

# HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC

ATTORNEYS AT LAW

127 Parrott Avenue | Portsmouth, NH, 03801  
Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com

May 15, 2026

## HAND DELIVERED

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

Re: Debra M. Dupont, Owner/Applicant  
911 Sagamore Avenue  
Tax Map 223/Lot 23  
Waterfront Business District

Dear Ms. Casella, Chair Margeson, and Zoning Board Members:

On behalf of Debra M. DuPont (“DuPont”), enclosed please find the following in support of a request for zoning relief:

- Digital Application submitted earlier today.
- Owner’s Authorization.
- 5/15/2026 – Memorandum and exhibits in support of Variance Application

We look forward to presenting this application to the Zoning Board at its June 16, 2026 meeting.

Very truly yours,



Monica F. Kieser

Encl.

cc: Debra M. DuPont  
Cortland Builders  
Ross Engineering, LLC

---

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

**OWNER'S AUTHORIZATION**

I, Debra Dupont, Owner/Applicant of 911 Sagamore Avenue, Tax Map 223/Lot 33, hereby authorize law firm Hoefle, Phoenix, Gormley & Roberts, PLLC to represent me before any and all City of Portsmouth Representatives, Boards and Commissions for permitting the project.

Respectfully submitted,

Date:

\_\_\_\_\_  
Debra Dupont

## MEMORANDUM

**TO:** Portsmouth Zoning Board of Adjustment (“ZBA”)  
**FROM:** Monica F. Kieser, Esquire  
**DATE:** May 15, 2026  
**Re:** Debra M. DuPont, Owner/Applicant  
Property Location: 911 Sagamore Avenue  
Tax Map 223, Lot 23  
Waterfront Business Zone (“WB”)

Dear Chair Margeson and Zoning Board Members:

On behalf of Debra M. DuPont, Owner/Applicant (“DuPont”), we are pleased to submit this memorandum and attached exhibits in support of zoning relief to allow reconstruction of dated enclosed porch for consideration by the Portsmouth Zoning Board of Adjustment (“ZBA”) at its May 19, 2026 meeting.

### **I. EXHIBITS**

- A. Site Plan Set – issued by Ross Engineering, LLC.
  - Boundary Survey and Existing Conditions
  - Site Plan
- B. Architectural Plan Set – issued by Cortland Builders.
- C. Site Photographs.
- D. Tax Map 223.

### **II. PROPERTY/PROJECT**

911 Sagamore Avenue is a 0.34-acre (14,813 square feet) lot situated in the Waterfront Business (“WB”) district. The lot contains a 1,230 square foot single-family residence dating back to 1955, including a sunroom approximately 112 square feet, along with an attached deck and garage (“the Property”). The Property is served by municipal water and sewer.

A small corner of the sunroom and part of the garage are located in the rear yard setback. Portions of the house and garage are in the 250-foot State shoreland setback, but only the garage and deck encroach on Portsmouth’s 100-foot wetland buffer. Dupont intends to reconstruct the southwest sunroom for four-season use, add rear egress stairs, and perform other interior renovations (the “Project”). The sunroom reconstruction is outside the shoreland and wetland buffer. **Exhibit A.**

City Staff has confirmed that the Project requires variances for expansion of a residential use in the Waterfront Business District, expansion of a nonconforming structure, and relief from the 30 ft. side yard setback requirements.

**III. RELIEF REQUIRED**

<u>Variance Section</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
<u>PZO §10.321</u> <u>Expansion of</u> <u>Nonconforming</u> <u>Structure</u>	20' Rear Setback	16.6' sunroom	16.2' sunroom 13.0' stairs
<u>PZO §10.331</u> <u>Expansion of</u> <u>Nonconforming Use</u>	Business Use	1,230 s.f. Single-Family Residence	1,236 s.f. Single-Family Residence + egress stairs
<u>PZO §10.531</u> <u>Rear Setback</u>	20'	16.6' sunroom	16.2' sunroom 13.0' stairs

**IV. VARIANCE REQUIREMENTS**

- 1. The variances will not be contrary to the public interest.**
- 2. The spirit of the ordinance is observed.**

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

Portsmouth Zoning Ordinance (“PZO”) Section 10.121 identifies the general purposes and intent of the ordinance “to promote the health, safety, and general welfare of Portsmouth...in accordance with the...Master Plan” This is accomplished by regulating:

1. The use of land, buildings and structures for business, industrial, residential and other purposes – The single-family home has existed for decades and no change

- in use is proposed. The Project simply converts the sunroom into a four-season room.
2. The intensity of land use, including lot sizes, building coverage, building height and bulk, yards and open space – There is a *de minimus* expansion of the existing house to accommodate the sunroom conversion and rear stairs. The Project retains 67.6% open space building coverage is only 15.2%.
  3. The design of facilities for vehicular access, circulation, parking and loading – The sunroom conversion causes no changes to vehicular access, circulation, parking and loading.
  4. The impact on properties on of outdoor lighting, noise, vibration, stormwater runoff and flooding – Use of the property will not change.
  5. The preservation and enhancement of the visual environment – There will be no change to the visual appearance of the Property as the sunroom currently exists and will simply be properly framed and insulated.
  6. The preservation of historic districts and building and structures of historic architectural interest – The Property is not in the Historic Overlay District.
  7. The protection of natural resources, including groundwater, surface water, wetlands, wildlife habitat and air quality – The Project is located outside the applicable shoreland and wetland buffers.

The intent of the WB Zone is to “accommodate and support business uses that depend on the ocean or Piscataqua River for transport or resources.” PZO §10.410. There are approximately eight properties in this area on the west side of Sagamore Avenue zoned Waterfront Business, four of which are single-family residences sandwiched between Tidewatch Condominiums and a residential neighborhood across Sagamore Avenue. The Property, like the three other single-family residences on Sagamore Avenue near Sagamore Creek, contains a home and accessory building and portions of both are in the City’s wetland buffer. The conversion of the existing sunroom is outside the wetland buffer and results in a very slight change to the rear yard setback compared to existing conditions. The minimal expansion of the nonconforming use and structure is reasonable, in keeping with the neighborhood, and will not impede nearby businesses utilizing Sagamore Creek for access to the Piscataqua River or the ocean. Given these factors, granting the requested variances will not conflict with the basic zoning objectives of the PZO.

In considering whether variances “in a marked degree conflict with the ordinance such that they violate the ordinance’s basic zoning objectives,” Malachy Glen, supra, also held:

One way to ascertain whether granting the variance would violate basic zoning objectives is to determine 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)

There are three other properties in the immediate area being used for residential purposes. The reconstruction of the sunroom in essentially the same footprint and outside the wetland buffer will provide additional conditioned space to this modest home. Given the residential use of neighboring parcels, particularly 910 Sagamore Avenue, 912 Sagamore Avenue, and 913 Sagamore Avenue, the proposal is in keeping with the surrounding area. Granting the variances neither alters the essential character of the locality nor threatens the public health, safety, or welfare. Accordingly, granting the variances to allow conversion of an existing sunroom to conditioned space with egress stairs is not contrary to the public interest and observes the spirit of the ordinance.

**3. Substantial justice will be done by granting the variances.**

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.

Dupont is constitutionally entitled to the use of the lot as she sees fit, including converting the sunroom to conditioned space, subject only to its effect of the slight encroachment on the rear yard setback. “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).

The conversion of the sunroom into conditioned space and addition of rear egress stairs creates more living space for Dupont and does not negatively affect abutting properties nor

impede the ability of nearby businesses to access the ocean or Piscataqua River. Accordingly, there is no gain to the public from denying the requested variances. Conversely, Dupont will be greatly harmed by denial of any of the variances because she will be unable to modestly expand conditioned living space in her small home. Without question, substantial justice will be done by granting the variances.

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

The sunroom conversion presents a very minimal expansion toward the rear lot line – less than 5 inches for the sunroom itself, plus egress stairs. This conversion will not alter the long-standing residential use of the Property. The sunroom conversion is not noticeable from the private road and well screened by vegetation and topographical features. Accordingly, the variances will not diminish surrounding property values.

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

a. Special conditions distinguish the property from others in the area.

The Property contains a small single-family residence in proximity to other residential lots on an oversized Waterfront Business lot burdened by the wetland buffer from Sagamore Creek but with minimal Creek frontage. The home is located inside the wetland buffer and a portion of the home encroaches on the rear yard setback. The sunroom conversion is driven by the location of the existing home and three-season space, just outside the wetland buffer. These circumstances combine to create special conditions and there is no alternative location that would not require relief.

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

Limitations on the expansion of nonconforming uses exist to ensure uniformity and compatibility of uses, while yard setbacks and limitations on expansion of nonconforming structures exist to prevent “over bulking” and overburdening of land, preserve access to adequate air, light, separation between neighbors, and provide space for stormwater treatment. Here a small group of properties is in the Waterfront Business District, but half are residential properties and all are located between other residential neighborhoods. The conversion of the three-season room will not change the use of this Property, impede nearby businesses, or negatively affect abutting properties. The expansion of the sunroom itself is just a few inches plus egress stairs. Building coverage and open space requirements are well below/above that which is required.

Accordingly, there is no fair and substantial relationship between the purposes of the ordinance and its application in this instance.

c. The proposed use is reasonable.

The single-family residence currently on the lot was built in the 1950s. The Property has been used as a single-family residence since that time. The proposed sunroom conversion represents minimal expansion conditioned space with proper egress and does not negatively affect surrounding properties. Thus, the proposal is reasonable and the hardship element of the criteria is satisfied.

**VI. CONCLUSION**

For all of the reasons stated, Debra DuPont respectfully requests that the Portsmouth Zoning Board of Adjustment grant the requested variances.










Respectfully submitted,  
**Debra M. DuPont**



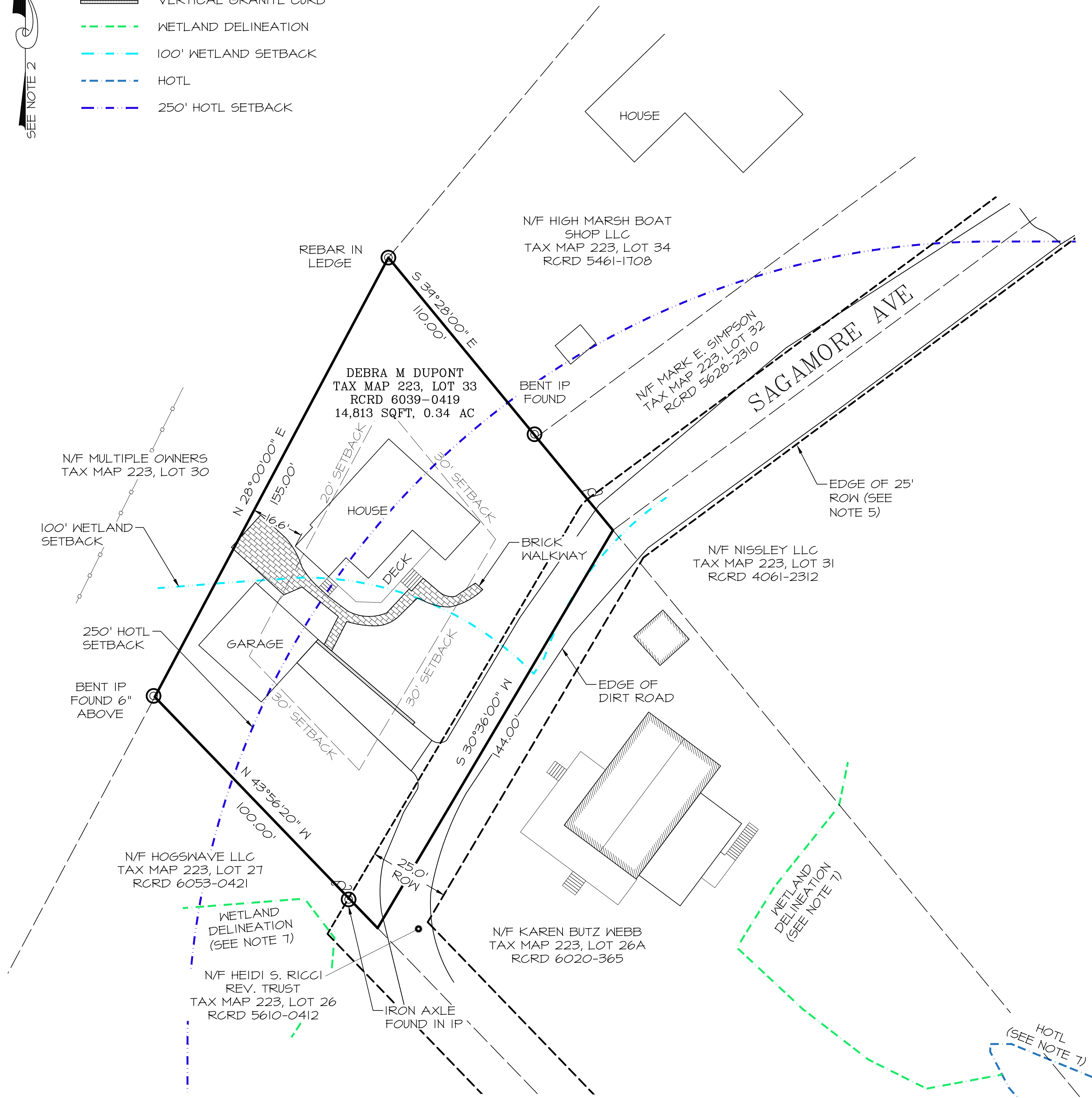
---

By: Monica F. Kieser

**LEGEND**

-  MONUMENT TO BE SET
-  MONUMENT FOUND
-  UTILITY POLE
-  WOODEN FENCE
-  VERTICAL GRANITE CURB
-  WETLAND DELINEATION
-  100' WETLAND SETBACK
-  HOTL
-  250' HOTL SETBACK

SEE NOTE 2

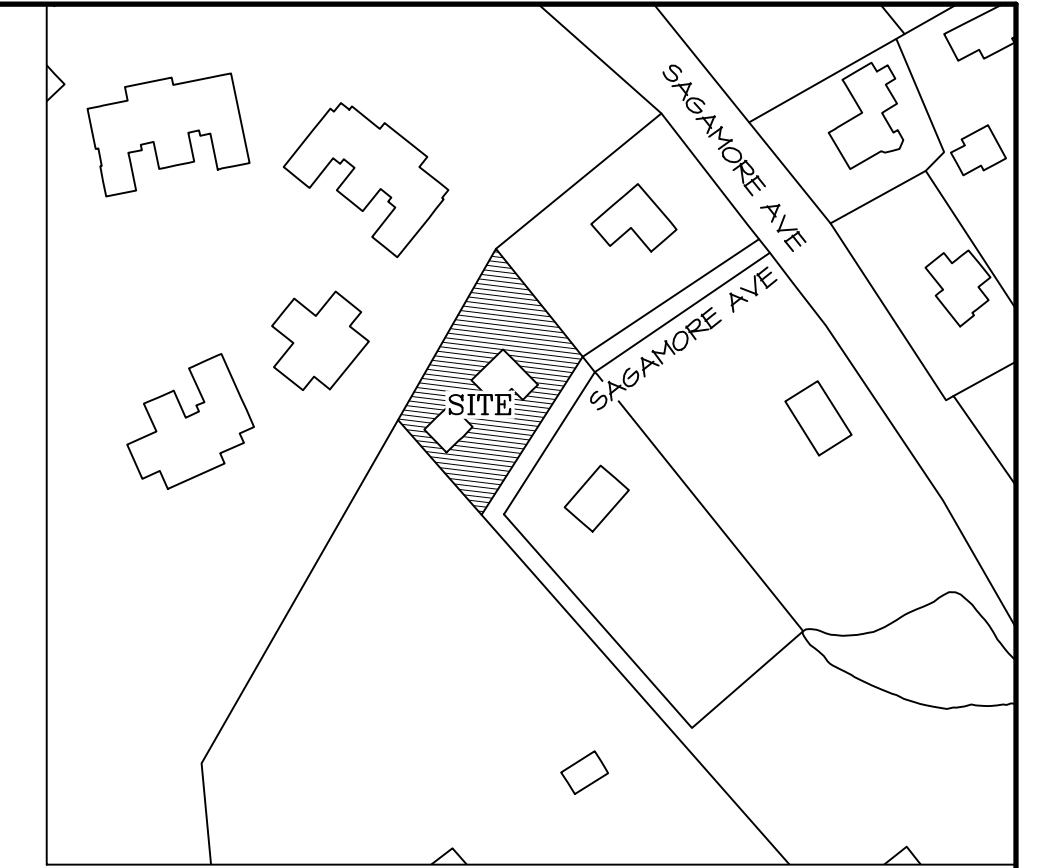


**NOTES**

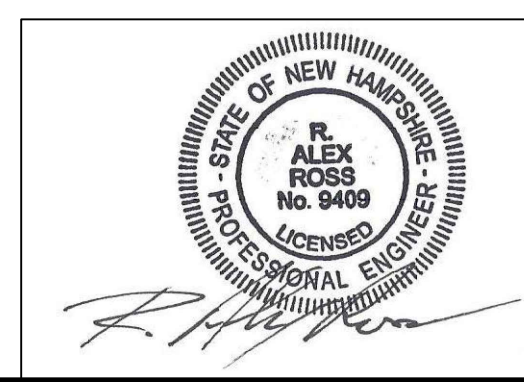
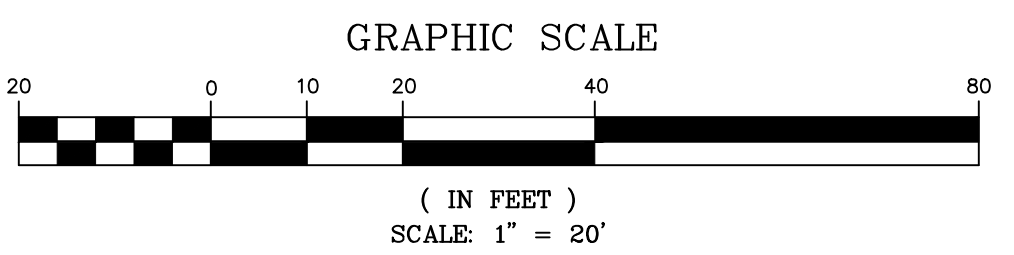
- 1) OWNER OF RECORD:  
DEBRA M DUPONT  
TAX MAP 223, LOT 33  
911 SAGAMORE AVE  
PORTSMOUTH, NH 03801  
RCRD: 6039-419  
AREA: 14,813 SF, 0.34 ACRES
- 2) BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- 3) PARCEL IS IN WATERFRONT BUSINESS ZONE (WB):  
MINIMUM LOT AREA.....20,000 SF  
MIN. LOT AREA PER DWELLING UNIT.....7,500 SF  
MINIMUM FRONTAGE.....100 FT  
MINIMUM DEPTH.....100 FT  
SETBACKS:  
FRONT.....30 FT  
SIDE.....30 FT  
REAR.....20 FT  
MAXIMUM BUILDING HEIGHT:  
SLOPED ROOF.....35 FT  
FLAT ROOF.....35 FT  
MAXIMUM BUILDING COVERAGE.....30%  
MINIMUM OPEN SPACE.....20%
- 4) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0210F, PANEL 2270 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.
- 5) A 25' WIDE RIGHT OF WAY LEADING FROM SAGAMORE AVENUE EXISTS WITH THE RIGHT TO USE IN COMMON WITH OTHERS. SEE RECORDED DEED 1306-0012. THE CENTERLINE OF THIS RIGHT OF WAY IS THE SOUTHEASTERLY PROPERTY LINE OF LOT 33.
- 6) THERE APPEARS TO BE A BOUNDARY CONFLICT WITH REFERENCE PLAN #4. REFERENCE PLAN #4 HOLDS THE IRON AXLE FOUND AT THE SOUTHERN CORNER OF THE PROPERTY AS THE CENTERLINE OF THE 25' ROW. EVIDENCE RESEARCHED BY THIS OFFICE INCLUDING MONUMENTS FOUND, ASPHALT AND GRAVEL ROAD LOCATION, DEED CHAINS, AND PLAN OVERLAYS SUPPORT THE IRON AXLE BEING AT THE EDGE OF THE ROW, ~13' FARTHER TO THE NORTH THAN THE CENTERLINE OF THE ROW.
- 7) WETLANDS & HIGHEST OBSERVABLE TIDE LINE SHOWN WERE IDENTIFIED/DELINEATED BY SERGIO BONELLA, CWS #261 ON 9/26/2018 AS PER REFERENCE PLAN #5.

**REFERENCE PLANS**

- 1) "DIVISION OF LAND PORTSMOUTH, N.H. FOR GARLAND W. PATCH JR." BY JOHN W. DURGIN CIVIL ENGINEERS/ DATED DECEMBER 1953. NOT RECORDED
- 2) "SUBDIVISION PLAN FOR HARRISON & FRANCES WORKMAN" BY BARRY W. KIMBALL. DATED SEPTEMBER 1979. RCRD C-9014.
- 3) "AS BUILT SITE PLAN TIDEWATCH CONDOMINIUMS" BY KIMBALL CHASE COMPANY, INC. DATED DECEMBER 29, 1986. RCRD D-15921.
- 4) "WETLAND PERMIT PLAN" BY MSC, DATED FEBRUARY 23, 2015. NOT RECORDED
- 5) "INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN" BY FARETRA SEPTIC DESIGN, LLC. DATED NOVEMBER 18, 2018. NHDES APPROVAL #eCA2019011417



**LOCUS PLAN  
N.T.S.**



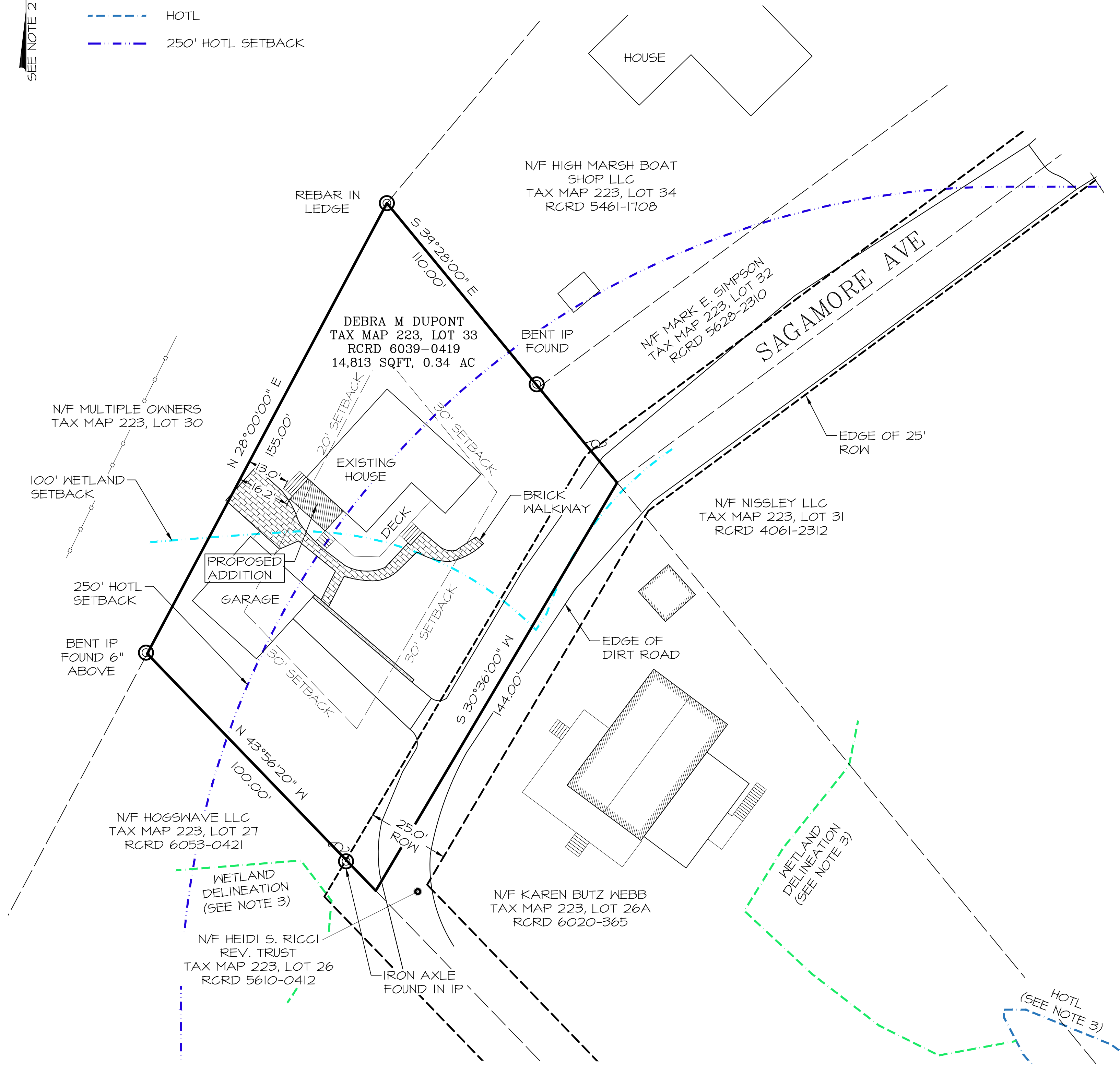
**EXHIBIT A**

ISS.	5/13/2026	FOR REVIEW
DATE		DESCRIPTION OF ISSUE
SCALE	1" = 20'	
CHECKED	A. ROSS	
DRAWN	D.D.D.	
CHECKED		
<b>ROSS ENGINEERING, LLC</b> Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560		
CLIENT SEAN LEONARD & DEB DUPONT 911 SAGAMORE AVE PORTSMOUTH, NH 03801		
TITLE <b>EXISTING CONDITIONS PLAN</b> 911 SAGAMORE AVE PORTSMOUTH, NH 03801 TAX MAP 223, LOT 33		
JOB NUMBER	DWG. NO.	ISSUE
22-079	1 OF 2	1

**LEGEND**

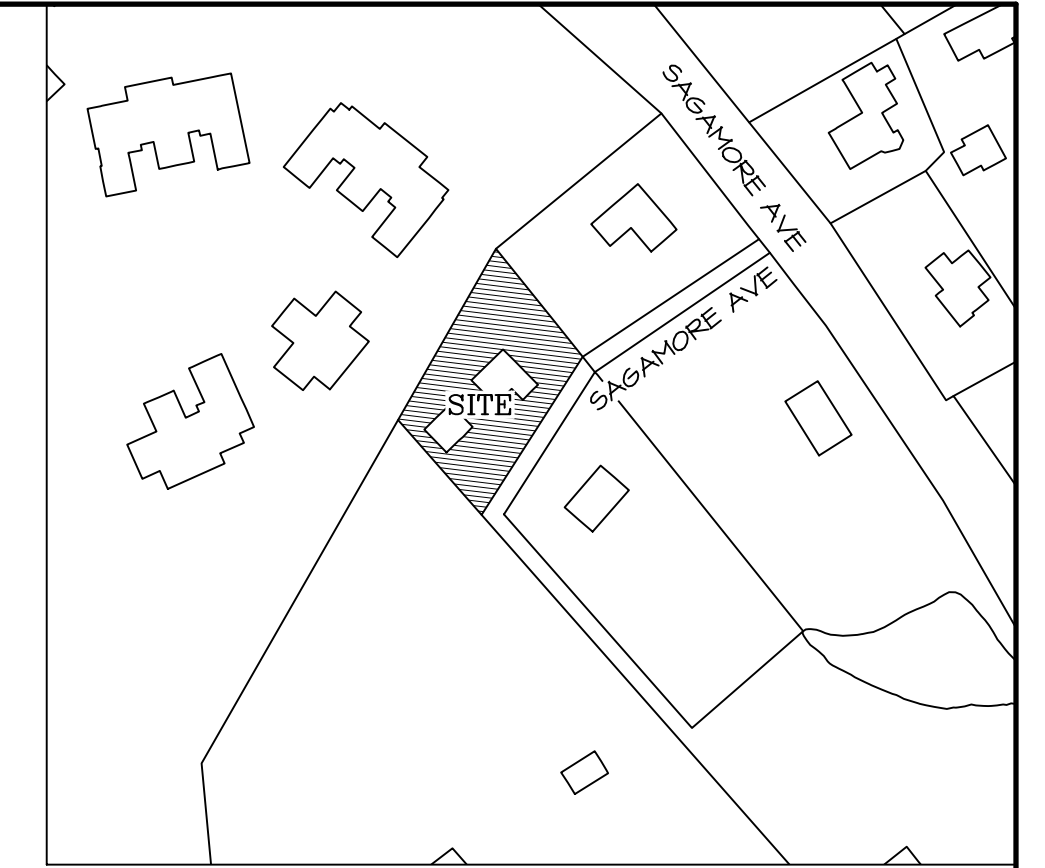
- ⊕ MONUMENT TO BE SET
- ⊙ MONUMENT FOUND
- ⊕ UTILITY POLE
- WOODEN FENCE
- VERTICAL GRANITE CURB
- - - WETLAND DELINEATION
- - - 100' WETLAND SETBACK
- - - HOTL
- - - 250' HOTL SETBACK

SEE NOTE 2



**NOTES**

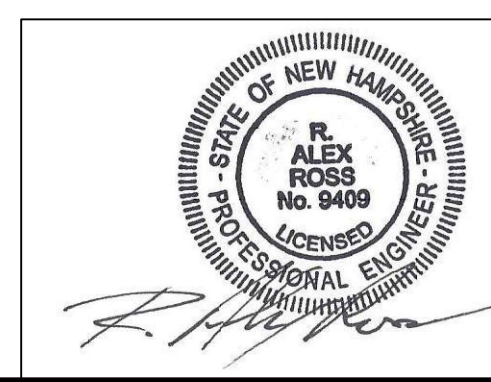
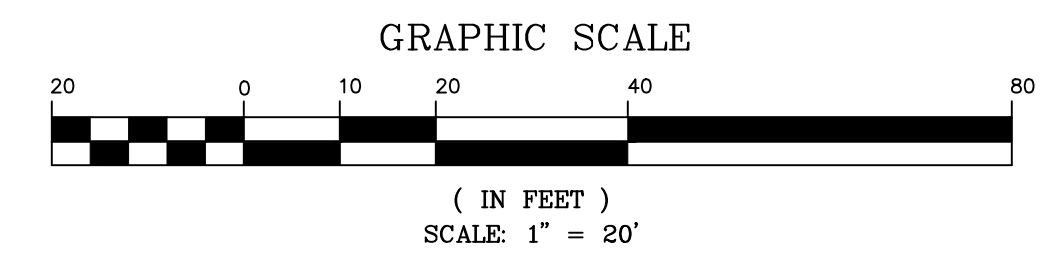
- 1) OWNER OF RECORD:  
DEBRA M DUPONT  
TAX MAP 223, LOT 33  
911 SAGAMORE AVE  
PORTSMOUTH, NH 03801  
RCRD: 6039-419  
AREA: 14,813 SF, 0.34 ACRES
- 2) PARCEL IS IN WATERFRONT BUSINESS ZONE (WB):  
MINIMUM LOT AREA.....20,000 SF  
MIN. LOT AREA PER DWELLING UNIT.....7,500 SF  
MINIMUM FRONTAGE.....100 FT  
MINIMUM DEPTH.....100 FT  
SETBACKS:  
FRONT.....30 FT  
SIDE.....30 FT  
REAR.....20 FT  
MAXIMUM BUILDING HEIGHT:  
SLOPED ROOF.....35 FT  
FLAT ROOF.....35 FT  
MAXIMUM BUILDING COVERAGE.....30%  
MINIMUM OPEN SPACE.....20%
- 3) WETLANDS & HIGHEST OBSERVABLE TIDE LINE SHOWN WERE IDENTIFIED/DELINEATED BY SERGIO BONELLA, CWS #261 ON 9/26/2018 AS PER REFERENCE PLAN #5.
- 4) BUILDING COVERAGE  
EXISTING  
HOUSE.....1230 SF  
GARAGE.....693 SF  
DECK.....288 SF  
STAIRS > 18".....26 SF  
TOTAL.....2237 SF  
COVERAGE = 2237 / 14813 = 15.1%  
  
PROPOSED  
EXISTING HOUSE.....1117 SF  
ADDITION.....119 SF  
GARAGE.....693 SF  
DECK.....288 SF  
STAIRS > 18".....39 SF  
TOTAL.....2256 SF  
COVERAGE = 2256 / 14813 = 15.2%
- 5) OPEN SPACE  
EXISTING  
BUILDING COVERAGE.....2237 SF  
STAIRS < 18".....17 SF  
RETAINING WALL.....40 SF  
BRICK WALKWAY.....543 SF  
GRAVEL ROV.....1478 SF  
ASPHALT DRIVEWAY.....484 SF  
TOTAL.....4799 SF  
OPEN SPACE = 14813 - 4799 / 14813 = 67.6%  
  
EXISTING  
BUILDING COVERAGE.....2256 SF  
STAIRS < 18".....30 SF  
RETAINING WALL.....40 SF  
BRICK WALKWAY.....543 SF  
GRAVEL ROV.....1478 SF  
ASPHALT DRIVEWAY.....484 SF  
TOTAL.....4831 SF  
OPEN SPACE = 14813 - 4831 / 14813 = 67.4%



**LOCUS PLAN  
N.T.S.**

**REFERENCE PLANS**

- 1) "DIVISION OF LAND PORTSMOUTH, N.H. FOR GARLAND W. PATCH JR." BY JOHN W. DURGIN CIVIL ENGINEERS/ DATED DECEMBER 1953. NOT RECORDED
- 2) "SUBDIVISION PLAN FOR HARRISON & FRANCES WORKMAN" BY BARRY W. KIMBALL. DATED SEPTEMBER 1979. RCRD C-9014.
- 3) "AS BUILT SITE PLAN TIDEWATCH CONDOMINIUMS" BY KIMBALL CHASE COMPANY, INC. DATED DECEMBER 29, 1986. RCRD D-15921.
- 4) "WETLAND PERMIT PLAN" BY MSC, DATED FEBRUARY 23, 2015. NOT RECORDED
- 5) "INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN" BY FARETRA SEPTIC DESIGN, LLC. DATED NOVEMBER 18, 2018. NHDES APPROVAL #eCA2019011417

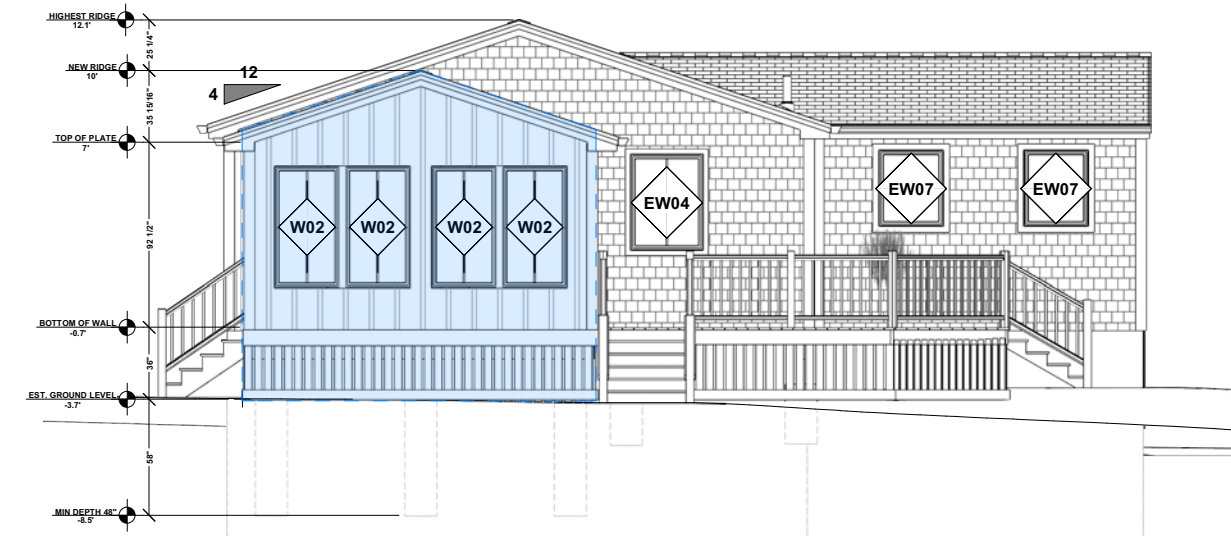


ISS.	5/13/2026	FOR REVIEW
DATE		DESCRIPTION OF ISSUE
SCALE	1" = 20'	
CHECKED	A.ROSS	
DRAWN	D.D.D.	
CHECKED		
<b>ROSS ENGINEERING, LLC</b> Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560		
CLIENT SEAN LEONARD & DEB DUPONT 911 SAGAMORE AVE PORTSMOUTH, NH 03801		
TITLE  <b>SITE PLAN</b>		
911 SAGAMORE AVE PORTSMOUTH, NH 03801 TAX MAP 223, LOT 33		
JOB NUMBER	DWG. NO.	ISSUE
22-079	2 OF 2	1

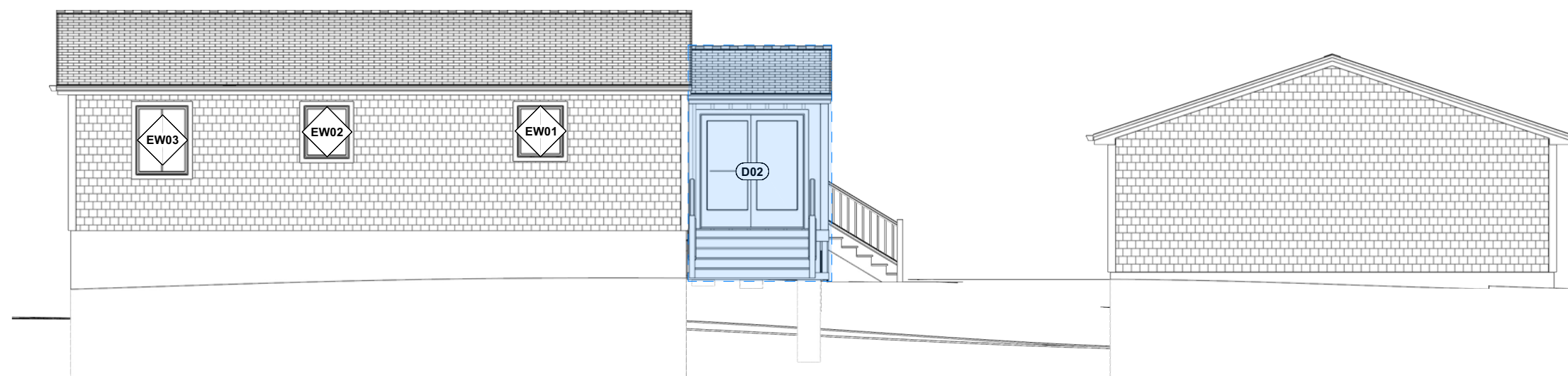




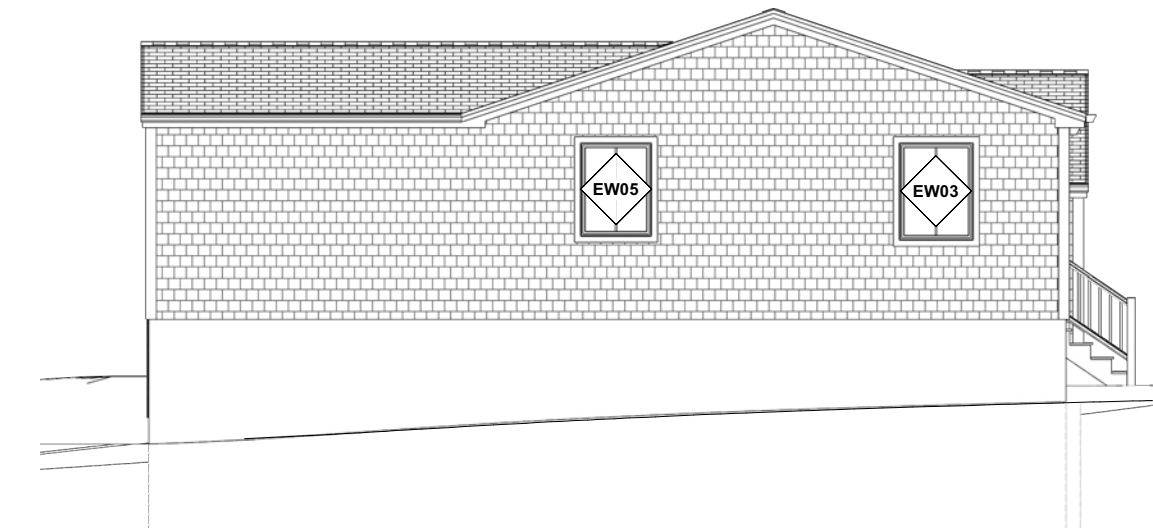
**PROPOSED EXTERIOR ELEVATION - FRONT**  
1/8 IN = 1 FT



**PROPOSED EXTERIOR ELEVATION - RIGHT**  
1/8 IN = 1 FT



**PROPOSED EXTERIOR ELEVATION - BACK**  
1/8 IN = 1 FT



**PROPOSED EXTERIOR ELEVATION - LEFT**  
1/8 IN = 1 FT

**NEW WINDOW SCHEDULE**

NUMBER	FLOOR	QTY	WIDTH	HEIGHT	DESCRIPTION	EGRESS	TEMPERED	DIVIDED LITES	COMMENTS
W01	1	2	37 3/4"	55 3/4"	DOUBLE HUNG			2X1 / 2X1	UDHG2 3224
W02	1	5	31 3/4"	59 3/4"	DOUBLE HUNG			2X1 / 2X1	UDHG2 2626

**REPLACEMENT WINDOW SCHEDULE**

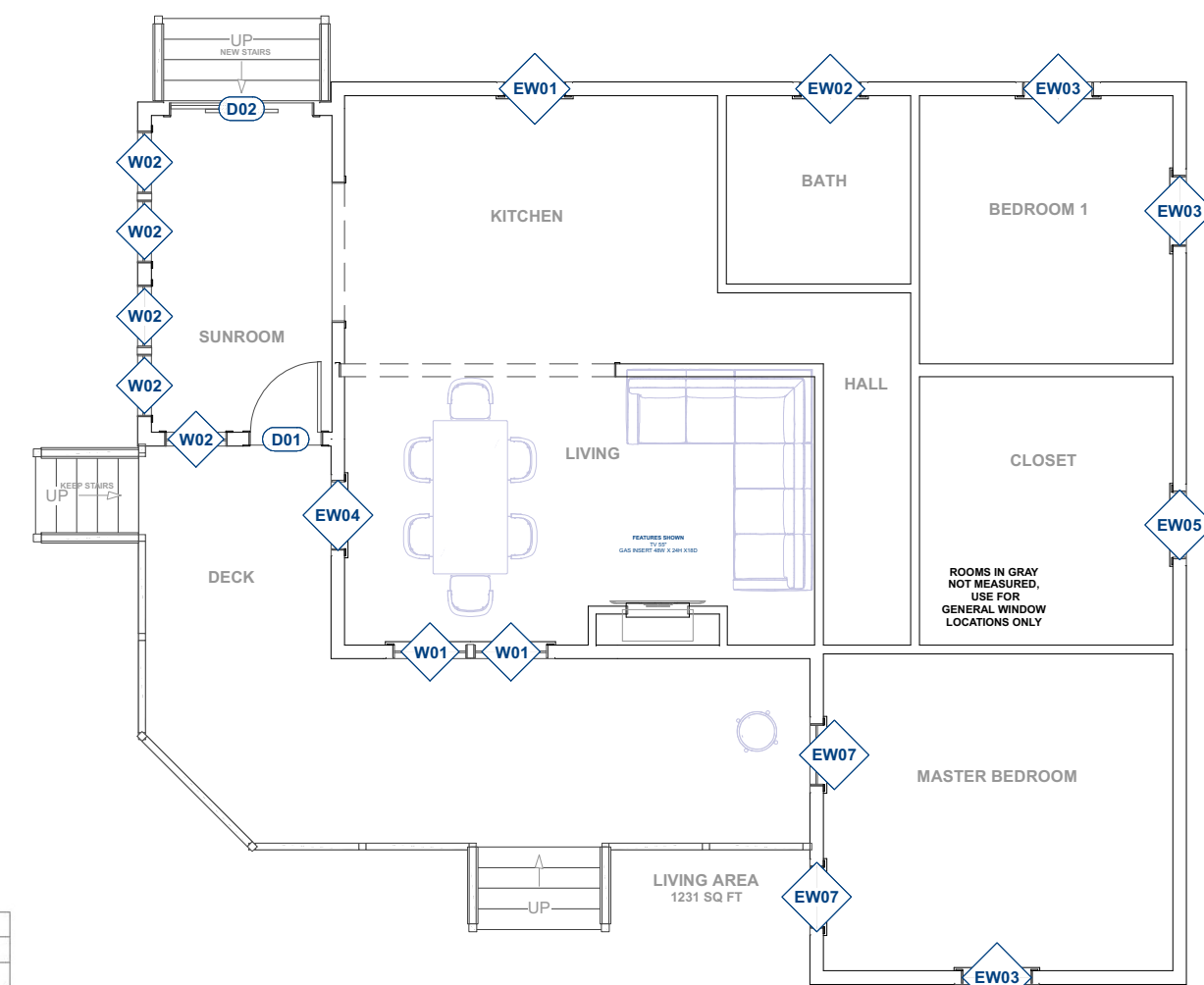
NUMBER	FLOOR	QTY	WIDTH	HEIGHT	DESCRIPTION	EGRESS	TEMPERED	DIVIDED LITES	COMMENTS
EW01	1	1	31 1/2"	35 1/4"	DOUBLE HUNG			2X1 / 2X1	
EW02	1	1	31"	36 1/4"	DOUBLE HUNG		YES	2X1 / 2X1	
EW03	1	3	36"	47 3/4"	DOUBLE HUNG			2X1 / 2X1	
EW04	1	1	35 1/2"	47 1/4"	DOUBLE HUNG			2X1 / 2X1	
EW05	1	1	34 1/2"	45 3/4"	DOUBLE HUNG			2X1 / 2X1	
EW07	1	2	31 1/2"	37 1/4"	DOUBLE HUNG			2X1 / 2X1	
EW10	0	2	30"	42 3/4"	DOUBLE HUNG			2X1 / 2X1	

**DOOR SCHEDULE**

NUMBER	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION	JAMB SIZE
D01	1	3068 R IN	36"	80"	HINGED-GLASS PANEL	3/4"X6 7/16"
D02	1	6068 L EX	72"	80"	EXT. SLIDER-GLASS PANEL	3/4"X6 7/16"

**2018 IRC TABLE R603.7 (1) JACK & KING STUDS**

SIZE OF OPENING (feet-inches)	16-INCH O.C. STUD SPACING	
	No. of jack studs	No. of king studs
Up to 3'-0"	1	1
> 3'-0" to 5'-0"	1	2
> 5'-0" to 5'-6"	2	2
> 5'-6" to 8'-0"	2	2
> 8'-0" to 10'-0"	2	3
> 10'-0" to 12'-0"	3	3
> 12'-0" to 13'-0"	3	3
> 13'-0" to 14'-0"	3	4
> 14'-0" to 16'-0"	3	4
> 16'-0" to 18'-0"	4	4



**ENTRY LEVEL FLOOR PLAN - BASIC**  
1/8 IN = 1 FT

**GROUND LEVEL FLOOR PLAN - BASIC**  
1/8 IN = 1 FT



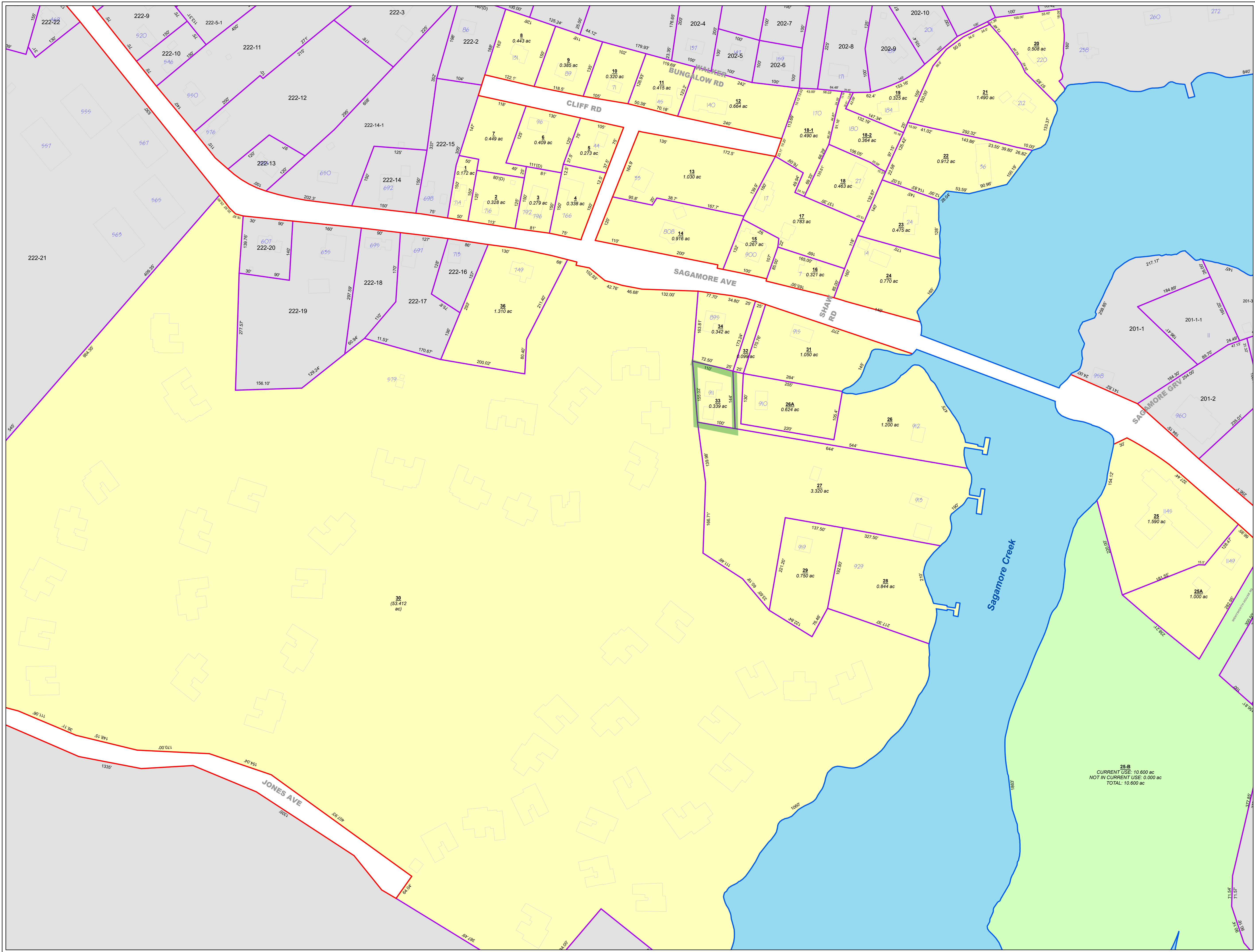
# 911 Sagamore Ave



Imagery ©2026 Google, Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 100 ft

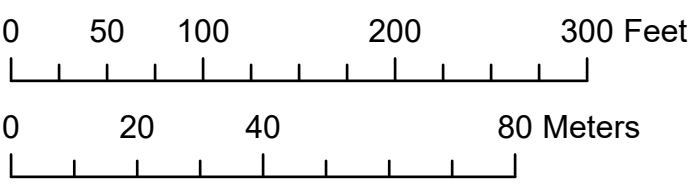
**EXHIBIT C**





- 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)
  - Address number
  - 233-137 Parcel number from a neighboring map
  - 68' Parcel line dimension
  - Street name
- SIMS AVE**  
Street name
- 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 D**



*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.*

