, directly across Sagamore Court from the subject property and located in the GA/MH zone, is a 144-unit development on 15.01-acres (9.59-units/acre). The Tidewatch Condominium development, to the south and west of the subject property on Sagamore Avenue, is located in the SRA zone. This townhouse-style condominium development contains 116 units located on 53.59 acres of land. This translates into a density of 2.16-units per acre. On 635 Sagamore Avenue, to the south and west of the subject property, a 1.947-acre parcel was recently granted relief by the Portsmouth ZBA allowing for the property to be developed with 4 residential units (2.05-units/acre). On 792-796 Sagamore Avenue, to the south of the subject property by Cliff Road, a small 0.28-acre parcel was improved with an older duplex building. Several years ago, this building was renovated and expanded into 3 condominium units (10.71-units/acre). This property is located in the SRB zone similar to the subject property. Considering the density of these nearby residential developments, the subject's proposed density (2.78-units/acre) is reasonably in-line with the existing density in the immediate area. It can reasonably be concluded that the proposed use of the subject property with four townhouse-style residential units is a use that will be compatible with the surrounding neighborhood.

6. *Specific Standards – Variances:*

The owners are requesting a Variance from the following – Portsmouth Zoning Ordinance – 10.513 – One Freestanding Dwelling/Lot – to permit two dwelling buildings (four units) on a 1.44-acre lot where one dwelling is permitted and 10.440 Table of Uses – to permit two duplexes where duplexes are prohibited.

I spoke with Scott Scott, Tax Assessor II for the City of Portsmouth. I wanted to get his opinion on the subject's proposed two residential duplex building development and that of several other similar developments in the area. He stated that he is very familiar with the Sagamore Avenue area. He indicated that the best nearby comparable for the subject property is the three-unit condominium development that is located to the south of the subject property at 792-796 Sagamore Avenue. This development is a three-unit residential condominium located in the same SRB zone as the subject property. Rosanne Maurice-Lentz, City Assessor, was on vacation for the week so I asked Mr. Scott for his opinion on any diminishing property values due to the three-unit residential condominium being located nearby. He indicated that the existence of this multi-unit residential development in the SRB zone on Sagamore Avenue has not led to diminishing the values of the surrounding properties. This is good evidence that multiple units located on the subject property would also not have a negative impact on surrounding properties but it does not speak to the exact relief that is being requested by the applicant. In order to address these specific variance requests, the appraiser has expanded his search to other municipalities located in the greater Seacoast area of New Hampshire.

In the nearby City of Dover, a variance was granted in 2021 to a residential parcel located on 400 Gulf Road which allowed for two residential buildings to be constructed on a 5.0-acre parcel where only one dwelling is permitted. These residences are currently under construction. The property is located in a very desirable rural area of Dover near many waterfront homes. According to Donna Langley, the Dover Assessor, while this property is new construction, she has not had anyone approach her asking for assessment relief because of their nearby location to this multiple dwelling development. In the nearby Town of Durham, there are a couple of multiple dwelling developments that are fairly comparable to the subject's proposed multiple dwelling development. On 9 Bayview Road, there is a two-residence development that was developed in 1983. This property is located on Bayview Road which, other than this property, is developed entirely with single-family homes. On 20 Strafford Avenue, there is a two-residence development that has an older residence that was constructed in 1935. In 2009, they were permitted to construct a second residence in the location of an older building creating an upgraded two-residence development. This property is located on Strafford Avenue which is developed with a mixture of single-family homes, multi-unit residential developments and university properties. Jim Rice, the Durham Assessor, indicated that there has not been any negative impact on the values of the surrounding properties that are in close proximity to these two multiple dwelling developments.

Two slightly older student housing buildings located at 26 & 28 Young Drive and 34 & 36 Young Drive in Durham that were constructed in 1968 were recently renovated into duplex residences. A new duplex residence was constructed at 7 Young Drive in 2022. All of these duplex residences are located in a residential zone in Durham that does not allow for duplex

residences. Young Drive also contains a couple of free-standing single-family homes. The surrounding area consists of a mixture of single-family homes, multi-tenant apartment buildings and scattered commercial developments. Jim Rice, the Durham Assessor, indicated that there has not been any negative impact on the values of the surrounding properties that are in close proximity to these duplex residential developments.

In the greater Portsmouth area, there is no exactly similar property from which to extract paired-sales. Therefore, only general observations can be made based on my experience in the marketplace. Over the past several years in the greater Sagamore Avenue area of Portsmouth, several new multi-unit residential developments have been constructed or are currently proposed. In general, the addition of these new residential developments has resulted in upgrading the overall condition of the neighborhood and therefore enhancing the overall desirability of the area.

It is my opinion that granting the requested variances for the subject property to be improved with two duplex residential buildings 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 two attractive and modern duplex residences to the neighborhood that very well could enhance the value of the surrounding properties as it will add new residential units to a location that is currently under improved for the area.

Respectively submitted,



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

ADDENDA

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PHOTOGRAPHS OF THE SUBJECT PROPERTY



Front of the Subject Property
Looking Northeast from Sagamore Avenue - (9/2023)



Front of the Subject Property
Looking East from Sagamore Avenue - (9/2023)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Street Scene - Front of the Subject Property
Looking South on Sagamore Avenue - (9/2023)



Street Scene - Front of the Subject Property
Looking North on Sagamore Avenue - (9/2023)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Front of the Subject Property
Looking Northeast from Sagamore Avenue - (9/2023)



Front of the Subject Property
Looking Southeast from Sagamore Avenue - (9/2023)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Subject Property – Rear of the Residence
Looking Northwest from Rear Yard Area – (9/2023)



Subject Property – Rear of the Residence
Looking Northwest from Rear Yard Area – (9/2023)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Subject Property – Rear Deck & Yard & Proposed Location of Front Duplex
Looking South from Rear Yard Area – (9/2023)



Subject Property – Rear Shed & Proposed Location of Rear Duplex
Looking South from Rear Yard Area – (9/2023)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Subject Property – Front of the Subject Property
Looking South – (9/2023)



Subject Property – Proposed Access Drive Location – Duplex Development
Looking West – (9/2023)

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Subject Property – Proposed Access Drive Location – Conceptual Development
Looking East – (9/2023)



Subject Property – Southern Side of Residence
Looking East – (9/2023)

PHOTOGRAPHS OF THE NEIGHBORING PROPERTIES



View of Abutting Residence to the South of the Subject Property
Looking East - (9/2023)



View of Abutting Residence to the North of the Subject Property
Looking Northeast - (9/2023)

PHOTOGRAPHS OF THE REAR NEIGHBORING PROPERTIES



View of Rear Abutting residence from Rear of Subject Property
Looking Southeast - (9/2023)



View of Rear Abutting residence from Rear of Subject Property
Looking East - (9/2023)

PHOTOGRAPHS OF THE REAR NEIGHBORING PROPERTIES



View of Rear Abutting Residence from Rear of Subject Property
Looking Northeast - (9/2023)



View of Rear Abutting Garage & Residence from Rear of Subject Property
Looking Northeast - (9/2023)

PHOTOGRAPHS OF NEIGHBORING/COMPARABLE PROPERTIES



View of Sagamore Court Building – Directly Across from the Subject Property
Looking West - (9/2023)



View of Tidewatch Condominium development – Typical Townhouse Building
Looking East - (9/2023)

PHOTOGRAPHS OF NEIGHBORING/COMPARABLE PROPERTIES



View of Sagamore Court Development – Neighborhood Development
Looking Northwest from Tidewatch Access Road - (9/2023)



View of 635 Sagamore Avenue – Neighborhood Development
Looking Southwest from Sagamore Avenue - (9/2023)

PHOTOGRAPHS OF NEIGHBORING/COMPARABLE PROPERTIES



View of 792-796 Sagamore Avenue – Neighborhood Development
Looking Northeast from Sagamore Avenue - (9/2023)



View of 400 Guld Road, Dover, NH – Multiple Residence Development
Looking Northwest from Entry Drive - (9/2023)

PHOTOGRAPHS OF NEIGHBORING/COMPARABLE PROPERTIES



View of 9 Bayview Road, Durham, NH - Multiple Residence Development
Looking Southwest from Bayview Road - (9/2023)



View of 20 Strafford Avenue, Durham, NH - Multiple Residence Development
Looking North from Entry Drive - (9/2023)

PHOTOGRAPHS OF NEIGHBORING/COMPARABLE PROPERTIES



View of 26-36 Young Road, Durham, NH – Duplex Development
Looking North on Young Road - (9/2023)



View of 7 Young Road, Durham, NH - Duplex Development
Looking West from Young Road - (9/2023)

Property Location		Map D		Bldg Name		State Use	
550 SAGAMORE AVE	29608	02221 00111 00001 /	02221 00111 00001 /	29608	29608	1010	1010
CURRENT OWNER		UTILITIES		STRT/ROAD		LOCATION	
MOUFLOUZE FRANCES E REVOC T	1 Local	0 All Public	1 Paved				
MOUFLOUZE F ALEX T CAMERON P	8 Landscapes						
550 SAGAMORE AVE							
SUPPLEMENTAL DATA		CORRECT		APPROXIMATE		APPROXIMATE	
ALL PTD ID 10222-0011-0000-0000	INLAW W	2019 REV	JM	1010	175,000	175,000	2228
PHOTO	LOT SPLIT	2019 REV	JM	1010	270,100	270,100	
WARD	EXC/ APPT			300	300	300	
PREC							
1/2 HSE							
GIS ID	29608						
RECORD OF OWNERSHIP		BK VOL/PAGE		SALE DATE		SALE PRICE	
MOUFLOUZE FRANCES E REVOC TR OF 20	3690	2227	10-07-2019	U	0	44	
MOUFLOUZE FRANCES	3485	0942	04-04-1984	I	0	0	
EXEMPTIONS		OTHER ASSESSMENTS		CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
Year	Code	Description	Amount	Code	Description	Year	Code
2028	1	VETERAN-1	500.00			2020	1010
						2019	1010
						2018	1010
						2017	1010
						2016	1010
						2015	1010
						2014	1010
						2013	1010
						2012	1010
						2011	1010
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						1827	1010



Element	Code	Description	Element	Cd	Description
Style:	01	Ranch			
Model:	01	Residential			
Grade:	C+				
Stories:	1				
Occupancy:	1				
Exterior Wall 1:	25	Vinyl Siding			
Exterior Wall 2:					
Roof Structure:	03	Gable/Hip			
Roof Cover:	03	Asph/F Gls/Comp			
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Flt 1:	14	Carpet			
Interior Flt 2:	06	Hard Shl Gds			
Heat Fuel:	02	Oil			
Heat Type:	02	Warm Air			
AC Type:	03	Central			
Total Bedrooms:	03	3 Bedrooms			
Total Baths:	1				
Total Half Baths:	1				
Total Xtra Rm:	0				
Total Rooms:	5				
Bath Style:	1	Avg Quality			
Kitchen Style:	1	Avg Quality			
Kitchen Gr:					
WB Appliances:	0				
Extra Openings:	0				
Metal Finishes:	0				
Extra Openings:	0				
Basement:	1				

Code	Description	LB	Units	Unit Price	Yr Blt	Cond.	Cd	%	Grds	Grade Adj.	Appt. Value
REC ROOM	B	240		25.00	1997	A	78	30	C	1.00	4,700
SHD1 SHED FRAME	L	96		13.00	1970	F	30	0	D	0.50	300

OB - OUT/BUILDING & YARD ITEMS (L/XF - BUILDING EXTRA FEATURES)(B)											
Code	Description	LB	Units	Unit Price	Yr Blt	Cond.	Cd	%	Grds	Grade Adj.	Appt. Value
REC ROOM	B	240		25.00	1997	A	78	30	C	1.00	4,700
SHD1 SHED FRAME	L	96		13.00	1970	F	30	0	D	0.50	300

BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Efr Area	Unit Cost	Underpro Value					
BAS	First Floor	1,092	1,092	1,092	151.74	165,702					
FEP	Porch, Enclosed	0	620	64	166.22	12,746					
UBM	Basement, Unfinished	0	1,052	213	30.25	33,080					
WDK	Deck, Wood	0	448	45	15.24	6,828					
Tl Gross Liv / Usable Area		1,092	2,752	1,439		218,356					

044882



2015 OCT -7 AM 10: 17

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **FRANCES E. MOUFLOUZE**, a single person, of 550 Sagamore Avenue, Portsmouth, County of Rockingham, New Hampshire, for consideration paid, grants to **FRANCES E. MOUFLOUZE, AS CO-TRUSTEE OF THE FRANCES E. MOUFLOUZE REVOCABLE TRUST OF 2015 u/d/t dated September 24, 2015**, having a mailing address of 550 Sagamore Avenue, Portsmouth, County of Rockingham, New Hampshire, **TED W. ALEX, AS CO-TRUSTEE OF THE FRANCES E. MOUFLOUZE REVOCABLE TRUST OF 2015 u/d/t dated September 24, 2015**, having a mailing address of 104 Locke Road, Rye, New Hampshire and **PATRICIA CAMERON, AS CO-TRUSTEE OF THE FRANCES E. MOUFLOUZE REVOCABLE TRUST OF 2015 u/d/t dated September 24, 2015**, having a mailing address of 59 Old Mountain Road, Cape Neddick, Maine, with

WARRANTY COVENANTS,

the following described premises:

A certain lot or parcel of land with the buildings thereon, situate in Portsmouth, County of Rockingham and State of New Hampshire, bounded and described as follows:

Beginning at a point in the easterly sideline of Sagamore Avenue, so-called, at the northwesterly corner of the land herein conveyed, and at the southwesterly corner of land of one Michaud, formerly of Mary T. Trefethen, and thence running easterly by said land of said Michaud and land now or formerly of John Brownell, 450 feet, more or less, to a point at land of Richard C. and Marie E. Wilder; thence turning and running southerly by land of said Wilder, 143.82 feet to a set drill hole at land of Mildred Hewitt and Grace Bowden; thence turning and running westerly by said Hewitt and Bowden land and land now or formerly of one Fenwick, 271 feet, more or less, to a point; thence turning and running northerly 10 feet, thence turning and running westerly 200 feet, all by said Fenwick land, to Sagamore Avenue; thence turning and

running northerly by and along Sagamore Avenue, 140 feet, more or less, to the point of beginning.

Being the same premises conveyed to **FRANCES E. MOUFLOUZE** and **GEORGE S. MOUFLOUZE** by deed of Frances E. Moufrouze dated April 4, 1984, recorded in Rockingham County Registry of Deeds, Book 2485, Page 0342 and identified as 55 Sagamore Avenue, Portsmouth, New Hampshire.

GEORGE S. MOUFLOUZE is deceased as of August 25, 2015. Please see Death Certificate to be recorded prior hereto.

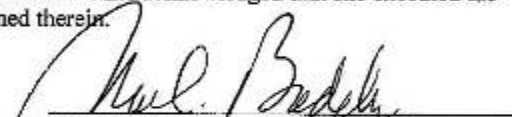
This conveyance is a non-contractual transfer pursuant to NH R.S.A. 78-B:2(IX) and only minimum state transfer tax applies.

Executed this 24th day of September, 2015.


FRANCES E. MOUFLOUZE

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 24th day of September, 2015, before me, the undersigned officer, personally appeared **FRANCES E. MOUFLOUZE**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and further acknowledged that she executed the foregoing instrument for the purposes contained therein.


Justice of the Peace: Mae C. Bradshaw, Esq.
My Commission Expires: 02/08/2017

AERIAL VIEW



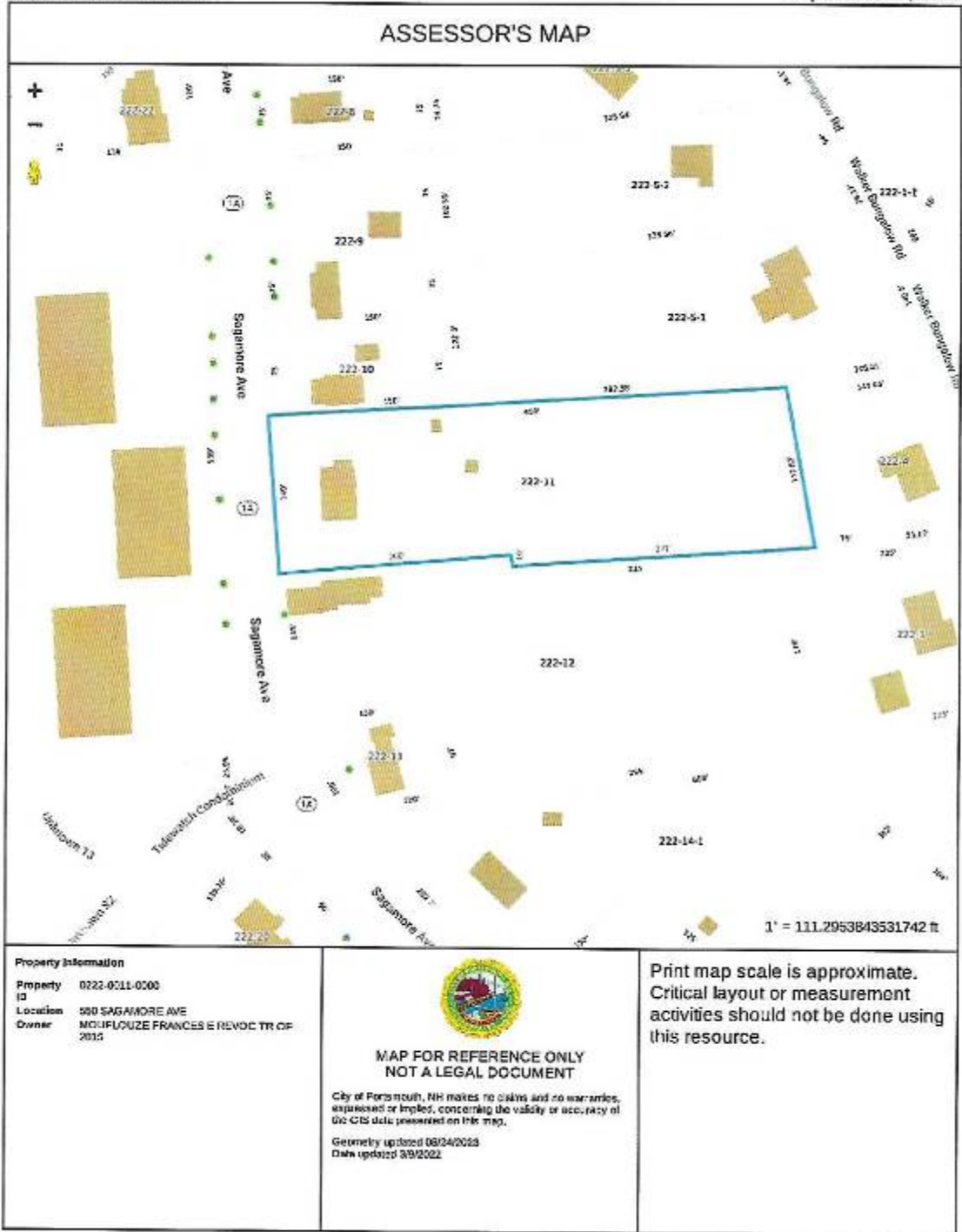
Property Information
Property ID: 0322-0011-0000
Location: 550 SAGAMORE AVE
Owner: MOUFOUZE FRANCES E REVOC TR OF 2015

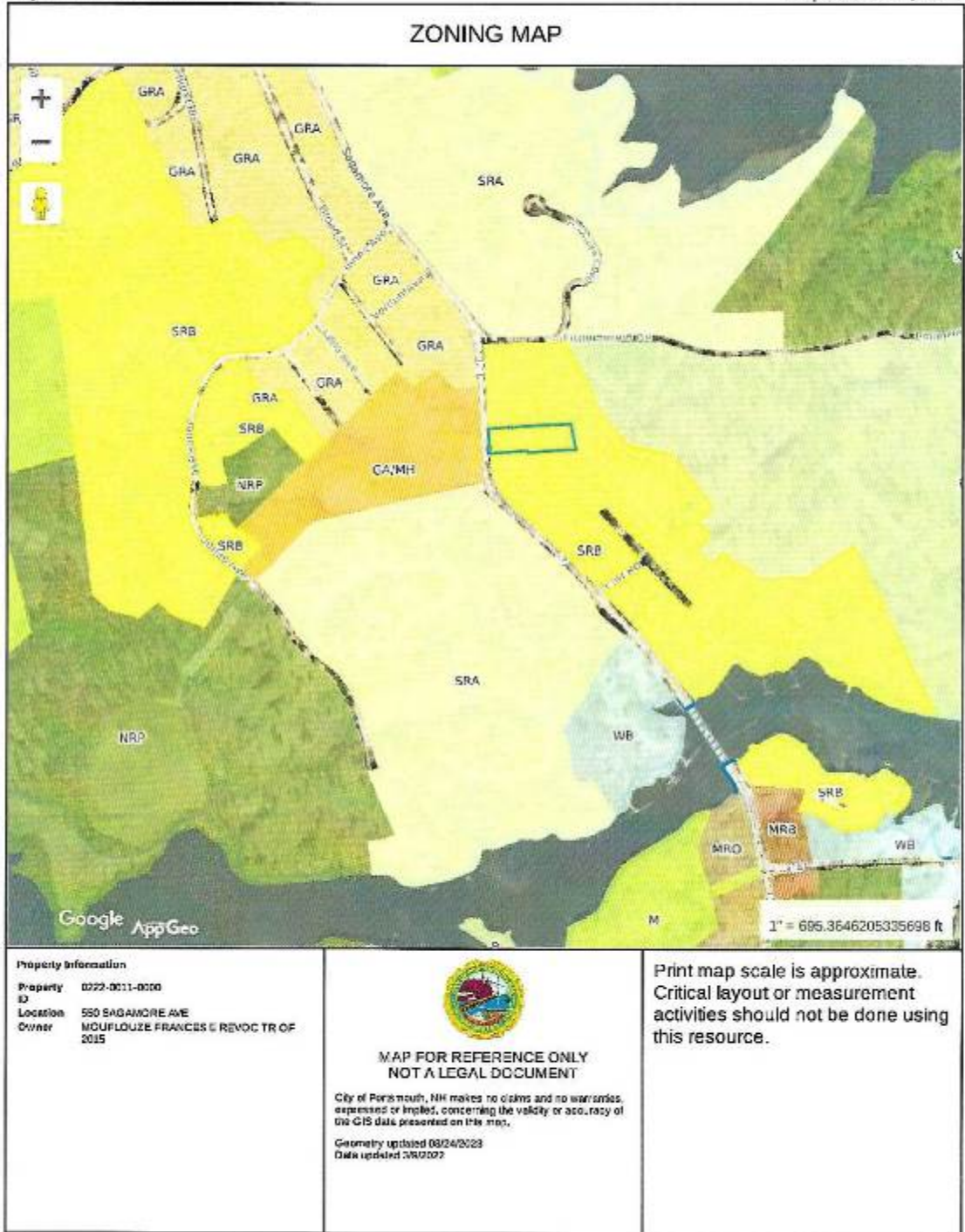


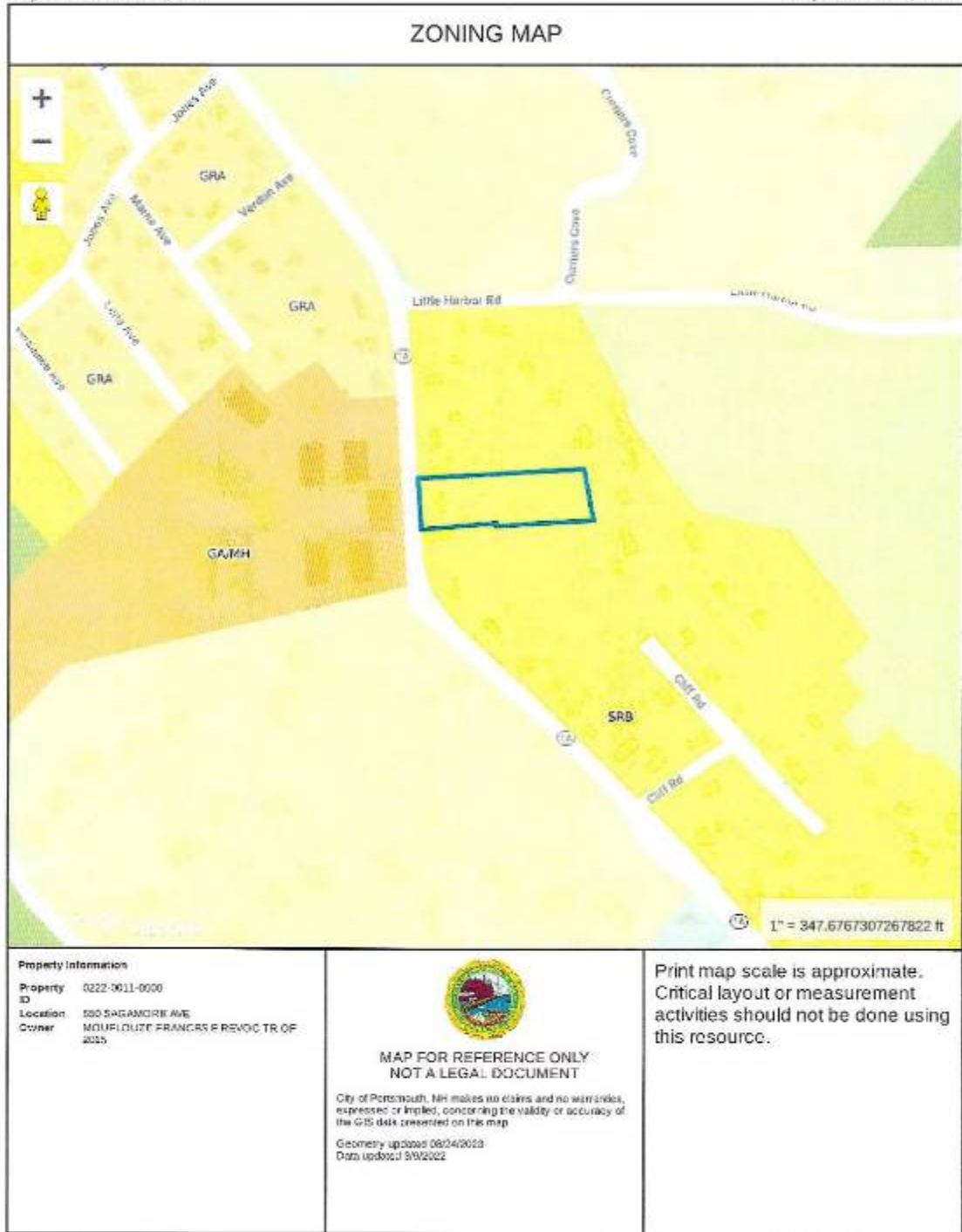
**VAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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 05/24/2023
Data updated 05/02/23

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





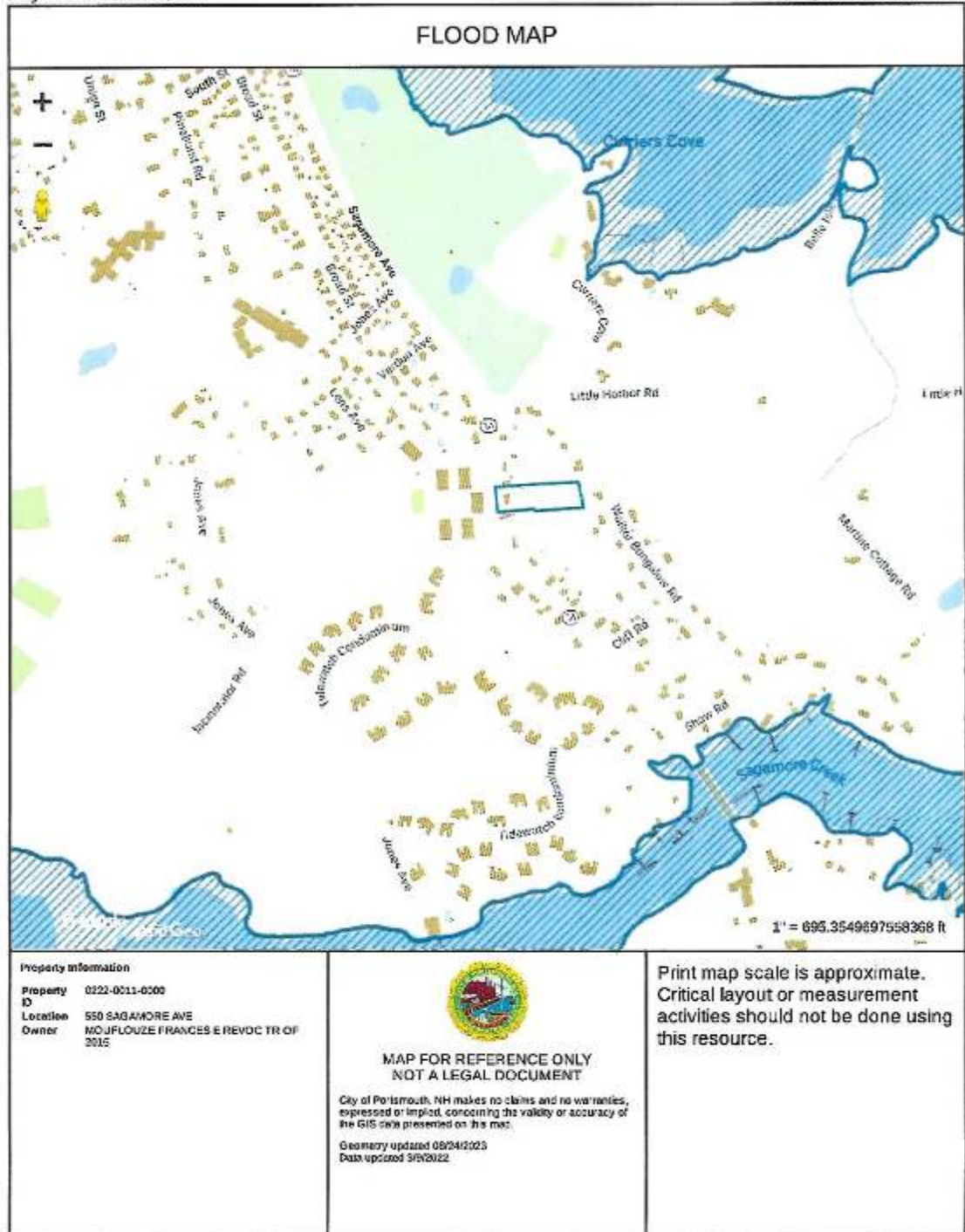


Map Theme Legends

Zoning

Residential Districts	
	R Rural
	SRA Single Residence A
	SRB Single Residence B
	GRA General Residence A
	GRB General Residence B
	GRC General Residence C
	GAM Garden Apartments/Mobile Home Park
Mixed Residential Districts	
	MRO Mixed Residential Office
	MRB Mixed Residential Business
	C1 Condominium
	G2 Gateway Center
Business Districts	
	GB General Business
	B Business
	NB Neighborhood Business
Industrial Districts	
	OR Office Research
	I Industrial
	WI Waterfront Industrial
Airport Districts	
	AIR Airport
	AI Airport Industrial
	PI Peak Industrial
	ABC Airport Business Commercial
Conservation Districts	
	M Municipal
	NRP National 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	
	CIV Civic District
Municipal District	
	MUN Municipal District
Overlay Districts	
	CLOD Cooper Landing Overlay District
	DOW Downtown Overlay District
	HIS Historic District

City of Portsmouth



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

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Use	R		SRA		GRA		GRC		GA/		MRO		CD4-		MRB		CD5		GB		G1		G2		CD4-		WB		OR		1		WT		Supplemental Regulations							
	SRB	GRB	ARB	GRB	ARB	GRB	ARB	GRB	ARB	GRB	ARB	GRB	ARB	GRB	ARB	GRB	ARB	GRB	ARB	GRB	ARB	GRB	ARB	GRB	ARB	GRB	ARB	GRB	ARB	GRB	ARB	GRB	ARB	GRB	ARB							
1.22 Detached accessory dwelling unit (DADU)	CU	CU	AP	AP	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					
1.221 Up to 600 sq. ft. GLA and entirely within an existing accessory building that conforms with the dimensional requirements of this Ordinance	CU	CU	CU	CU	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	N			
1.222 Up to 750 sq. ft. GLA and entirely within an existing accessory building that conforms with the dimensional requirements of this Ordinance.	CU	CU	CU	CU	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	N	N		
1.223 Up to 600 sq. ft. GLA in an existing accessory building that does not conform with the dimensional requirements of this Ordinance or includes the expansion of the existing accessory building.	CU	CU	CU	CU	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	N	N	N	
1.224 Up to 750 sq. ft. GLA on a lot and in a new building that complies with all lot and building dimensional standards of this Ordinance for a single-family dwelling.	CU	CU	CU	CU	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	N	N	N	N

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

Use	R		SRA	GRA	GRC	GA/	MRO	CD5	G1B	G1	G2	CD4- ^R	WB	OR	1	W1	Supplemental Regulations
	SRB	GRB	(A)	MH	CD4- ^{L1}	MRB	CD4	W									
1.30 Two-family dwelling	N	N	P	P	P	P	P	P	P	P	P	P	N	N	N	N	10.640 (Downtown Overlay district)
1.40 Townhouse	N	N	S	P	P	P	P	P	P	P	P	P	N	N	N	N	10.640 (Downtown Overlay district)
1.50 Multifamily dwelling	N	N	S	P	P	P	P	P	P	P	P	P	N	N	N	N	10.5A32 (Charter district permitted uses)
1.51 3 or 4 dwelling units	N	N	S	P	P	P	P	P	P	P	P	P	N	N	N	N	10.640 (Downtown Overlay district)
1.52 5 to 8 dwelling units	N	N	S	P	P	P	P	P	P	P	P	P	N	N	N	N	10.813 (Multifamily Dwellings in the Business District)
1.53 More than 8 dwelling units	N	N	S	P	P	P	P	P	P	P	P	P	N	N	N	N	10.640 (Downtown Overlay District)
1.60 Conversion of a building existing on January 1, 1980, with less than the required minimum lot area per dwelling unit specified in Article 5	N	N	S	S	N	P	P	P	P	P	P	P	N	N	N	N	10.812 (Conversion of Existing Dwelling to Multifamily Dwelling)
1.61 To 2 dwelling units	N	N	S	S	N	P	P	P	P	P	P	P	N	N	N	N	
1.62 To 3 or 4 dwelling units	N	N	S	S	N	P	P	P	P	P	P	P	N	N	N	N	
1.63 To 5 to 8 dwelling units	N	N	S	S	N	S	S	S	S	N	N	N	N	N	N	N	
1.64 To more than 8 dwelling units	N	N	S	S	N	N	N	N	N	N	N	N	N	N	N	N	
1.70 Live/work unit	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N	
1.80 Manufactured housing park	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	10.816 (Manufactured Housing Park Dimensional Standards)
1.90 Planned unit development (PUD)	CU	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.720 (Planned Unit Developments)
1.91 Open space PUD	CU	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

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

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

Use	R		SRA		GRC		GA/		MH		MRO		CD4-		MRB		CD5		G1		G2		CD4-		WB		OR		I		WJ		Supplemental Regulations			
	S	N	S	S	S	S	S	S	S	S	LI	LI	L2	L2	LI	LI	CD4	CD4	G1B	G1	G2	G2	CD4-	CD4-	WB	WB	OR	OR	I	I	WJ	WJ				
3.30 Historic preservation building	S	N	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	10.821 (Historic Preservation Buildings and Museums)		
3.40 Museum	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	10.821 (Historic Preservation Buildings and Museums)		
3.50 Performance facility																																				
3.51 Indoor performance facility																																				
3.511 Occupancy up to 500 persons	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	10.592 (location)		
3.512 Occupancy more than 500	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	10.860 (hours of operation)		
3.52 Outdoor performance facility																																				
3.521 Occupancy up to 500 persons	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	10.822 (yards)	
3.522 Occupancy more than 500	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	10.860 (hours of operation)	
3.60 Cemetery	S	S	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	10.592 (location)	
3.70 Club, fraternal or service organization	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		
3.80 Municipally operated park and related activities	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	For other municipal uses see Section 10.460 (Municipal districts)	
4. Recreational Uses																																				
4.10 Religious, sectarian or private non-profit recreational use	N	S	N	N	N	N	N	N	N	N	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	N	N	
4.20 Casino or similar indoor amusement use with no live performance	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	10.825 (misc) 10.860 (hours of operation)	

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Use	R	SRA SRB	GRA GRB	CRC (A)	GA/ MIT	MRD CD4- L1	CD4- L2	M3B	CD5 CD4	GB	G1	G2	CD4- W	WB	OR	I	WI	Supplemental Regulations
4.30 Indoor recreation use, such as bowling alley or arcade	N	N	N	N	N	N	N	N	P	P	S	S	P	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	S	S	P	P	P	P	P	P	N	N	S	N	
4.41 Up to 2,000 sq. ft. GFA*	N	N	N	N	N	N	N	N	S	P	S	S	S	N	N	S	N	
4.42 More than 2,000 sq. ft. GFA	N	N	N	N	N	N	N	N	N	S	P	P	P	N	N	N	N	10.592 (location) 10.860 (hours of operation)
4.50 Outdoor recreation use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
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	
S. Office Uses, Non-Medical																		
5.10 Professional office	N	N	N	N	N	P	P	S	P	P	P	P	P	P	N	P	N	10.833 (Mixed Residential districts)
5.20 Business office (incl. real estate office)	N	N	N	N	N	P	P	P	P	P	P	P	P	P	N	P	N	10.833 (Mixed Residential districts)
5.30 Financial Institution																		
5.31 Financial services office	N	N	N	N	N	P	P	P	P	P	P	P	P	P	N	P	N	
5.32 Retail bank	N	N	N	N	N	N	S	P	P	P	P	P	P	P	N	S	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	10.823

*GFA = gross floor area.

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Use	R	SEA	GRA	CIRC	GAU	MRO	CD4-	MRB	CD4	GB	G1	G2	CD4-	WB	OR	I	W1	Supplemental Regulations	
		SRB	CRB	(A)	MH	L1	L2						W						
5.42 Residential	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N		
5.50 Media studio	N	N	N	N	N	S	S	S	P	P	S	S	P	N	N	P	N		
5.51 Excluding any transmitting antennas tower	N	N	N	N	N	N	N	N	N	S	N	N	S	N	N	S	N	10.834	
5.52 Including accessory transmitting antennas tower	N	N	N	N	N	S	S	S	P	P	P	P	P	N	P	P	N		
5.60 Publishing facility or similar electronic production operation	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	S	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		
6.20 Medical offices and clinics (outpatient only)	N	N	N	N	N	S	S	S	P	P	P	P	P	P	P	N	N		
6.30 Clinics with inpatient care	N	N	N	N	N	N	N	N	N	S	S	N	S	N	S	N	N		
6.40 Ambulatory surgical center	N	N	N	N	N	N	N	N	N	S	S	N	S	N	S	N	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																			

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Use	R		SRA		GRA		CIRC		GA/		MRO		CD4-		CD4-		CD5		GB		GI		G2		CD4-		WB		OR		I	WI	Supplemental Regulations
	SRA	SRB	GRA	GRB	GA/	MA/	CD4-	CD4-	CD4-	CD4-	CD4-	CD4-	CD4-	CD4-	CD4-	CD4-	CD4-	CD4-	CD4-	CD4-	CD4-	CD4-	CD4-	CD4-	CD4-	CD4-	CD4-	CD4-	CD4-	CD4-			
7.11 Family day care facility	P	P	P	P	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	
7.12 Group day care facility including private preschool and kindergarten	S	S	S	S	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	10.824 (group day care facilities) 10.860 (hours of operation)
7.20 Personal services	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	
7.30 Consumer services such as copy shop, bicycle repair, and pet grooming	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	
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	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	All storage of materials and equipment shall be located within a building
7.50 Veterinary Care	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	10.832
7.60 Laundry and dry cleaning establishments	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	
7.61 Drop-off/pick-up only for items to be dry cleaned or laundered off site	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	
7.62 Self-service laundry for use by the general public	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	
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	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

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

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Use	R	SRA	GRA	GRC	G/A/	MRO	CD4-	MRB	CD4-	CD5	GB	GI	G2	B	CD4-	WB	OR	I	WI	Supplemental Regulations	
		SRB	GRB	(A)	MH	L1	L2	L3	CD4-	CD4				W							
8.70 Manufacture of goods sold at retail on the premises, such as crafts, coffee roasting and bakery goods	N	N	N	N	N	N	S	S	P	P	P	P	P	P	N	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	N	N	10.930 (Sexually Oriented Businesses)	
9. Eating and Drinking Places																					
9.10 Nightclub or bar																					
9.11 Occupant load less than 250	N	N	N	N	N	N	N	N	P	P	P	P	S	N	N	N	N	N	N	10.590 (location)	
9.12 Occupant load from 250 to 500	N	N	N	N	N	N	N	N	S	S	S	S	S	N	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	N	N		
9.20 Restaurant, take-out only																					
9.30 Restaurant, fast food	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	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	P	N	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	P	N	P	P	P	P	P	P	N	N	N	N	N		
9.42 Occupant load from 50 to 250	N	N	N	N	N	N	N	N	P	P	P	P	S	S	N	N	N	N	N		
9.43 Occupant load from 250 to 500	N	N	N	N	N	N	N	N	P	S	S	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	S	S	S	S	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	N	N		

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Use	R	SRA	GRA	GRC	GA/	MRO	CD4-	MRB	CD5	GB	G1	G2	B	CD4-	WB	OR	I	WI	Supplemental Regulations
		SRB	GRB	(A)	MH	L1	L2		CD4				W						
10. Lodging Establishments																			
10.10 Boarding house	N	N	N	N	N	N	N	N	N	S	S	N	S	N	N	N	N	N	
10.20 Bed and breakfast	N	N	S	N	N	S	S	P	P	N	S	S	P	N	N	N	N	N	
10.21 Bed and Breakfast 1	N	N	N	N	N	S	S	P	P	N	S	S	P	N	N	N	N	N	
10.22 Bed and Breakfast 2	N	N	N	N	N	S	S	P	P	N	S	S	P	N	N	N	N	N	
10.30 Inn	N	N	N	N	N	N	S	S	P	P	S	S	P	N	N	N	N	N	
10.40 Hotel or motel	N	N	N	N	N	N	N	N	P	S	S	S	N	N	N	P	N	N	10.836 (Office Research districts)
10.41 Up to 125 rooms	N	N	N	N	N	N	N	N	P	S	S	S	N	N	N	P	N	N	
10.42 126 to 250 rooms	N	N	N	N	N	N	N	N	P	S	S	S	N	N	N	S	N	N	
10.42 251 to 500 rooms	N	N	N	N	N	N	N	N	P	S	S	S	N	N	N	N	N	N	
10.43 More than 500 rooms	N	N	N	N	N	N	N	N	P	S	S	S	N	N	N	N	N	N	
10.50 Conference hotel	N	N	N	N	N	N	N	N	P	P	S	N	N	N	N	N	N	N	
10.60 Conference center	N	N	N	N	N	N	N	N	P	P	S	N	N	N	N	N	N	N	
11. Motor Vehicle-Related Uses																			
11.10 Sales, renting or leasing of passenger cars and light trucks, motorcycles, tractors, snowmobiles and small power equipment (e.g., lawnmowers), including necessary repair services	N	N	N	N	N	N	N	N	N	P	S	N	S	N	N	N	N	N	10.592 (location) 10.843 (motor vehicle related uses)

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Use	R	SR	RA	GRC	GA	MIRG	CD4-	MRB	CD5	GB	G1	G2	CD4-	WB	OR	J	WI	Supplemental Regulations
	SRB	CIRB	(A)	MH	LI	CD4-	L2	CDN	CDN				W					
11.20 Motor vehicle service station, motor vehicle repair or washing facility for passenger cars and light trucks	N	N	N	N	N	N	N	N	N	S	S	S	N	S	N	S	N	10.581 (for area) 10.592 (location) 10.843 (motor vehicle related uses)
11.30 Sales, rental, leasing, distribution, and repair of trucks over 10,000 lb gross vehicle weight (GVW), recreational vehicles, marine craft or manufactured housing, and related equipment	N	N	N	N	N	N	N	N	N	S	S	S	N	S	N	S	N	10.581 (for area) 10.592 (location) 10.843 (motor vehicle related uses)
11.40 Impound lot (principal or accessory use)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	
11.50 Truck fueling facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	10.581 (for area) 10.592 (location) 10.843 (motor vehicle related uses)
11.60 Truck terminal	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	10.581 (for area) 10.592 (location) 10.843 (motor vehicle related uses)
12. Marine Craft Related Uses																		
12.10 Boat landings, boat docks, boatbuses and associated marine uses																		
12.11 Non-commercial	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	
12.12 Fishing boat landing 1	N	S	S	N	N	N	N	N	P	P	N	N	N	N	P	N	N	0.837.10 (Residential districts)
12.13 Fishing boat landing 2	N	N	N	N	N	N	N	N	N	S	N	N	N	N	S	N	N	
12.20 Marinas																		

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Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MEH	MRD CD4- L1	CD4- L2	MRB	CD5 CD4	GB	GI	G2	B CD4- W	WB	OR	I	WI	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	N	S	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	P N
13.12 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P P
13.20 Wholesale sales devoted to, and in the same establishment as, a permitted retail use																		
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	N N

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Use	R	SRA	GRA	GRC	GA/	MRO	CD4-	CD4-	CD4-	CD5	GB	G1	G2	CD4-	WB	OR	I	WI	Supplemental Regulations
		SRB	GRB	(A)	MH	L1	L2	L3	MIK	CTM				W					
13.22 Occupying 21% to 40% of gross floor area of establishment	N	N	N	N	N	N	N	N	N	N	P	N	N	P	N	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	N	N	P	N
13.32 Marine-dependent	N	N	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	N	N	P	N
13.42 Marine-dependent	N	N	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	N	S	S	S	N	N	N	N	P	N
14.12 Marine-dependent	N	N	N	N	N	N	N	N	N	N	S	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	N	N	N	S	S	S	N	S	N	S	P	N
14.22 Marine-dependent	N	N	N	N	N	N	N	N	N	N	S	S	N	S	P	S	P	P	P

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Use	R	SRA	GRA	GRC	GA/	MRO	CDM-	MIRB	CD5	GB	G1	G2	CD4-	WB	OR	I	W1	Supplemental Regulations	
		SRB	GRB	(A)	MH	L1	L2	CD4-	CD4				W						
14.30 Food processing																			
14.31 Not including seafood processing	N	N	N	N	N	N	N	N	N	P	S	N	N	N	N	P	P	10.592 (location) 10.851 (use contained in building)	
14.32 Including seafood processing	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	S	S		
14.40 Electronics manufacturing																			
14.40 Electronics manufacturing	N	N	N	N	N	N	N	N	N	S	S	N	S	N	N	P	N		
14.50 General manufacturing																			
14.51 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	S	S	N	N	N	P	N		
14.52 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S		
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	S	N		
14.62 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	S		
14.70 Recycling facility or recycling plant																			
14.70 Recycling facility or recycling plant	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	10.592 (location) 10.853	
14.80 High hazard use, including other uses listed in this section but not including uses described in 14.90																			
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	S	N	10.593 (location)	

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Use	R		SRA		GRA		GRC		GA/		MRO		CD4-		CD4-		CD4-		WB		OR		I		WI		Supplemental Regulations	
	SRB	GRB	GRB	(A)	MH	LI	CD4-	L2	MRB	CD4	CD5	GB	G1	G2	CD4-	WB	W	OR	OR	OR	OR	OR	OR	OR	OR	OR	OR	OR
14.00 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	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	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
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	N	N	N	N
15.20 Heliport 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	N	N	N	N
15.22 Heliport	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

As Amended Through August 7, 2023

4-22

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

Use	R	SRB	GRA	GRC	GA	MRO	CD4-	MRE	CD4	CB	G1	G2	CD4-	WB	OR	I	WI	Supplemental Regulations
	SRB	GRA	GRC	GA	MRO	CD4-	MRE	CD4	CB	G1	G2	CD4-	WB	OR	I	WI		
	SRB	GRA	GRC	GA	MRO	CD4-	MRE	CD4	CB	G1	G2	CD4-	WB	OR	I	WI		
	SRB	GRA	GRC	GA	MRO	CD4-	MRE	CD4	CB	G1	G2	CD4-	WB	OR	I	WI		
16. Wireless Telecommunications Facilities																		
16.10 Satellite dish receiver 42 inches or less in diameter:																		
16.11 Building-mounted, maximum height less than or equal to 4 feet from the roof surface:	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
16.12 Ground-mounted, complying with all yard requirements for the district:	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
16.20 Satellite dish receiver more than 42 inches in diameter:																		
16.21 Building-mounted, maximum height less than or equal to 4 feet from the roof surface:	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
16.22 Ground-mounted, complying with all yard requirements for the district:	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
16.30 Whip antenna not more than 30 feet in height:	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
16.40 Other wireless telecommunications facility not included above:	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
																		10.460 (Municipal districts) 10.930 (Wireless telecommunications facilities)

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

Use	R		SIA		GRC		GA/		MRD		CD4-		CD5		B		I	WI	Supplemental Regulations
	S	P	GRB	GRA	(A)	MH	CD4-	LI	MRB	L2	CD4-	CD4-	CD4-	CD4-	CD4-	CD4-			
17. Agricultural Uses																			
17.10 Farms, not including the keeping of farm animals	P	P	N	N	N	N	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	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	P	P	P	P
18.20 Temporary structure	P	P	P	P	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	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	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	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	N	N	N	N
18.30 Manufactured housing not on a foundation, or 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	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
18.31 Up to 180 days	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
18.32 More than 180 days	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

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

Use	SRA		GRA		GRC		GA/		MRO		CD5		B		CD4-		WB	OR	I	WI	Supplemental Regulations
	R	SRB	GRB	ARB	GRB	ARB	GA	MH	CD4-	L2	CD4-	L1	CD4-	MRB	CD4-	L2					
18.40 Carts 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	P
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	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	
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	
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	
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	10.835 (necessary 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	
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	

As Amended Through August 7, 2023

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

Use	R	SKA	GRA	GRC	GA/	MRO	CD4- L1	MRB	CD4- L2	CD4	GB	GI	G2	CD4- W	WB	OR	I	WI	Supplemental Regulations
20.60 Outdoor storage of machinery, equipment and vehicles	N	N	N	N	N	N	N	N	N	N	S	N	N	S	N	N	S	N	
20.61 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	S	N	N	S	N	N	S	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	S	N	N	S	N	N	S	S	

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'	25'	10'	10'
Rear	40'	40'	30'	20'	25'	20'	25'	15'	15'
Maximum Structure Dimensions									
Structure height									
Sloped roof	35'	35'	35'	35'	35'	35' ³	35' ^{3,4}	40'	40'
Flat roof	35'	30'	30'	30'	30'	30'	35' ^{3,4}	30'	30'
Roof appurtenance height	8'	8'	8'	8'	8'	8'	8'	10'	10'
Building coverage	5%	10%	20%	25%	30%	35%	20% ⁴	40%	40%
Minimum open space	75%	50%	40%	30%	25%	20%	50%	25%	25%

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

10.522 Multifamily Dwellings

The maximum **building length** of a **multifamily dwelling** shall not exceed 160 feet.

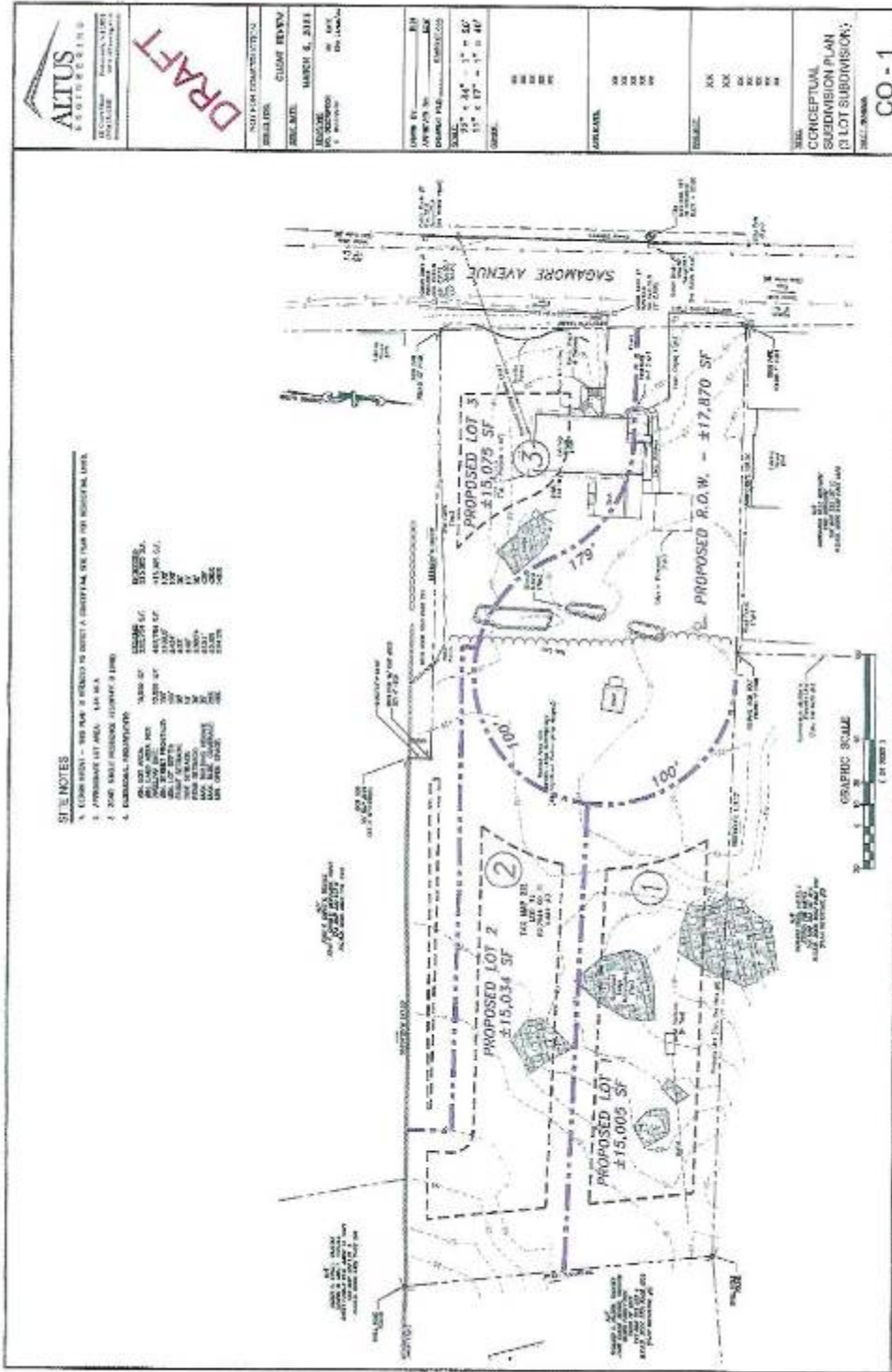
Section 10.530 Business and Industrial Districts

10.531 Table of Dimensional Standards – Business and Industrial Districts¹

	B	GB	WB	I	WI	OR
Minimum Lot Dimensions						
Lot Area	20,000 sf	43,560 sf	20,000 sf	2 acres	2 acres	3 acres ²
Lot Area per dwelling unit	2,500 sf	NR	NR	N/A	N/A	N/A
Continuous street frontage	100'	200'	100'	200'	200'	300' ²
Depth	80'	100'	100'	200'	200'	300' ²
Minimum Yard Dimensions						
Front	20'	30'	30'	70'	70'	50' ²
Side	15'	30'	30'	50'	50'	75' ²
Rear	15'	50'	20'	50'	50'	50'
Maximum Structure Dimensions						
Structure height	50'	60'	35'	70' ³	70' ³	60' ³
Roof appurtenance height	10'	10'	10'	10'	10'	10'
Building coverage	35%	30%	30%	50%	50%	30%
Floor Area Ratio	NR	NR	NR	NR	NR	NR
Minimum open space	15%	20%	20%	20%	20%	30%

Notes:
 1. See Article 5A and Article 5B for dimensional standards in Character and Gateway Neighborhood Mixed Use Districts.
 2. See Section 10.532.10 for requirements for lots adjacent to North Mill Pond.
 3. See Section 10.532.20 for reduced structure height within 200' of North Mill Pond or Piscataqua River.
 N/A – Not Applicable NR = No Requirement

CONCEPT PLAN



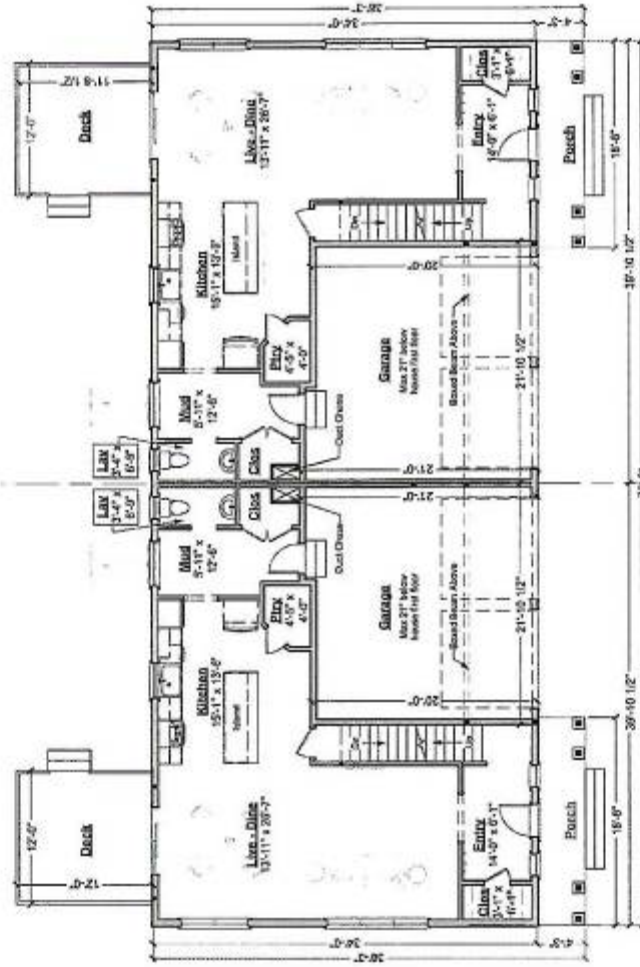
Sweet Peekaboo Duplex
418.224 (08/2023)

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Art Form Architecture, LLC
603-431-8550



Living Area: 134 sq ft
 Typical: 529 sq ft per unit (to the outside face of framing, for comparison to similar single family)
 Condo: 863 sq ft per unit (to the inside face of framing, usual Condo measurement)
 8 ft Ceilings

First Floor Plan
Scale: 1/8" = 1'-0"

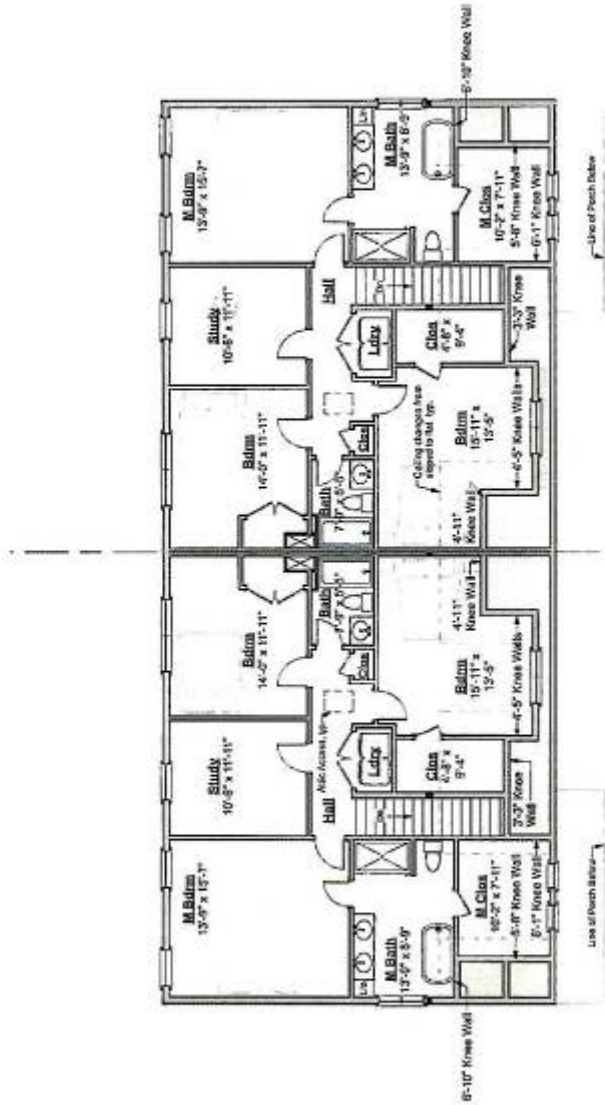
Sweet Peekaboo Duplex
418.224 (8/8/2023)

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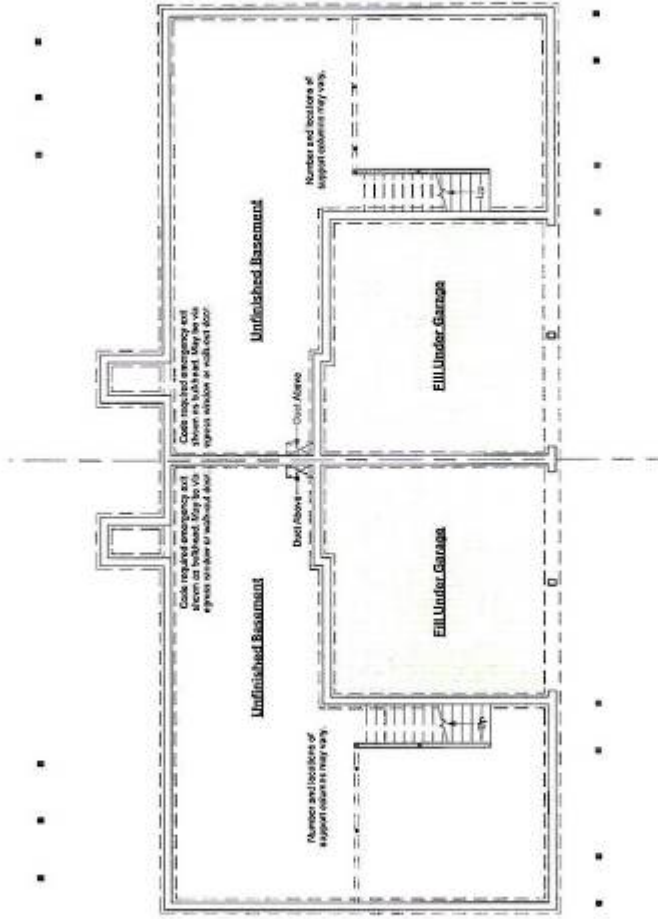


603-631-6039



Living Area this Floor:
 Typical - 1244 sq ft per unit (to this outside face of framing, for comparison to similar single family)
 Condo - 1178 sq ft per unit (to the inside face of framing, usual Condo convention)
 8 ft Ceilings

Second Floor Plan
Scale: 1/8" = 1'-0"



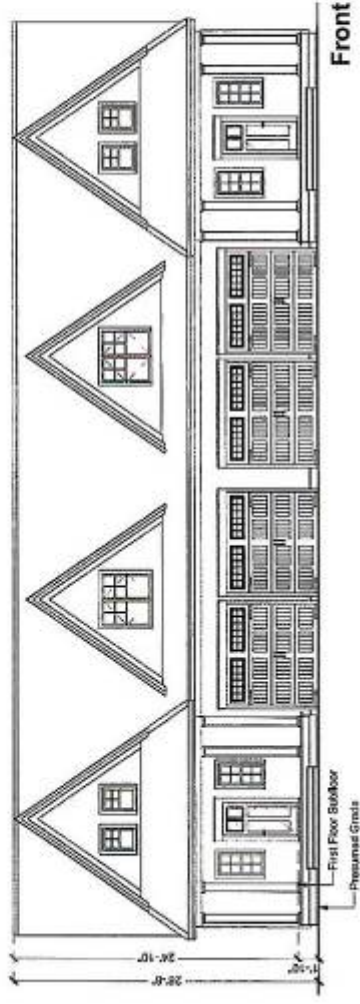
Foundation Plan
Scale: 1/8" = 1'-0"

Sweet Peekaboo Duplex
418.224 (08/2023)

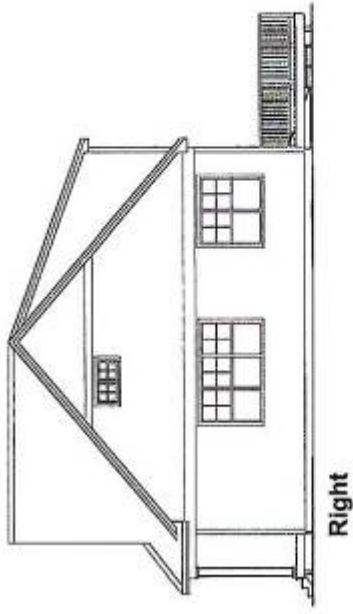
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A Art Form Architecture, LLC
603-431-9696



Front



Right

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

Sweet Peekaboo Duplex
4.18.224 (8/9/2023)

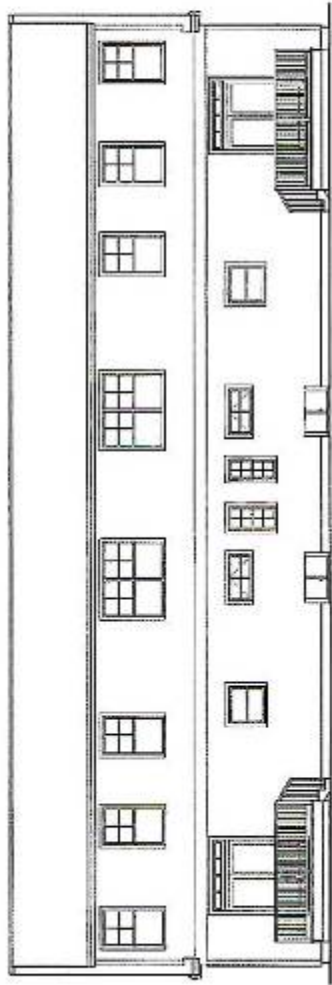
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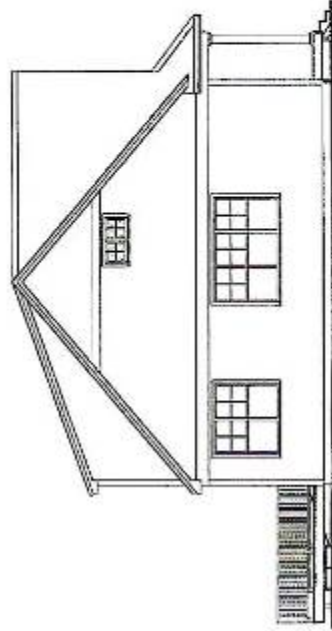


Art Farm Architecture, LLC

603-437-8559



Rear



Left

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

Sweet Peekaboo Duplex
41B.224 (6/8/2023)

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Art Farm Architecture, LLC
603-431-6689



Interior Views - First Floor
Left Side Unit (Right Side Unit is Mirror Image)

Sweet Peekaboo Duplex
418.224 (6/8/2023)

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A Art Farm Architecture, LLC
603-431-9569



Interior Views - Second Floor
Left Side Unit (Right Side Unit is Mirror Image)



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 a 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 prepared no 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 - 2013
USPAP Update - 2015
Introduction to Land Valuation - 2016
USPAP Update- 2017

Education (Continued):

USPAP Update- 2019
Business Practices & Ethics- 2021
USPAP 2022/2023 Update- 2021

Recent Seminars:

Appraising Energy Efficient Residential Properties – 2018
Commercial Real Estate Roundtable – 2019
Appraiser Essentials with CRS and Green Fields – 2019
Land Development & Residential Building Costs – 2019
Myths in Appraiser Liability – 2019
Appraising in Uncertain Times – 2019
Market Trends in NH Real Estate – 2020
Appraising Commercial Properties during a Pandemic – 2020
Defining the Appraisal Problem: Sleuthing for the Approaches to Value- 2021
Forest Valuation- 2021
Appraiser Essentials Paragon MLS- 2021
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

Appointments:

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

Experience:

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

Licenses:

N.H. Certified General Appraiser #NHCG -52, Expires 4/30/2025

Partial List of Clients:

Banks:

Androscoggin Bank
Granite Bank
Federal Savings Bank
Sovereign Bank
Eastern Bank
Century Bank
TD Bank
Kennebunk Savings Bank
Northeast Federal Credit Union
Profile Bank
Peoples United Bank
Key Bank
Optima Bank and Trust
Provident Bank

Attorneys:

John Colliander
Karyn Forbes
Michael Donahue
Richard Krans
Simone Massy
Samuel Reid
Daniel Schwartz
Robert Shaines
William Shaheen
Steve Soloman
Gerald Giles
Ralph Woodman
Gayle Braley
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



Real Estate Appraisers Board

Authorized as
Certified General Appraiser

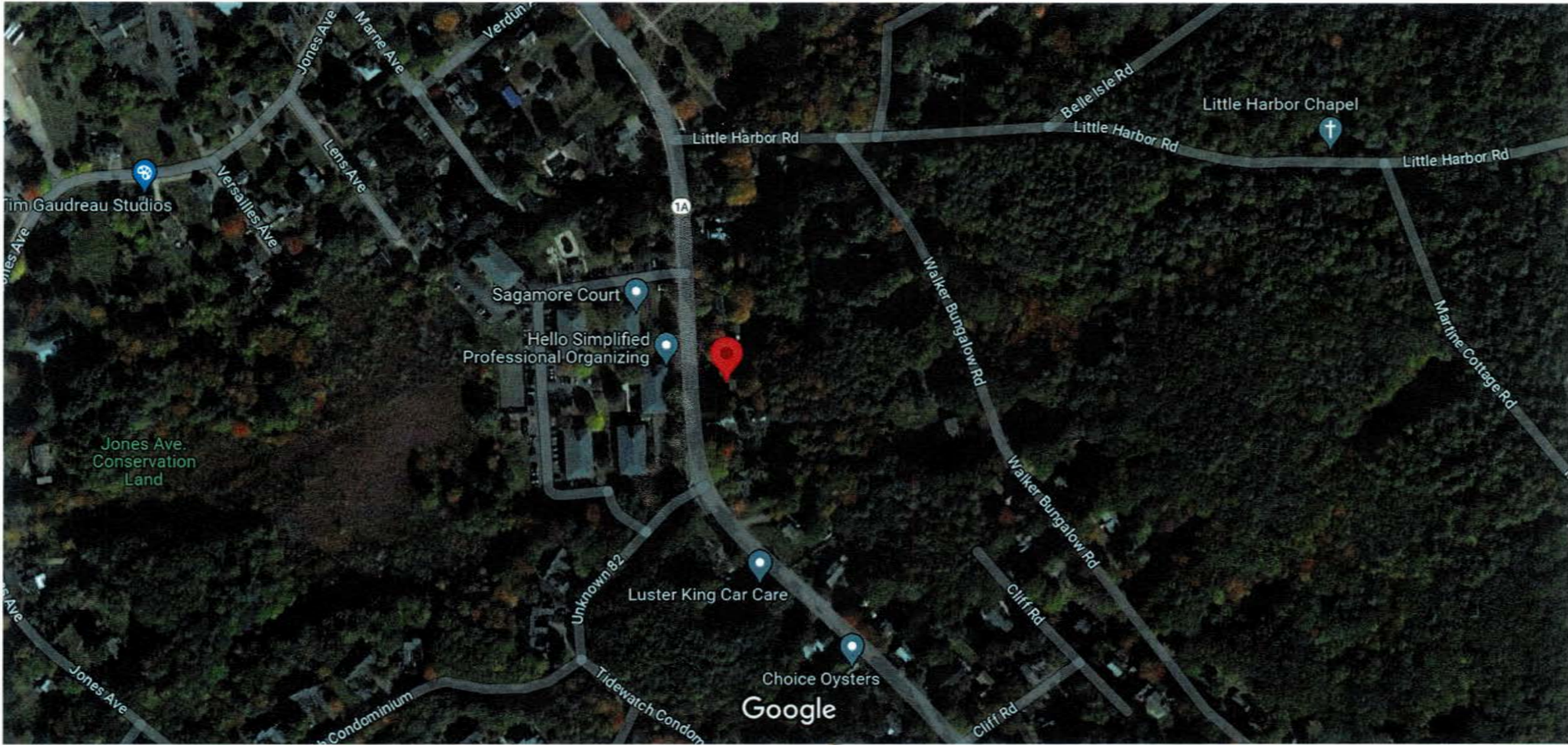
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BRIAN W WHITE

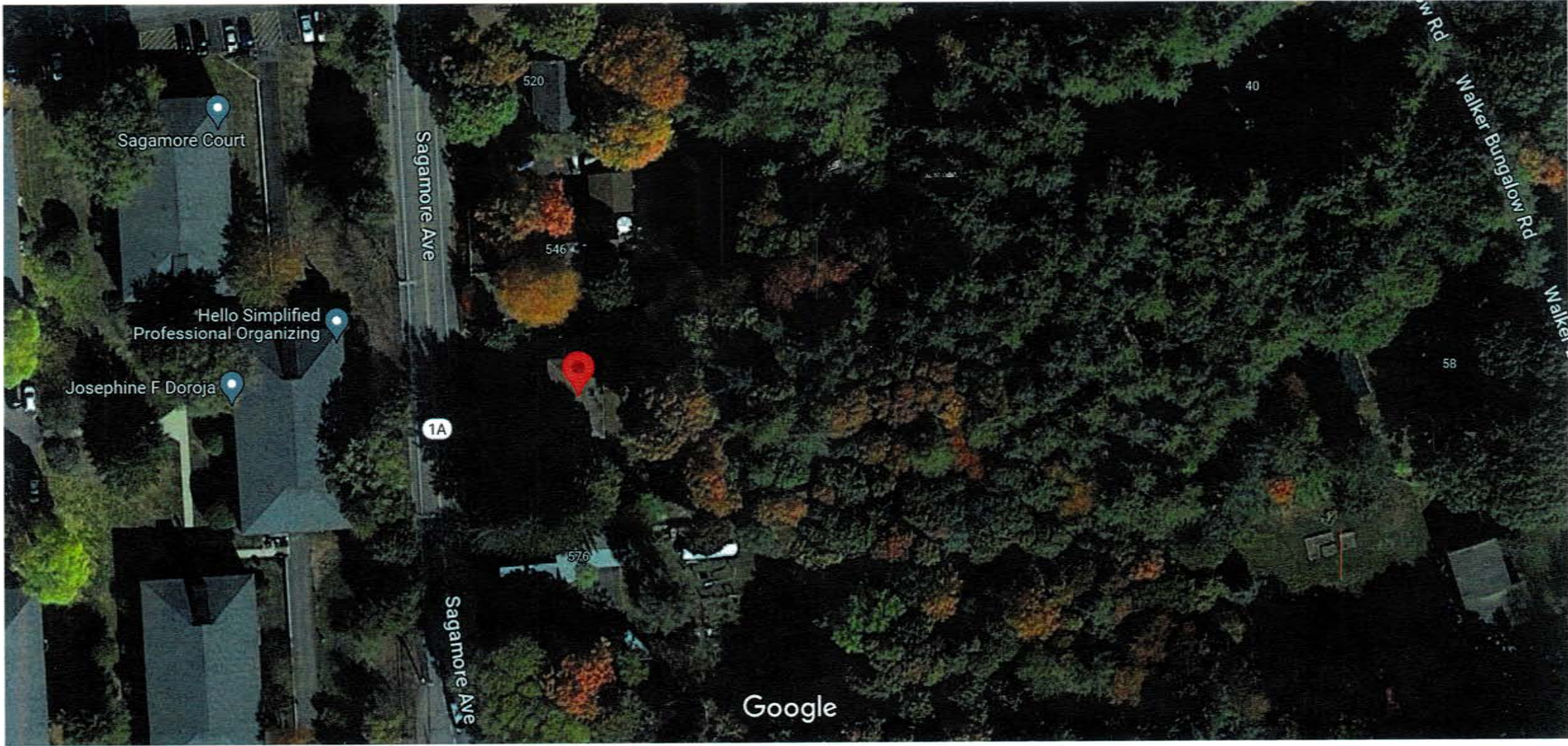
License Number: NHCG-52

Active

Issue Date: 01/01/1992

Expiration Date: 04/30/2025













Property Location 550 SAGAMORE AVE
 Vision ID 29608 Account # 29608

Map ID 0222/ 0011/ 0000/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 1010
 Print Date 10/31/2022 1:08:43 P

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		
MOUFLOUZE FRANCES E REVOC T MOUFLOUZE F ALEX T CAMERON P 550 SAGAMORE AVE PORTSMOUTH NH 03801	1 Level	0	All Public	1	Paved	Description	Code	Assessed
	8 Landscaped					RESIDNTL	1010	175,000
	SUPPLEMENTAL DATA Alt Prcl ID 0222-0011-0000-0000 OLDACTN 8920 PHOTO WARD PREC. 1/2 HSE GIS ID 29608						RES LAND	1010
RESIDNTL							1010	300
						Total		445,400

2229
 PORTSMOUTH, NH
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MOUFLOUZE FRANCES E REVOC TR OF 20 MOUFLOUZE FRANCES		5660 2485	2227 0342	10-07-2015 04-04-1984	U I	I I	0 0	44	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2021	1010	175,000	2020	1010	175,000	2019	1010	174,500
										1010	270,100		1010	270,100		1010	270,100
										1010	300		1010	300		1010	300
									Total		445,400	Total		445,400	Total		444,900

EXEMPTIONS			OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number
2008	1	VETERAN-1	500.00			
Total			500.00			

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name	B	Tracing	Batch	
112					

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	170,300
Appraised Xf (B) Value (Bldg)	4,700
Appraised Ob (B) Value (Bldg)	300
Appraised Land Value (Bldg)	270,100
Special Land Value	0
Total Appraised Parcel Value	445,400
Valuation Method	C
Total Appraised Parcel Value	445,400

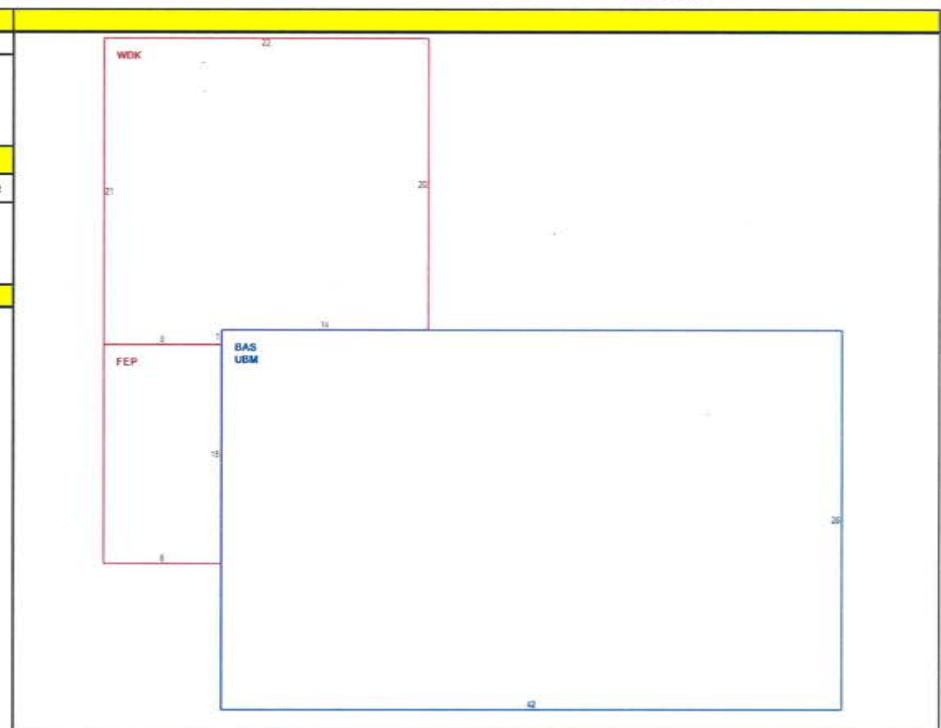
NOTES	
07/13- REPL WINDS; CHNG SHD1 COND TO 30	
APPT LETTER 6/7/13	

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
34005	12-03-2018	PL	Plumbing	1,400	02-20-2019	100		REPLACING HOT WATER HE
35111	11-30-2018	EL	Electric	500	02-20-2019	100		REPLACE WIRING FROM OL

VISIT / CHANGE HISTORY						
Date	Id	Type	Is	Cd	Purpost/Result	
02-20-2019	BH	02		50	Building Permit	
07-04-2017	PM			FR	Field Review Stat Update	
04-17-2015	RT			FR	Field Review Stat Update	
07-01-2013	JM			10	Measu/LtrSnt No Respons	
10-13-2000	SS		1	1	Entry + Sign INACTIVE	

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj	Special Pricing	Adj Unit P	Land Value	
1	1010	SINGLE FAM M	SRB			43,560 SF	4.16	1.0000	1	0.95	112	1.500	-5% traffic	1.0000	5.93	258,200	
1	1010	SINGLE FAM M	SRB			0.480 AC	16,500	1.0000	0	1.00	112	1.500		1.0000	24,750	11,900	
Total Card Land Units						1 AC	Parcel Total Land Area						1	Total Land Value			270,100

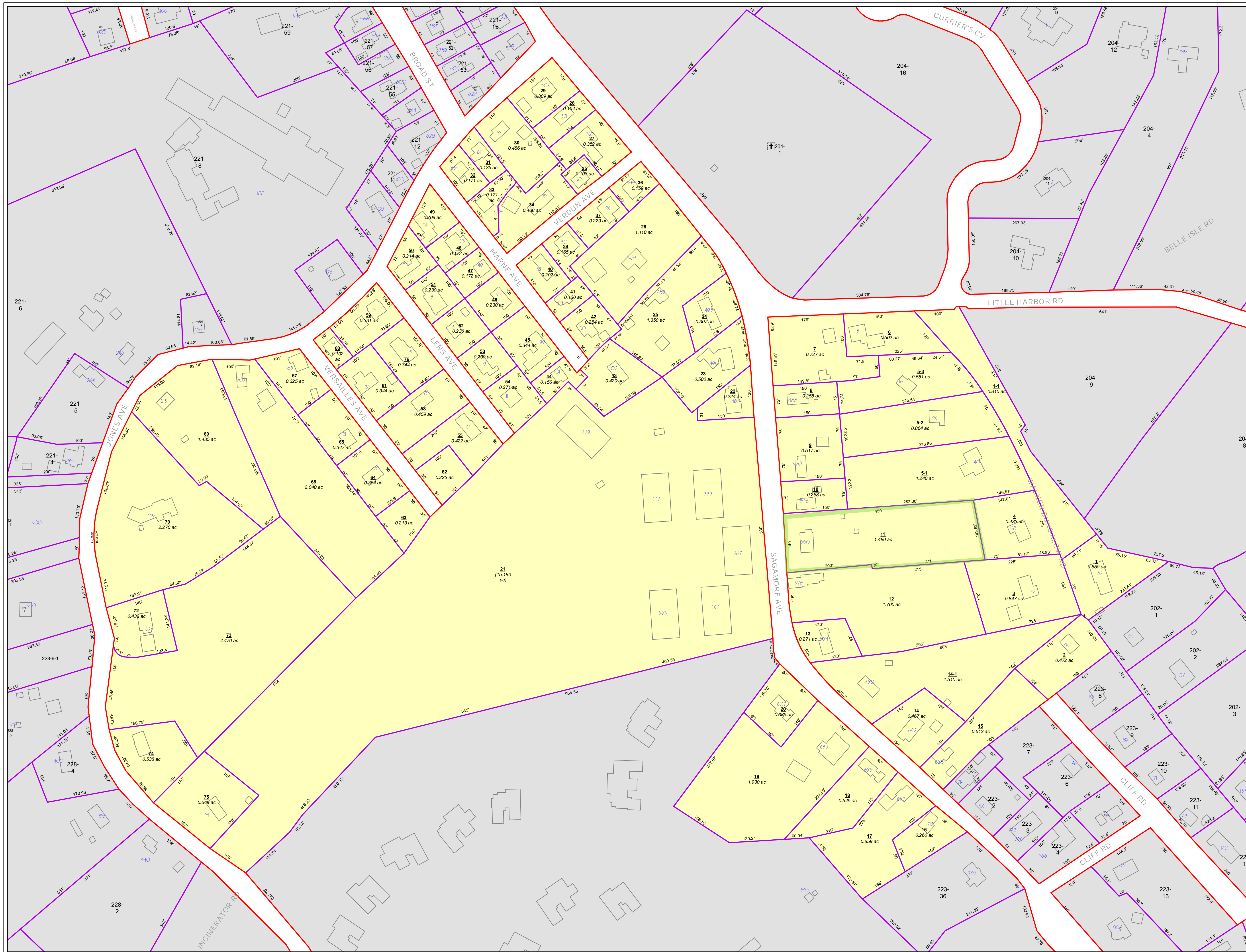
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model:	01	Residential			
Grade:	C+	C+			
Stories:	1				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2	06	Inlaid Sht Gds			
Heat Fuel	02	Oil			
Heat Type:	02	Warm Air			
AC Type:	03	Central			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs	0				
Total Rooms:	5				
Bath Style:	1	Avg Quality			
Kitchen Style:	1	Avg Quality			
Kitchen Gr					
WB Fireplaces	0				
Extra Openings	0				
Metal Fireplace	0				
Extra Openings	0				
Bsmt Garage	1				
			MIXED USE		
			Code	Description	Percentage
			1010	SINGLE FAM MDL-01	100
					0
					0
			COST / MARKET VALUATION		
			Adj. Base Rate		151.74
			Building Value New		218,356
			Year Built		1960
			Effective Year Built		1997
			Depreciation Code		GD
			Remodel Rating		
			Year Remodeled		
			Depreciation %		22
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		78
			RCNLD		170,300
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
REC	REC ROOM	B	240	25.00	1997	A	78	C	1.00	4,700
SHD1	SHED FRAME	L	96	13.00	1970	F	30	D	0.90	300

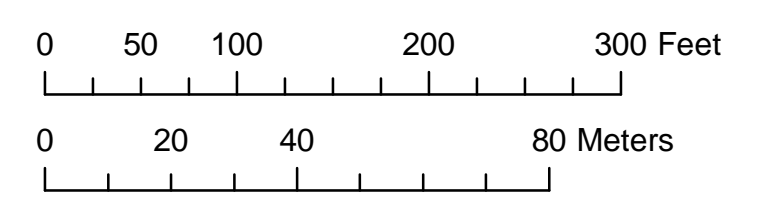
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,092	1,092	1,092	151.74	165,702
FEP	Porch, Enclosed	0	120	84	106.22	12,746
UBM	Basement, Unfinished	0	1,092	218	30.29	33,080
WDK	Deck, Wood	0	448	45	15.24	6,828
Ttl Gross Liv / Lease Area		1,092	2,752	1,439		218,356



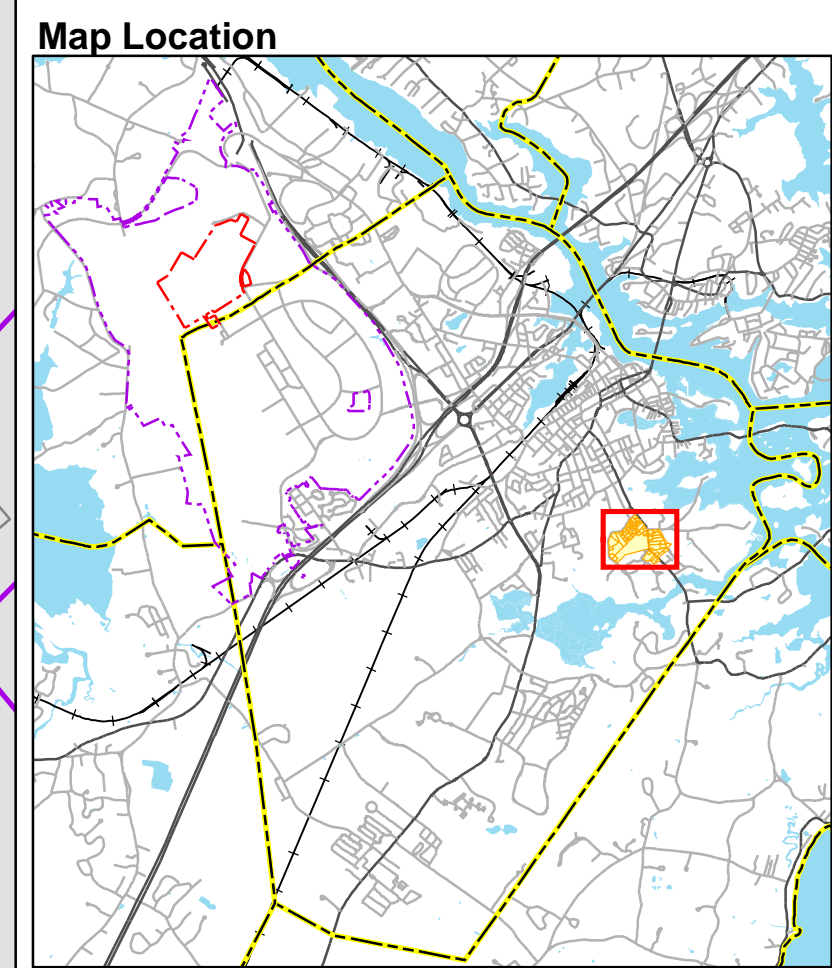
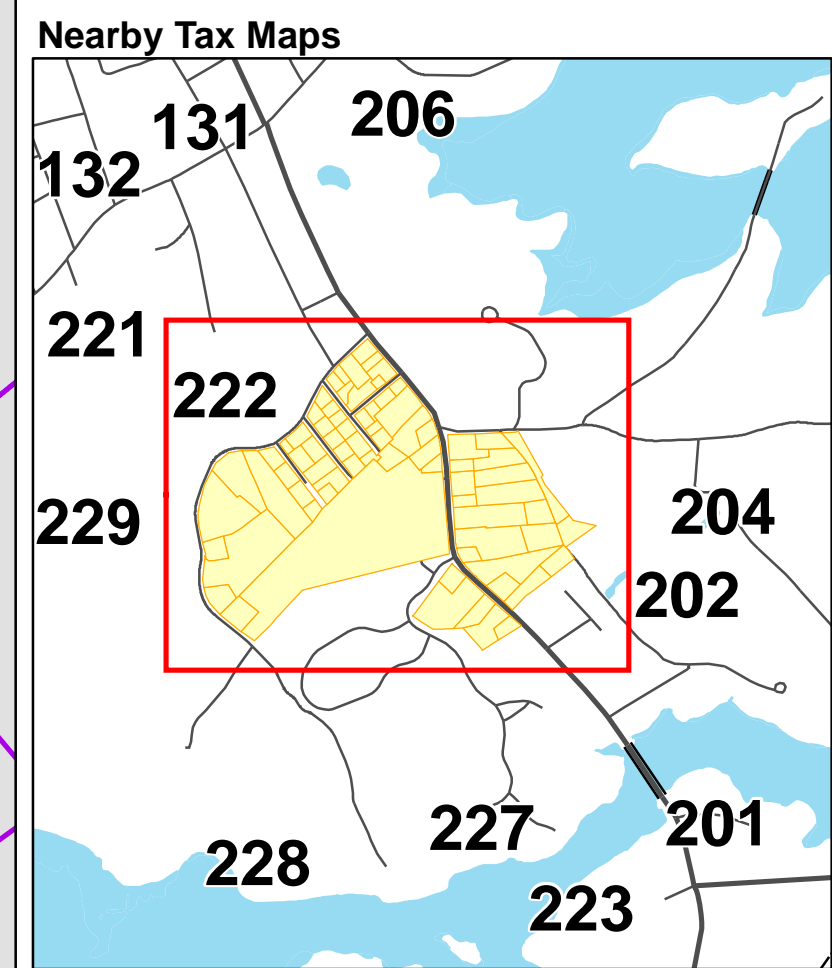


- Partial Legend**
 See the cover sheet for the complete legend.
- 7-5A** Lot or lot-unit number
 - 2.56 ac Parcel area in acres (ac) or square feet (sf)
 - 25 Address number
 - 233-137 Parcel number from a neighboring map
 - 68 Parcel line dimension
 - Street name
- SIMS AVE
- Parcel/Parcel boundary
 - Parcel/ROW boundary
 - Water boundary
 - Structure (1994 data)
- Parcel covered by this map
 - Parcel from a neighboring map (see other map for current status)

EXHIBIT F

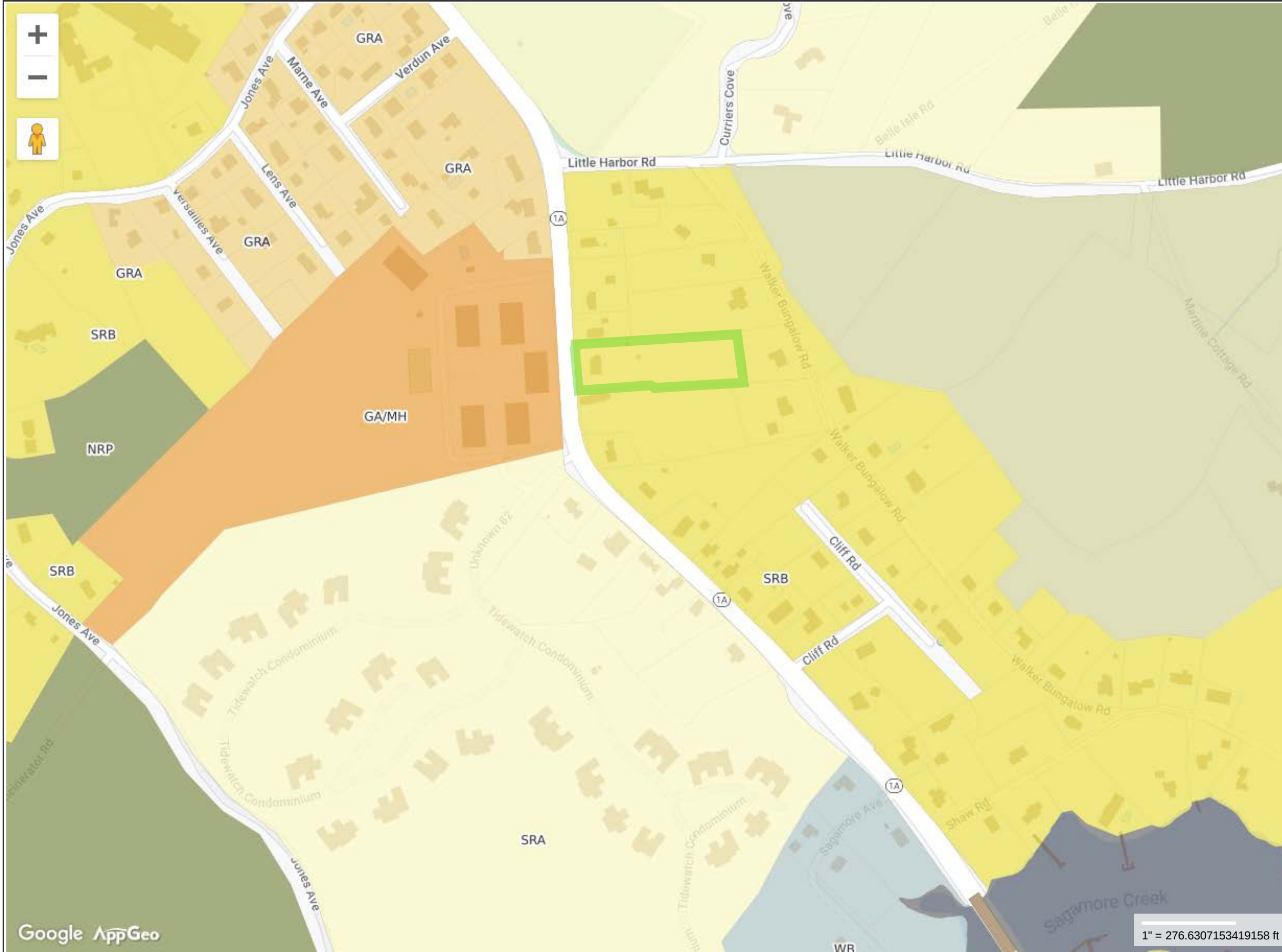


This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.



Portsmouth, New Hampshire
 2022
Tax Map 222

550 Sagamore in Context



**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 08/24/2023
Data updated 3/9/2022

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

EXHIBIT G

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

Municipal District

- Municipal District

Overlay Districts

- OLOD Osprey Landing Overlay District
- Downtown Overlay District
- Historic District

City of Portsmouth



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

DRAFT

NOT FOR CONSTRUCTION

ISSUED FOR: CLIENT REVIEW

ISSUE DATE: MARCH 6, 2023

REVISIONS
NO. DESCRIPTION BY DATE
0 DISCUSSION EDW 03/06/23

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5385SUBD.dwg

SCALE:
22" x 34" - 1" = 20'
11" x 17" - 1" = 40'

OWNER:
XX
XX
XX
XX
XX

APPLICANT:
XX
XX
XX
XX
XX

PROJECT:
XX
XX
XX
XX
XX
XX

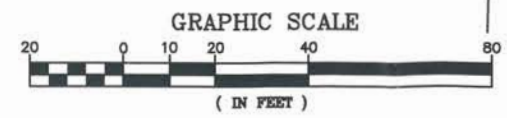
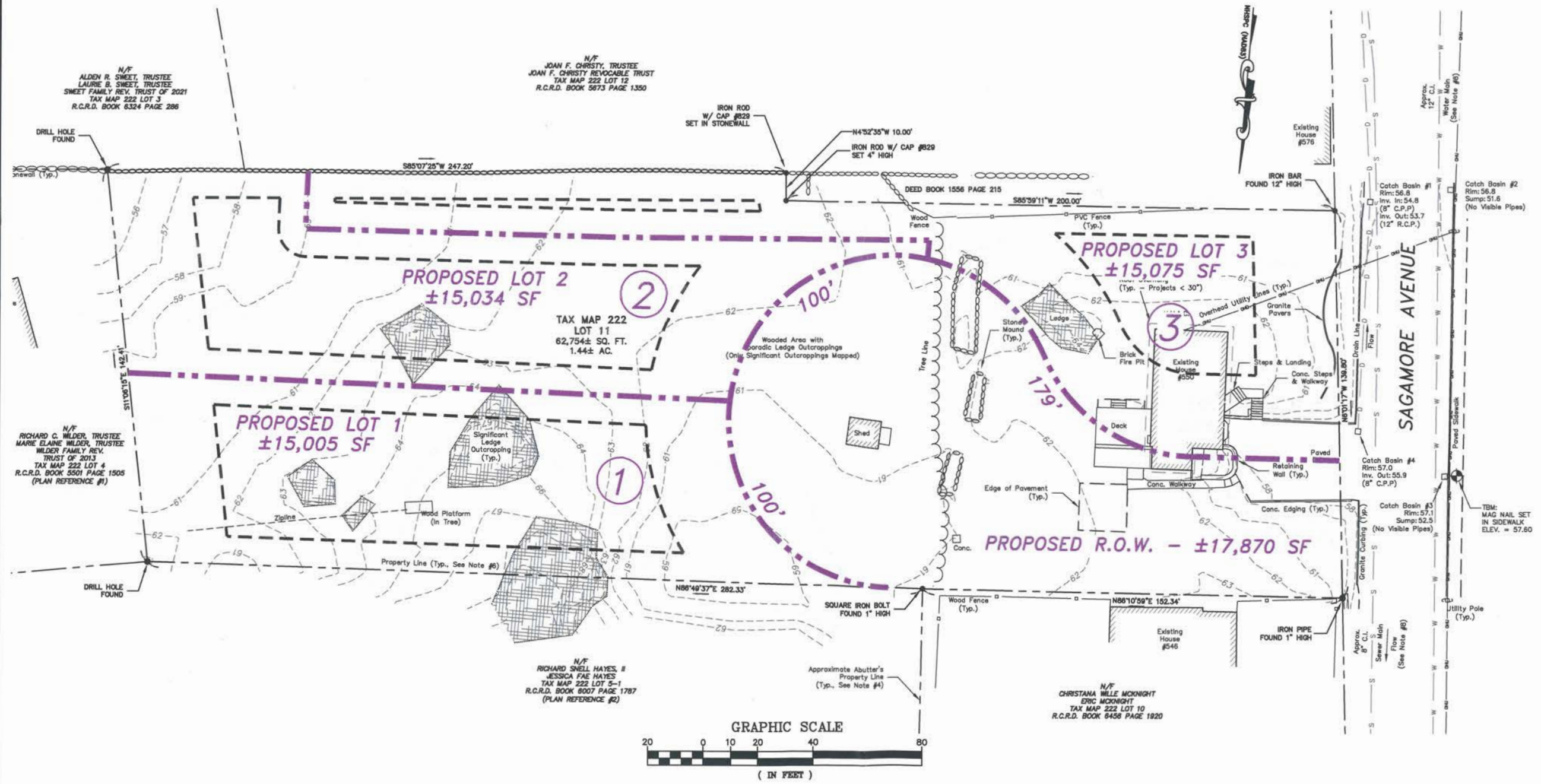
TITLE:
CONCEPTUAL
SUBDIVISION PLAN
(3 LOT SUBDIVISION)

SHEET NUMBER:
CO - 1

SITE NOTES

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT A CONCEPTUAL SITE PLAN FOR RESIDENTIAL UNITS.
- APPROXIMATE LOT AREA: 1.44 AC.±
- ZONE: SINGLE RESIDENCE RESIDENCE B (SRB)
- DIMENSIONAL REQUIREMENTS:

	EXISTING	PROPOSED
MIN. LOT AREA:	15,000 S.F.	±15,005 S.F.
MIN. LAND AREA PER DWELLING UNIT:	15,000 S.F.	±15,005 S.F.
MIN. STREET FRONTAGE:	100'	100'
MIN. LOT DEPTH:	100'	100'
FRONT SETBACK:	30'	30'
SIDE SETBACK:	10'	10'
REAR SETBACK:	30'	30'
MAX. BUILDING HEIGHT:	35'	<35'
MAX. BLDG. COVERAGE:	20%	<20%
MIN. OPEN SPACE:	40%	>40%



N/F
ALDEN R. SWEET, TRUSTEE
LAURIE B. SWEET, TRUSTEE
SWEET FAMILY REV. TRUST OF 2021
TAX MAP 222 LOT 3
R.C.R.D. BOOK 6324 PAGE 286

N/F
JOAN F. CHRISTY, TRUSTEE
JOAN F. CHRISTY REVOCABLE TRUST
TAX MAP 222 LOT 12
R.C.R.D. BOOK 5873 PAGE 1350

N/F
RICHARD C. WILDER, TRUSTEE
MARIE ELAINE WILDER, TRUSTEE
WILDER FAMILY REV. TRUST OF 2013
TAX MAP 222 LOT 4
R.C.R.D. BOOK 5501 PAGE 1505
(PLAN REFERENCE #1)

N/F
RICHARD SWELL HAYES, II
JESSICA FAE HAYES
TAX MAP 222 LOT 5-1
R.C.R.D. BOOK 6007 PAGE 1787
(PLAN REFERENCE #2)

N/F
CHRISTANA WILLE MOONIGHT
ERIC MOONIGHT
TAX MAP 222 LOT 10
R.C.R.D. BOOK 6456 PAGE 1820