

Dear Members of the City Planning Board,

I am writing to formally request approval for a 12-foot by 14-foot addition to my existing single-family home located at 893 Woodbury Road. The proposed addition is intended to improve the functionality of our home while remaining consistent with the character of the surrounding neighborhood.

Due to the size, shape, and existing placement of the home on the lot, the proposed addition requires both a setback variance and a lot coverage variance. These variances are necessary to allow the addition to be constructed in a way that is practical and architecturally cohesive with the existing structure, while avoiding more significant disruption to the property or neighborhood.

The addition has been designed to minimize its visual impact and will be compatible with neighboring homes in scale, massing, and materials. It will not negatively affect light, air, drainage, or privacy for adjacent properties. The requested variances represent the minimum relief necessary to allow for reasonable use of the property.

The addition will serve as a first floor primary suite and primary bath to allow for aging in place. Access and location enhances the set up for us to reasonably use the home for now and in the future.

Granting these variances will enable us to make modest improvements that enhance the livability of our home, allowing us to age in place, without altering the residential character of the area. We believe the proposal meets the intent of the zoning ordinance and supports the overall goals of thoughtful neighborhood development.

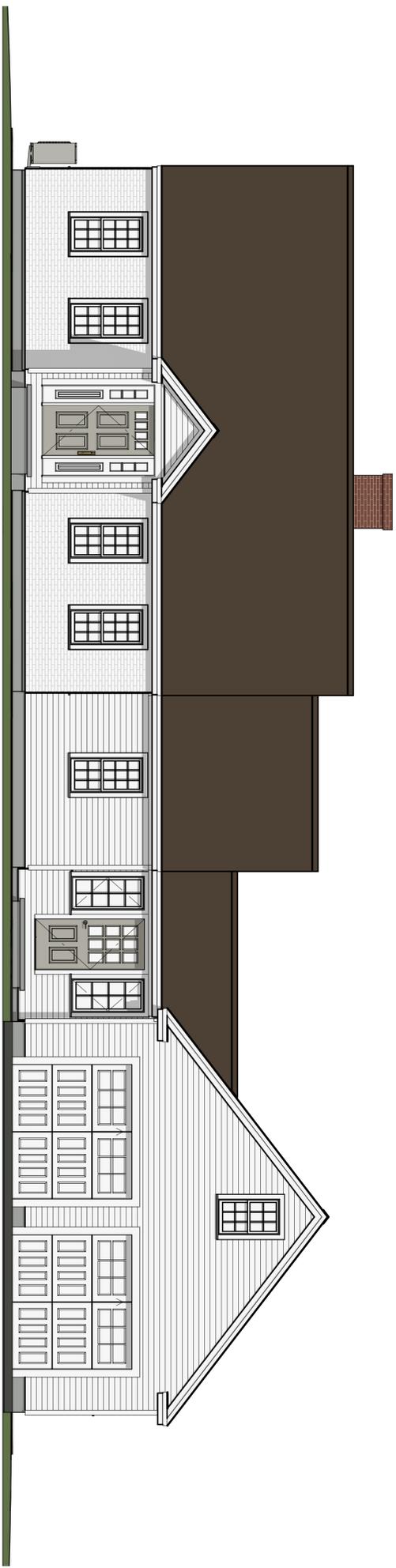
Thank you for your time and consideration of this request. I appreciate the Board's review and would be happy to provide any additional information or answer any questions as needed.

Sincerely,

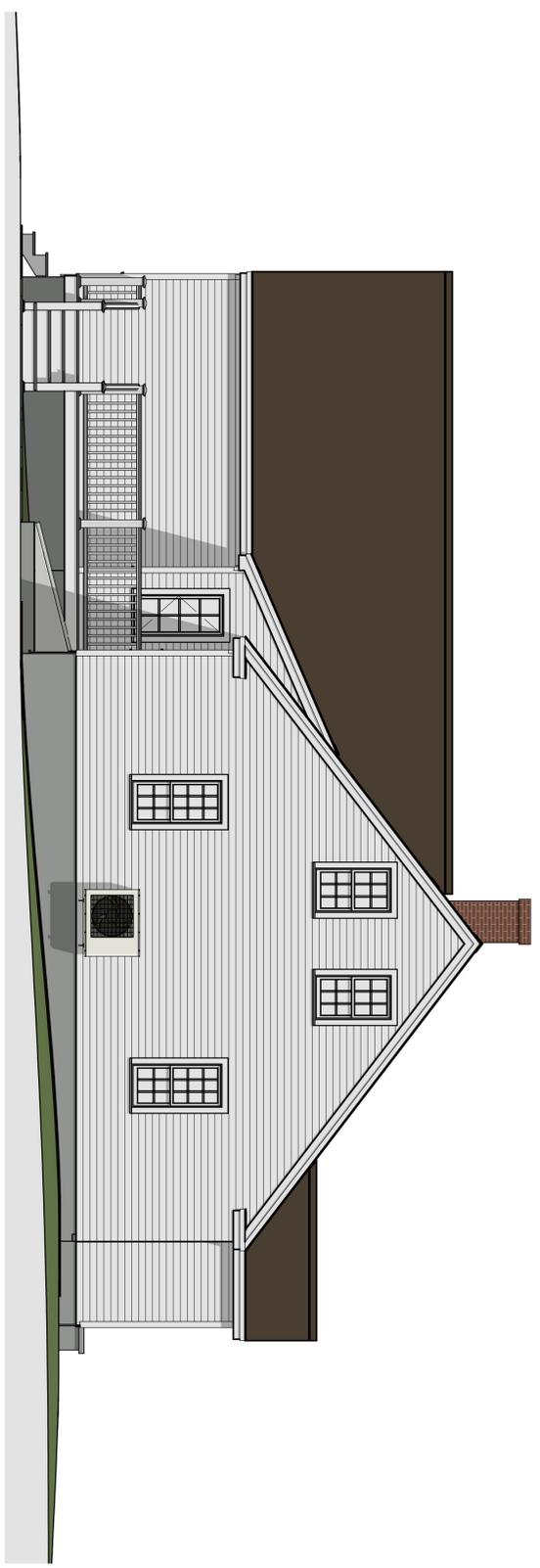
Diane Lamprey and Greg Sheive

STATUS: AS BUILT - EXISTING CONDITIONS PLAN

LAYOUT PAGE TABLE		DESCRIPTION/COMMENTS
A.1	ELEVATIONS	
A.2	ELEVATIONS	
A.3	FIRST FLOOR PLAN	
A.4	SECOND FLOOR PLAN	
A.5	BASEMENT	



E3 EXTERIOR ELEVATION FRONT
1/4 IN = 1 FT



E4 EXTERIOR ELEVATION LEFT
1/4 IN = 1 FT



893 Woodbury Avenue
Portsmouth, NH

NOTE:
THE CONTENT OF THIS PLAN SHEET IS PROVIDED BY B. E. BATSON DESIGN LLC FOR THE PURPOSE OF CONVEYING THE DESIGNER'S INTENT TO THE ENGINEER OF RECORD, ON THIS PLAN SHEET THE CONTRACTOR AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR ASSURING THE STRUCTURAL INTEGRITY OF THE BUILDING.

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A. ANY PERMITS REQUIRED FOR THE PROJECT
B. ANY STATE AND LOCAL REGULATIONS
C. ANY STATE AND LOCAL BUILDING CODES
D. ANY OTHER APPLICABLE REGULATIONS
THE ASSUMPTION OF A QUALIFIED BUILDING PROFESSIONAL.

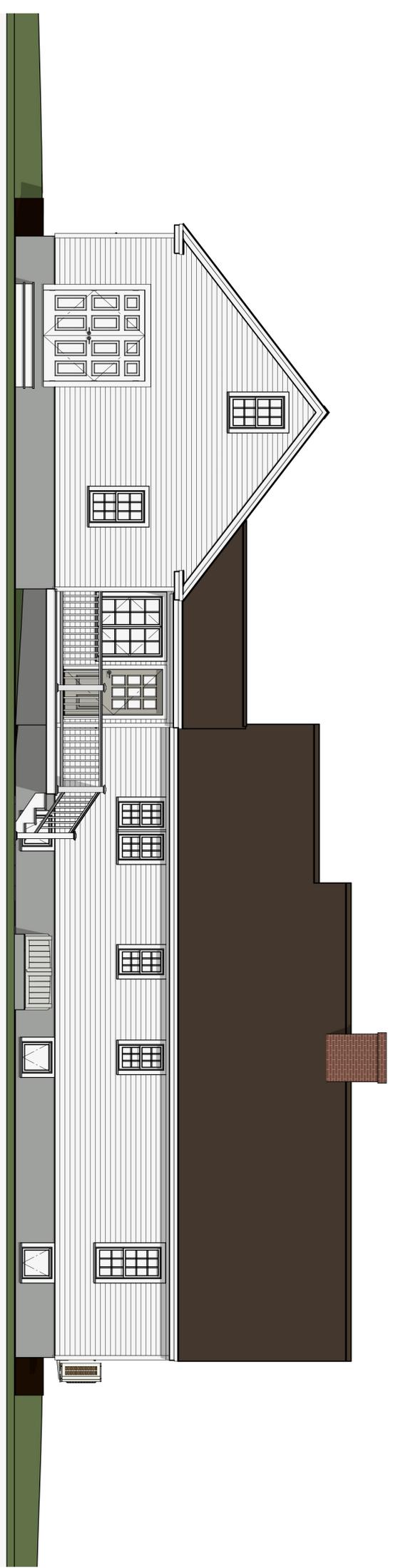
REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

PROJECT:
Diane Lamprey / Gregory Sheive
893 Woodbury Avenue
Portsmouth, NH 03801

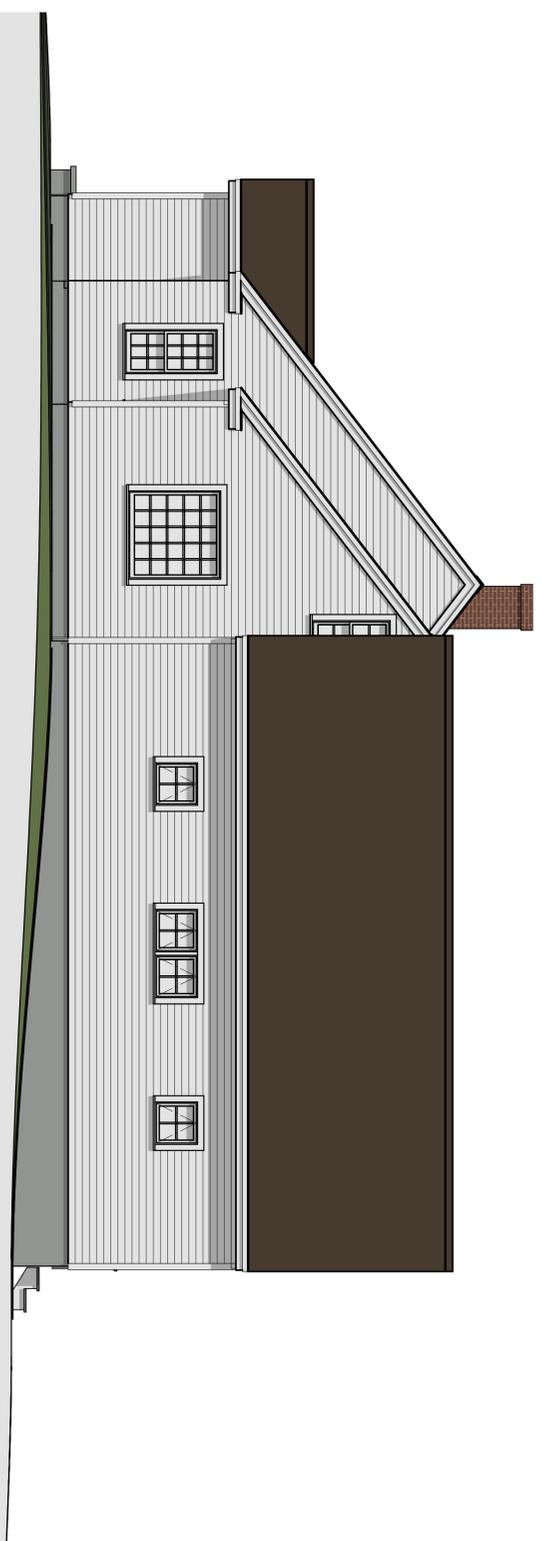
Elevations

© DESIGN COPYRIGHT PROTECTED BY:
BE Batson Design LLC
155 Pine Hill Road
Cape Neddick Maine 03902
Email: bbatsondesign@gmail.com
Cell: 207-337-1171

DATE: 11/15/2025
SCALE: 1/4"=1'
SHEET: A-1



E5 EXTERIOR ELEVATION BACK
1/4 IN = 1 FT



E6 EXTERIOR ELEVATION RIGHT
1/4 IN = 1 FT



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A. PERMITS AND ALL STATE REQUIREMENTS
B. ALL OTHER ALL STATE REQUIREMENTS
C. ALL OTHER ALL STATE REQUIREMENTS
D. VERIFY ALL STATE REQUIREMENTS
E. VERIFY ALL STATE REQUIREMENTS
THE ASSUMPTION OF A QUALIFIED BUILDING PROFESSIONAL.

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

PROJECT:
Diane Lamprey / Gregory Sheive
893 Woodbury Avenue
Portsmouth, NH 03801

Elevations

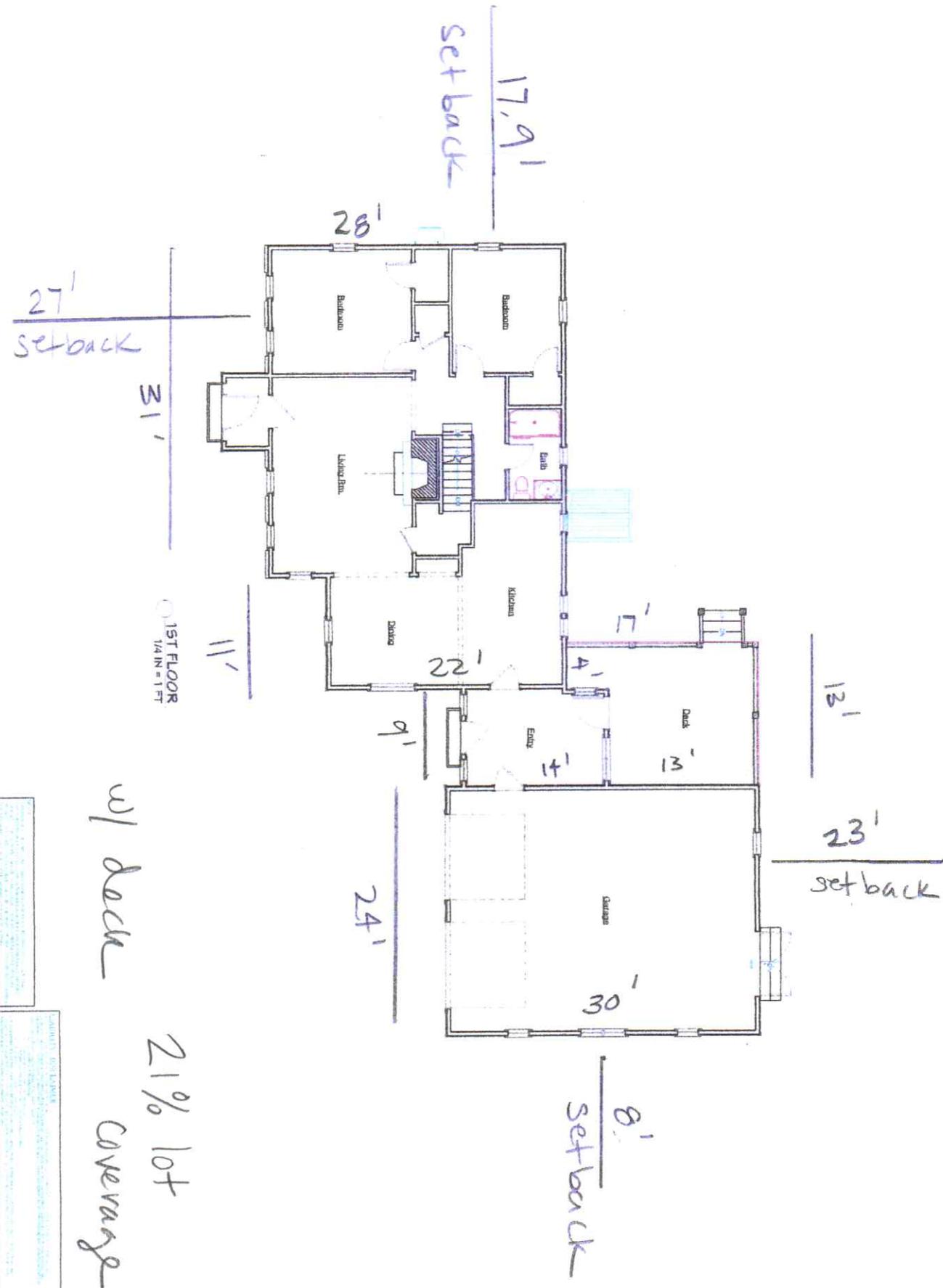
© DESIGN COPYRIGHT PROTECTED BY:
BE Batson Design LLC
155 Pine Hill Road
Cape Neddick Maine 03902
Email: bbatsondesign@gmail.com
Cell: 207-337-1171

DATE:
11/15/2025

SCALE:
1/4" = 1'

SHEET:
A-2

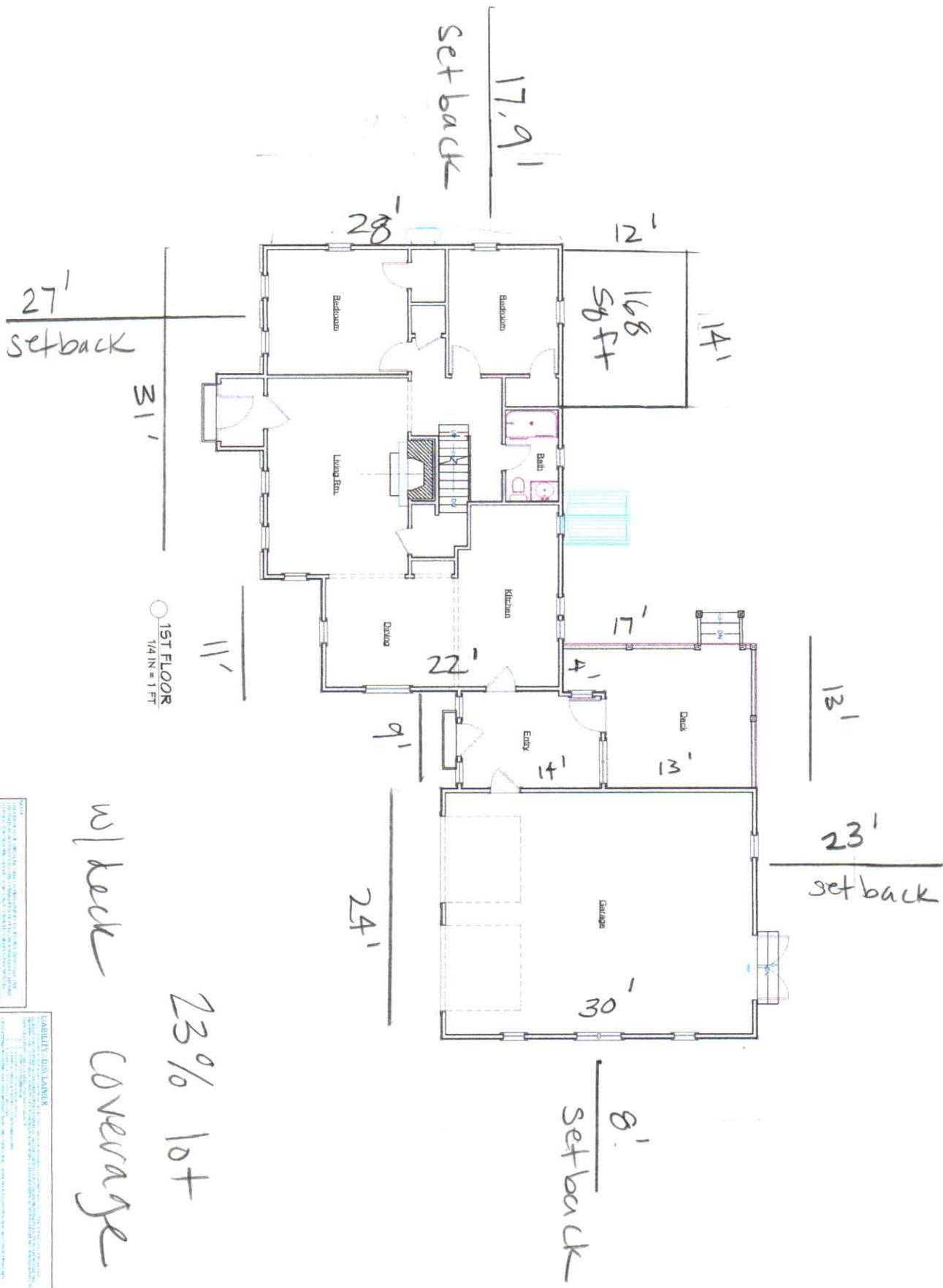
AS IS Plans



21% lot coverage w/ deck
 19.5% lot coverage w/out deck

SHEET A-3	SCALE 1/4"=1'	DATE: 11/26/2025	DESIGN: CONRAD R. FORTIN RE: BATION DESIGN LLC 196 Pine Hill Road Cape Neddick, Maine 03902 Email: chris@re-bation.com Cell: 207-857-1771	PROJECT: Diane Lamprey / Gregory Sheive 693 Woodbury Avenue Portsmouth, NH 03801	REVISION TABLE NO. DATE REVISION DESCRIPTION	

Proposed Addition



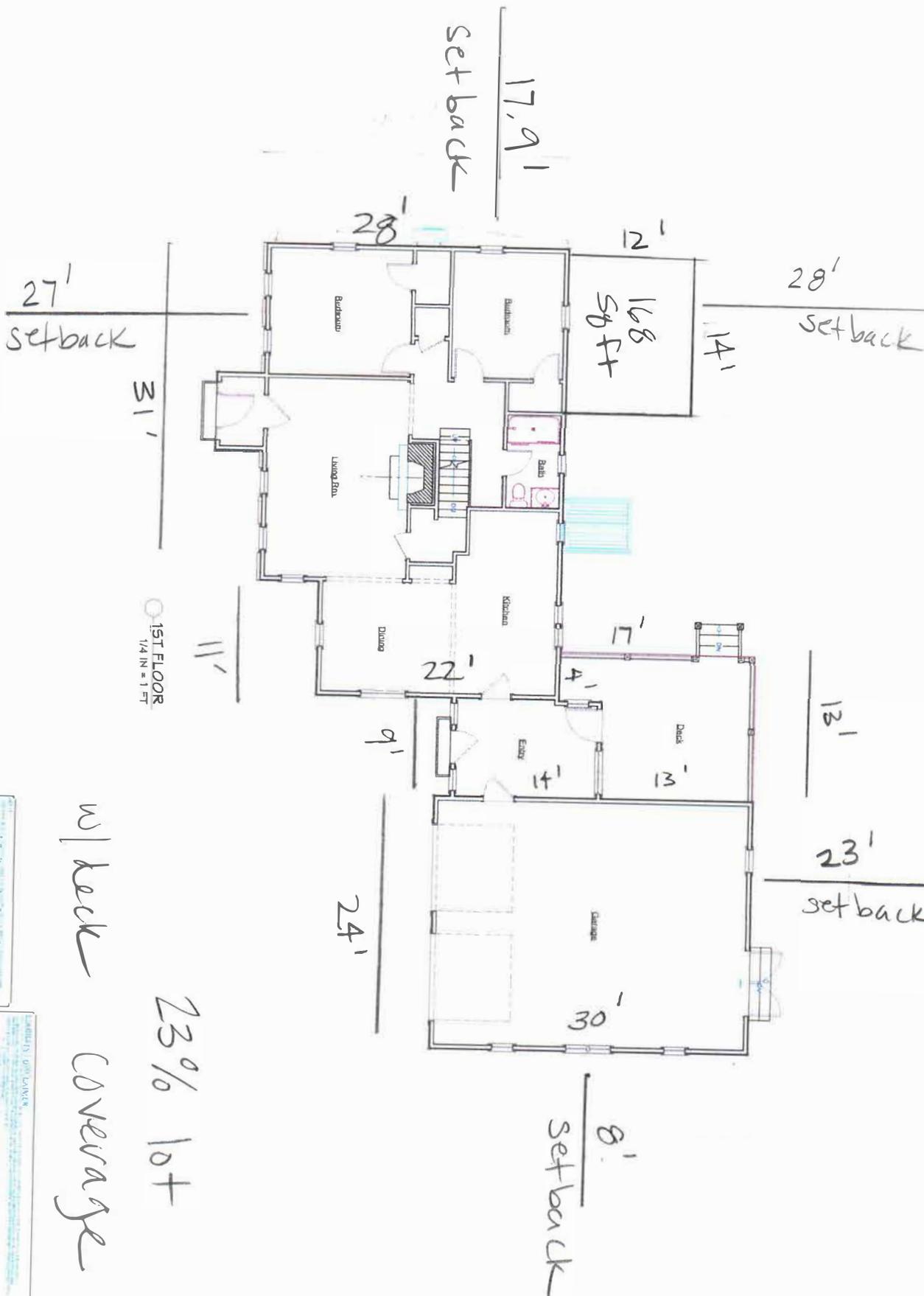
w/ deck coverage

23% lot

21% lot coverage w/out deck

LIABILITY DISCLAIMER
 I, the undersigned, being a duly licensed Professional Engineer in the State of New Hampshire, do hereby certify that I am the author of the design and content of this drawing, and that I am a duly Licensed Professional Engineer in the State of New Hampshire, No. 10000, and that I am not providing my services under the supervision of another Professional Engineer. I am not providing my services under the supervision of another Professional Engineer. I am not providing my services under the supervision of another Professional Engineer.

Proposed Addition



w/ back coverage

23% lot

21% lot coverage w/out deck



893 WOODBURY AVE

Location 893 WOODBURY AVE

Mblu 0219/ 0036/ 0000/ /

Acct# 29332

Owner SHEIVE GREGORY

PBN

Assessment \$700,500

Appraisal \$700,500

PID 29332

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$426,700	\$273,800	\$700,500

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$426,700	\$273,800	\$700,500

Owner of Record

Owner SHEIVE GREGORY
Co-Owner LAMPREY DIANE
Address 893 WOODBURY AVE
PORTSMOUTH, NH 03801

Sale Price \$765,000
Certificate
Book & Page 6546/1993
Sale Date 05/08/2024
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SHEIVE GREGORY	\$765,000		6546/1993	00	05/08/2024
CLARK BRUCE A REV TRUST	\$0		6495/2513	38	07/20/2023
CLARK BRUCE A	\$0		0/0		

Building Information

Building 1 : Section 1

Year Built: 1951
Living Area: 1,499

Replacement Cost: \$472,716

Building Percent Good: 90

Replacement Cost

Less Depreciation: \$425,400

Building Attributes

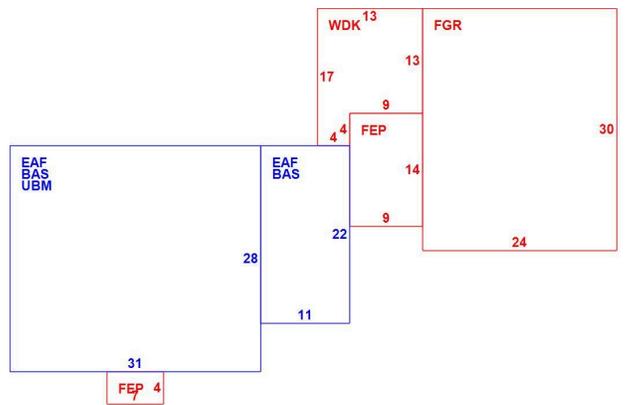
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	C+
Stories:	1
Occupancy	1
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	Brick/Masonry
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Heat Pump
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	0
Total Rooms:	8
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 Photo



(https://images.vgsi.com/photos2/PortsmouthNHPhotos/\0045\29332_29332)

Building Layout



(ParcelSketch.ashx?pid=29332&bid=29332)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,110	1,110	
EAF	Attic Expansion	1,110	389	
FEP	Porch, Enclosed	154	0	
FGR	Garage, Attached	720	0	
UBM	Basement, Unfinished	868	0	
WDK	Deck, Wood	185	0	
		4,147	1,499	

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) 0.23
Frontage
Depth
Assessed Value \$273,800
Appraised Value \$273,800

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD3	METAL			80.00 S.F.	\$400	1
PAT1	PATIO-AVG			96.00 S.F.	\$400	1
PAT1	PATIO-AVG			113.00 S.F.	\$500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$426,700	\$273,800	\$700,500
2024	\$390,900	\$273,800	\$664,700
2023	\$257,200	\$182,600	\$439,800

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$426,700	\$273,800	\$700,500
2024	\$390,900	\$273,800	\$664,700
2023	\$257,200	\$182,600	\$439,800



I understand that in order to authorize a variance the Board has to find that the variance meets all the below criteria.

1. 10.233.21 The variance will not be contrary to the public interest.

Granting this variance will not be contrary to the public interest. The improvements to the existing property, which was originally built in 1951, do not create a threat to public health, safety, and welfare.

2. 10.233.22 The spirit of the Ordinance will be observed.

The spirit of the Ordinance will be Observed. The project will maintain the essential character of the neighborhood since the expansion is modest in nature and consistent with existing architectural details. The project does not pose any hazard to the public or adjacent property.

3. 10.233.23 Substantial justice will be done.

The proposed project provides future reasonable use of the property for years to come. There will be no detriment to property values in the vicinity or change in the essential characteristics of the area.

4. 10.233.24 The values of surrounding properties will not be diminished, and ***

The proposed addition will have no negative impact on the essential character of the home and therefore the neighborhood and there is no evidence that the proposed project will diminish the value of surrounding properties. The addition will be in the back of the property so not visible from the street, the visual look of the property by the public is maintained.

5. 10.233.25 ***Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

The home design is currently not suitable for aging in place and first floor living. Not granting this variance would prevent us from being allowed to use our property for reasonable use and increase its functionality to meet our needs currently and in the future.

