

CITY OF PORTSMOUTH  
ZONING BOARD OF ADJUSTMENT

**RE: 266, 270, 278 State Street & 84 Pleasant Street, Portsmouth, New Hampshire**

**Tax Map 107, Lots 77 - 80**

**PNF REALTY TRUST of 2013**

**APPLICANT'S NARRATIVE**

The Applicant, the PNF Realty Trust of 2013, seeks additional relief from that granted last year in order to proceed with the restoration and redevelopment of its property at the corners of State, Pleasant and Church Street. Since the prior approval was obtained, the applicant has acquired the adjacent property at 84 Pleasant Street (the "Louies" restaurant building) and desires to integrate an addition on that building lot into the redevelopment project. The resulting proposal is a four story building with an 8,364 s.f. footprint. The combined property would house 17 dwelling units, consistent with pre-existing residential units pre-fire, and retail/commercial space on the ground floor.

As the Board is aware, in the late evening and early morning of April 9-10, 2017, a devastating fire destroyed the iconic State Street Saloon and the buildings housing it. The Saloon and fourteen residential apartments occupied 266, 270, and 278 State Street, with the bar/restaurant occupying the ground floors of each, and with several apartments in the floors above. 266 and 270 State were immediately deemed a total loss and were ordered demolished by the City of Portsmouth. 278 State has been deemed a total loss by the appellant's insurance carrier due to the demonstrable damage to the interior and exterior of the building. 84 Pleasant Street also suffered significant smoke and water damage connected with the fire.

The applicant unsuccessfully applied to the Historic District Commission for permission to demolish 278 State Street (a.k.a. "the Times Building"), and, upon appeal to this Board, was granted permission to partially demolish that structure, with the requirement that the exterior façade walls on both Church and State Street be maintained. An appeal of that decision to the Superior Court is pending, however, by agreement that proceeding has been stayed while the applicant sought approval for a revised project.

As this Board may recall, the requirement to retain the Times Building presents significant challenges for the applicant. First, due to the nature and extent of the damage to that structure, any renovation of it will now require extensive life and safety code upgrades. Among other things, this will cause a net loss of usable square footage in that building. Furthermore, the exterior glazing on the Times Building, which the applicant is required to maintain, requires that the existing floor heights in that building remain substantially as is. Thus, the Times Building's remaining usable floor space and layout cannot be integrated or "synched up" with the proposed new building adding significant expense and complexity planning and construction.

Furthermore, the expense associated with renovating and redeveloping the interior of the Times Building while preserving its historic façade is significant, as substantial structural protections must be employed.

In order to proceed with an economically viable redevelopment, the applicant needs a building large enough to approximate the square footage and number of residential units lost in the fire. However, concerns about height, massing, scale and harmony with surrounding buildings must be considered, as this property is within the Historic District. After the prior variances were approved, the opportunity arose to obtain the Louies' building at 84 Pleasant Street, and the applicant intends to integrate this space into the overall development.

With respect to the Louies' building lot, the proposal and addition is substantially the same as the proposal by the current owner that was approved for that building by the HDC after the fire. The differences are that the first floor openings along Church Street for mechanical vents and the access door to the underground parking and the addition of the fourth floor to the Church Street addition. The fourth story in the Louie's addition is allowed by right if the applicant designed it as a mansard roof as it would be considered a "short story." The present proposal is to set that floor back and avoid the mansard. Comments received from the HDC in the work sessions were that the setback is the preferred option and the applicant agrees.

At the time of this submission, this project has been the subject of two work sessions with the HDC. The applicant is confident the project will obtain final approval from the HDC.

In addition to the Historic District, the property is in the CD-4 zone and the Downtown Overlay District. In May of 2019, the applicant received building coverage, height and penthouse setback relief from this Board for the three properties along State Street. A copy of the Notice of Decision granting this relief is submitted herewith. The current project as designed requires additional relief as follows:

- Section 105A41.10C
- Entrance Space (57' along Church Street – a secondary front yard)
  - Maximum building coverage (100%)
  - Minimum open space (0%)
  - Maximum building height (4 stories along Church Street on new "Louie's" addition)
  - Façade Glazing (approximately 50%)
  - Max ground floor area for residential use (23%)

The existing grandfathered uses for all lots have no off street parking. Note that the basement floor plans submitted depict an elaborate mechanical underground parking layout which the applicant may choose to install, which likely will require relief from Section 10.1114. The applicant has not committed to providing this parking as technical feasibility and cost remain uncertain at this time. If the applicant chooses to move forward with this arrangement, a further application thereon may come before this board. In the event the applicant does not have

the number of required off-street parking spaces a CUP will be sought in connection with the site review process.

The applicant believes that, as in 2019, this project meets the criteria necessary for granting the variances.

**Granting the requested variances will not be contrary to the spirit and intent of the ordinance nor will it be contrary to the public interest.** The “public interest” and “spirit and intent” requirements are considered together pursuant to Malachy Glen Associates v. Chichester, 152 NH 102 (2007). The test for whether or not granting a variance would be contrary to the public interest or contrary to the spirit and intent of the ordinance is whether or not the variance being granted would substantially alter the characteristics of the neighborhood or threaten the health, safety and welfare of the public.

In this case, were the variances to be granted, there would be no change in the essential characteristics of the neighborhood, nor would any public health, safety or welfare be threatened. The property is a very visible "cornerstone" of downtown that requires a substantial building. The proposal does not in any way feel out of place in its surroundings and is cleverly integrated to respect the remaining façade at the Times Building.

The essentially urban character of the neighborhood will not be altered in any fashion by this project, nor would the health, safety or welfare of the public be threatened by granting the relief requested, as what is proposed is entirely consistent with the mass and scale of neighboring buildings. The project must obtain further approval from the HDC and proceed through site plan approval at the Planning Board, so the interest of the public will be adequately protected.

**Substantial justice would be done by granting the variances.** Whether or not substantial justice will be done by granting a variance requires the Board to conduct a balancing test. If the hardship upon the owner/applicant outweighs any benefit to the general public in denying the variance, then substantial justice would be done by granting the variance. It is substantially just to allow a property owner the reasonable use of his or her property. The applicant in this case has been without the use of his property for over two years, and the public has been left with an open wound in the heart of the downtown. The cost to redevelop this property is significantly greater than it otherwise would be due to the requirement to preserve the façade of the Times Building. In order to comply with that requirement and still produce an economically viable project, the applicant needs relief from the aesthetic requirements of the CD 4 zone. The HDC must approve the project, so the result will be an aesthetically appropriate structure.

In this case, there is no benefit to the public in denying the variances that is not outweighed by the hardship upon the owner.

**The values of surrounding properties will not be diminished by granting the variances.** The proposed uses are permitted in this zone by right. The surrounding properties

and those in the vicinity have similar heights as this one does. The new building will also sit in the footprint of the former buildings that were destroyed or damaged in the fire. A newly constructed project will increase property values. The values of the surrounding properties will not be negatively affected in any way.

**There are special conditions associated with the property which prevent the proper enjoyment of the property under the strict terms of the zoning ordinance and thus constitute unnecessary hardship.** The property is in the heart of the downtown and is being redeveloped in connection with the preservation of the façade of the Times Building. Redevelopment poses staggering logistical and engineering challenges and retaining the story heights of the Times Building requires the thoughtful integration of the neighboring structure. The present Church Street façade is totally out of character with the historic South Church facing it.

**The use is a reasonable use.** The proposed mixed residential/commercial use is permitted in this zone and is identical in character and is consistent with the existing use of the adjacent and abutting properties.

**There is no fair and substantial relationship between the purpose of the ordinance as it is applied to this particular property.** The Applicant is proposing to redevelop what is almost the entire block bounded by State, Pleasant and Church Streets. The proposed Church Street façade is presently non-conforming in almost every material respect as it relates to the aesthetic Character District requirements, which is truly unfortunate given its proximity to the South Church, an extremely important part of Portsmouth's historic character. There is no fair and substantial relationship between the purposes of these requirements and their application to this property the new building will sit essentially in the footprint of the former buildings that were destroyed by the fire.

**I. Conclusion.**

For the foregoing reasons, the applicant respectfully requests the Board grant the variances as requested and advertised.

Respectfully submitted,



John K. Bosen, Esquire

DATE: 9/30/2020



COPY

# CITY OF PORTSMOUTH

Community Development Department  
(603) 610-7281

Planning Department  
(603) 610-7216

## PLANNING DEPARTMENT

May 31, 2019

Peter N. Floros, Trustee  
PNF Trust of 2013  
282 Middle Street  
Portsmouth, New Hampshire 03801

Re: Property at 266 – 278 State Street, Permit LU 19-79  
Assessor Plan 107, Lots 78, 79 and 80

Dear Applicant:

The Board of Adjustment at its reconvened meeting on May 28, 2019 completed its consideration of your application described as follows:

### Application:

Case 5-12

Petitioner: PNF Trust of 2013, Peter N. Floros, Trustee  
Property: 266 -278 State Street  
Assessor Plan: Map 107, Lots 78, 79 & 80  
District: Character District 4, the Downtown Overlay District and the Historic District  
Description: Construct mixed use three story building with penthouse.  
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:  
a) from Section 10.5A43.31 to allow a 55' height where 45' is the maximum allowed for 2-3 stories (short 4<sup>th</sup>);  
b) to allow a structure to be designated as a penthouse without meeting the 15' setback from the edge of the roof as outlined in the definition of a penthouse;  
c) from Section 10.5A41.10C to allow 93% building coverage where 90% is the maximum allowed and a 3' rear setback from the lot line at the center building where 5' is the minimum required.

Peter N. Floros - Page Two  
May 31, 2019

Action:

The Board voted to **grant** the petition as presented and advertised with the following stipulation:

Stipulation:

- With the granting of the variance for building coverage, 7% of open space is allowed.

Review Criteria:

The petition was granted for the following reasons:

- Granting the variance will not be contrary to the public interest and the spirit of the ordinance will be observed.
- Substantial justice will be done and the value of surrounding properties will not be diminished as there will be occupied buildings, both new and restored, on a lot that has been vacant for two years.
- Literal enforcement of the ordinance would result in unnecessary hardship due to the special condition of having to incorporate the adjacent Times Building into the design of the newly proposed project. Due to this condition, there is no fair and substantial relationship between the general purposes of the ordinance provisions and their specific application to the property.

As provided for in NH RSA Chapter 677, the Board's decision may be appealed 30 days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process. Construction drawings or sketches must be reviewed and approved by the Building Inspector prior to the issuance of a building permit. Approvals by other land use boards may also be required prior to the issuance of a building permit.

The minutes and tape recording of the meeting may be reviewed in the Planning Department.

Very truly yours,

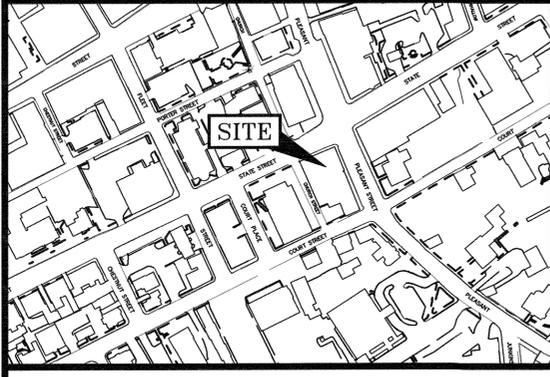


David Rheume, Chairman  
Board of Adjustment

mek

Peter N. Floros - Page Three  
May 31, 2019

c: Robert Marsilia, Chief Building Inspector  
Roseann Maurice-Lentz, City Assessor  
John K. Bosen, Esq.



LOCATION MAP SCALE: 1" = 200'

**PLAN REFERENCES:**

- 1) PLAN OF PROPERTIES ON STATE & PLEASANT STREETS, PORTSMOUTH, N.H., OWNED BY FREDERICK GARDNER AND PISCATAQUA BANK, 1" = 10', SEPT 10, 1919 BY WM. A. GROVER. RCRD FILE 0249.
- 2) PLAN OF LOTS, SMITH & TIMES BLDGS., STATE ST., PORTSMOUTH, N.H., 1IN. = 10FT., APRIL 1954 BY JOHN W. DURGIN CIVIL ENGINEERS. FILE 2806, PLAN 1-490.
- 3) PLAN OF LOTS NOS. 202, 206, & 222 COURT ST., 1IN. = 10FT., JAN 1974 BY JOHN W. DURGIN CIVIL ENGINEERS. FILE 682, PLAN 4318, C-4259.
- 4) SUBDIVISION OF LAND, PORTSMOUTH, N.H., TRADER'S BLOCK TRUST, JOSEPH G. SAWTELLE, JR., TR., 1 INCH = 10 FEET, DECEMBER 1977 BY JOHN W. DURGIN CIVIL ENGINEERS. RCRD C-7497.
- 5) BREWSTER INN PARTNERSHIP, SUBDIVISION OF LAND, 93 PLEASANT STREET, 1"=10'-0", 10-26-87 BY KIMBALL CHASE COMPANY, INC. RCRD 01752, D-17511.
- 6) LOT LINE ADJUSTMENT PLAN FOR DAVID L. BAKER, SR. IN PORTSMOUTH, N.H., 1" = 20', 23 MAR. 1990 BY SEACOAST ENGINEERING ASSOC., INC. RCRD 12203, D-20209.
- 7) STANDARD BOUNDARY SURVEY TAX MAP 107 - LOT 76 THE CLIP JOINT FOR DEBORAH PHILLIPS 92 PLEASANT STREET CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE, SCALE 1" = 10' PREPARED BY AMBIT ENGINEERING, INC., DATED MAY 2007 REVISED 6/12/07, NOT RECORDED

**MERGER NOTE:**

THE PASSAGE WAY AND THESE LOTS ARE INTENDED TO BE MERGED TO CREATE ONE DEVELOPMENT PARCEL.

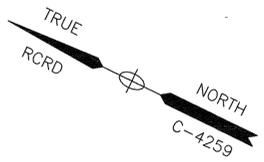
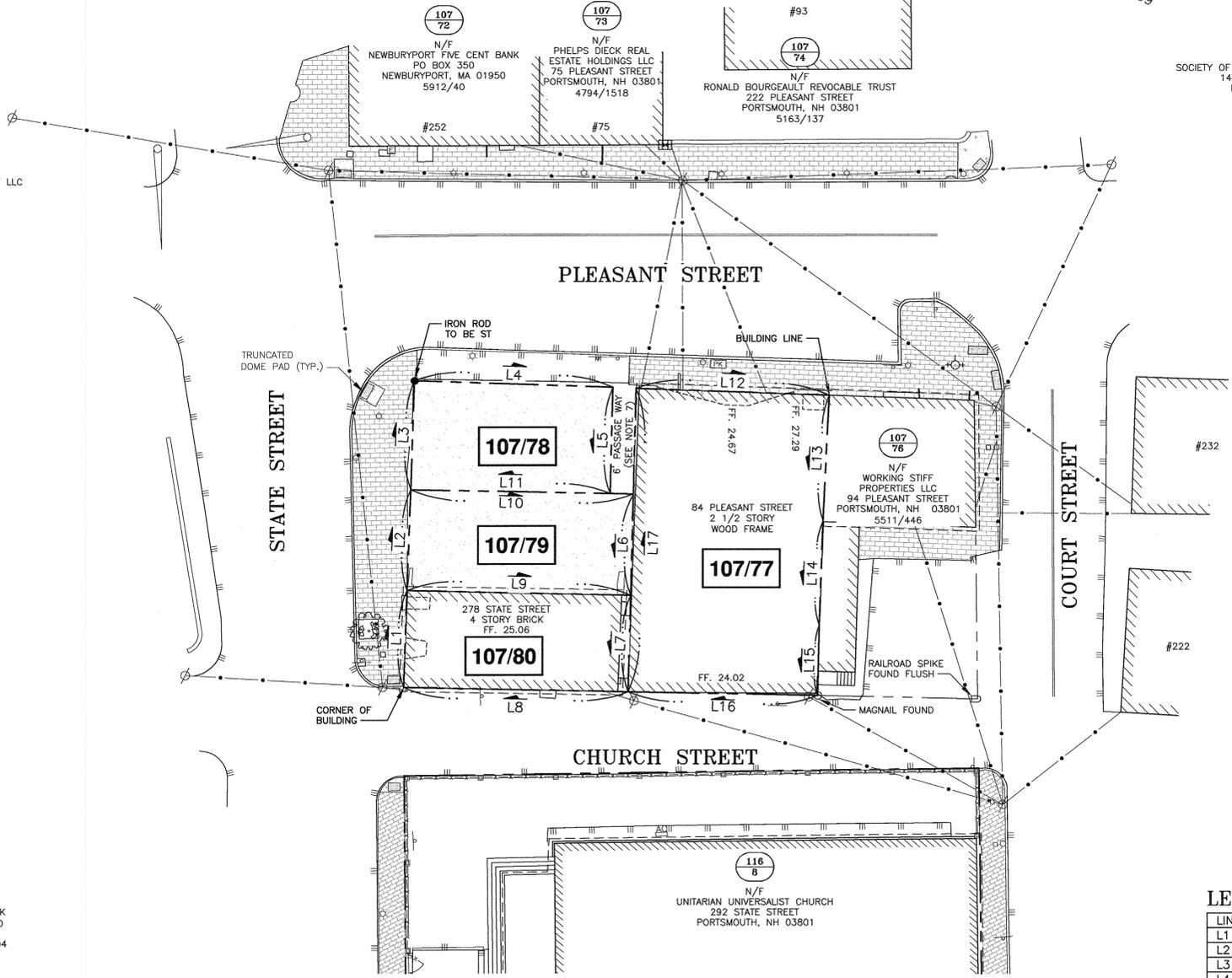
**AMBIT ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-9282  
 Fax (603) 436-2315

**NOTES:**

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOTS 77, 78, 79, AND 80.
- 2) OWNERS OF RECORD:  
 107/77  
 KC REALTY TRUST  
 KEITH & KATHLEEN MALINOWSKI, TRUSTEES  
 1475 ELWYN RD, PORTSMOUTH, NH 03801  
 BK 3386, PG 2417  
  
 107/78-80  
 PNF TRUST OF 2013  
 PETER N. FLOROS, TRUSTEE  
 282 MIDDLE ST, PORTSMOUTH, NH 03801  
 BK 5540, PG 0293 (78)  
 BK 5540, PG 0298 (80)  
  
 107/79  
 282 MIDDLE STREET LLC  
 282 MIDDLE ST, PORTSMOUTH, NH 03801  
 BK 5877, PG 511
- 3) PARCELS 107/77-80 ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 3301SC0259E, EFFECTIVE 5/17/2005.
- 4) EXISTING LOT AREA:  
 LOT 107/ 77  
 EXISTING: 3,866 SF, 0.0887 ACRES  
  
 LOT 107/ 78  
 EXISTING: 1,440 SF, 0.0331 ACRES  
  
 LOT 107/ 79  
 EXISTING: 1,518 SF, 0.0348 ACRES  
  
 LOT 107/ 80  
 EXISTING: 1,458 SF, 0.0335 ACRES  
  
 6' PASSAGE WAY  
 EXISTING: 165 SF, 0.0038 ACRES  
  
**TOTAL COMBINED LOT AREA:**  
 8,447 SF, 0.1939 ACRES
- 5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 (CD4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE
- 6) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY OF TAX MAP 107 LOTS 77-80 IN THE CITY OF PORTSMOUTH.
- 7) PASSAGEWAY OWNERSHIP UNCLEAR; EITHER LOTS 78 & 79 MAY HAVE FEE OWNERSHIP.

**LEGEND:**

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS MAP 11 / LOT 21
- BOUNDARY
- SETBACK
- RAILROAD SPIKE FOUND
- IRON ROD/PIPE FOUND
- DRILL HOLE FOUND
- STONE/CONCRETE BOUND FOUND
- RAILROAD SPIKE SET
- IRON ROD SET
- DRILL HOLE SET
- GRANITE BOUND SET

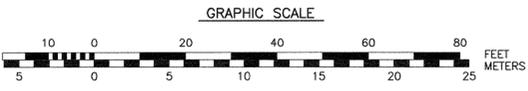


I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

PAUL A. DOBBERSTEIN, LLS #1000

3-4-20  
DATE



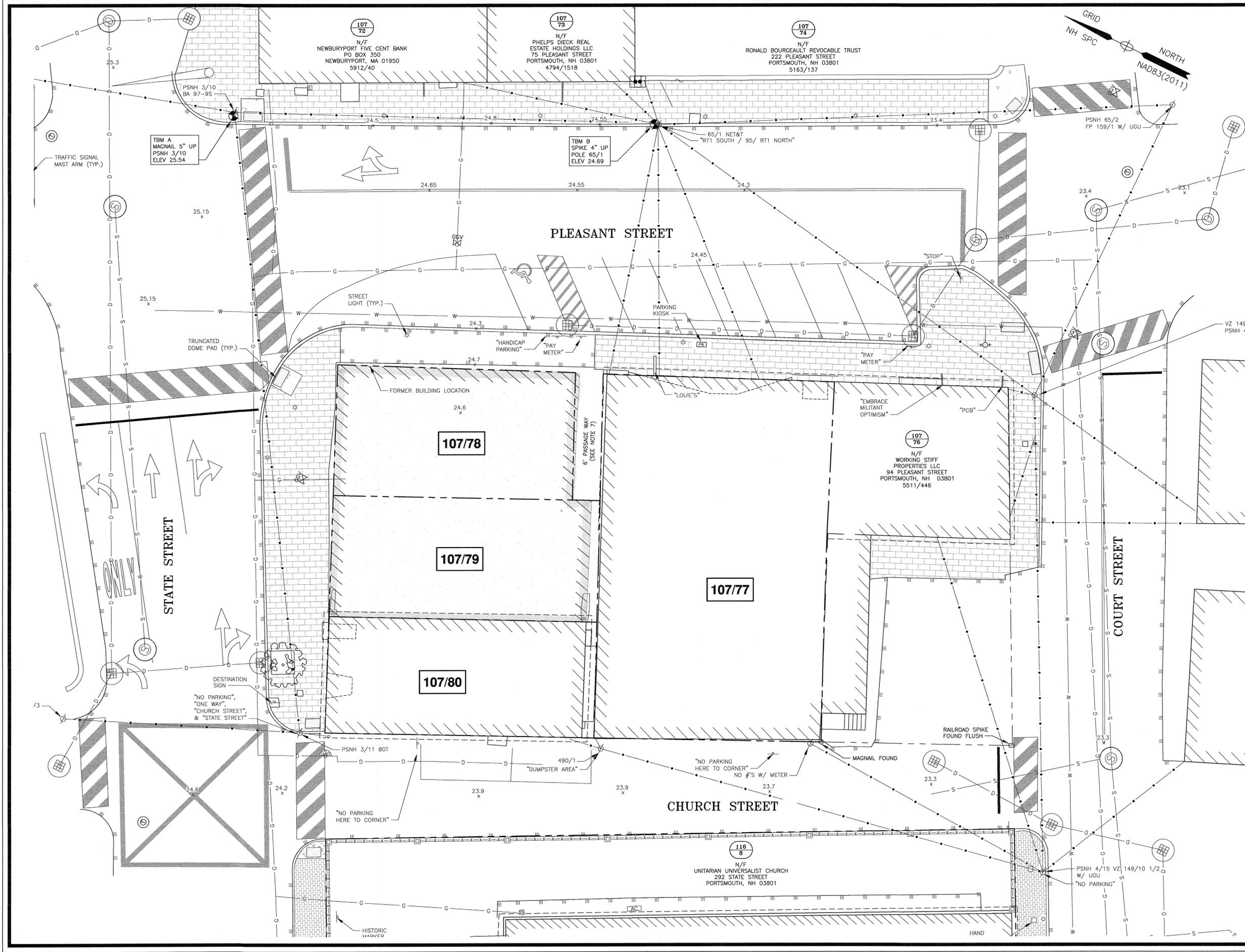
**LENGTH TABLE**

LINE	BEARING	DISTANCE
L1	N 66°00'29" E	25.16'
L2	N 66°00'29" E	26.17'
L3	N 66°00'29" E	28.27'
L4	S 24°01'53" E	51.47'
L5	S 65°27'29" W	27.54'
L6	S 65°27'29" W	26.30'
L7	S 65°27'29" W	25.01'
L8	N 24°51'30" W	58.24'
L9	S 24°42'40" E	57.99'
L10	S 24°50'15" E	57.74'
L11	N 24°50'15" W	51.74'
L12	S 23°57'38" E	50.06'
L13	S 66°47'06" W	32.82'
L14	S 65°52'55" W	26.82'
L15	S 65°14'37" W	18.24'
L16	N 24°54'06" W	49.17'
L17	N 65°27'29" E	78.68'

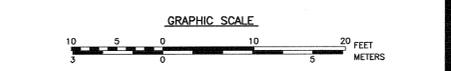
NO.	ISSUED FOR COMMENT	DATE
0	ISSUED FOR COMMENT	3/4/20

**STANDARD BOUNDARY SURVEY TAX MAP 107 - LOTS 77-80**

**PROPERTY LOCATED AT:**  
 266, 270, 278 STATE STREET  
 & 84 PLEASANT STREET  
 CITY OF PORTSMOUTH  
 COUNTY OF ROCKINGHAM  
 STATE OF NEW HAMPSHIRE



- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN 30 DAYS.
  - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
  - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).



**FLOROS BUILDING  
 STATE AND PLEASANT STREET  
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/6/20
REVISIONS		



SCALE: 1" = 10' MARCH 2020

EXISTING CONDITIONS PLAN **C1**

**ZONING DEVELOPMENT STANDARD**

CD4: CHARACTER DISTRICT 4			
DOWNTOWN OVERLAY DISTRICT AND HISTORIC DISTRICT			
BUILDING PLACEMENT (PRINCIPAL):			
	REQUIRED	MAP 107 AS LOTS 77, 78, 79, AND 80.	
		EXISTING †	PROPOSED
MAX. PRINCIPAL FRONT YARD:	10 FEET	0	0
SECONDARY FRONT YARD	NR	15	0
MIN. SIDE YARD:	NR	N/A	N/A
MIN. REAR YARD:	5 FEET	0	0
FRONT LOT LINE BUILDOUT:	50% MIN	100%	100%
REAR SETBACK: 5' (REAR LINE) OR 10' (ALLEY CENTERLINE)			
BUILDING TYPES:			
BUILDING TYPES: OFFICE, FOOD SERVICE, COMMERCIAL, RESIDENTIAL, PARKING			
DOWNTOWN OVERLAY DISTRICT DOES NOT PERMIT RESIDENTIAL USES FOR GROUND FLOOR. ENTRY CAN NOT EXCEED 20% OF GROUND FLOOR AREA. PROPOSED 12%			
FACADE TYPE: SHOPFRONT, OFFICE FRONT			
BUILDING FORM:			
	REQUIRED	EXISTING	PROPOSED
MAX STRUCTURE HEIGHT:	45 FEET	53 FT	55 FT*
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	2"	2"
MIN. GROUND STORY HEIGHT:	12 FEET	14-15 FT	13'-3"
MIN. SECOND STORY HEIGHT:	10 FEET	11'-4"	10
FACADE GLAZING (WINDOW/PERIMETER):	70% SHOP 20-50% OTHER	DESTROYED	50%
ROOF TYPE: FLAT, MANSARD, GABLE			
LOT OCCUPATION:			
	REQUIRED	EXISTING	PROPOSED
MAX BUILDING BLOCK:	200 FEET	146	146
MAX FACADE MOD. LENGTH:	80 FEET	50	50
MAX. ENTRANCE SPACING:	50 FEET	58	57
MAX BUILDING COVERAGE:	90%	DESTROYED	99%
MAX BUILDING FOOTPRINT:	15,000 SF	DESTROYED	8,364
MIN. LOT AREA:	NR	8,447	8,447
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	NR	497	497
MIN. OPEN SPACE :	10%	2%	0%
MAX. GROUND FLOOR GFA PER USE	15,000 SF	N/A	23% RESIDENTIAL

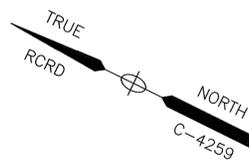
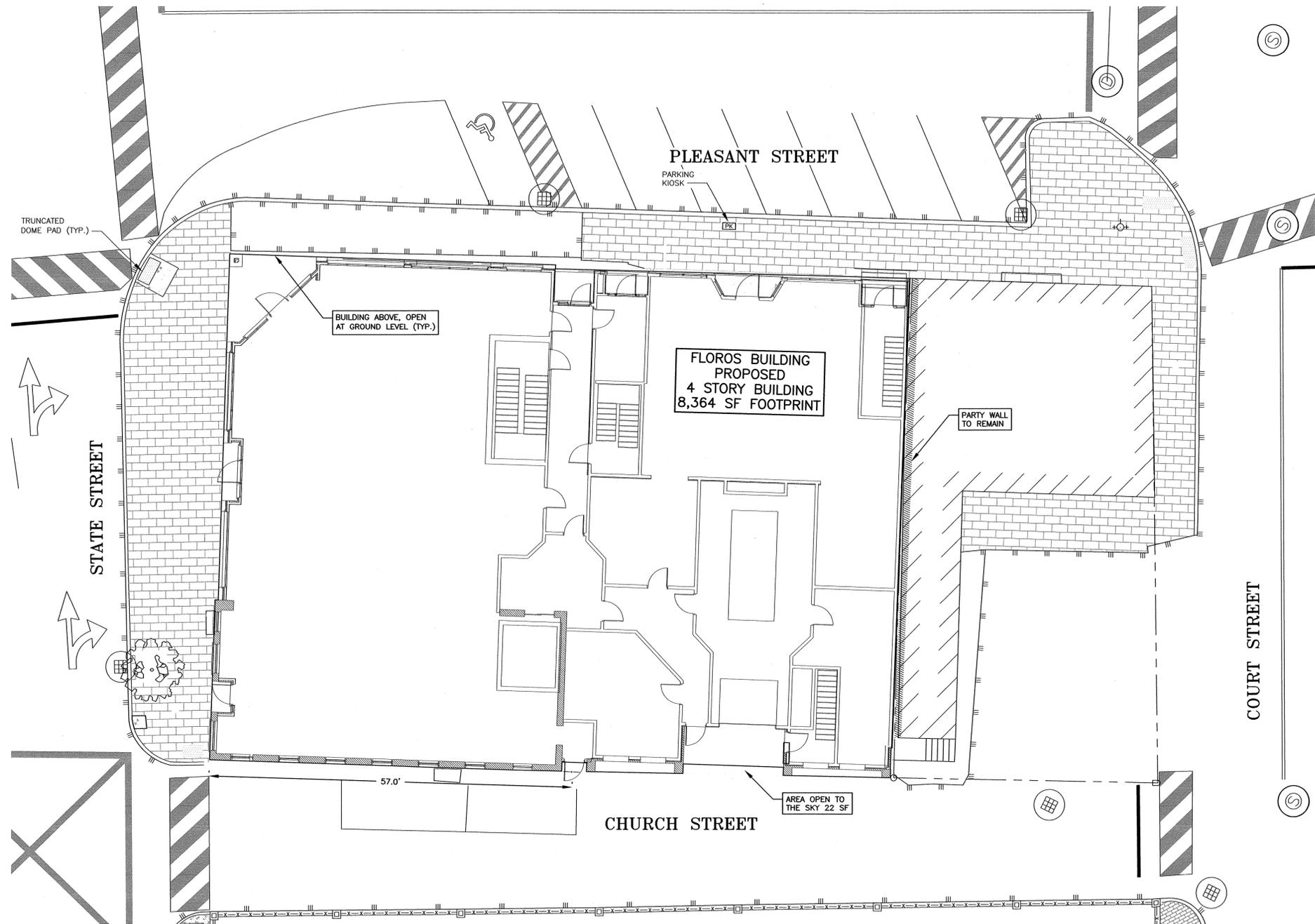
\* WITH VARIANCE  
 † PRE- 2017 FIRE

**IMPERVIOUS SURFACE AREAS**

(TOTAL PARCELS)(TO PROPERTY LINE)

STRUCTURES	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	5,154	8,364
STAIRS/LANDING	87	0
RETAINING WALL	15	0
CONCRETE/STEPS	62	83
GRAVEL	3,129	0
TOTAL	8,447	8,447
LOT SIZE	8,447	8,447
% LOT COVERAGE	100.0%	100.0%

NOTE: FIRST FLOOR OPEN ENTRANCE AREAS: 405 S.F., 4.8%



**AMBIT ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-9202  
 Fax (603) 436-2315

**NOTES:**

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOTS 77, 78, 79, AND 80.
- 2) OWNERS OF RECORD:  
SEE BOUNDARY SURVEY
- 3) PARCELS 107/77-80 ARE NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 3301SC0259E. EFFECTIVE 5/17/2005.
- 4) EXISTING COMBINED AREA:  
8,447 SF  
0.1939 ACRES
- 5) THE PARCELS ARE LOCATED IN THE CHARACTER DISTRICT 4 (CD4) ZONING DISTRICT. PARCELS ARE LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT (DOD) AND THE HISTORIC DISTRICT (HDC).
- 6) THE PURPOSE OF THIS PLAN IS TO SHOW SITE LAYOUT FOR BUILDING ON THE PARCELS IN THE CITY OF PORTSMOUTH, FOR APPLICATION FOR VARIANCE.
- 7) PROPOSED USE:  
BASEMENT: STORAGE, POTENTIAL PARKING, MECHANICAL.  
FIRST FLOOR: RETAIL COMMERCIAL, OFFICE, FOOD SERVICE FLOORS 2-4 AND PENTHOUSE: 17 RESIDENTIAL UNITS

**FLOROS BUILDING  
 STATE AND PLEASANT STREET  
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	9/29/20
0	ISSUED FOR COMMENT	3/6/20



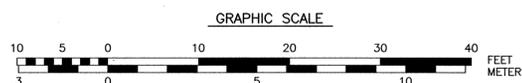
SCALE: 1" = 10' MARCH 2020

VARIANCE PLAN

C3

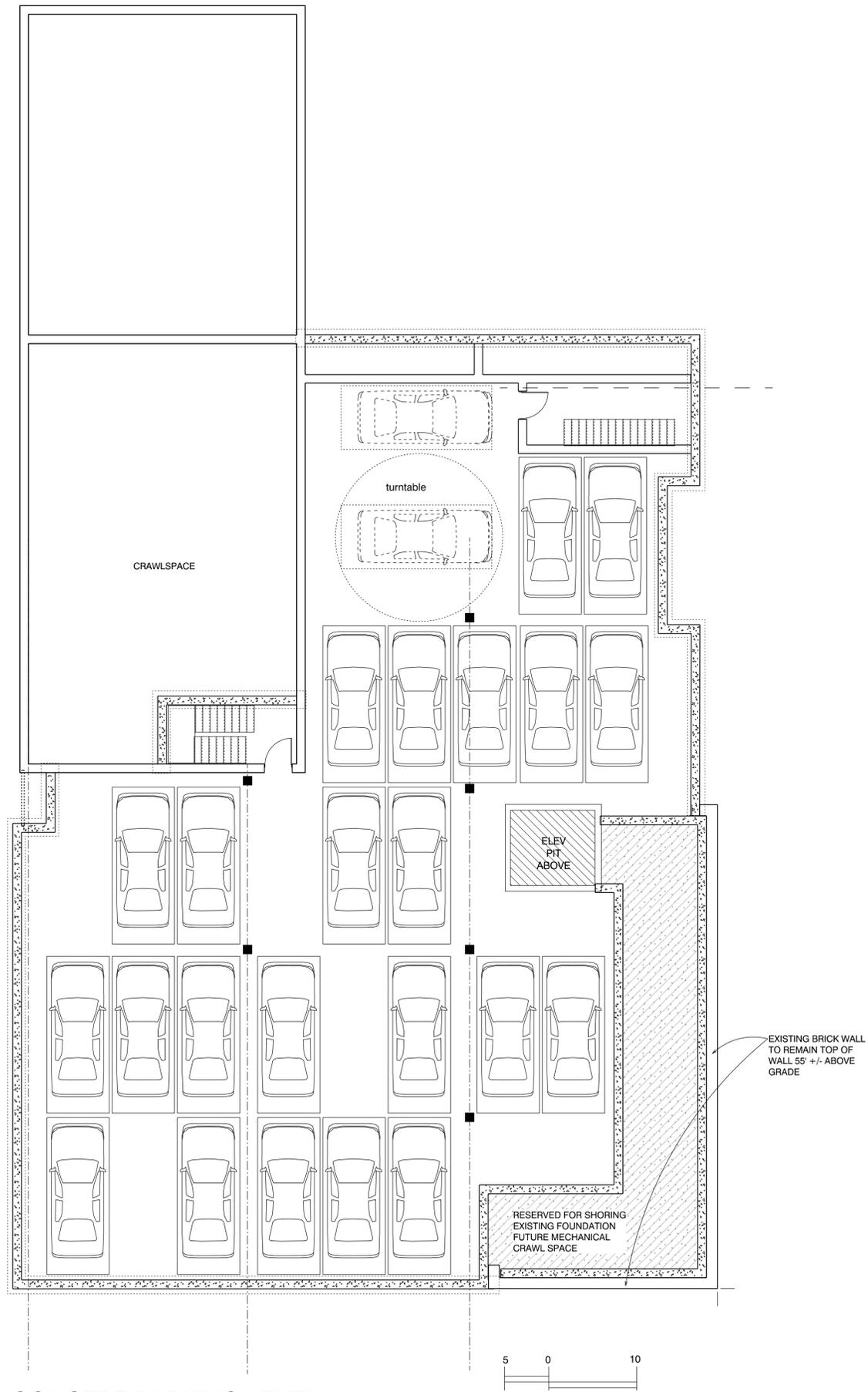
APPROVED BY THE PORTSMOUTH ZONING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

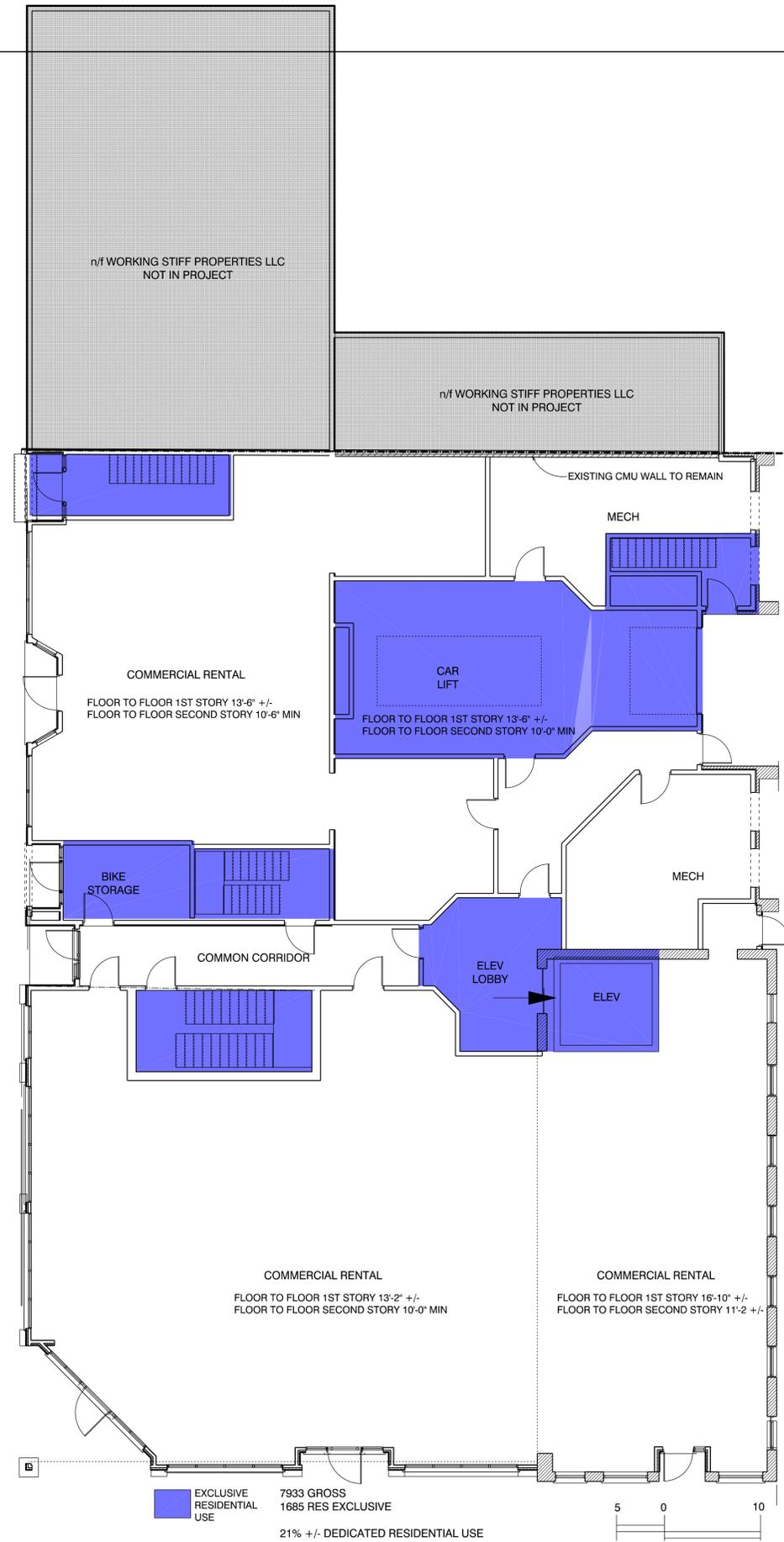








CONCEPT PARKING LEVEL



CONCEPT FIRST FLOOR PLAN

**mjk**  
 Michael J. Keane  
 Architects, PLLC  
 ARCHITECTURE  
 PLANNING  
 DESIGN  
 101 Kent Place  
 Newmarket, NH  
 03857  
 603-292-1400  
 mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

APPROVALS

BOA DRAFT FOR  
 REVIEW IN  
 PREPARING THE  
 APPLICATION  
 9/24/2020

Accept: only original stamp and signature  
 copies may contain unauthorized modifications

PROJECT  
 PROPOSED  
 RESTORATION AND EXPANSION OF  
 266, 270 278 STATE STREET  
 AND 84 PLEASANT ST,  
 PORTSMOUTH NH  
 FOR:  
 PNF TRUST OF 2013  
 282 MIDDLE STREET  
 PORTSMOUTH NH 03801

TITLE

CONCEPT PLANS PARKING AND FIRST

DRAWN BY:

CHECKED BY:

DATE:

SCALE:

DRAWING NO.

DO NOT SCALE PRINTS

PB3

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CONSULTANTS

REVISIONS

APPROVALS

BOA DRAFT FOR  
REVIEW IN  
PREPARING THE  
APPLICATION  
9/24/2020

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PROJECT  
PROPOSED  
RESTORATION AND EXPANSION OF  
266, 270 278 STATE STREET  
AND 84 PLEASANT ST,  
PORTSMOUTH NH  
FOR:  
PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH NH 03801

TITLE

CONCEPT PLANS 2-5

DRAWN BY:

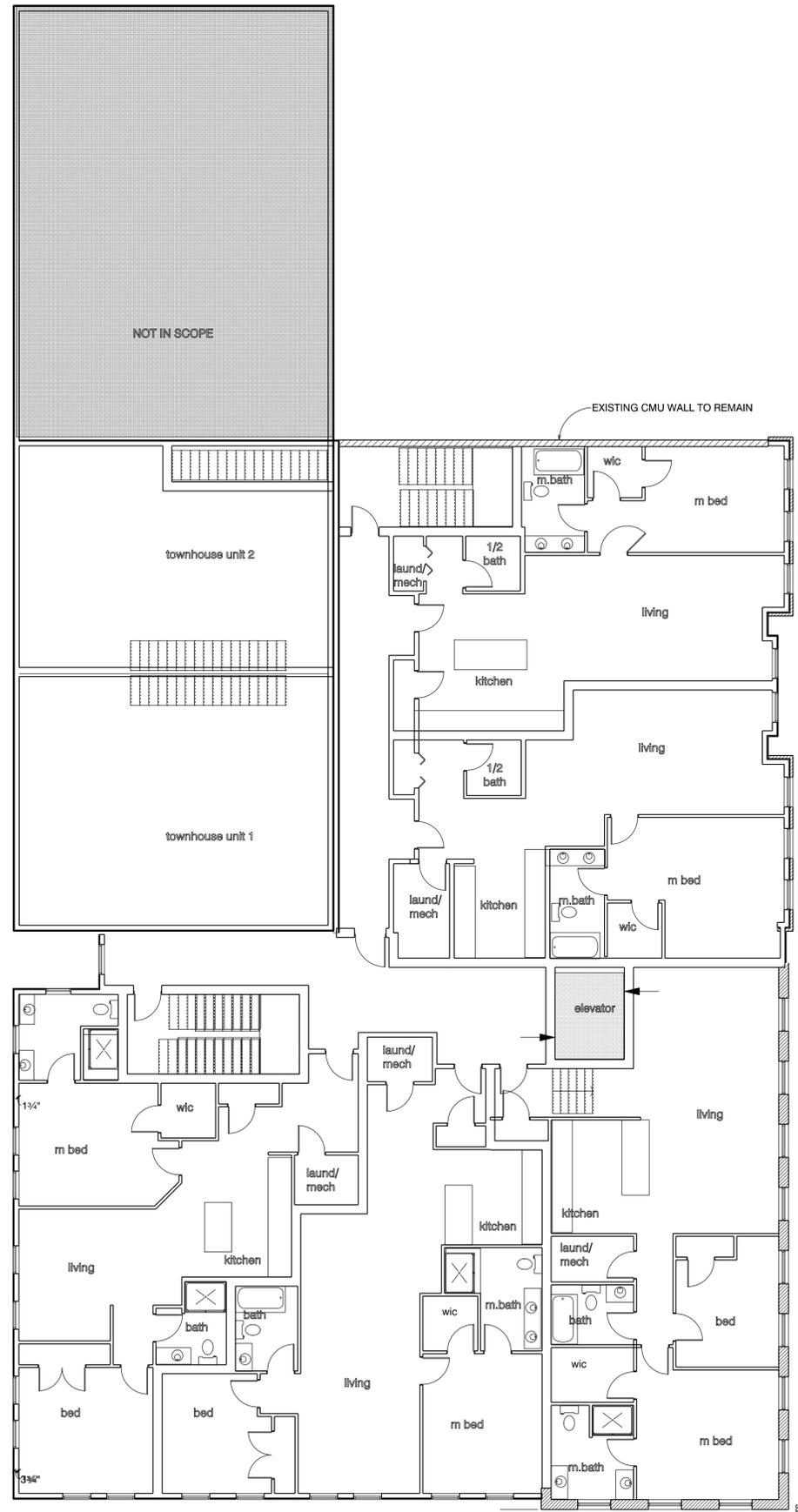
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DATE:

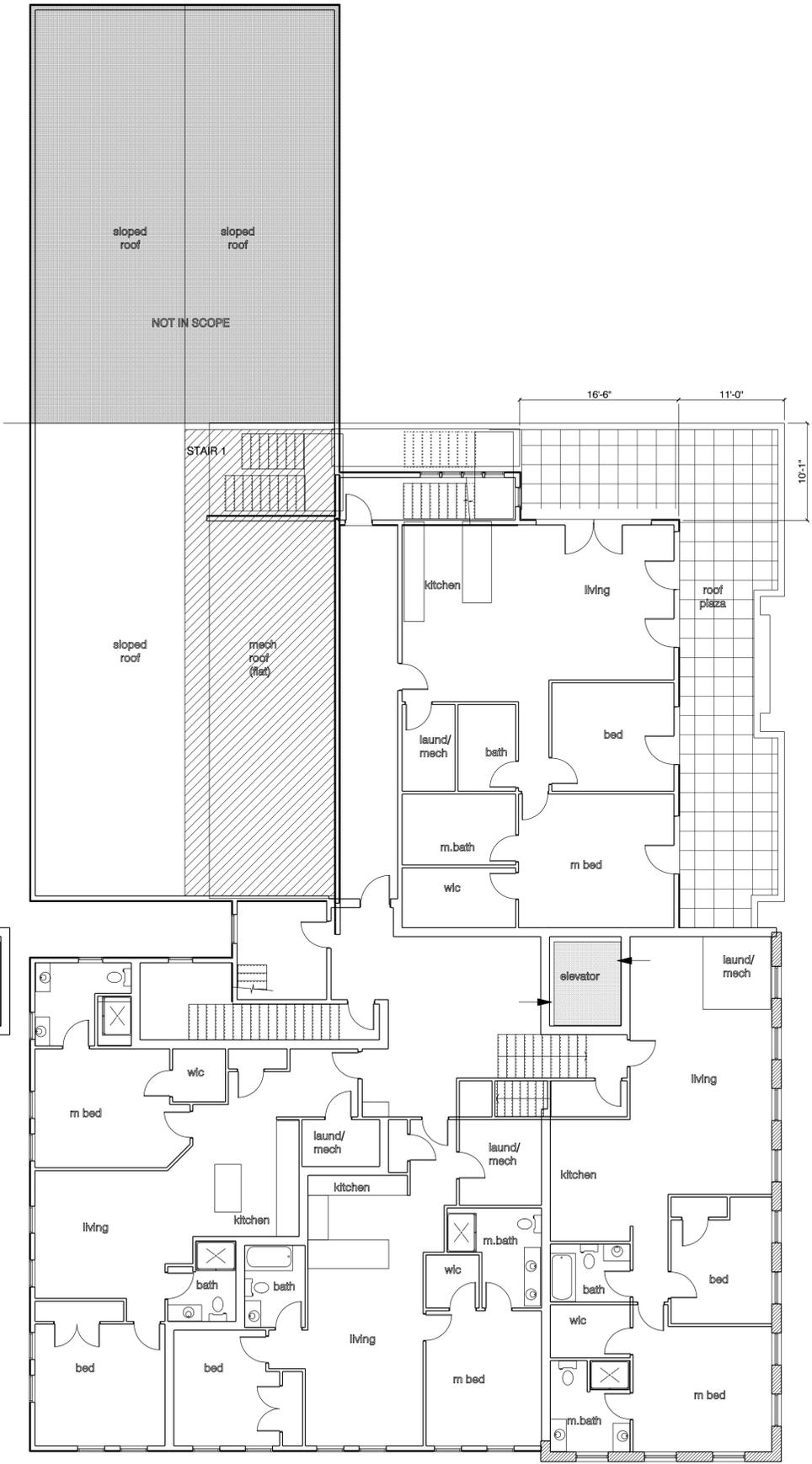
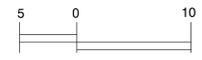
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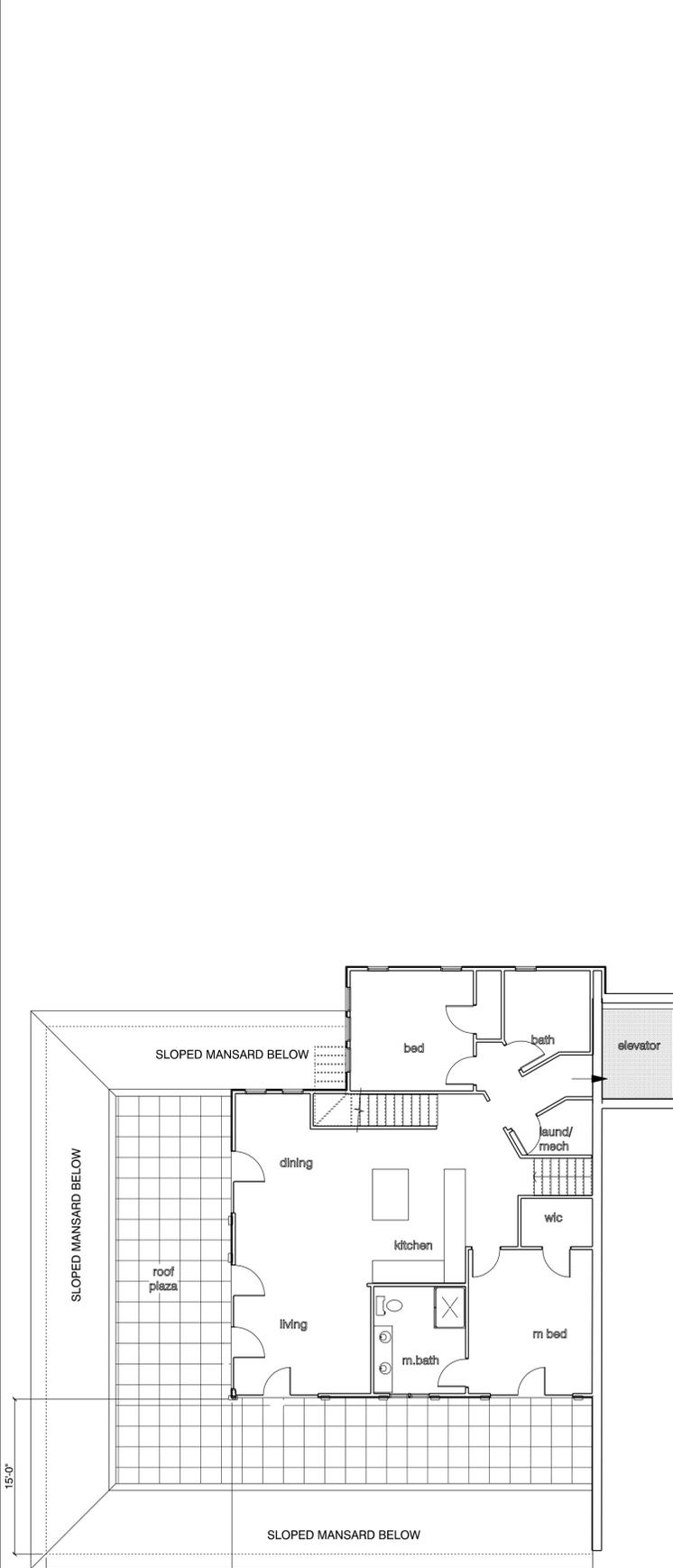
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TYPICAL FLOOR 2-3 PLAN



FLOOR 4 PLAN



PENTHOUSE PLAN

PROPOSED PENTHOUSE 1,400 S.F +/-  
GROSS FLOOR AREA OF ADDITION FOURTH FLOOR  
(EXCLUDING "TIMES" BUILDING) 2,916 S.F +/-  
2,2916 S.F /2 = 1458 S.F. +/- ALLOWED PENTHOUSE  
AREA ABOVE ADDITION  
1,400 +/- PROPOSED

**mjk**

Michael J. Keane  
Architects, PLLC

ARCHITECTURE  
PLANNING  
DESIGN

101 Kent Place  
Newmarket, NH  
03857

603-292-1400  
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TITLE

PLEASANT STREET ELEVATION

DRAWN BY:

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DATE:

SCALE:

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**PB5**



**PLEASANT STREET ELEVATION**  
SCALE: 3/16" = 1'-0"

**mjk**

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TITLE

STATE STREET ELEVATION

DRAWN BY:

CHECKED BY:

DATE:

SCALE:

DRAWING NO.

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**PB6**



**STATE STREET ELEVATION**

SCALE: 3/16" = 1'-0"

FIRST FLOOR FACADE GLAZING 49.5%

FIRST FLOOR FACADE GLAZING 52%

**mjk**

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PORTSMOUTH NH 03801

TITLE  
CHURCH STREET ELEVATION

DRAWN BY:

CHECKED BY:

DATE:

SCALE:

DRAWING NO.

DO NOT SCALE PRINTS

**PB7**



**CHURCH STREET - MANSARD ALTERNATIVE SHOWN FOR COMPARISON**

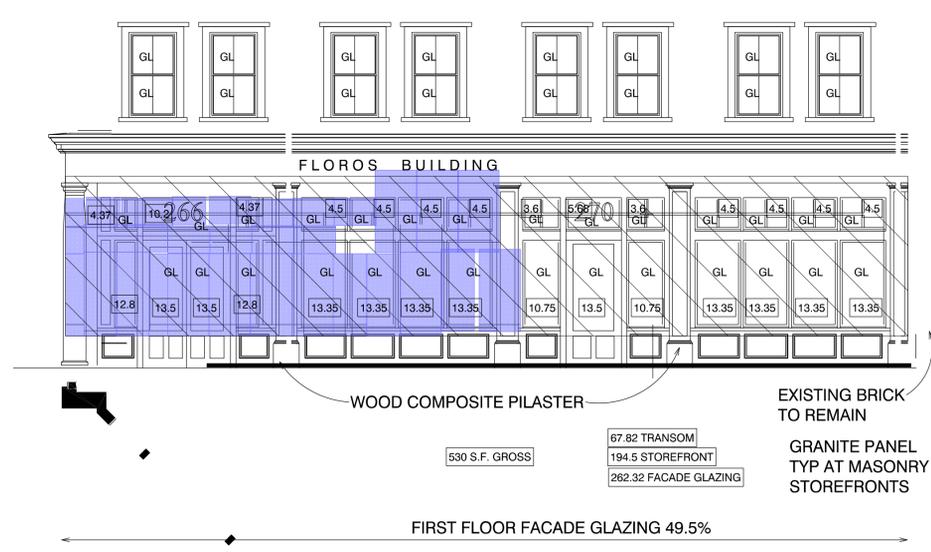
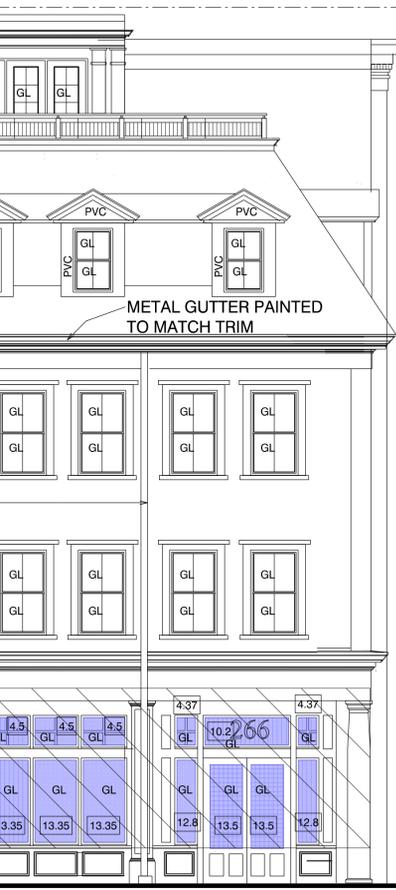
SCALE: 1/8" = 1'-0"



FIRST FLOOR FACADE GLAZING 12%

FIRST FLOOR FACADE GLAZING 0.03%

**PROPOSED CHURCH STREET ELEVATION**  
SCALE: 3/16" = 1'-0"



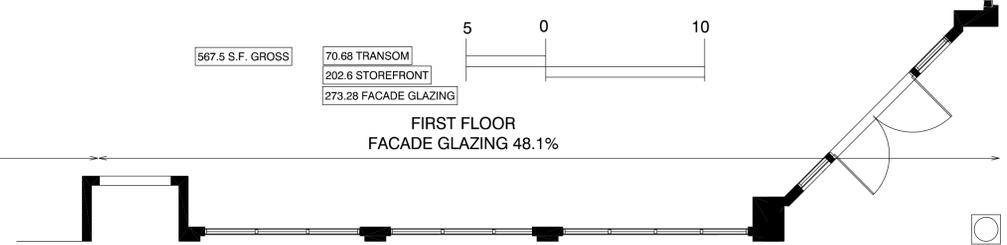


500 S.F. GROSS  
 58.2 TRANSOM  
 157.55 STOREFRONT  
 215.75 FACADE GLAZING

FIRST FLOOR  
 FACADE GLAZING 43%

567.5 S.F. GROSS  
 70.68 TRANSOM  
 202.6 STOREFRONT  
 273.28 FACADE GLAZING

FIRST FLOOR  
 FACADE GLAZING 48.1%



NEW ELEVATOR  
OVERRIDE BEYOND  
VENEER BRICK  
MATCH EXISTING



556.2 S.F. GROSS

66.4 GLAZING  
11.75 FACADE GLAZING

FIRST FLOOR FACADE GLAZING 12%



536.6 S.F. GROSS

20 GLAZING  
.03 FACADE GLAZING

FIRST FLOOR FACADE GLAZING 0.03%