



The Dubai Group, Inc.
136 Harvey Rd, Bldg B101
Londonderry, NH 03053
603-458-6462 thedubaygroup.com

March 9, 2026

To: City of Portsmouth Zoning Board of Adjustment
Municipal Complex
1 Junkins Avenue
Portsmouth, NH 03801

Re: 651 Woodbury Avenue - Request to Allow Second Driveway

Dear Zoning Board Chair and Members,

On behalf of the property owners, Brent Wesley Morrill and Susanne Morrill, we are requesting relief from Section 10.1114.31 to allow a second driveway where only one is permitted in the Single Residence B (SRB) District. The subject property is located at 651 Woodbury Ave with frontage also along Edmond Avenue and being Lot 12 on Assessors Map 220.

The subject parcel is made up of three tracts of land that total 15,944 square feet, more or less. Tracts 1 and 2 comprise of the main area at the corner of Woodbury Avenue and Edmond Avenue containing the existing house and driveway. Tract 3 consists of a 60' x 120' rectangle where the proposed ADU is to be placed. The ADU itself is complying with all other zoning requirements and is positioned to fit in with the surrounding homes.

The existing home is accessed via a driveway off Woodbury Avenue. This small driveway off a major road is not suitable for access to the proposed ADU. There is not enough room to accommodate additional parking and is a substantial distance from the proposed ADU. For this reason, we are proposing a new 12-foot wide driveway off Edmond Avenue. Edmond Avenue has significantly less traffic than Woodbury Avenue and the proposed driveway will provide safe and direct access to the ADU.

Speaking to the 5 criteria required under section 10.233.20:

- 10.233.21 The variance will not be contrary to the public interest;
- 10.233.22 The spirit of the Ordinance will be observed;

The Zoning Ordinance's intent in limiting the number of driveways accessing a single parcel is to provide safe access by eliminating unnecessary access points. In this situation, adding the second driveway allows for safe access to the ADU. If not allowed, the additional vehicular traffic would access the property from Woodbury Avenue, the busier of the roads. I believe that this would cause an unnecessary unsafe situation. The proposed driveway will provide safe access and is also intended to meet all other driveway permit requirements.

10.233.23 Substantial justice will be done;

Not allowing the second driveway will make it not feasible to build the ADU that is intended to be used by a family member. The use is consistent with the surrounding neighborhood and not allowing the use would create an undue burden on the property. The benefit to the property owner, if granted, outweighs that of the general public, if not granted.

10.233.24 The values of the surrounding properties will not be diminished; and

The construction of the driveway itself will have little to no effect on the surrounding properties. The construction of the ADU will fit well into the neighborhood and therefore will not have a negative effect on the value of surrounding properties. Additionally, new construction has been viewed as increasing surrounding property values.

10.233.25 Literal Enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

If relief is not granted, it would make it unrealistic to construct the by right ADU. The owner has a right to reasonable use of the property and the proposed ADU is a reasonable use of the property. The second driveway is required to construct the ADU and therefore the driveway is a reasonable use. Not allowing the second driveway, and in turn the ADU, would create an unnecessary hardship.

Please refer to the attached Proposed Plot Plan depicting the location of existing features, including the existing house and driveway, as well as the proposed driveway and ADU.

Sincerely, 

Joel A. Connolly, LLS

VP-Survey - The Dubai Group, Inc

Attached:

- Owners Authorization
- Deed (Book 3801 Page 1685)
- Vision Appraisal Tax Card
- GIS Tax Map w/image
- Plot Plan reduced to 8-1/2x11 (depicting proposed ADU and associated driveway)
- Google Street View – Approximate overlay of ADU and driveway location
- Google Street View – Facing southerly along Edmond Avenue toward Woodbury Avenue
- Google Street View – Facing northerly along Edmond Avenue
- ADU architectural and 3D plans (Conceptual)

Owners Authorization

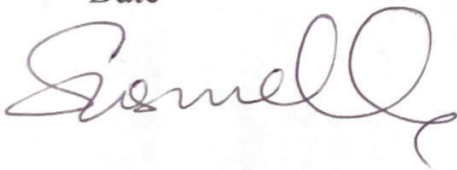
We, Susanne Morrill and Brent Morrill of 651 Woodbury Avenue Portsmouth New Hampshire, authorize Joel A. Connolly, LLS and The Dubay Group, Inc. to represent us in all matters related to the permitting of a proposed ADU and associated driveway to be constructed on our property located at 651 Woodbury Avenue. Said authorization includes but is not limited to prepare, signing, and submitting an application and plans to the City of Portsmouth ZBA, coordinating with staff, and presenting at the ZBA public meeting.

Susanne Morrill

Date

Brent Morrill

Date



3/17/20



3/17/20

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Karen E. Golden, Unmarried, of 651 Woodbury Avenue, Portsmouth, New Hampshire 03801, FOR CONSIDERATION PAID, grant to Brent Wesley Morrill and Susanne Morrill, husband and wife, as joint tenants with rights of survivorship, of 88 Kane Street, Portsmouth, Hampshire 03801, WITH WARRANTY COVENANTS, the following described premises:

Three certain parcels of land with the buildings thereon situate on the easterly side of Woodbury Avenue in Portsmouth, County of Rockingham and State of New Hampshire, more particularly bounded and described as follows:


Parcel 1: A certain lot of land with the buildings thereon situate on the easterly side of Woodbury Avenue in said Portsmouth described as follows, viz:

Beginning at a point in the easterly sideline of Woodbury Avenue at the westerly corner of the lot within conveyed at a point of one hundred ten (110) feet Southeasterly of the southerly corner of the lot of one Blake; thence running along said Woodbury Avenue in a Southeasterly direction sixty-two (62) feet to land of Edna M. Smith; thence turning and running in a Northeasterly direction one hundred twenty-five (125) feet to a stake at land of said Smith; thence turning and running in a Northwesterly direction of sixty-two (62) feet to land of said Smith; thence turning and running in a Southwesterly direction one hundred twenty-five (125) feet to the point of beginning.

Said premises are conveyed, however, under and subject to the following conditions and restrictions, viz: No dwelling house shall be erected on said land to cost less than \$3250; no dwelling or other building shall be erected nearer than twenty-five (25) feet to said Woodbury Avenue and the grantor and her heirs and assigns do hereby reserve the right as against the grantee or her heirs and assigns to enter on condition broken, if and in the event that they shall violate any of these conditions and it is hereby agreed that by said re-entering said grantor, her heirs or assigns shall terminate the estate of said grantees or their heirs or assigns in said granted premises.

Parcel 2: A certain lot of land situate in said Portsmouth, bounded and described as follows:

Warranty Deed
Page 1 of 3

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
3	THOUSAND	3	HUNDRED AND XX DOLLARS
MO.	DAY	YR.	AMOUNT
07	02	551898	\$ 3300.00
VOID IF ALTERED			

060140

2002 JUL 17 AM 8:41

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

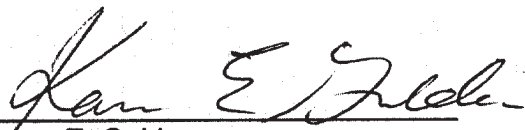
Beginning at a point on Woodbury Avenue at the Southwesterly corner of land heretofore conveyed to Norman F. and Ellen P. Clark; thence running Easterly on the Southerly sideline of said lot one hundred twenty-five (125) feet to a stake at other land of Edna M. Smith; thence turning and running Southerly to other land of Edna M. Smith eight (8) feet to a corner; thence turning and running Westerly by other land of Edna M. Smith one hundred twenty-five (125) feet to said Woodbury Avenue; thence running Northerly by said Woodbury Avenue eight (8) feet to the point of beginning.

Parcel 3: A certain lot or parcel of land situate Easterly of the Woodbury Avenue in said City of Portsmouth on the Southerly side of a new street called Edmund Avenue, more particularly bounded and described as follows:

Beginning at an iron pipe in the Northwesterly corner of the premises within conveyed at the Northeasterly corner of other land of Norman F. and Ellen P. Clark, said pipe being located One Hundred twenty-five (125) feet Easterly from the Easterly sideline of said Woodbury Avenue and in the Southerly sideline of said Edmund Avenue; thence running Southerly by said land of said Clark and land of Albert and Thelma Macfarlane one hundred twenty (120) feet to an iron pipe; thence turning and running Easterly by other land of the Edna M. Smith sixty (60) feet to an iron pipe set in the ground; thence turning and running Northerly by other land of Edna M. Smith One hundred twenty (120) feet to an iron pipe set in the ground at the southerly sideline of said Edmund Avenue sixty (60) feet to the point of beginning.

Being the same premises conveyed to Karen E. Golden by deed of Jean Doe Passon dated March 23, 1998 and recorded in the Rockingham County Registry of Deeds at Book 3279, Page 1397.

Executed this 15th day of July, 2002.


Karen E. Golden

State of New Hampshire
County of Rockingham

July 15, 2002

Then personally appeared the above-named Karen E. Golden, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same freely and intelligently, for the purposes contained herein, before me.



Notary Public

My Commission Expires:



651 WOODBURY AVE

Location 651 WOODBURY AVE

Mblu 0220/ 0012/ 0000/ /

Acct# 29424

Owner MORRILL BRENT WESLEY

PBN

Assessment \$582,500

Appraisal \$582,500

PID 29424

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$301,300	\$281,200	\$582,500

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$301,300	\$281,200	\$582,500

Owner of Record

Owner MORRILL BRENT WESLEY
Co-Owner MORRILL SUSANNE
Address 651 WOODBURY AVE
PORTSMOUTH, NH 03801

Sale Price \$220,000
Certificate
Book & Page 3801/1685
Sale Date 07/15/2002
Instrument 0

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MORRILL BRENT WESLEY	\$220,000		3801/1685	0	07/15/2002

Building Information

Building 1 : Section 1

Year Built: 1941
Living Area: 1,248
Replacement Cost: \$395,339
Building Percent Good: 76

Replacement Cost

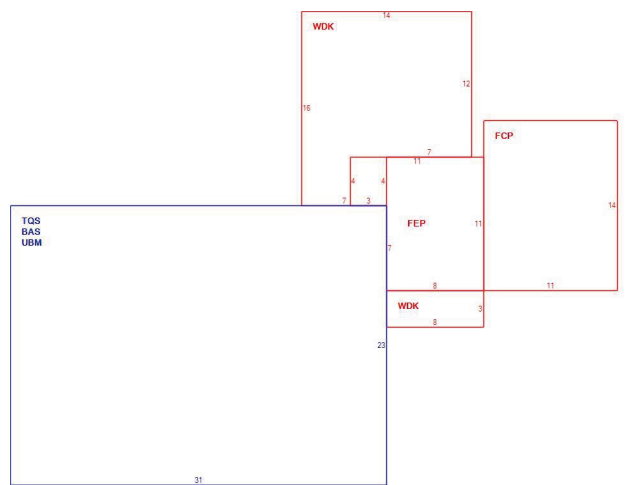
Less Depreciation: \$300,500

Building Photo



(https://images.vgsi.com/photos2/PortsmouthNHPhotos/\0043\29424_294;

Building Layout



(ParcelSketch.ashx?pid=29424&bid=29424)

Building Attributes	
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	C+
Stories:	1.75
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Brick/Masonry
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	5
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	
WB Fireplaces	1
Extra Openings	0
Metal Fireplaces	0
Extra Openings 2	0
Bsmt Garage	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	713	713
TQS	Three Quarter Story	713	535
FCP	Carport	154	0
FEP	Porch, Enclosed	100	0
UBM	Basement, Unfinished	713	0
WDK	Deck, Wood	220	0
		2,613	1,248

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description SINGLE FAM MDL-01
Zone SRB
Neighborhood 129
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.37
Frontage
Depth
Assessed Value \$281,200
Appraised Value \$281,200

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			96.00 S.F.	\$800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$197,800	\$165,000	\$362,800
2022	\$197,800	\$165,000	\$362,800
2021	\$197,800	\$165,000	\$362,800

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$197,800	\$165,000	\$362,800
2022	\$197,800	\$165,000	\$362,800
2021	\$197,800	\$165,000	\$362,800



Property Information
Property ID 0220-0012-0000
Location 651 WOODBURY AVE
Owner MORRILL BRENT WESLEY

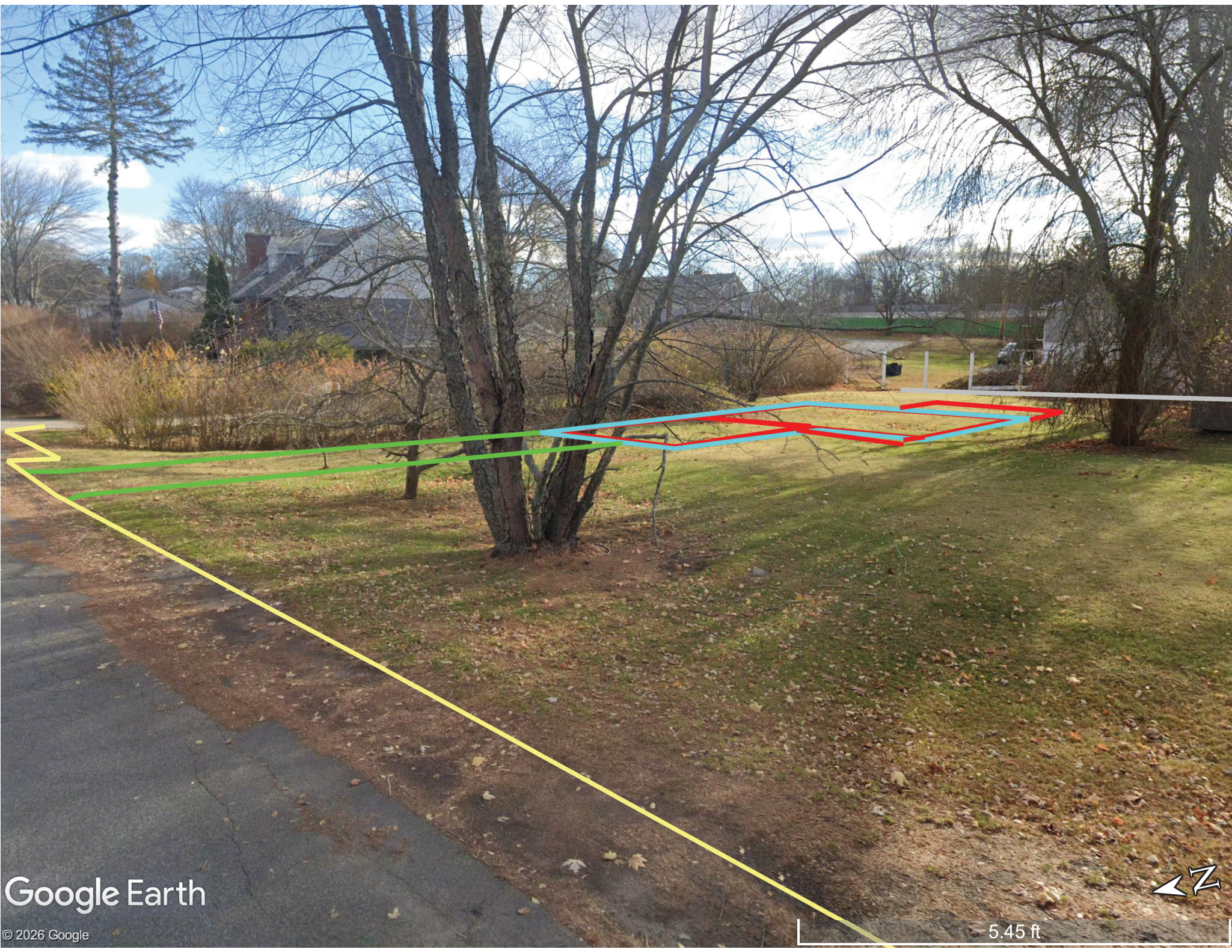


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/26/2024

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Google Earth

© 2026 Google



5.45 ft



Google Earth

© 2026 Google

6.41 ft





Google Earth

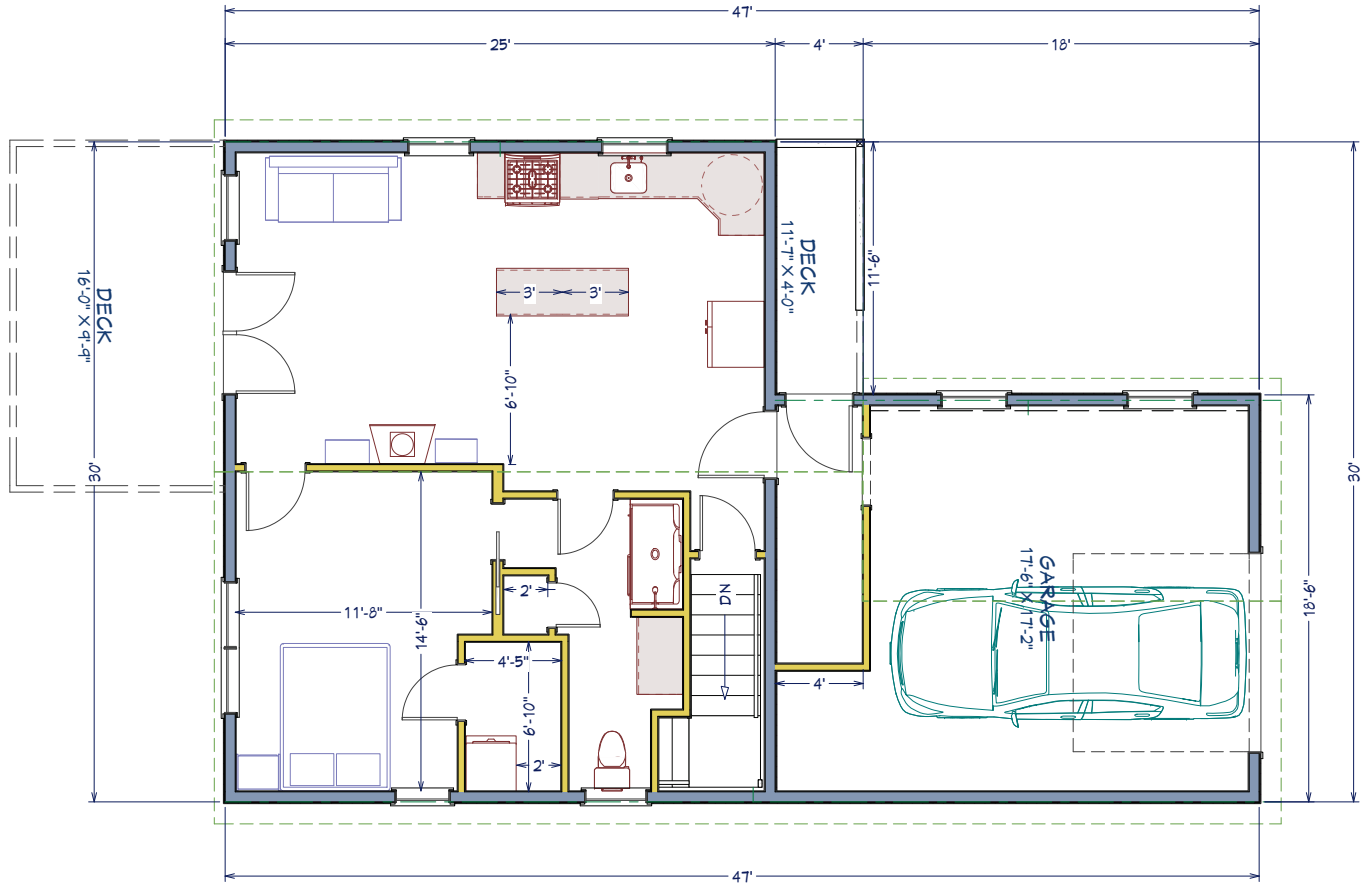
© 2026 Google



6.13 ft

1st Floor

LIVING AREA
701 SQ FT



CONCEPT

DRAWINGS PROVIDED BY:

PROJECT DESCRIPTION:
Olivera ADU

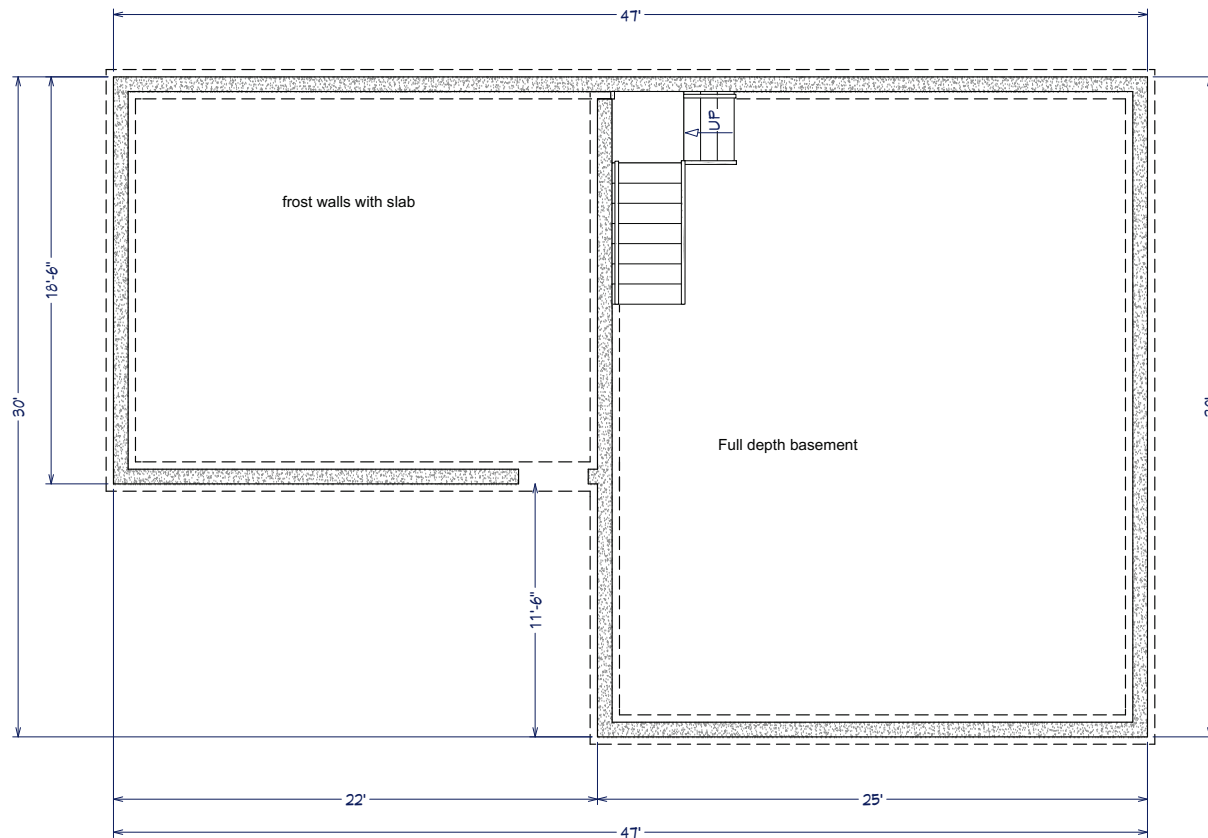
SHEET TITLE:
Floor plan

NO.	DESCRIPTION	BY	DATE

DATE:
7/16/25

SCALE:
1/4" = 1'

SHEET:
A-1



CONCEPT

Foundation

NO. DESCRIPTION BY DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Foundation plan

PROJECT DESCRIPTION:
Olivera ADU

DRAWINGS PROVIDED BY

DATE:
7/16/25

SCALE:
1/4" = 1'

SHEET:

A-2



Elevation 1



Elevation 2

CONCEPT

--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
side elevation

PROJECT DESCRIPTION:
Olivera ADU

DRAWINGS PROVIDED BY:

DATE:
7/16/25

SCALE:
1/4" = 1'

SHEET:

A-3



roof truss system
5/8" zip sheathing
Asphalt shingles

2x6 wall framing
Zip R 9 sheathing
blown in fiberglass R22
LP smart siding

2x10 floor joist 16" O.C.
3/4" subfloor
7/8" basement
4" concrete slab
3" foam under slab

Cross Section 1

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Cross section

PROJECT DESCRIPTION:
Olivera ADU

DRAWINGS PROVIDED BY:

DATE:
7/16/25

SCALE:
3/8" = 1'

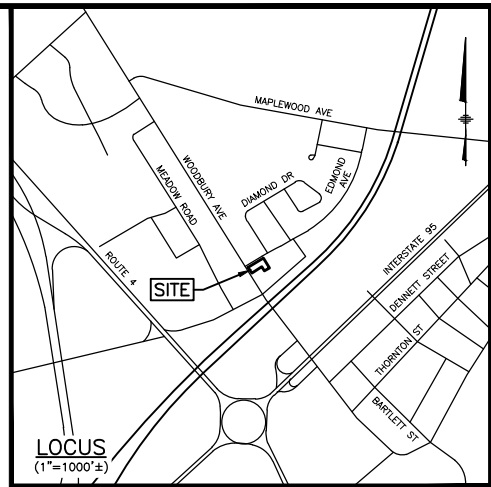
SHEET:
A-4

CONCEPT



CONCEPT

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The Dubay Group, Inc.
 136 Harvey Road, Bldg 101B
 Londonderry, NH 03053
 603-458-6462

Engineers
 Planners
 Surveyors
 TheDubayGroup.com

NOTES:

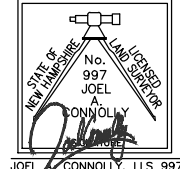
1. THE INTENT OF THIS PLAN IS TO DEPICT A PROPOSED DETACHED ADU AND ASSOCIATED IMPROVEMENTS.
2. SHOW THE EXISTING SITE CONDITIONS SHOWN ARE BASED ON AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE IN MAY 2025.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE IN MAY 2025.
4. THE HORIZONTAL DATUM IS BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON MAY 29, 2025.
5. THE VERTICAL DATUM IS BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON MAY 29, 2025.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY THE CITY OF PORTSMOUTH, DIG SAFE MARKINGS, AND ABOVE GROUND FEATURES LOCATED BY THIS OFFICE. SAID UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR INCLUSIVE OF ALL EXISTING UTILITIES.
7. MAP 22 LOT 12 IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP 33015C0259F, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
8. MAP 220 LOT 12 IS ZONED SINGLE RESIDENCE B (SRB) PER THE CITY OF PORTSMOUTH ZONING MAP;
 MIN LOT SIZE: 15,000 SF
 MIN LOT FRONTAGE: 100 FT
 MIN FRONT YARD: 30 FT
 MIN SIDE YARD: 10 FT
 MIN REAR YARD: 30 FT
 MIN ADU SETBACK = BUILDING HEIGHT (AVERAGE OF PEAK/EAVE)
 REFER TO THE CITY OF PORTSMOUTH ZONING ORDINANCE FOR ADDITIONAL INFORMATION AND RESTRICTIONS.
9. WOODBURY AVENUE WAS HELD TO BE 60' WIDE PER EXISTING WALLS AND MONUMENTATION.
10. THE EXISTING PARKING AREA BEING UTILIZED OFF EDMOND AVE IS TO BE RELOCATED TO THE ADU DRIVEWAY.

REFERENCE PLANS:

1. STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT, PLANS OF PROPOSED FEDERAL AID PROJECT NO SN-FAP 152-D (1), WHITE MOUNTAIN HIGHWAY (N.H. PROJECT NO. P-617).
2. STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PROPOSED FEDERAL AID PROJECT 1-95-1(18)-14, N.H. PROJECT P-3675-D, INTERSTATE ROUTE 95.
3. ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN 01640.
4. R.C.R.D. PLAN 01885.
5. R.C.R.D. PLAN 03098.
6. R.C.R.D. PLAN B-6730.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND WITH AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.



4/23/2026
 DATE

DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: JULY 17, 2025
 SCALE: 1"=20'
 FILE: 777ws

PROJECT:
MAP 220 LOT 12
 651 WOODBURY AVENUE
 PORTSMOUTH, NEW HAMPSHIRE

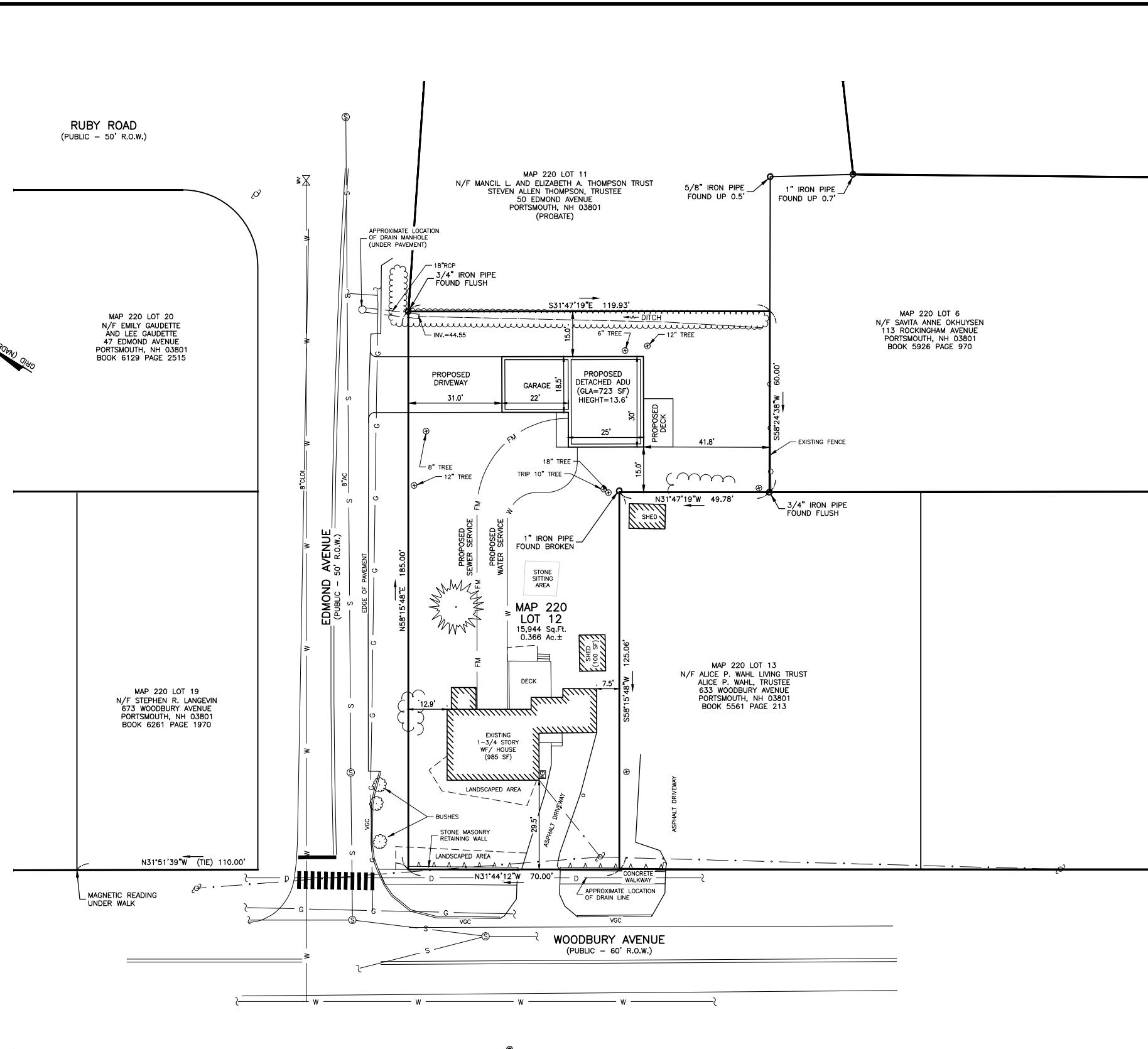
PREPARED FOR
4B CONSTRUCTION
 395 MILE SLIP ROAD
 MILFORD, NH 03055

OWNER
 BRENT WESLEY MORRILL
 AND SUSANNE MORRILL
 651 WOODBURY AVENUE
 PORTSMOUTH, NH 03801
 BOOK 3801 PAGE 1695

SHEET TITLE:

PROPOSED PLOT PLAN

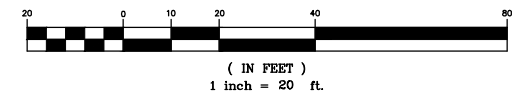
PROJECT #777 SHEET 1 of 1



LEGEND

- DRILL HOLE
- IRON PIPE OR IRON ROD
- BOUND
- PROPERTY LINE
- ABUTTER LINE
- - - BUILDING SETBACK
- CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ GAS METER
- ⊙ ELECTRIC METER
- HYDRANT
- WATER SHUT OFF
- WATER VALVE
- GAS VALVE
- WATER LINE
- GAS LINE
- S SEWER LINE
- SIGN
- GUY WIRE
- OVERHEAD WIRES
- UTILITY POLE
- POST
- TREE
- TREELINE
- EOP EDGE OF PAVEMENT
- VGC VERTICAL GRANITE CURB
- DSYL DOUBLE SOLID YELLOW LINE
- SSWL SINGLE SOLID WHITE LINE

GRAPHIC SCALE



MAP 236 LOT 4
 N/F GORDAN FAMILY 2019 REVOCABLE TRUST
 ALAN R. GORDON AND PAMELA S. GORDON, TRUSTEES
 620 WOODBURY AVENUE
 PORTSMOUTH, NH 03801
 BOOK 6035 PAGE 2384

MAP 236 LOT 3
 N/F VERA L. RITCEY REVOCABLE TRUST OF 2020
 VERA L. RITCEY AND CATHY LYNN MUSSIG, TRUSTEES
 606 WOODBURY AVENUE
 PORTSMOUTH, NH 03801
 BOOK 6205 PAGE 1030

MAP 236 LOT 2
 N/F THE RICHARDSON FAMILY TRUST OF 2016
 GARY B. RICHARDSON AND
 KATRINA C. RICHARDSON, TRUSTEES
 C/O JUSTIN C. RICHARDSON
 586 WOODBURY AVENUE
 PORTSMOUTH, NH 03801
 BOOK 5731 PAGE 1784

MAP 236 LOT 1
 N/F JEFFREY K. RENSHAW
 580 WOODBURY AVENUE
 PORTSMOUTH, NH 03801
 BOOK 3677 PAGE 1834

MAP 220 LOT 20
 N/F EMILY GAUDETTE
 AND LEE GAUDETTE
 47 EDMOND AVENUE
 PORTSMOUTH, NH 03801
 BOOK 6129 PAGE 2515

MAP 220 LOT 19
 N/F STEPHEN R. LANGEVIN
 673 WOODBURY AVENUE
 PORTSMOUTH, NH 03801
 BOOK 6261 PAGE 1970

MAP 220 LOT 11
 N/F MANCEL L. AND ELIZABETH A. THOMPSON TRUST
 STEVEN ALLEN THOMPSON, TRUSTEE
 50 EDMOND AVENUE
 PORTSMOUTH, NH 03801
 (PROBATE)

MAP 220 LOT 6
 N/F SAVITA ANNE OKHUYSEN
 113 ROCKINGHAM AVENUE
 PORTSMOUTH, NH 03801
 BOOK 5926 PAGE 970

MAP 220
 LOT 12
 15,944 Sq.Ft.
 0.366 Ac.±

MAP 220 LOT 13
 N/F ALICE P. WAHL LIVING TRUST
 ALICE P. WAHL, TRUSTEE
 633 WOODBURY AVENUE
 PORTSMOUTH, NH 03801
 BOOK 5561 PAGE 213