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**NEW
HAMPSHIRE
200**

February 11, 2026

Portsmouth Zoning Board of Adjustment
Planning and Sustainability Department
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801

via ViewPoint Cloud

**RE: Zoning Board of Adjustment Resubmittal
1980 Woodbury Avenue – Colbea Enterprises, LLC – Tax Map 239 Lot 11
LU-25-39**

Dear Board Members,

On behalf of our client, Colbea Enterprises, LLC, please find a Variance Application submission relative to the above-referenced project. These submitted variances were approved at the July 15, 2025, Zoning Board of Adjustment (ZBA) meeting. Since that date, the applicant has been informed of a noticing issue related to abutters in the Town of Newington as this property is located on the Portsmouth-Newington border.

During the review of this project, City Planning Staff noted that a rear setback was not depicted on the submitted plans (the plan that the Zoning Board previously reviewed had shown two 10-foot side setbacks). In discussions with City Staff, given that the site currently has an address of 1980 Woodbury Avenue, the westerly property line should have shown a 15' rear setback instead of the 10' side setback as previously shown. With this configuration, a small portion of the building was within the setback area. To avoid requesting an additional variance for the proposed design, the owner/applicant has initiated a change of the site address to 90 Gosling Road. With this change, the southerly property line (opposite Gosling Road) would be classified as the rear lot line and the westerly property line (opposite Woodbury Avenue) would remain a side setback (as shown on the prior plan). With this modification, the building now complies with rear and side setback requirements, and we have revised the plan to reflect one 10-foot side setback along the westerly lot line and one 15-foot rear setback along the southerly lot line. This revision is administrative in nature and does not result in any changes to the building footprint, site layout, parking configuration, or overall design.

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TFMoran, Inc. Seacoast Division
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Zoning Board of Adjustment Submittal
1980 Woodbury Avenue – Colbea Enterprises, LLC – Tax Map 239 Lot 11
TFM Project #46077.16

February 11, 2026

There are no new variances being requested as a result of this resubmittal. At the request of City Staff, we are requesting to be on the agenda for February 18th to provide the opportunity for any abutters who were not properly noticed for the prior meeting to make public comment, should they choose. The following materials are included in this submission:

- **Special Exception Written Statement (1 copy);**
- **Variance Request Written Statements (1 copy of each);**
- **Existing Conditions Plan (1 copy at 11"x17"); and**
- **Variance Plan titled "Proposed Gas Station and Convenience Store, 1980 Woodbury Avenue, Portsmouth New Hampshire, dated March 19, 2025", last revised on January 22, 2026 (1 copy at 11"x17").**

Project Description

The project proposes the redevelopment of a gas station and convenience store located at 1980 Woodbury Avenue. The existing Tax Map 239 Lot 11 is approximately 0.8815 acres and is located within the Gateway Corridor Mixed Residential District (G1). The site is located at the intersection of Woodbury Avenue and Gosling Road at the Portsmouth-Newington town line.

The existing site contains a 1,787 s.f. convenience store, centered between eight fueling islands (16 total fueling stations) with a canopy above both the convenience store and fueling islands. The canopy is 18.4' tall and set back 10.4' from the front property line along Woodbury Avenue.

The proposed project is to construct a single story, 4,580 s.f. convenience store and six fueling islands (twelve total fueling stations). The six fueling islands will be located underneath a canopy located 27.4' from the front property line along Woodbury Avenue. The canopy and convenience store will both have a height of less than 40'. A total of 27 parking spaces are proposed, 10 of which, including two accessible spaces, are located along the front of the convenience store, 12 spaces at the fueling stations, and 5 spaces to the side of the convenience store. Associated improvements include but are not limited to access, grading, utilities, stormwater management system, lighting, and landscaping.

The applicant received a Special Exception for the proposed use, Convenience Store 2, within the Gateway Corridor Mixed Residential District. The Board also voted to grant variances from the following sections.

Variance Request #1

Requirement: Portsmouth Zoning Ordinance ("PZO") Section 10.5B33.20, to allow for a Front Lot Line build out of 0 feet where a minimum of 127.5 feet would be the required 75% build out as required by the PZO for commercial and mixed-use buildings.

Variance Request #2

Requirement: Portsmouth Zoning Ordinance ("PZO") Section 10.5B34.60, to allow for a Front Setback from the lot line of 27.4 feet where a maximum of 20 feet is required.

Variance Request #3

Zoning Board of Adjustment Submittal
1980 Woodbury Avenue – Colbea Enterprises, LLC – Tax Map 239 Lot 11
TFM Project #46077.16

February 11, 2026

Requirement: Portsmouth Zoning Ordinance (“PZO”) Section 10.5B83.10, to allow for parking spaces to be located between the principal building and the street.

Variance Request #6

Requirement: Portsmouth Zoning Ordinance (“PZO”) Section 10.843.33, to allow for fuel pumps to come within 28 feet of the required 40-foot setback from the applicable lot lines.

We appreciate your consideration of these matters and look forward to presenting this project to you in the near future.

If you have any questions or concerns, please do not hesitate to contact us.

Respectfully,
TFMoran, Inc.



Jason Cook
Civil Project Engineer

Feb 11, 2026 - 5:39pm
F:\MISC Projects\46077 - Woodbury Ave - Portsmouth\46077-16 Variance Plan (Feb ZBA).dwg

EASEMENTS & RESTRICTIONS:

COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 200LTO055-NH, DATED DECEMBER 16, 2020 WAS EXAMINED AS PART OF THIS SURVEY. SURVEY EXCEPTIONS CONTAINED IN SCHEDULE B PART II OF THAT COMMITMENT WHICH THE SUBJECT PROPERTY IS SUBJECT TO AND/OR HAS THE BENEFIT OF ARE AS FOLLOWS:

- ITEM 11 - NOTICE OF CONDEMNATION, EASEMENT RIGHTS, AND LIMITATION ON ACCESS AS DESCRIBED IN THE AMENDED NOTICE OF CONDEMNATION DATED 9/14/83 AND RECORDED IN VOLUME 2461, PAGE 163. (SEE PLAN REFERENCE 9)
- ITEM 12 - THE FOLLOWING MATTERS DEPICTED ON 'BOUNDARY AND TOPOGRAPHIC PLAN, ASSESSORS MAP R-39-L0T11, WOODBURY AVE. & GOSLING ROAD, PORTSMOUTH, NEW HAMPSHIRE, PREPARED FOR MOBIL OIL CORPORATION' DATED 12/6/1991 AND RECORDED AS PLAN D21731:
- A - MOBIL SIGN TRAVERSING THE NORTHERLY BOUNDARY. (SIGN SINCE HAS BEEN RELOCATED AND RESIDES ON THE PROPERTY, SHOWN HEREON)
 - B - CATCH BASIN AND PIPES TRAVERSING THE NORTHERLY BOUNDARY. (AS SHOWN ON THE PLAN)
 - C - CURBING AND CONCRETE WALKWAY, TRAVERSING THE NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARIES.
 - D - OBSERVATION WELL LOCATED WITHIN THE PROPERTY.
 - E - ELECTRIC POLE SUPPORT POLE TRAVERSING THE EASTERLY BOUNDARY.
- ITEM 13 - NOTICE OF RESTRICTIONS, INCLUDING RESTRICTIONS ON THE USE OF GROUNDWATER, AS RECORDED IN VOLUME 4011, PAGE 1268. (RESTRICTION NOT PLACEABLE AND THEREFORE NOT PLOTTED).
- ITEM 14 - TERMS AND PROVISIONS OF LEASE BY AND BETWEEN DUNCAN CONSTRUCTION COMPANY, INC. AND MOBIL OIL CORPORATIONS AS EVIDENCED BY A NOTICE OF LEASE DATED 2/25/1992 AND RECORDED IN VOLUME 2836, PAGE 1157, AS AFFECTED BY SUPPLEMENTAL NOTICE OF LEASE RECORDED IN VOLUME 3113, PAGE 1212. ASSIGNMENTS OF THE LEASE ARE RECORDED IN VOLUME 3046, PAGE 2323 AND VOLUME 3688, PAGE 1466. ALLIANCE ENERGY CORP. CONVERTED TO ALLIANCE ENERGY LLC AS EVIDENCED AT VOLUME 4929, PAGE 2060. (NOT PLOTTABLE)

ENCROACHMENTS:

- ON THE SOUTH, WALKWAY EVIDENCE OF PASSAGE BETWEEN SUBJECT PARCEL AND TAX MAP 239 LOT 10;
- ON THE WEST, STOCKADE FENCE OVER RECORD LINE;
- ON THE NORTH, OVERHEARD UTILITY WIRE OVER RECORD LINE;
- ON THE NORTH, UTILITY POLE SUPPORT WIRE OVER RECORD LINE;
- ON THE NORTH, LANE DIRECTORY SIGN OVER RECORD LINE;

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



THIS PLAN IS A PRELIMINARY CONCEPTUAL DESIGN FOR SITE LOCATION FEASIBILITY AND DISCUSSION PURPOSES ONLY. ADDITIONAL PERMITS, WAIVERS, AND VARIANCE MAY BE REQUIRED UPON FURTHER DESIGN, REVIEW, AND COORDINATION WITH THE CITY.

HORIZONTAL SCALE 1"=20'
20 10 0 20

REV	DATE	DESCRIPTION	DR	CK
3	2/11/2026	REVISED PER ADDRESS CHANGE REQUEST	JKC	CRR
2	2/12/2026	REVISED PER ADDRESS CHANGE REQUEST	JKC	CRR
1	4/28/2025	REVISED PER ZONING BOARD COMMENTS	JKC	CRR

NOTES

CURRENT ZONING IS GATEWAY CORRIDOR (G1) MIXED RESIDENTIAL DISTRICT.	REQUIRED	PROPOSED
USE: SMALL COMMERCIAL BUILDING		
MIN. LOT SIZE:	1.1 AC.	0.88 AC.
MIN. LOT FRONTAGE:	50'	>100'
MIN. BUILDING SETBACKS:		
FRONT	0' MIN/20' MAX.'	27.4±'
SIDE	10'	10.7±'
REAR	15'	43.7±'
MAX. BUILDING HEIGHT:	40'	<40'
MAX. BUILDING COVERAGE:	70%	24.1±%
MIN. OPEN SPACE:	10%	20.7±%

PARKING CALCULATIONS: (8.5'x19')

REQUIRED:
MOTOR VEHICLE SERVICE STATION:
2 SP.+ 1/400 SF GFA (4,580 SF) = 12 SPACES

PROPOSED: 27 SPACES

SPECIAL EXCEPTION

THE CONVENIENCE GOODS USE WILL REQUIRE A SPECIAL EXCEPTION WHICH IS VOTED ON BY THE ZONING BOARD OF ADJUSTMENT.

VARIANCES REQUIRED

- PZO 10.5B33.20 - ALL BUILDINGS MUST HAVE A FRONT LOT LINE BUILD OUT OF AT LEAST 75% FOR COMMERCIAL AND MIXED-USE BUILDING TYPES.
- PZO 10.5B34.60 - FRONT BUILDING SETBACK FROM LOT LINE: 0 FT MIN. TO 20 FT MAX.
- PZO 10.5B83.10 - REQUIRED OFF-STREET PARKING SPACES SHALL NOT BE LOCATED BETWEEN A PRINCIPAL BUILDING AND A STREET.
- PZO 10.843.33 - ALL PUMP ISLANDS SHALL BE SET BACK AT LEAST 40 FEET FROM ALL LOT LINES.

VARIANCE TABLE

NUMBER (SEE ABOVE)	REQUIRED	EXISTING	APPROVED AT JULY MEETING	CURRENTLY PROPOSED
1	127.5' MIN	0'	0'	0'
2	20' MAX	10.4	27.4'	27.4
3	NO PARKING	YES	YES	YES
6	40' MIN	23.1'	34.7'	37.1'


NEWINGTON
MAP 34 LOT 1
N/F
NEWINGTON CROSSING, LLC
291 CARL BROGG HIGHWAY
LEBANON, NH 04027
RCRD BK.#6578 PG.#43

MAP 215 LOT 5
N/F
STATE OF NEW HAMPSHIRE
STATE HOUSE
CONCORD, NH 03301

MAP 215 LOT 7
N/F
DANGELO, INC.
ATTN: A/P
PO BOX 519
W. BRIDGEWATER, MA 02379
RCRD BK.#2415 PG.#0785

TAX MAP 239 LOT 11
VARIANCE PLAN
PROPOSED GAS STATION & CONVENIENCE STORE
1980 WOODBURY AVENUE
PORTSMOUTH, NEW HAMPSHIRE
OWNED BY
COLBEA ENTERPRISES, LLC

1"=40' (11"x17')
SCALE: 1"=20' (22"x34') **MARCH 19, 2025**

Seacoast Division				Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists		170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com		
								
F I N I T I A L	46077.16		DR	JK	FB	-		C-01
	CK	CRR	CARRIAGE-16 VARIANCE PLAN (FB ZBA)					

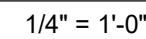
STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT A SPECIFIC TIME AND IS NOT TO BE USED CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 08/19/25 AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. ANY REUSE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THE PROJECT FOR WHICH IT WAS PREPARED OR FOR ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

JOB NUMBER: 41 35 30000

[illegible]

CHECKED BY:	HAI
DRAWN BY:	MJDO
DOCUMENT DATE:	08/15/20

SHEET:
A207



5. THE GUARDRAIL SYSTEM, COLUMNS, STL PLATES, STL SADDLES, FASCIA BOARDS AND WOOD BEAM AT THE EXTERNAL BASEMENT ACCESS STAIRS SHALL BE PAINTED BLACK

STIPULATION FOR REUSE
THESE DRAWINGS HAVE BEEN PREPARED FOR
USE ON A SPECIFIC SITE AT
THE LOCATION AND FOR THE PURPOSES
CONTAINED HEREIN. ANY REUSE OF THESE
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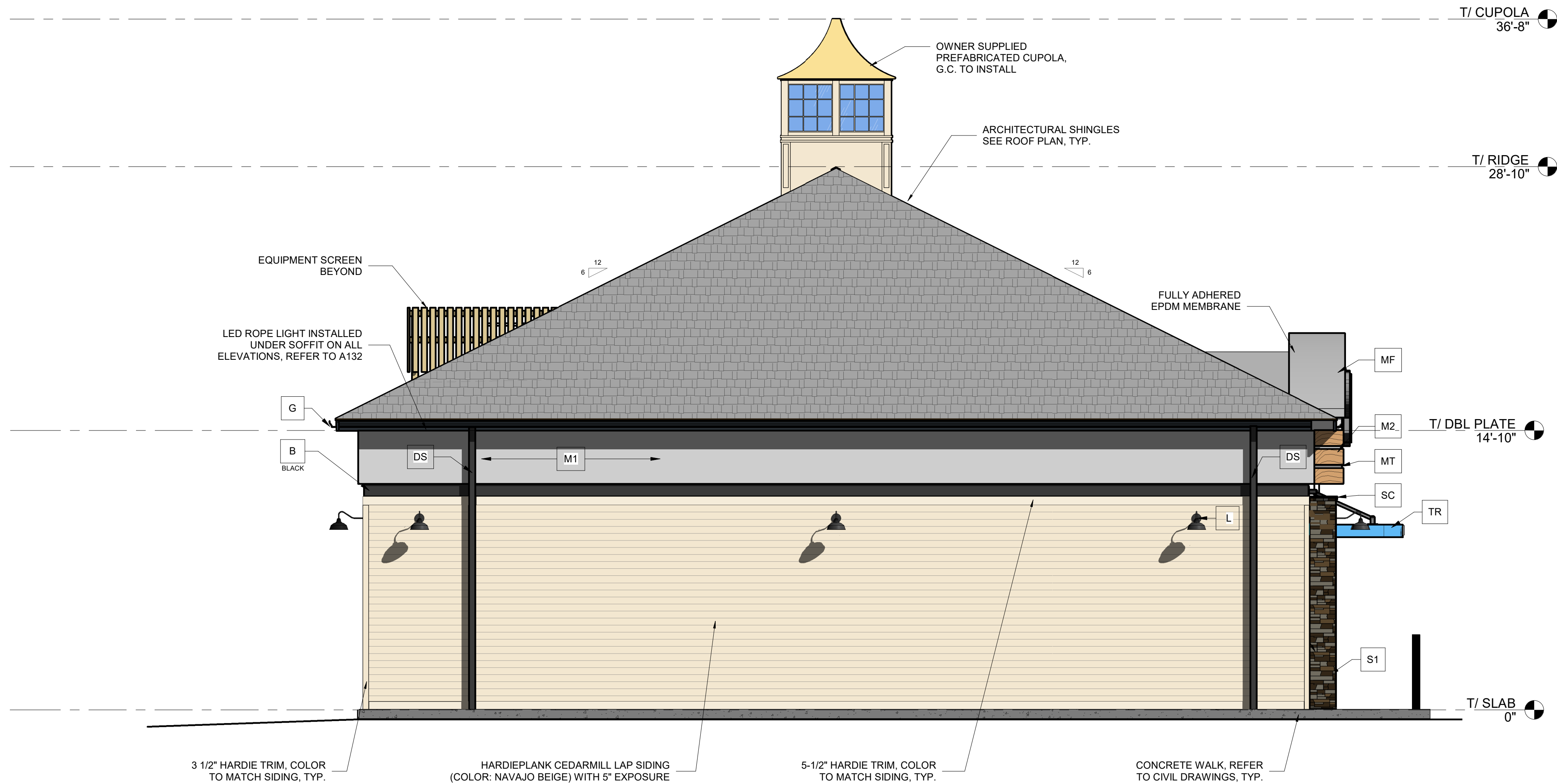
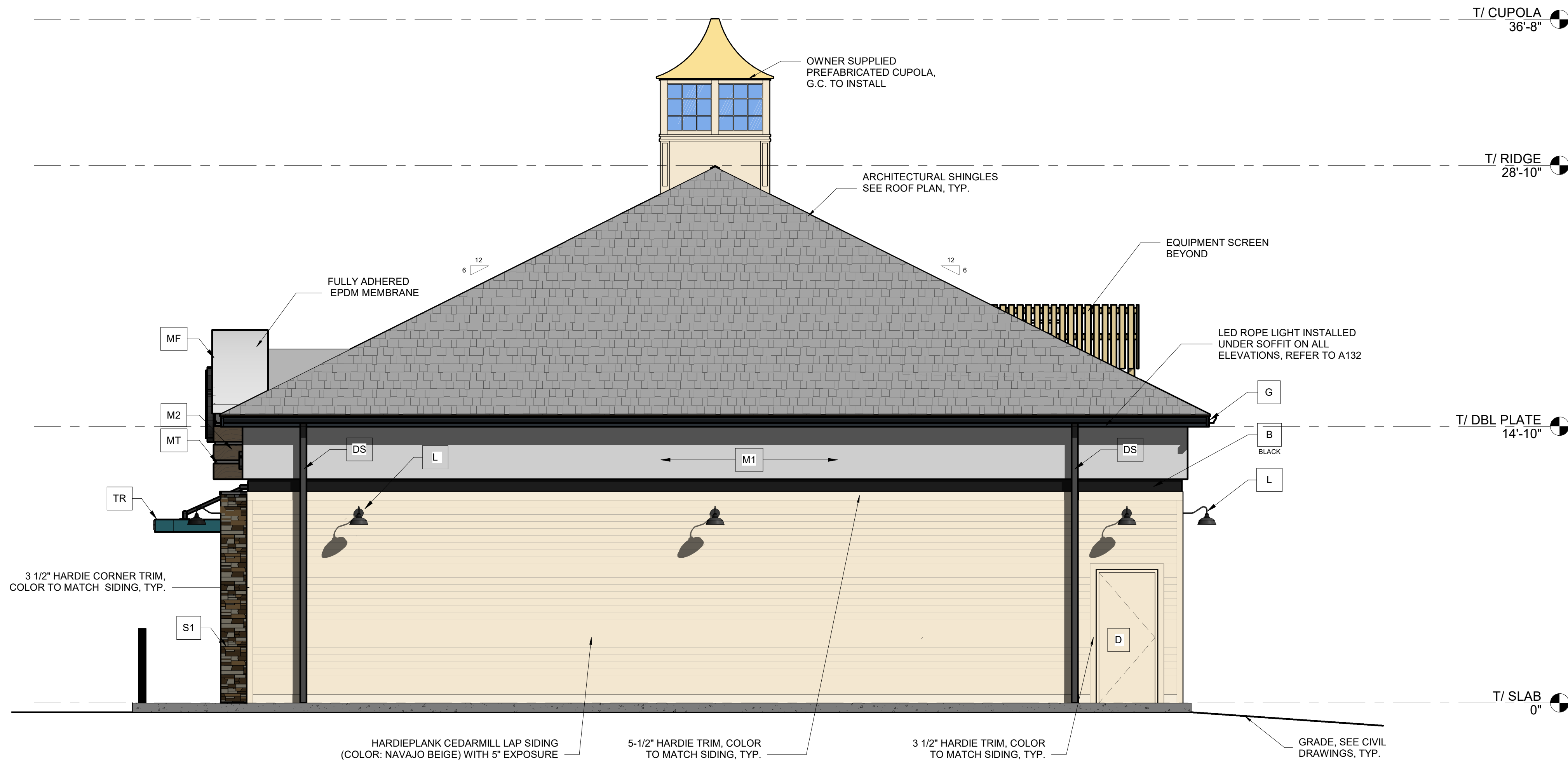
COLBEA ENTERPRISES,
LLC
1980 WOODBURY AVE
PORTSMOUTH, NH 03801
JOB NUMBER: 41-25-20000

ISSUE BLOCK		
1	PB PLANS	11/25/25

CHECKED BY:	HAL
DRAWN BY:	MJDC
DOCUMENT DATE:	08/15/25

RENDERED
EXTERIOR
ELEVATIONS
LEFT & RIGHT

SHEET:
A205



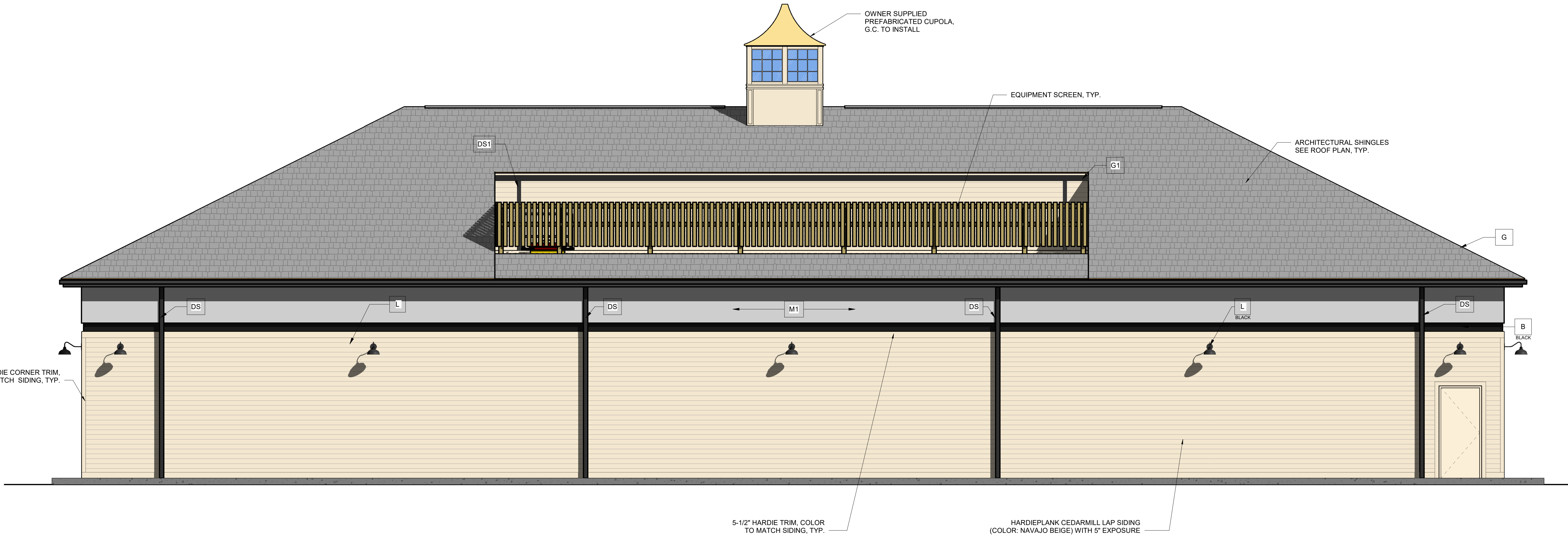
STIPULATION FOR REUSE
THESE DRAWINGS HAVE BEEN PREPARED FOR
USE ON A SPECIFIC SITE AT THE LOCATION
AND FOR THE PROJECT DESCRIBED HEREIN.
THESE DRAWINGS ARE NOT TO BE REUSED
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WITHOUT THE WRITTEN CONSENT OF HFA.
IF THESE DRAWINGS ARE REUSED FOR ANY
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THESE DRAWINGS AND ANY REUSE THEREOF
MAY BE CONTRARY TO THE LAW.

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PORTSMOUTH, NH 03801
JOB NUMBER: 41-25-20000

ISSUE BLOCK		
1	PB PLANS	11/25/25

CHECKED BY:	HAL
DRAWN BY:	MJDC
DOCUMENT DATE:	08/15/25

RENDERED
EXTERIOR
ELEVATIONS
REAR
SHEET:
A206



1 REAR ELEVATION
A206 1/4" = 1'-0"