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**200**

February 11, 2026

Portsmouth Zoning Board of Adjustment  
Planning and Sustainability Department  
1 Junkins Ave, 3<sup>rd</sup> 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.



**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 18<sup>th</sup> 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.

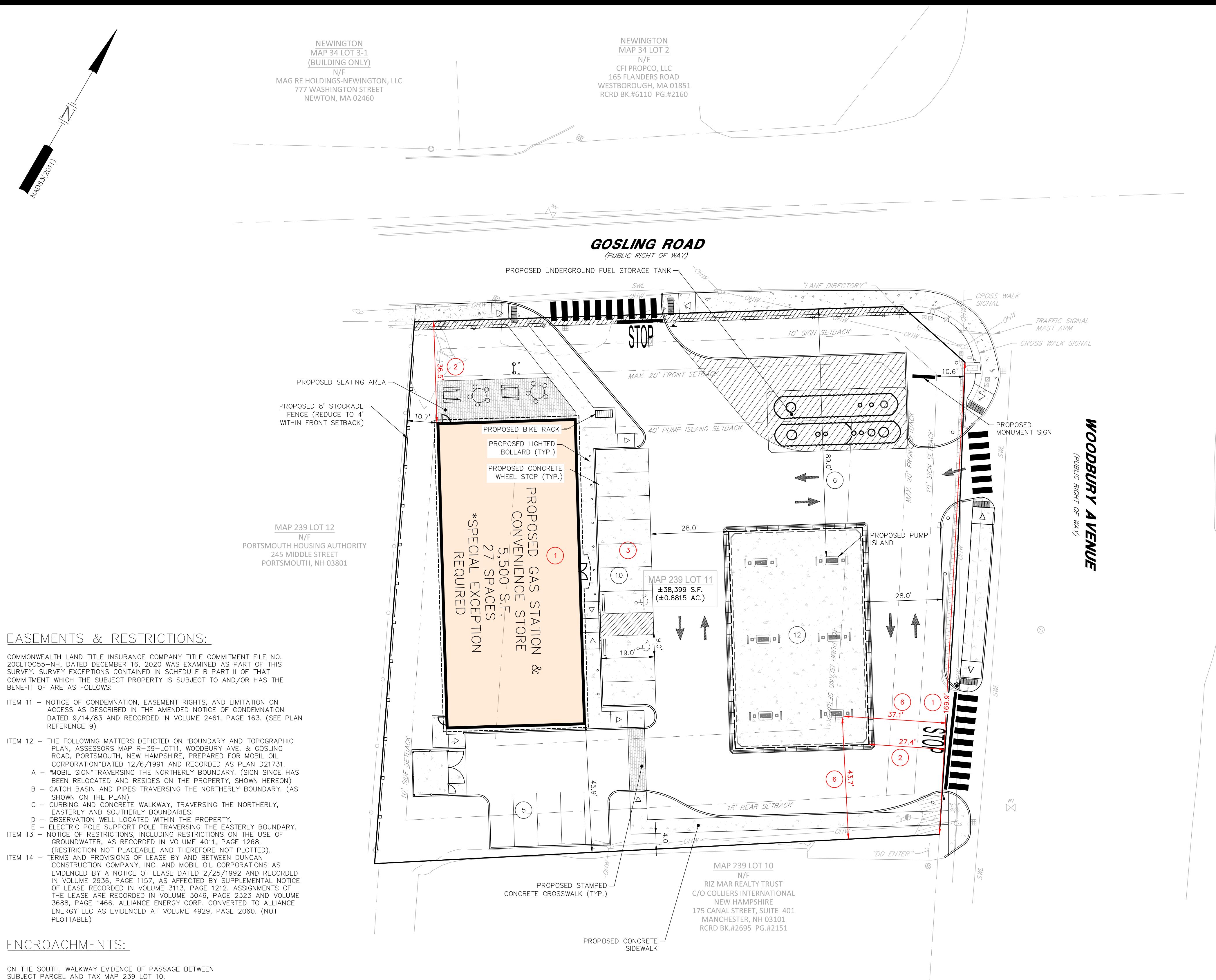
We appreciate your consideration of these matters and look forward to presenting this project to you in the near future.

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

Respectfully,  
**TFMoran, Inc.**



**Jason Cook**  
*Civil Project Engineer*



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.

20 HORIZONTAL SCALE 1"=20'

REV	DATE	DESCRIPTION	DR	CK
3	2/11/2026	REVISED PER ADDRESS CHANGE REQUEST	JKC	CRR
2	2/22/2026	REVISED PER ADDRESS CHANGE REQUEST	JKC	CRR
1	4/28/2025	REVISED PER ZONING BOARD COMMENTS	JKC	CRR

PROPOSED	REQUIRED
USE: SMALL COMMERCIAL BUILDING	1.1 AC.
MIN. LOT SIZE:	50'
MIN. LOT FRONTRAGE:	0' MIN/20' MAX'
MIN. BUILDING SETBACKS:	10'
FRONT SIDE	15'
REAR	40'
MAX. BUILDING HEIGHT:	<40'
MAX. BUILDING COVERAGE:	70%
MIN. OPEN SPACE:	10%

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

- ① 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.
- ② PZO 10.5B34.60 - FRONT BUILDING SETBACK FROM LOT LINE: 0 FT MIN. TO 20 FT MAX.
- ③ PZO 10.5B83.10 - REQUIRED OFF-STREET PARKING SPACES SHALL NOT BE LOCATED BETWEEN A PRINCIPAL BUILDING AND A STREET.
- ④ 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'

**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

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F	46077.16	DR	JKC	FB	-	C-01
I	CK	CRR	CAB002-16	VARIANCE PLAN (FEB ZBA)		



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## COLBEA ENTERPRISES, LLC

1980 WOODBURY AVE  
PORTSMOUTH, NH 03801  
JOB NUMBER: 41-25-2000

ISSUE BLOCK	
1	PB PLANS 11/25/25

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



## NOTES:

1. REFER TO A601 FOR MATERIAL CALL OUT SPECIFICATION.
2. G.C. IS TO PROVIDE POWER & INSTALL OWNER UED LED ROPE LIGHT (LIGHT WRAPS 4 SIDES OF BUILDING). REFER TO REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.
3. ALUMINUM STOREFRONT SYSTEM IS TO BE TEMPERED AS REQUIRED BY CODE. REFER TO "STOREFRONT MATERIAL SPECIFICATIONS" ON SHEET A601 FOR ADDITIONAL INFORMATION.
4. PROVIDE AND INSTALL (2) 8" x 16" SCREENED ALUMINUM VENTS ON BACK SIDE OF SEASONS' ARCH LOCATED AS HIGH AS POSSIBLE.
5. THE GUARDRAIL SYSTEM, COLUMNS, STL PLATES, STL SADDLES, FASCIA BOARDS AND WOOD BEAM AT THE EXTERNAL BASEMENT ACCESS STAIRS SHALL BE PAINTED BLACK

RENDERED EXTERIOR  
ELEVATIONS  
FRONT

SHEET:  
A207

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**COLBEA ENTERPRISES,  
LLC**  
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PORTSMOUTH, NH 03801  
JOB NUMBER: 41-25-2000

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**

