

COLBY T. GAMESTER

Attorney At Law

154 Maplewood Avenue
Portsmouth, New Hampshire 03801

(603)-427-0000
colby@gamesterlaw.com

August 19, 2026

SUBMITTED VIA VIEWPOINT

City of Portsmouth
Zoning Board of Adjustment
Attn: Beth Margeson, Chair
1 Junkins Avenue
Portsmouth, NH 03801

**Re: Variance Application of Christopher H. Daniell
50 Whidden Street, Portsmouth, NH (Tax Map 102, Lot 66)
LU-26-15**

Dear Chair Margeson:

My office represents Christopher H. Daniell, the owner of property located at 50 Whidden Street, Portsmouth. Enclosed herewith are the following materials for submission to the Zoning Board of Adjustment for consideration at the next regularly scheduled meeting in September:

1. Landowner Letter of Authorization
2. Owner's Source Deed
3. Narrative to Variance Application
4. Exhibit A - Site Plan
5. Exhibit B - Pictures of the Property
6. Exhibit C - Elevation Certificate
7. Exhibit D - Floors Plans and Elevations
8. Exhibit E - HDC Certificate of Approval

One (1) hardcopy of these materials will be delivered this same day to the Planning Department. Should there be any questions, comments or concerns regarding the enclosed application and materials then please do not hesitate to contact me.

Kindest Regards,


Colby T. Gamester, Esq.

Enclosures

Cc: file; Client; Scott Simons; Scott Boudreau; Jason Lajeunesse (all via email only)

LANDOWNER LETTER OF AUTHORIZATION

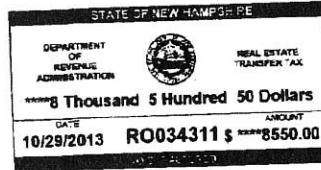
I, the Undersigned, Christopher H. Daniell, the record owner of real property located at 50 Whidden Street, Portsmouth, New Hampshire 03801, identified on Portsmouth Tax Map 102 as Lot 66 (the "Property"), hereby authorize Gamester Law Office, and its attorneys and representatives, to file any document with the City of Portsmouth (the "City"), communicate and correspond with City staff and officials, and submit applications with and appear before the City's land use boards all regarding the Property. This Letter of Authorization shall be valid until expressly revoked in writing.

Christopher H. Daniell
Christopher H. Daniell

8/17/2026
Date

MAIL TO
Return To:

Christopher H. Daniell
50 Whidden Street
Portsmouth, NH 03801



057379

2013 OCT 29 AM 10:40

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That, Gregory V. White, married, with a mailing address of PO Box 158, Wolfeboro Falls, NH 03896, for consideration paid grant(s) to Christopher H. Daniell, a single person, as sole owner, with a mailing address of 18 Brock Road, Hopkinton, NH 03229, with WARRANTY COVENANTS:

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

Northwesterly by Whidden Street;

Northeasterly by land formerly of John Leighton;

Southeasterly by land formerly of said Leighton and

Southwesterly by South Mill Pond.

Meaning and intending to describe and convey the same premises as conveyed to Gregory V. White by Warranty Deed dated August 5, 2005 recorded in the Rockingham County Registry of Deeds in Book 4527, Page 54.

This is not the homestead property of the within Grantor nor his spouse.

Executed this 24th day of October, 2013.

Jennifer A. Daniels
Witness

Gregory V. White
Gregory V. White

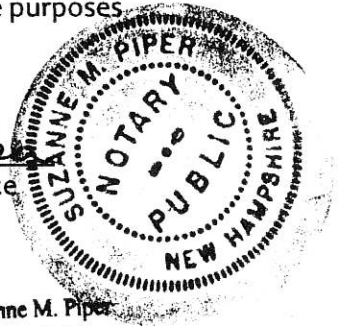
State of New Hampshire
County of Carroll

Personally appeared the above named Gregory V. White, before me this _____ day of October, 2013 known to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Suzanne M. Piper
Notary Public/Justice of the Peace

My Commission Expires:

Suzanne M. Piper
Notary Public
State Of New Hampshire
My Commission Expires February 18, 2014



**CITY OF PORTSMOUTH
ZONING BOARD OF ADJUSTMENT
NARRATIVE TO APPLICATION**

Christopher H. Daniell
50 Whidden Street
Portsmouth, NH 03801
Owner and Applicant

Introduction and Relevant Property & Historical Information

Christopher H. Daniell (“Owner” or “Applicant”) is the owner of real property located at 50 Whidden Street, identified on Portsmouth Tax Map 102 as Lot 66 (the “Property”). The Property is located in the General Residence B (“GRB”) zoning district, contains 3,636 sq. ft., or 0.08 acres, and is improved with a single-family historic dwelling. The Property has 101.18 feet of frontage solely on Whidden Street and sits on the shoreline of the South Mill Pond.

The entirety of the Property is located within the 100 foot Wetland Buffer. A portion of the Property nearest the South Mill Pond lies within Zone AE (base flood elevation 8), while the grade of the Property steps upward such that the southerly edge of the house sits at approximately elevation 11 feet, with a first-floor elevation of 19.22 feet.

The Property contains the following preexisting nonconformities:

- (1) lot area of 3,636 sq. ft. where 5,000 square feet is required;
- (2) front yard setback of 0.5 foot where 5 feet is required;
- (3) left side yard setback of 3.8 feet where 10 feet is required; and
- (4) rear yard setback of 10 feet where 25 feet is required.

Otherwise, the Property and the dwelling are compliant with the dimensional standards of the Zoning Ordinance. These existing conditions are shown on the plan of land entitled “Site Plan, Land of Christopher H. Daniell” prepared by Boudreau Land Surveying, PLLC, dated August 16, 2026, which is enclosed herewith as Exhibit A. Also, regarding the existing conditions of the Property, are photographs of the house enclosed herewith Exhibit B, as well as the Elevation Certificate prepared by Jones and Beach Engineers, Inc. enclosed herewith as Exhibit C.

The house is a historic structure built in 1780. It is located in the historic South End area of Portsmouth, with native vegetation and gardens bordering South Mill Pond. The house presents as a classic example of the tightly settled, waterfront residential pattern that characterizes this portion of the City. The grade of the Property enables the house to have been built into the land. When viewed from the south elevation, the ground floor comprises the majority of the structure’s perimeter, the first floor consists of the main box of the house with a one story bump out with shed roof over a portion of the ground floor, and the second floor is the original box of the house.

The proposal is deliberately conceived to achieve the greatest gain in living area with the least possible change to the Property, as well as the least possible impact on the surrounding neighborhood, the wetland buffer, and the historic structure itself; in short, to maximize while minimize. Any meaningful improvement on this uniquely constrained parcel inevitably encounters one or more of the preexisting nonconformities or the wetland buffer. The design

therefore concentrates all new living space within and atop the existing footprint in the southeasterly corner of the house.

Specifically, the first floor renovation expands upon the lower shed roof of the ground floor and cuts approximately four feet into the existing first floor bump out, creating roughly eight feet of new horizontal expansion that terminates in line with the existing exterior wall of the south elevation. On the second floor, the renovation adds a new 12 foot by 12 foot living space capped by a traditional peak and roof line that is perpendicular to, consistent with, and subservient to the primary roof line. These changes are shown on the Floor Plans and Elevations prepared by Architect Scott Simons enclosed herewith as Exhibit D.

In addition to the infill expansion, the proposal includes a 48 sq. ft. (4 foot by 12 foot) cantilevered deck at the street-level (first floor) elevation. The deck is considered an impervious structure per the Ordinance, but water will be able to flow through the typical gaps between the mahogany decking and onto the existing garden and brick patio below. From a site plan perspective the only visible change is the addition of this cantilevered deck; whereas, the living area expansion occurs within the structure's existing footprint. As such, the Plan represents both the existing and the proposed conditions.

The proposal results in an increase of 96 sq. ft. of living area on the first floor and 144 sq. ft. of living area on the second floor all of which is within, and up upon the preexisting nonconforming rear-yard setback given the relatively overpowering rear-yard setback as imposed upon this narrow lot given its shape and how its frontage is on Whidden Street. The proposal also results in 48 sq. ft. of new structure and footprint by way of the cantilevered deck. Critically, however, the construction expands no closer than is necessary to any abutter on the west, north, or east. The only new protruding feature from the structure's footprint is directed toward the open shoreland. By focusing the work on the southeasterly portion of the building and remaining within the existing footprint of the structure, the project creates the least amount of impact on abutters and introduces no new permanent foundation or structural disturbance in the wetland buffer in any direction, let alone toward the shoreline.

The goal of the project was to change as little as possible in order to gain additional living area. The design achieves that goal in light of the Zoning Ordinance requirements, the imperative of least impact to the wetland buffer, and respect for the historic structure and the surrounding neighborhood. The upward and inward expansion is carefully scaled and sited and, together with the existing topography of the Property, further reduces any potential effect on neighboring properties.

The proposal has already received a Certificate of Approval from the Historic District Commission on March 4, 2026, which is enclosed herewith as Exhibit E. The project will also require a Conditional Use Permit for work within the wetland buffer and a New Hampshire Department of Environmental Services Shoreland Permit.

Zoning Relief Requested

In order to permit the proposed living area expansion within the existing nonconforming envelope, and the modest cantilevered deck, the Owner seeks the following variances from the Zoning Ordinance:

1. A variance from Article 10.521 – Table of Dimensional Standards in the GRB Zoning District to maintain and allow a rear yard setback of 9.9 feet where 25 feet is required.

The living area expansion occurs within the existing building footprint in the preexisting nonconforming rear-yard area. The only new horizontal projection beyond the existing footprint is the 48 sq. ft. cantilevered deck directed toward the open shoreland. No new horizontal expansion from the structure's existing footprint is created toward any abutter on the west, north, or east sides of the Property.

Variance Criteria

A. Granting the variances will not be contrary to the public interest and will observe the spirit of the Ordinance.

“There are two methods of ascertaining whether granting a variance would violate an ordinance's basic zoning objectives: 1) examining whether granting the variance would alter the essential character of the neighborhood or, in the alternative, 2) examining whether granting the variance would threaten the public health, safety, or welfare.” *Harborside Assoc. v. Parade Residence Hotel*, 162 N.H. 508, 514 (2011).

The requested relief will not alter the essential character of the neighborhood, nor will it create any negative impact to public health, safety, or welfare. The Property is a 1780 historic home in the tightly settled South End waterfront neighborhood. The Historic District Commission has already reviewed the architectural design and granted a Certificate of Approval, finding the proposal compatible with the Historic District and the house itself. The work is confined to the southeasterly corner of the existing structure, remains within (or only modestly extends via a cantilevered deck toward open shoreland from) the preexisting nonconforming building footprint, and introduces no new permanent foundation or structural disturbance in the wetland buffer toward the shoreline or toward any abutter.

The purposes of setbacks, including rear-yard setbacks, and the regulation of nonconforming structures include protecting light, air, and privacy, preventing overcrowding, preserving open space, and, in this location, protecting the wetland buffer and shoreland. The proposed design advances those purposes by concentrating new living space inside the existing footprint, directing the only new projection toward the open pond rather than toward neighbors, utilizing the previous disturbed area underneath the cantilevered deck, and avoiding any expansion closer to the west, north, or east lot lines. The essential character of this historic waterfront street is one of modest, carefully scaled homes built close to their lot lines and oriented toward the water; the proposal continues that pattern in the most restrained manner possible.

B. Substantial justice will be done by granting the variance relief.

“Any loss to the individual that is not outweighed by a gain to the general public is an injustice.” New Hampshire Office of State Planning, The Board of Adjustment in New Hampshire, A Handbook for Local Officials (1997); *Malachy Glen Assoc. Inc. v. Town of Chichester*, 155 N.H. 102 (2007).

If the requested relief is denied, the Owner will be unable to create additional living area on a Property whose every dimension and environmental constraint makes ordinary expansion practically impossible. The loss to the Owner would be the inability to improve and reasonably expand a 245 year old home for reasonable residential use. There is no corresponding gain to the public. The design chosen is the one that produces the least disturbance to the wetland buffer, the least expansion and encroachment toward abutters, and the least alteration of the historic form. Forcing the Owner either to forgo needed living space or to pursue a more aggressive, sprawling alternative that would increase foundation disturbance in the buffer would serve no public purpose. Granting the modest, carefully tailored relief therefore achieves substantial justice.

C. The values of surrounding properties will not be diminished by granting the variance relief.

Granting the requested relief will not diminish the value of surrounding properties. The proposal has already been found compatible by the Historic District Commission. It expands living area entirely within (or only modestly outward via a cantilevered deck toward open water from) the existing building footprint and creates no new horizontal expansion toward any residential abutter. The work is focused on the southeasterly corner farthest from the northern and western neighbors; the topography further buffers any visual effect. Improvement of a well maintained historic waterfront home through a restrained, architecturally consistent addition is more likely to support than to diminish neighborhood property values.

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

1. There are special conditions that distinguish the Property from surrounding properties.

The Property possesses multiple special conditions that distinguish it from other properties and that drive the need for the requested relief. It is a small (3,636 sq. ft.) preexisting nonconforming lot of record whose dwelling was constructed in 1780, well before the City's first zoning regulations. The entire parcel lies within the 100-foot wetland buffer and a portion lies within Zone AE. The house is built into a stepped grade that rises from the South Mill Pond creating living area on the ground floor, first floor with the main volume of the house because of the shed roof bump out, and the original second floor box of the house. The existing nonconformities (front, side, and rear setbacks, and lot area) are the direct product of that 1780 home placement on a tiny waterfront lot, and then with the overlay of modern zoning regulations. Because the Property is already nonconforming in many dimensional respects and is entirely constrained by the wetland buffer, virtually any effort to create additional living area collides with the Ordinance. These conditions are the product of the Property's unique history, size, topography, and shoreline location.

2. There is no fair and substantial relationship between the general purposes of the ordinance and their specific application to the Property.

The general purposes of the rear-yard setback and the limitations on nonconforming structures include the creation of uniform building envelopes where possible, the protection of light, air, and privacy, the prevention of overcrowding, the preservation of open space, and the protection of sensitive environmental resources. Strict literal application of the current 25 foot rear-yard standard and the nonconforming-structure rules to this pre-zoning, entirely buffer-constrained, 3,636 sq. ft. waterfront lot would prevent any reasonable modernization or expansion of living area.

The proposed design does not further frustrate those purposes; it advances them. By remaining inside the existing nonconforming footprint to the greatest extent possible, directing the sole new projection toward open water rather than neighbors, utilizing previously disturbed ground underneath the cantilevered deck, and introducing no new foundation disturbance in the buffer, the project respects the spirit of the existing building envelope and minimizes environmental impact. There is no fair and substantial relationship between the Ordinance's general purposes and a rigid application that would forbid this appropriate, least-impact improvement on a Property that predates the standards and is uniquely constrained by them.

3. The Proposed Use is Reasonable.

The Property is and will remain a single-family residential use in the GRB District. Expanding modest living area within the existing footprint of a 1780 historic home, together with a small cantilevered deck, is a reasonable and customary residential improvement. The design is the product of a deliberate effort to maximize usable living space while minimizing dimensional, environmental, and neighborhood impacts. The proposed use and the manner of its expansion are entirely reasonable.

Proposed Stipulations

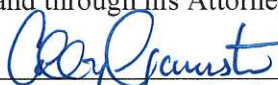
None at this time.

In conclusion, the Owner has demonstrated that the application meets the five criteria for each of the variances sought and respectfully requests that the Board approve this application.

Respectfully submitted,

Christopher H. Daniell
Owner and Applicant

By and through his Attorney,


Colby T. Gamester, Esquire
154 Maplewood Avenue
Portsmouth, NH 03801
603-427-0000
colby@gamesterlaw.com

Dated: August 19, 2026

IMPERVIOUS AREAS (SQ. FT.) WITHIN SHORELAND REFERENCE BUFFER				
	EXISTING		PROPOSED	
DWELLING	845	23.2%	845	23.2%
NORTH WALKWAY	190	5.2%	190	5.2%
BRICK PATIO AND WALKWAY	358	9.8%	350	9.6%
PROPOSED DECK			48	1.3%
TOTAL IMPERVIOUS / PERCENT AREA	1393	38.3%	1433	39.4%
TOTAL AREA WITHIN SHORELAND BUFFER	3636			

BUILDING SETBACKS (FT.) - ZONE GRB			
	REQUIRED	EXISTING	PROPOSED
FRONT	5	0.5	0.5
SIDE	10	3.8	3.8
REAR	25	10	9.9
WETLAND	100	44.2	40.7

LEGEND

- IRON PIPE/ROD FOUND
- UTILITY POLE
- SEWER MANHOLE
- CATCH BASIN
- WATER VALVE
- BOUNDARY LINE
- ABUTTER LINE
- OVERHEAD WIRES
- RIGHT-OF-WAY
- HIGHEST OBSERVABLE TIDE LINE (HOTL)
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- STONE WALL
- F.E.M.A. BOUNDARY
- BUILDING SETBACKS

TAX MAP 109 LOT 1
THE MEYERKOPF FAMILY
TRUST FUND
53 WHIDDEN STREET
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5686 PAGE 2427

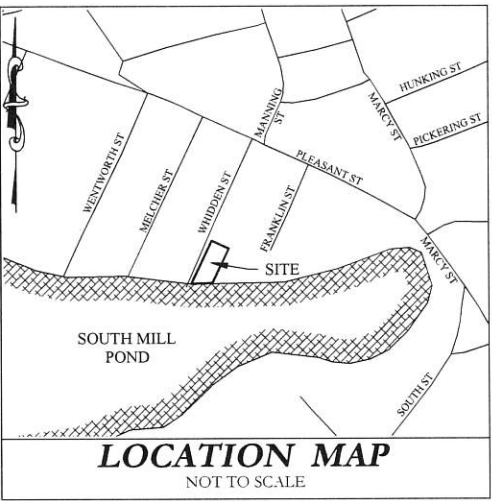
TAX MAP 109 LOT 2
EVAN FRANCOIS YOUNG
43 WHIDDEN STREET
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 6407 PAGE 2300

TAX MAP 102 LOT 65
STEPHEN C. ERICKSON
616 E DEVONHURST LN.
PONTE VEDRA, FL 32081
R.C.R.D. BOOK 4112 PAGE 1769

TAX MAP 102 LOT 59
37 FRANKLIN ST LLC
460 STRAWBERRY HILL ROAD
CONCORD, MA 01742
R.C.R.D. BOOK 6569 PAGE 1506

MAP 102 LOT 66
AREA
3,636 SQ. FT.
0.08 ACRES

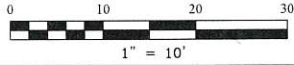
ZONE AE
(EL 8)



- NOTES:
- REFERENCE: TAX MAP 102 LOT 66, R.C.R.D. BOOK 5490 PAGE 2114
 - TOTAL PARCEL AREA: 3,636 SQ. FT. OR 0.08 AC.
 - OWNER OF RECORD: CHRISTOPHER H. DANIELL, 50 WHIDDEN STREET, PORTSMOUTH, NH 03801
 - ZONE: GRB DISTRICT DIMENSIONAL REQUIREMENTS:

MINIMUM LOT AREA	5,000 sq. ft.
MINIMUM FRONTAGE	80 ft.
MINIMUM FRONT SETBACK	5 ft.
MINIMUM SIDE SETBACK	10 ft.
MINIMUM REAR SETBACK	25 ft.
WETLAND BUFFER	100 ft.
BUILDING COVERAGE	30%
MINIMUM OPEN SPACE	25%
 - HORIZONTAL DATUM IS NAD 83 BASED ON GPS OBSERVATIONS
 - VERTICAL DATUM SHOWN IS NAVD 88 BASED ON GPS OBSERVATIONS
 - THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS AT THE TIME OF THE SURVEY IN RELATION TO THE LEGAL BOUNDARIES OF RECORD
 - THE RESULTS OF THIS PLAN ARE BASED ON AN ON THE GROUND SURVEY PREPARED BY SDB ON AUGUST 6, 2026 USING A SPECTRA PRECISION FOCUS 30 ROBOTIC TOTAL STATION AND DATA COLLECTOR, AND A CARLSON BR57 GNSS GPS RTK RECEIVER AND REMOTE BASE STATION
 - A PORTION OF TAX MAP 102 LOT 66 FALLS WITHIN "ZONE AE" OF THE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON F.I.R.M. MAP NUMBER 330150259F, EFFECTIVE JANUARY 29, 2021.
 - THE SURVEYED PREMISES FALLS ENTIRELY WITHIN THE 100-FOOT WETLAND BUFFER FROM SOUTH MILL POND.

- PLAN REFERENCES:
- PLAN TITLED "EASEMENT PLAN, TAX MAP 109 - LOTS 2 & 3 ON LAND OF MAHANNA PROPERTIES, LLC, TO BENEFIT JOHN F. GREEN & ALISON L. ZAEDER, 37 & 43 WHIDDEN STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE" DATED FEBRUARY 2016, PREPARED BY AMBIT ENGINEERING, INC., R.C.R.D. PLAN NO. D-39341.



SITE PLAN
LAND OF
CHRISTOPHER H. DANIELL
(TAX MAP 102 LOT 66)
50 WHIDDEN STREET
PORTSMOUTH, NH

DRAWN BY: SDB	DATE: AUGUST 16, 2026
CHECKED BY: ARB	DRAWING NAME: 26031A2
JOB NAME: 26031	SHEET: C1

STATE OF NEW HAMPSHIRE
NO. 961
SCOTT D. BOUDREAU
REGISTERED PROFESSIONAL ENGINEER

Boudreau
Land
Surveying PLLC
SCOTT D. BOUDREAU, L.L.S. #961
2 BEATRICE LANE
NEWMARKET, NH 03857
(603) 659-3468



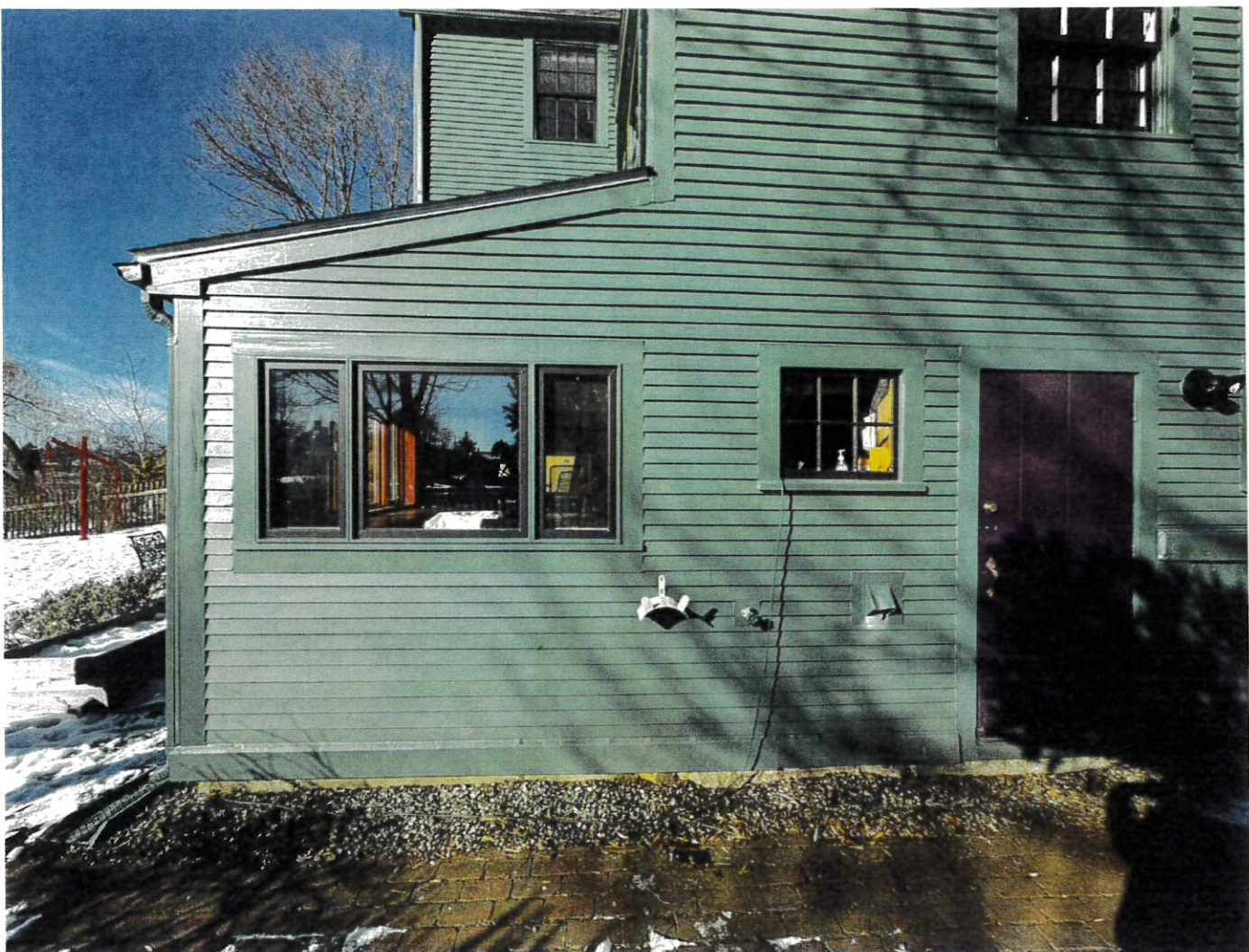
South Elevation



South Elevation: close-up of existing one-story addition



East Elevation



East Elevation: close-up of existing one-story addition



ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

EXHIBIT C

OMB No. 1660-0068

Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Gregory V. White

FOR INSURANCE COMPANY USE

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
50 Whidden Street

Company NAIC Number:

City Portsmouth

State NH

ZIP Code 03801

COPY

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Map 102 Lot 66 See Rockingham County Reg of Deeds Book 4527 Page 54

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 43.072966 Long. 70.752722 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) 768 sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0
c) Total net area of flood openings in A8.b 0 sq in
d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

- a) Square footage of attached garage _____ sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____
c) Total net area of flood openings in A9.b _____ sq in
d) Engineered flood openings? ☐ Yes ☐ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Portsmouth / 330139		B2. County Name Rockingham		B3. State NH	
B4. Map/Panel Number 33015C0259	B5. Suffix E	B6. FIRM Index Date May 17, 2005	B7. FIRM Panel Effective/Revised Date May 17, 2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 9

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: 379-0340

Vertical Datum: NGVD1929

Indicate elevation datum used for the elevations in items a) through h) below. ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____
Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | |
|--|-------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>12.2</u> | ☒ feet ☐ meters |
| b) Top of the next higher floor | <u>20.1</u> | ☒ feet ☐ meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | _____ | ☐ feet ☐ meters |
| d) Attached garage (top of slab) | _____ | ☐ feet ☐ meters |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | <u>14.0</u> | ☒ feet ☐ meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>11.1</u> | ☒ feet ☐ meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>19.9</u> | ☒ feet ☐ meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | _____ | ☐ feet ☐ meters |

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments.

Certifier's Name James M O'Neil

License Number 0928

Title Assistant Survey Ma

Company Name Jones and Beach Engineers Inc.

Address 85 Portsmouth Ave

City Stratham

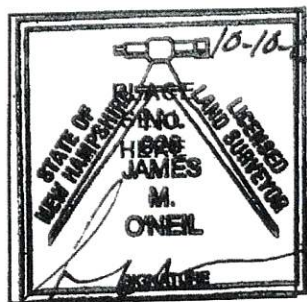
State NH

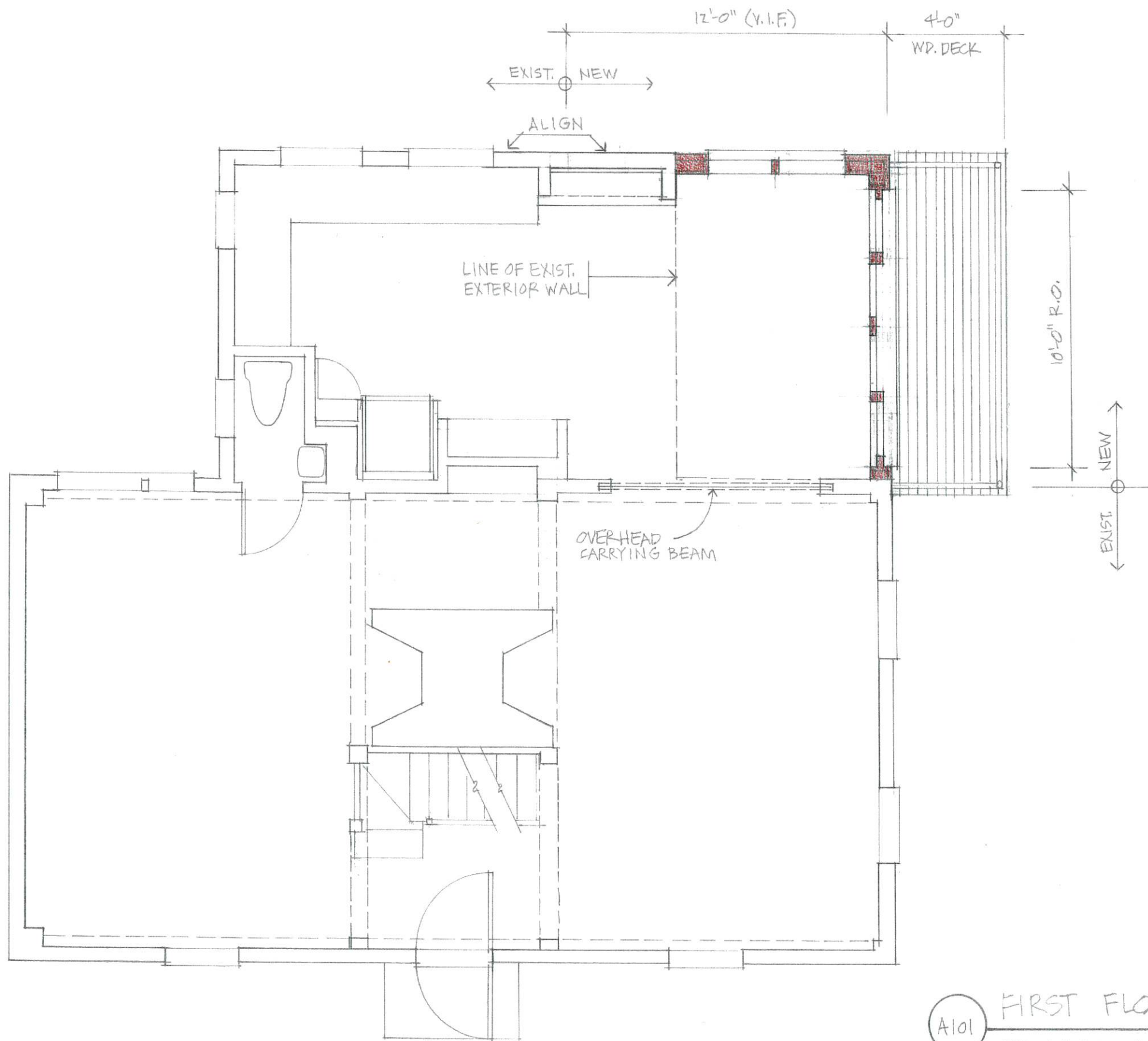
ZIP Code 03885

Signature

Date 10/10/2013

Telephone 603-772-4746





A101

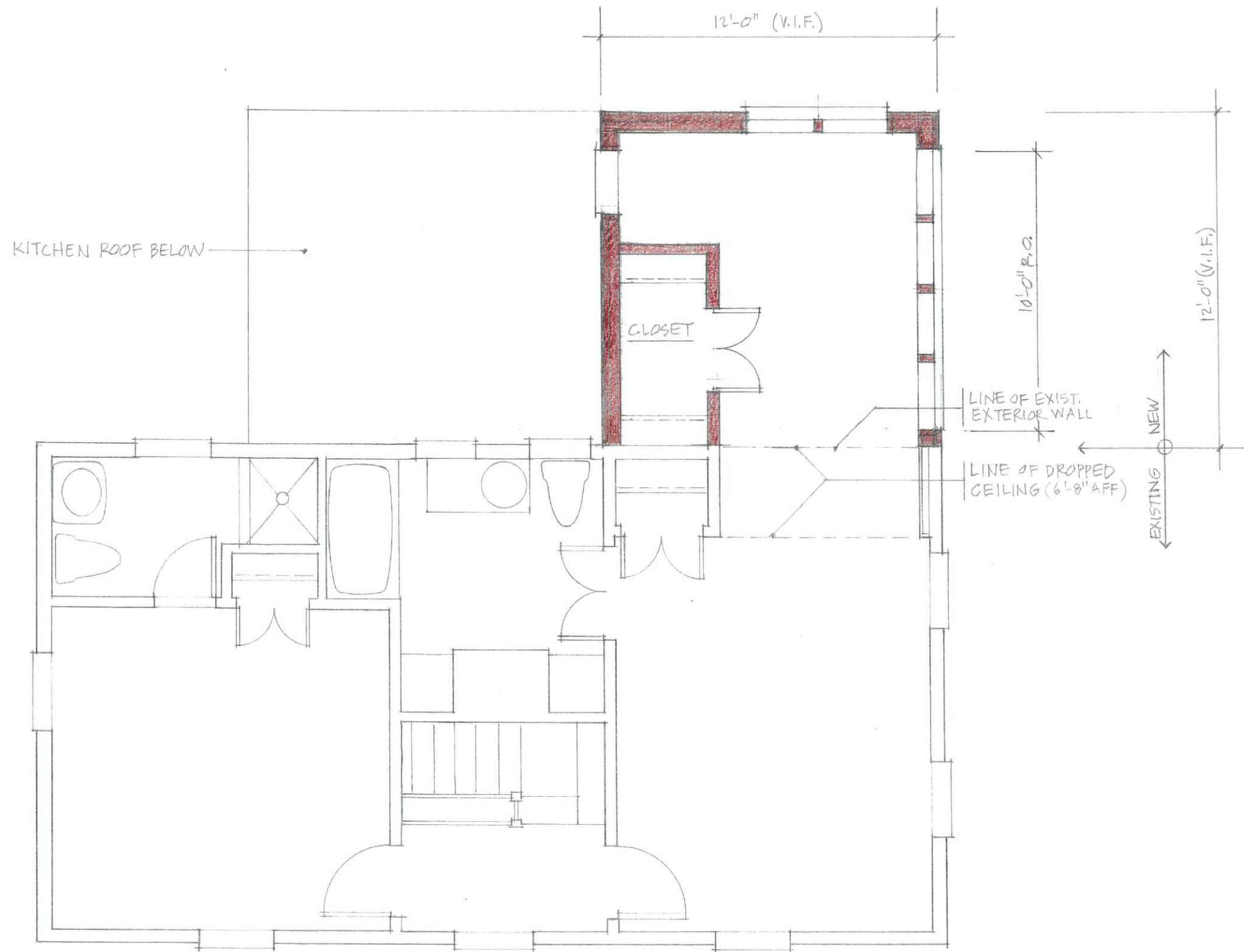
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

50 WHIDDEN STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT PORTLAND, ME

01.18.26
02.13.26 REVISED

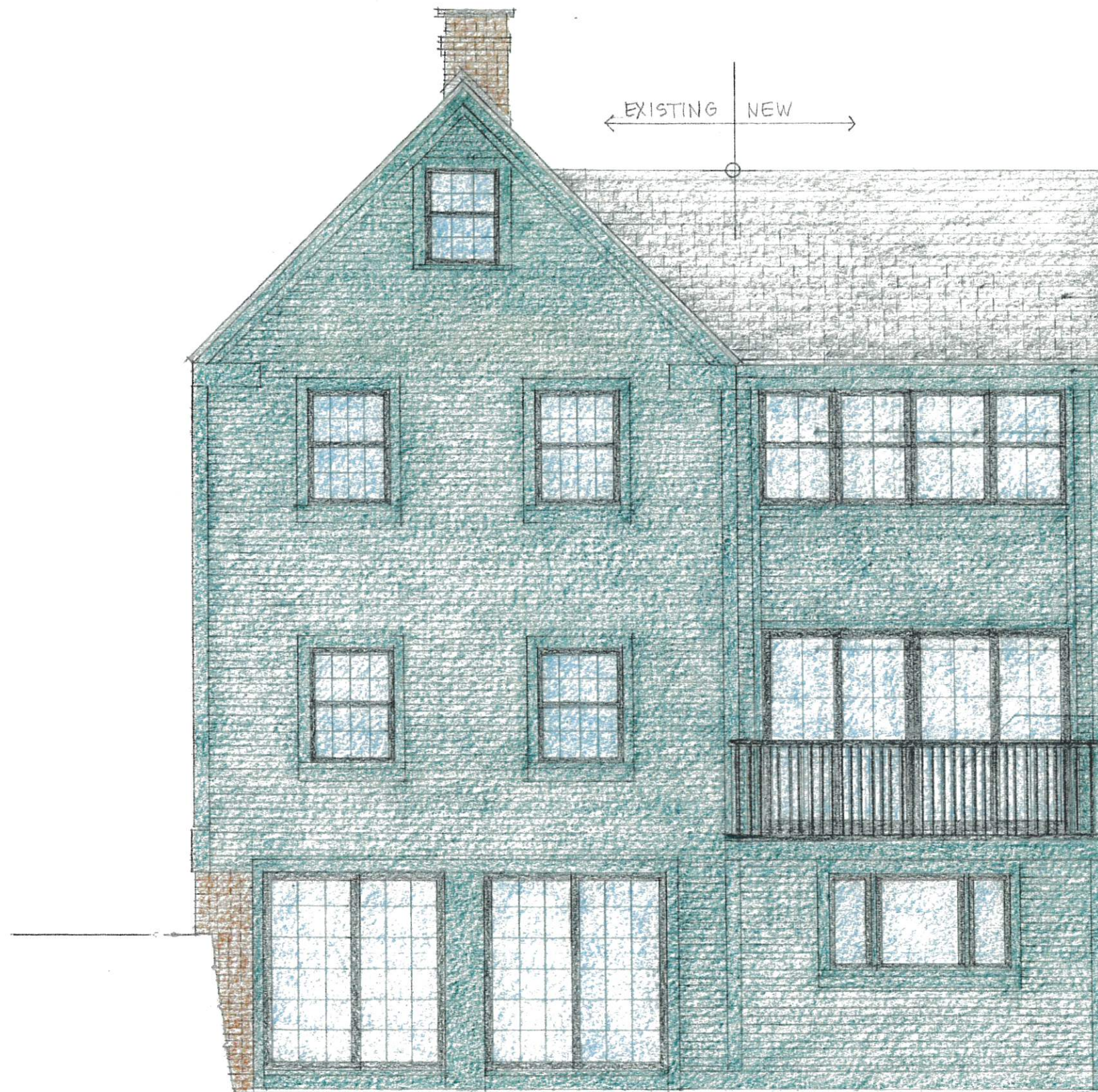


A102 SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"

50 WHIDDON STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT PORTLAND, ME

01.18.26
02.13.26 REVISED



ASPHALT SHINGLES
TO MATCH EXISTING

PTD. WD TRIM TO MATCH EXIST.

ALUM. CLAD WOOD DH WDWS
(ALIGN W/ EXISTING)

PAINTED WOOD CLAPBOARDS + TRIM
TO MATCH EXISTING (3" EXPOSURE)

NATURAL WOOD SIDING + TRIM
W/ CLEAR FINISH

ALUM. CLAD SLDG. WD. DOORS

3/8" H WD HANDRAIL
W/ 1" Ø BLACK WOODEN BALUSTERS @ 4" O.C.

WINDOW / DOOR SCHEDULE

TAG	MFG	MODEL #	R.O.	STYLE	NOTES
	MARVIN	UNDH 2420	2'-6 3/8" W x 4'-1 1/2" H	CLAD DH	ULTIMATE
	MARVIN	10068	10'-0" W x 6'-10 1/2" H	SLDG. PATIO	ULTIMATE
	MARVIN	UPAR 3048E	2'-7" W x 3'-11 5/8" H	CLAD CSMT	ULTIMATE (EGRESS)

A201

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

50 WHIDDON STREET, PORTSMOUTH, N. H.

SCOTT SIMONS ARCHITECT PORTLAND, ME

01.18.26
02.13.26 REVISED



A202 EAST ELEVATION SCALE: 1/4" = 1'-0"
 50 WHIDDEN STREET, PORTSMOUTH, N.H.
 SCOTT SIMONS ARCHITECT PORTLAND, ME 01.18.26
 02.13.26 REVISED



CITY OF PORTSMOUTH

Planning & Sustainability
Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

HISTORIC DISTRICT COMMISSION

July 10, 2026

Christopher Daniell
50 Whidden Street
Portsmouth, NH 03801

RE: Certificate of Approval for property located at 50 Whidden Street (LU-26-15)

Dear Mr. Daniell:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday, March 04, 2026**, considered your application for new construction to an existing structure (construct new rear multi-story addition) as per plans on file in the Planning & Sustainability Department.

Said property is shown on Assessor Map 102 as Lot 66 and lies within the General Residence B (GRB) and Historic Districts. As a result of said consideration, the Commission voted to **grant** the Certificate of Approval as presented.

Findings of Fact

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Preserve the integrity of the District.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Compatibility of technologies with surrounding properties.

The Commission's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Commission's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Approvals may also be required from other City Committees or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Historic District Commission unless an extension is granted by the Commission in accordance with Section 10.636.70 of the Zoning Ordinance.

Please note that any changes or modifications to this application require review and approval from the Commission prior to implementation and additional fees may apply.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Izak Gilbo".

Izak Gilbo, Planner 1
for Reagan Ruedig, Chair of the Historic District Commission

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor