



CELEBRATING 40 YEARS OF SERVICE TO OUR CLIENTS

LIZABETH M. MACDONALD
CHRISTOPHER L. BOLDT
DOUGLAS M. MANSFIELD
KATHERINE B. MILLER
CHRISTOPHER T. HILSON
HEIDI J. BARRETT-KITCHEN
ERIC A. MAHER
CHRISTOPHER D. HAWKINS
JOHN K. BOSEN
ELAINA H. SMITH
WILLIAM K. WARREN
COURTNEY P. VAUGHAN
KATIE A. MOSHER

OF COUNSEL
MOLLY C. FERRARA
SCOTT S. ANDERS

RETIRED
MICHAEL J. DONAHUE
CHARLES F. TUCKER
ROBERT D. CIANDELLA
JOHN J. RATIGAN
DENISE A. POULOS
SHARON CUDDY SOMERS
ROBERT M. DEROSIER
NICHOLAS R. AESCHLIMAN

September 30, 2026

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

RE: **Ann Wiley (Applicant)**
64 Woodworth Avenue, Tax Map 243, Lot 42

Dear Chair Margeson and Board Members,

Please accept the Applicant's attached BOA submission for the property at 64 Woodworth Avenue. Included for your review and consideration are the following:

- Exhibit 1: Narrative
- Exhibit 2: Letter of Authorization
- Exhibit 3: Building Permit Plan
- Exhibit 4: Front Elevation and Floor Plan
- Exhibit 5: Exterior Photographs
- Exhibit 6: Abutter Letters of Support

The Applicant was granted a postponement last month and respectfully requests that you include this Submission on the agenda for the Board's October 20, 2026, meeting. Thank you, and please contact our office with any questions.

Yours truly,

Courtney P. Vaughan, Esq.
cvaughan@dtclawyers.com

DONAHUE, TUCKER & CIANDELLA, PLLC
16 Acadia Lane, P.O. Box 630, Exeter, NH 03833
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
83 Clinton Street, Concord, NH 03301

Exhibit 1

APPLICATION OF ANN WILEY
64 Woodworth Ave, Portsmouth

Map 243, Lot 42

APPLICANT'S NARRATIVE

PROJECT SUMMARY

Subject property: 64 Woodworth Avenue, Portsmouth, NH

Applicant: Ann Wiley, Owner of 64 Woodworth Avenue

Location: 64 Woodworth Avenue (SRB — Single Residence B District)

Relief Requested: Variance from Section 10.521 — Table of Dimensional Standards to permit a left-side setback of 8.8 feet where 10 feet is required in order to construct a one-bedroom addition (not an accessory dwelling unit); a variance from Section 10.521 to permit a front setback with respect to the proposed porch of 2.9 feet where 30 feet is required; and a variance from that same Section 10.521 [again] to permit a proposed building coverage of 26%, where 20% is required.

Proposal: The Applicant proposes a modest one-bedroom addition to the existing single-family home, increasing gross floor area from 982 square feet to 1,248 square feet (approximately a 20% increase). The addition will allow the homeowner to provide in-home care for her elderly father, who requires the additional living space. The Applicant also proposes to enlarge the existing front porch and stairs from 50 square feet to 103 square feet (proposed porch dimensions 8 x 12 feet). The enlarged front porch also allows for some seating and provides additional space for deliveries. The Application includes a site plan, scaled drawings, and four written letters of acknowledgment and support from immediate abutters.

VARIANCE CRITERIA

A. The Variance will not be contrary to public interest

The “public interest” and “spirit and intent” requirements are considered together pursuant to Malachy Glen Associates v. Chichester, 152 N.H. 102 (2007). The test is whether granting the variance would substantially alter the neighborhood's characteristics or threaten the health, safety, and welfare of the public. Granting the requested variance to permit the one-bedroom addition that results in a left side setback of 8.8 feet, a front setback of 2.9 feet where the porch will be located, and an increase in building coverage from 20% to 26% will not substantially alter the

characteristics of the neighborhood nor threaten public health, safety, or welfare. The proposal preserves the property's existing single-family residential use and scale, does not increase building height or intensity, and will not introduce new traffic, commercial activity, or other impacts that would undermine neighborhood character or municipal services. According to the NH Office of Planning and Development, the City adopted zoning in 1951. The house was constructed in 1932, nearly two decades before Portsmouth adopted zoning and like most homes in this established neighborhood, it has long been legally non-conforming. The proposed addition does not create any new dimensional impacts beyond those historically present and therefore does not injure the ordinance. The addition is modest in footprint and massing and will be constructed in a manner consistent with residential building standards, ensuring continued compliance with safety and health codes. This modest, proposed porch expansion likewise will not substantially alter neighborhood character or threaten public health, safety, or welfare.

B. The spirit of the ordinance is observed

Section 10.521's dimensional standards are intended to preserve light, air, privacy, and the residential character of neighborhoods by maintaining reasonable separation between structures. The proposed addition respects those objectives because it produces only a small, incremental change to the property's spatial relationships and does not materially reduce light, air, or privacy for neighboring lots; indeed, because the parcel is a corner lot, siting the addition on the opposite side further preserves the light, air, and privacy of the neighboring properties. Increasing the home from 982 square feet to 1,248 square feet (approximately a 20% increase) keeps the structure within the modest scale typical of the SRB district. The addition will match the existing home's scale and architectural character, will not increase the building height, and will not change the property's single-family use. The proposed enlargement of the front porch likewise respects these objectives, even though it reduces the front setback, and provides a reasonable residential amenity by allowing room for seating and space to receive deliveries. These factors demonstrate that the variance will not undermine the ordinance's purpose and that the spirit of the ordinance is preserved.

C. Substantial justice will be done

Substantial justice requires balancing the applicant's private loss if relief is denied against any public gain from strict enforcement. Denial would impose a significant personal and practical burden on the homeowner by preventing the creation of a safe, accessible living arrangement for her father and likely forcing either a more disruptive, costly alternative on the lot or relocation to institutional care. The public gains no meaningful benefit from denying this modest, well-designed addition because the project does not measurably harm public health, safety, or welfare, nor does it undermine the ordinance's objectives in any substantive way. The applicant has proactively engaged all immediate neighbors and obtained four written letters of acknowledgment and support, which are attached to this application; those abutter statements confirm that adjacent property owners do not perceive adverse impacts to privacy, light, or neighborhood character and therefore

reinforce that denying the variance would produce a private hardship without corresponding public advantage. On balance, granting the variance advances substantial justice by avoiding an inequitable private loss while producing no detriment to the public.

D. Surrounding property values will not be diminished

There is no credible basis to conclude that the proposed addition will diminish surrounding property values. The improvement is modest and sympathetic to the existing neighborhood fabric, enhancing the property's livability without altering its residential character. The SRB neighborhood features a pattern of modest renovations and additions; this project aligns with that pattern and will be executed with attention to design and materials that complement the block. The four abutter support letters further indicate that neighbors do not expect negative effects on the enjoyment or marketability of their properties. Given the limited scale of the addition, its compatibility with surrounding homes, and neighbor support, the evidence supports a finding that the requested relief will not reduce surrounding property values.

E. Literal enforcement of the ordinance results in unnecessary hardship

Literal enforcement of the 10-foot side setback, the front setback requirement, and the 20% building coverage requirement of Section 10.521 would result in unnecessary hardship under RSA 674:33, I(b), because special conditions of the property distinguish it from others in the district and make strict compliance inequitable. The parcel at 64 Woodworth Avenue is a modest SRB lot with an existing house footprint and site constraints that limit where an addition can be located without creating disproportionate impacts elsewhere on the lot; these physical circumstances are inherent to the lot and are not the product of the applicant's actions. Among these special conditions, 64 Woodworth Avenue is a corner lot, and this corner-lot condition—together with the need to preserve the family's privacy—requires that the addition be located on the opposite (left) side of the house, consistent with the left-side setback relief requested, because no comparable alternative location exists on the lot that would avoid the heightened exposure inherent to a corner parcel while still accommodating the intended use. The lot's modest area and the settled location of the existing house are unique conditions that leave no practical alternative location for these improvements. Measured facts in the record, most notably the existing building placement and the modest lot area, demonstrate that the property's configuration materially constrains expansion options. Applying the statutory two-part test, these special conditions support the first element: no fair and substantial relationship exists between the general public purposes of the 10-foot side setback, the front setback, and the 20% building coverage requirements and their specific application to this parcel. The ordinance's dimensional rules are intended to prevent overcrowding and to protect light, air, and privacy, but the proposed one-bedroom addition increases gross floor area from 982 to 1,248 square feet (~20%), does not increase building height, does not introduce a new use, and does not materially change the property's relationship to neighboring lots; under these site-specific facts, literal application of the side and front setback requirements does not advance the ordinance's public purposes in any meaningful way, particularly because the reduced

2.9-foot front setback results solely from the modest enlargement of the porch and stairs and, like the setback rule's purpose of preventing overcrowding and protecting light, air, and privacy, causes no overcrowding and no material loss of light, air, or privacy to neighboring lots. The second element of the primary test, reasonableness of the proposed use, is likewise satisfied: the addition is a customary, single-family residential improvement designed to allow the homeowner to care for her father at home, is proportionate in scale, and is compatible with the SRB neighborhood pattern.

If the Board finds the primary two-part showing incomplete, the statutory fallback also supports relief: owing to the property's special conditions, the parcel cannot be reasonably used in strict conformity with the ordinance, and a variance is therefore necessary to enable a reasonable use. Practical alternatives that would meet the side setback, the front setback, and the 20% building coverage standard would require either a substantially larger and more disruptive reconfiguration of the house and yard, a reduction in usable living space that would defeat the family care objective, or relocation of the family member to institutional care; outcomes that are impractical, inequitable, and contrary to the reasonable residential use the ordinance contemplates. The record further includes measured dimensions, scaled drawings, and neighborhood context that corroborate the lot's constrained nature, and the applicant's outreach (including four abutter letters of acknowledgment and support) confirms that the proposed minimal encroachment will not harm neighbors or the neighborhood's character. Because the special conditions of the property render strict enforcement inequitable, because literal application bears no fair and substantial relationship to the ordinance's purpose here, and because the proposed use is reasonable (and, alternatively, because strict conformity prevents reasonable use), literal enforcement would produce unnecessary hardship, and the requested variance is warranted under RSA 674:33, I(b).

CONCLUSION AND RELIEF REQUESTED

For the reasons set forth above, the proposed one-bedroom addition at 64 Woodworth Avenue satisfies the statutory variance criteria. The applicant respectfully requests that the Zoning Board grant a variance from Section 10.521 to permit the left side setback of 8.8 feet, a front setback of 2.9 feet, and a variance from that same section to allow for 26% building coverage, rather than the 20% required, and to allow construction of the described addition. The application package includes a site plan (Exhibit 3), front elevation and floor plan (Exhibit 4), an exterior photograph (Exhibit 5), and four abutter letters of acknowledgment and support demonstrating neighborhood acceptance (Exhibit 6).

Respectfully submitted,

September 30, 2026

By: 
Courtney P. Vaughan, Esq.

Exhibit 2

LETTER OF AUTHORIZATION

I, Ann Marie Wiley, Trustee of the Ann Marie Wiley Revocable Trust, owner of property depicted on Tax Map 243, Lot 42, located at 64 Woodworth Avenue, Portsmouth, New Hampshire, do hereby authorize James Gregoire, Littlewoods, LLC and Donahue, Tucker and Ciandella, PLLC, to execute any land use applications to the City of Portsmouth and to take any action necessary for the application and permitting process, including but not limited to, attendance and presentation at public hearings, of the said property.

Dated: 6/19/26

THE ANN MARIE WILEY REVOCABLE TRUST

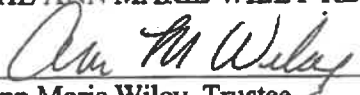
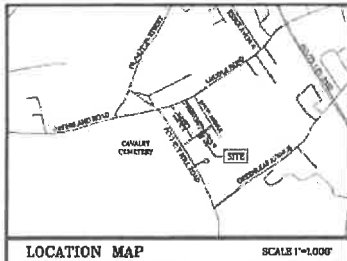

Ann Marie Wiley, Trustee

EXHIBIT 3



LEGEND:

N/P ECSD	HOW OR POSSIBLE ROCKINGHAM COUNTY DEEDS OF DEEDS
+	ADJUTANT MAP & LOT LINES
---	ADJUTANT LINE
---	BUILDING STRUCTURE LINE
---	HIGH WOOD/PAVE ROAD
---	LOW WOOD/PAVE ROAD
---	OVERHEAD ELECTRIC/PHONE
---	EDGE OF PHOTOGRAPHY
---	UTILITY POLE
---	WATER DATE VALVE
---	WATER METER
---	ELECTRIC METER
---	CATCH BASIN
---	SEWER MANHOLE
---	SEWER
---	WELL
---	WELL HEAD
---	LANDSLIDE AREA
---	TO BE REMOVED

OPEN SPACE CALCULATION (TO PROPERTY LINE):
 (EXISTING)
 LAWN & LANDSCAPED AREAS (COMPLIANT WITH SECTION 16.3.3.3.3) - 3,728 S.F.
 PATIO - 223 S.F.
 TOTAL OPEN SPACE - 3,951 S.F. (PATIO IS 3.4% OF OPEN SPACE)
 PERCENT OF LOT THAT IS OPEN SPACE - 42.8%

BUILDING COVERAGE CALCULATION (TO PROPERTY LINE):
 (EXISTING)
 HOUSE - 1,422 S.F.
 DECK & STAIRS - 50 S.F.
 SHED - 62 S.F.
 TOTAL BUILDING COVERAGE - 1,534 S.F.
 BUILDING COVERAGE PERCENTAGE - 20.3%

EXISTING & PROPOSED SETBACKS:
 (EXISTING)
 FRONT (WOODWORTH AVENUE) - 34.4 FEET (STANDARD), 2.8 FEET (HOUSE)
 FRONT (WOODWORTH AVENUE) - 3.3 FEET (SHED), 3.3 FEET (HOUSE)
 LEFT SIDE - 3.3 FEET (HOUSE), 4.4 FEET (SHED)
 REAR - 3.3 FEET (HOUSE), 3.3 FEET (SHED)

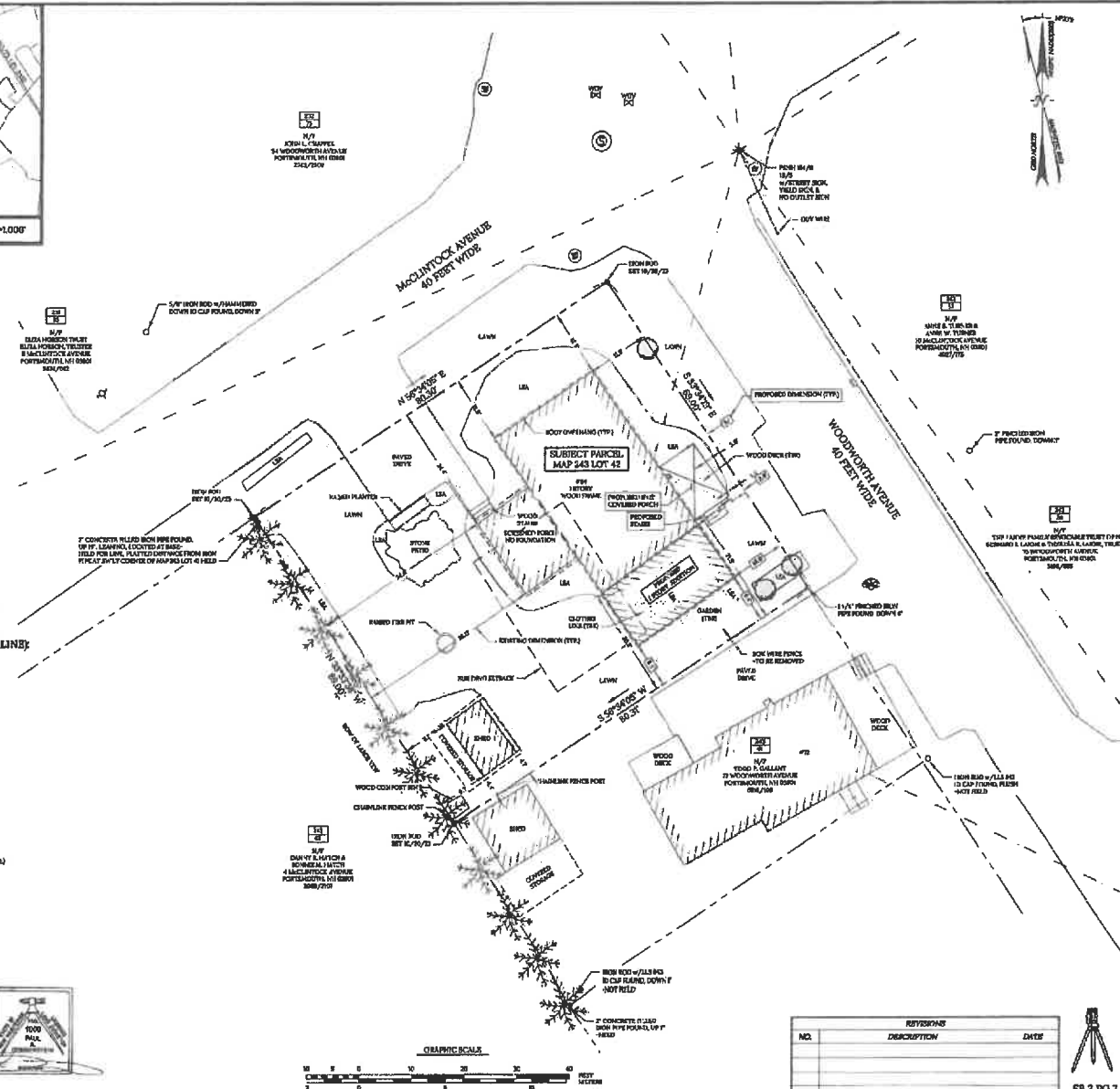
PROPOSED:
 FRONT (WOODWORTH AVENUE) - 34.4 FEET (STANDARD), 2.8 FEET (HOUSE)
 FRONT (WOODWORTH AVENUE) - 3.3 FEET (SHED), 3.3 FEET (HOUSE)
 LEFT SIDE - 3.3 FEET (HOUSE), 4.4 FEET (SHED)
 REAR - 3.3 FEET (HOUSE), 3.3 FEET (SHED)

PROPOSED:
 FRONT (WOODWORTH AVENUE) - 34.4 FEET (STANDARD), 2.8 FEET (HOUSE)
 FRONT (WOODWORTH AVENUE) - 3.3 FEET (SHED), 3.3 FEET (HOUSE)
 LEFT SIDE - 3.3 FEET (HOUSE), 4.4 FEET (SHED)
 REAR - 3.3 FEET (HOUSE), 3.3 FEET (SHED)

PROPOSED:
 FRONT (WOODWORTH AVENUE) - 34.4 FEET (STANDARD), 2.8 FEET (HOUSE)
 FRONT (WOODWORTH AVENUE) - 3.3 FEET (SHED), 3.3 FEET (HOUSE)
 LEFT SIDE - 3.3 FEET (HOUSE), 4.4 FEET (SHED)
 REAR - 3.3 FEET (HOUSE), 3.3 FEET (SHED)

PROPOSED:
 FRONT (WOODWORTH AVENUE) - 34.4 FEET (STANDARD), 2.8 FEET (HOUSE)
 FRONT (WOODWORTH AVENUE) - 3.3 FEET (SHED), 3.3 FEET (HOUSE)
 LEFT SIDE - 3.3 FEET (HOUSE), 4.4 FEET (SHED)
 REAR - 3.3 FEET (HOUSE), 3.3 FEET (SHED)

PROPOSED:
 FRONT (WOODWORTH AVENUE) - 34.4 FEET (STANDARD), 2.8 FEET (HOUSE)
 FRONT (WOODWORTH AVENUE) - 3.3 FEET (SHED), 3.3 FEET (HOUSE)
 LEFT SIDE - 3.3 FEET (HOUSE), 4.4 FEET (SHED)
 REAR - 3.3 FEET (HOUSE), 3.3 FEET (SHED)

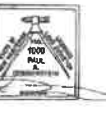


- NOTES:**
- 1) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED ADDITION AND COVERED PORCH ON ASSessor's MAP 243 LOT 42 IN THE CITY OF PORTSMOUTH.
 - 2) SUBJECT PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 243 AS LOT 42.
 - 3) OWNERS OF RECORD:
THE ANN MARIE WILEY REVOCABLE TRUST OF 2025
ANN MARIE WILEY, TRUSTEE
84 WOODWORTH AVENUE
PORTSMOUTH, NH 03801
0865/1808
S.C.D. PLAN #0010 (LOTS 130 & 131)
 - 4) SUBJECT PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL 330402027E. PANEL EFFECTIVE DATE JANUARY 29, 2015.
 - 5) SUBJECT PARCEL AREA:
6,541 S.F.
0.1522 ACRES
 - 6) SUBJECT PARCEL IS LOCATED IN THE SINGLE RESIDENCE B ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE: 15,000 S.F.
FRONTAGE: 100 FEET
DEPTH: 100 FEET
SETBACKS: FRONT: 33 FEET, SIDE: 30 FEET, REAR: 35 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 25%
MINIMUM OPEN SPACE: 40%
 - 7) BASE OF BUILDING & HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM HARNSSON. BASE OF HORIZONTAL DATUM IS POST-PROCESSED STATIC GNSS OBSERVATIONS.
 - 8) PROPOSED ADDITION & COVERED PORCH FROM SKETCH BY LITTLEWOOD, LLC DATED MARCH 28, 2024.
 - 9) SEE PLAN REFERENCE 1 FOR COMPLETE PROPERTY BOUNDARY INFORMATION.
 - 10) PLAN REFERENCES:
1) REBORNED BOUNDARY SURVEY, OWNERS OF RECORD BENNETT & GREENWOOD & ANN M. WILEY, ASSessor's MAP 343 LOT 42, 84 WOODWORTH AVENUE, CITY OF PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE, PREPARED BY STAFF & STONES LAND SURVEYING, LLC DATED OCTOBER 2, 2023, NOT RECORDED.
2) PROSPECT PARK ADJACENT, PORTSMOUTH, NH OWNED BY LEAVITT, WOODWORTH AND SWATT, PREPARED BY E.C. HOFF, C.E., DATED JUNE 7, 1902, R.C.D. PLAN 0001.
3) PROSPECT PARK ADJACENT NO. 2, PORTSMOUTH, NH OWNED BY LEAVITT, WOODWORTH AND SWATT, PREPARED BY E.C. HOFF, C.E., DATED JUNE 11, 1902, R.C.D. PLAN 0002.
4) PROSPECT PARK, PORTSMOUTH, NH OWNED BY LEAVITT, WOODWORTH & SWATT, PREPARED BY JOHN H. McLENTOCK, ANGE DATED APRIL 11, 1902, R.C.D. PLAN 0003.
5) BOUNDARY PLAN OF MARY D. GREENLY, IN WOODWORTH AVENUE, PORTSMOUTH, NEW HAMPSHIRE, TAX MAP AND LOTS 39 & 40, PREPARED BY STEPHEN P. FERRON, L.S. 343, DATED AUGUST 19, 1996, S.C.D. PLAN D-2796.
6) LOT EMBLEMATION PLAN, PORTSMOUTH, N.H. FOR MARVIN R. & FRANCES HODMAN, PREPARED BY JOHN W. DUNN ASSOCIATES, INC. DATED SEPTEMBER 20, 1994, S.C.D. PLAN D-1302.

BUILDING PERMIT PLAN
 OWNER OF RECORD
THE ANN MARIE WILEY
REVOCABLE TRUST OF 2025
 ASSessor's MAP 243 LOT 42
 84 WOODWORTH AVENUE
 CITY OF PORTSMOUTH
 ROCKINGHAM COUNTY
 NEW HAMPSHIRE

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF 1/100. CLOSED TRIANGULAR STATE EXCEEDS THE PRECISION OF 1/10,000.

Stake & Stones
 PAUL A. DOMESTREIN, L.L.S. DATE: 5/20/2024



NO.	REVISIONS	DATE



Stake & Stones Land Surveying, LLC
 229 S Main Street Newmarket, NH 03857
 603.292.5747 www.sslslnh.com

FB2 PG 7 SCALE 1"=10' MAY 15, 2026 JOB #138.01

**Property Information**

Property ID 0243-0042-0000
Location 64 WOODWORTH AVE
Owner WILEY ANN MARIE REV TR

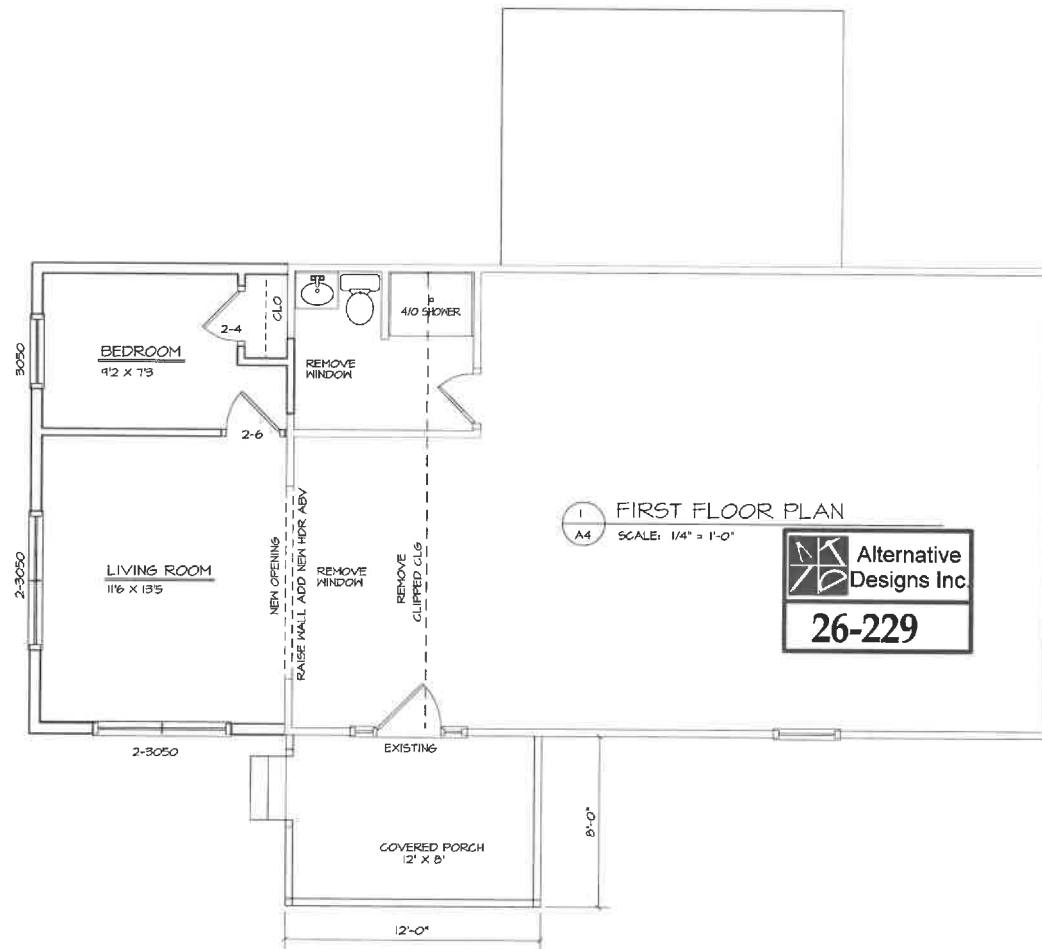
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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 03/06/2026

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

EXHIBIT 4



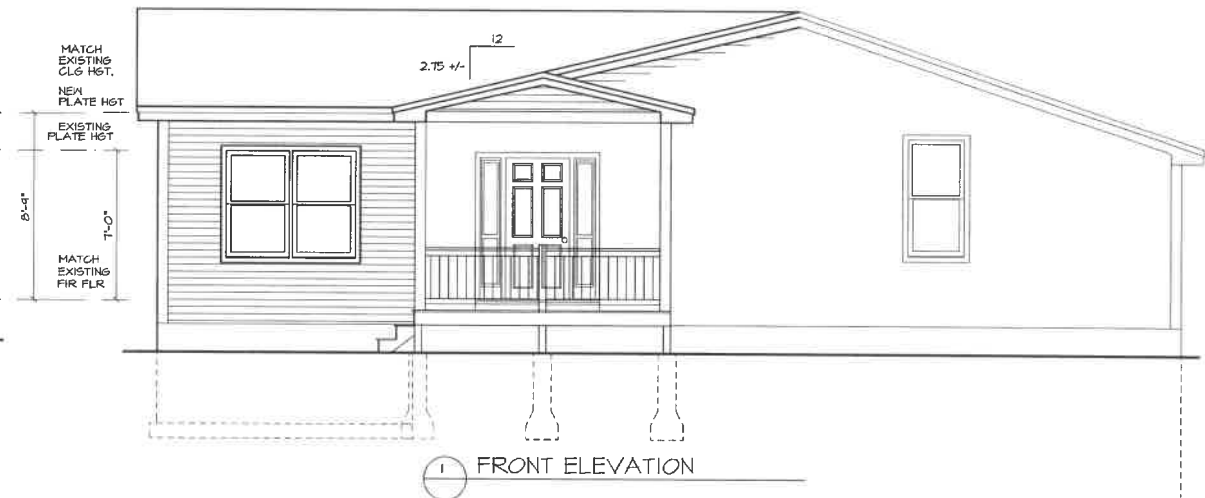
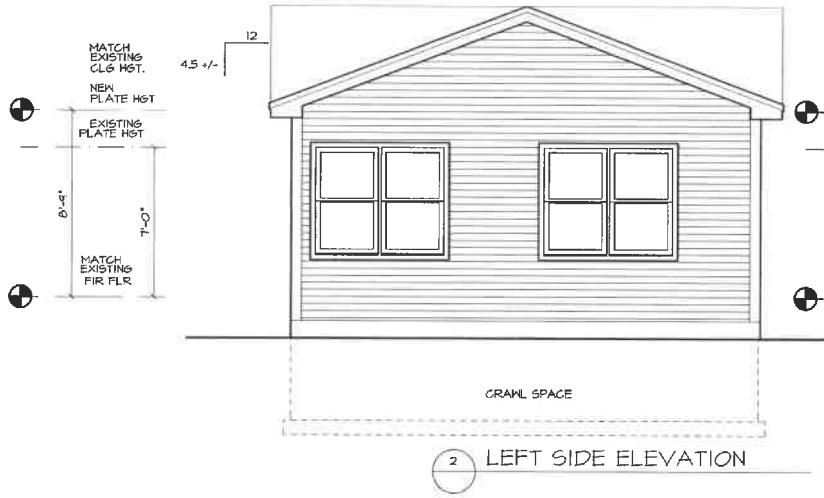


EXHIBIT 5

64 Woodworth Ave
External view



EXHIBIT 6

NEIGHBOR ACKNOWLEDGMENT OF PROPOSED HOME ADDITION

Date: 6/30/26

To Whom It May Concern:

I, ★ Tom Gallant (Neighbor's Name), residing at
72 Woodworth Ave. (Neighbor's Address), acknowledge that
I have been informed of the proposed addition to the residence located at:

64 Woodworth Avenue, Portsmouth, NH 03801

owned by Ann Wiley _____.

After reviewing the information provided regarding the proposed addition, I have no
objection to or contest regarding the construction of the addition as proposed.

This acknowledgment is provided voluntarily and indicates that I do not oppose the
proposed project. I understand that this statement does not waive any legal rights that may
exist under applicable laws or regulations.

Signature: Tom Gallant

Date: 6/30/26

NEIGHBOR ACKNOWLEDGMENT OF PROPOSED HOME ADDITION

Date: 6-18-26

To Whom It May Concern:

I, Danny Hatch (Neighbor's Name), residing at
4 McClintock Ave (Neighbor's Address), acknowledge that
I have been informed of the proposed addition to the residence located at:

64 Woodworth Avenue, Portsmouth, NH 03801

owned by **Ann Wiley** _____.

After reviewing the information provided regarding the proposed addition, I have no
objection to or contest regarding the construction of the addition as proposed.

This acknowledgment is provided voluntarily and indicates that I do not oppose the
proposed project. I understand that this statement does not waive any legal rights that may
exist under applicable laws or regulations.

Signature:



Date: 6-18-26

NEIGHBOR ACKNOWLEDGMENT OF PROPOSED HOME ADDITION

Date: 6/18/2026

To Whom It May Concern:

I, Anne Turner (Neighbor's Name), residing at
10 McClintock Street Ave (Neighbor's Address), acknowledge that
I have been informed of the proposed addition to the residence located at:

64 Woodworth Avenue, Portsmouth, NH 03801

owned by **Ann Wiley** _____.

After reviewing the information provided regarding the proposed addition, I have no
objection to or contest regarding the construction of the addition as proposed.

This acknowledgment is provided voluntarily and indicates that I do not oppose the
proposed project. I understand that this statement does not waive any legal rights that may
exist under applicable laws or regulations.

Signature: Anne W. Turner

Date: 6/18/2026

NEIGHBOR ACKNOWLEDGMENT OF PROPOSED HOME ADDITION

Date: 6/19/26

To Whom It May Concern:

I, Eliza Hobson (Neighbor's Name), residing at
5 McClinton St. (Neighbor's Address), acknowledge that
I have been informed of the proposed addition to the residence located at:

64 Woodworth Avenue, Portsmouth, NH 03801

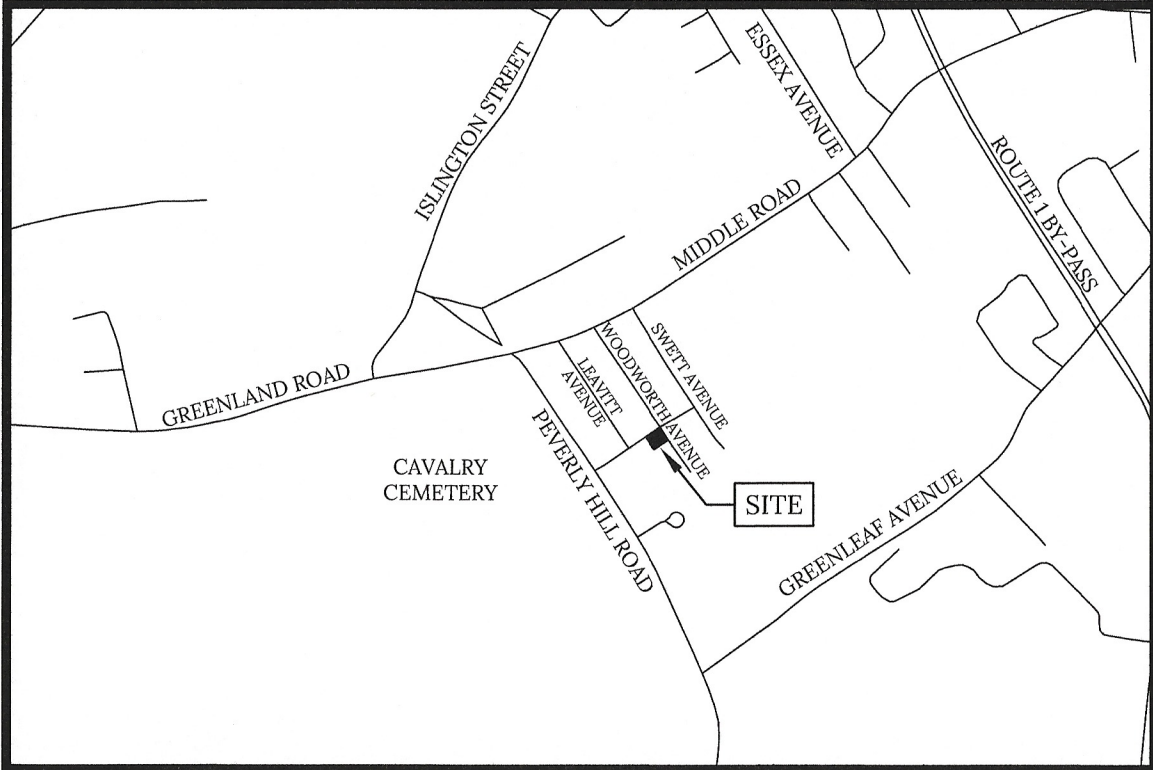
owned by Ann Wiley _____.

After reviewing the information provided regarding the proposed addition, I have no
objection to or contest regarding the construction of the addition as proposed.

This acknowledgment is provided voluntarily and indicates that I do not oppose the
proposed project. I understand that this statement does not waive any legal rights that may
exist under applicable laws or regulations.

Signature: Eliza Hobson

Date: 6/19/26



LOCATION MAP SCALE 1"=1,000'

LEGEND:

N/F	NOW OR FORMERLY
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
1	ABUTTER TAX MAP & LOT NUMBER
2	
---	BOUNDARY LINE
- - -	BUILDING SETBACK LINE
○	IRON ROD/PIPE FOUND
●	IRON ROD SET
---	OVERHEAD ELECTRIC/WIRES
---	EDGE OF PAVEMENT (EP)
---	UTILITY POLE
WGV	WATER GATE VALVE
W	WATER SHUTOFF
E	ELECTRIC METER
⊞	CATCH BASIN
⊞	SEWER MANHOLE
TYP.	SIGN
RAC	TYPICAL
LSA	ROLLED ASPHALT CURB
TBR	LANDSCAPED AREA
	TO BE REMOVED

OPEN SPACE CALCULATION (TO PROPERTY LINE):

EXISTING:
LAWN & LANDSCAPED AREAS (COMPLIANT WITH SECTION 10.515.20) - 3,728 S.F.
PATIO - 120 S.F.
TOTAL OPEN SPACE-3,848 S.F. (PATIO IS 3.4% OF OPEN SPACE)
PERCENT OF LOT THAT IS OPEN SPACE - 69.4%

PROPOSED:
LAWN & LANDSCAPED AREAS (COMPLIANT WITH SECTION 10.515.20) - 3,361 S.F.
PATIOS & WALKS - 120 S.F.
TOTAL OPEN SPACE-3,481 S.F. (PATIO IS 3.5% OF OPEN SPACE)
PERCENT OF LOT THAT IS OPEN SPACE - 62.8%

BUILDING COVERAGE CALCULATION (TO PROPERTY LINE):

EXISTING:
HOUSE - 982 S.F.
DECK & STAIRS - 50 S.F.
SHED - 92 S.F.
TOTAL BUILDING COVERAGE- 1,124 S.F.
BUILDING COVERAGE PERCENTAGE- 20.3%

PROPOSED:
HOUSE - 1,248 S.F.
COVERED PORCH & STAIRS - 103 S.F.
SHED - 92 S.F.
TOTAL BUILDING COVERAGE - 1,443 S.F.
BUILDING COVERAGE PERCENTAGE- 26.0%

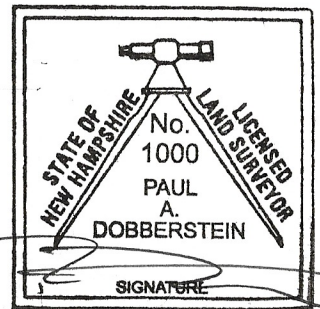
EXISTING & PROPOSED SETBACKS:

EXISTING:
FRONT (McCLINTOCK AVENUE) - 24.4 FEET (STAIRS), 12.5 FEET (HOUSE)
FRONT (WOODWORTH AVENUE) - 5.5 FEET (DECK), 10.9 FEET (HOUSE)
LEFT SIDE - 20.8 FEET (HOUSE), 4.4 FEET (SHED)
REAR - 34.6 FEET (HOUSE), 9.1 FEET (SHED)

PROPOSED:
FRONT (McCLINTOCK AVENUE) - 24.4 FEET (STAIRS), 12.5 FEET (HOUSE)
FRONT (WOODWORTH AVENUE) - 2.9 FEET (COVERED PORCH), 10.6 FEET (HOUSE)
LEFT SIDE - 8.8 FEET (HOUSE), 4.4 FEET (SHED)
REAR - 34.6 FEET (HOUSE), 9.1 FEET (SHED)

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

PAUL A DOBBERSTEIN, LLS DATE 5/26/2026



232
75
N/F
JOHN L. CHAFFEE
54 WOODWORTH AVENUE
PORTSMOUTH, NH 03801
2743/2609

232
85
N/F
ELIZA HOBSON TRUST
ELIZA HOBSON, TRUSTEE
5 McCLINTOCK AVENUE
PORTSMOUTH, NH 03801
5874/682

2" CONCRETE FILLED IRON PIPE FOUND,
UP 19", LEANING, LOCATED AT BASE-
HELD FOR LINE, PLATTED DISTANCE FROM IRON
PIPE AT SWLY CORNER OF MAP 243 LOT 41 HELD

243
43
N/F
DANNY R. HATCH &
BONNIE M. HATCH
4 McCLINTOCK AVENUE
PORTSMOUTH, NH 03801
3069/2197

243
33
N/F
ANNE S. TURNER &
ANNE W. TURNER
10 McCLINTOCK AVENUE
PORTSMOUTH, NH 03801
4927/175

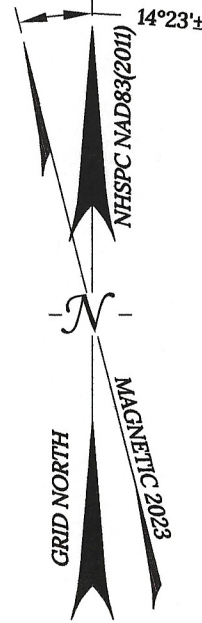
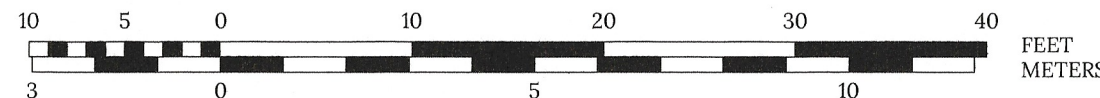
243
34
N/F
THE LAJOIE FAMILY REVOCABLE TRUST OF 1996
BERNARD J. LAJOIE & THERESA R. LAJOIE, TRUSTEES
75 WOODWORTH AVENUE
PORTSMOUTH, NH 03801
3196/855

243
41
N/F
TODD P. GALLANT
72 WOODWORTH AVENUE
PORTSMOUTH, NH 03801
6516/106

IRON ROD w/LLS 843
ID CAP FOUND, FLUSH
-NOT HELD

IRON ROD w/LLS 843
ID CAP FOUND, DOWN 1"
-NOT HELD

GRAPHIC SCALE



NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED ADDITION AND COVERED PORCH ON ASSESSOR'S MAP 243 LOT 42 IN THE CITY OF PORTSMOUTH.
- 2) SUBJECT PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 243 AS LOT 42.
- 3) OWNERS OF RECORD:
THE ANN MARIE WILEY REVOCABLE TRUST OF 2025
ANN MARIE WILEY, TRUSTEE
64 WOODWORTH AVENUE
PORTSMOUTH, NH 03801
6685/1906
R.C.R.D. PLAN #00110 (LOTS 130 & 131)
- 4) SUBJECT PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL. 33015C0270F. PANEL EFFECTIVE DATE JANUARY 29, 2021.
- 5) SUBJECT PARCEL AREA:
5,541 S.F.
0.1272 ACRES
- 6) SUBJECT PARCEL IS LOCATED IN THE SINGLE RESIDENCE B (SRB) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	15,000 S.F.
FRONTAGE	100 FEET
DEPTH	100 FEET
SETBACKS	FRONT 30 FEET SIDE 10 FEET REAR 30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM BUILDING COVERAGE	20%
MINIMUM OPEN SPACE	40%

7) BASIS OF BEARING & HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD83(2011). BASIS OF HORIZONTAL DATUM IS POST-PROCESSED STATIC GNSS OBSERVATIONS.

8) PROPOSED ADDITION & COVERED PORCH FROM SKETCH BY LITTLEWOODS, LLC DATED MARCH 28, 2026.

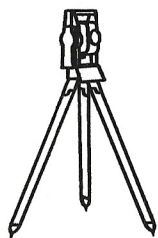
9) SEE PLAN REFERENCE 1 FOR COMPLETE PROPERTY BOUNDARY INFORMATION.

PLAN REFERENCES:

- 1) STANDARD BOUNDARY SURVEY, OWNERS OF RECORD KENNETH E. GREENWOOD & ANN M. WILEY, ASSESSOR'S MAP 243 LOT 42, 64 WOODWORTH AVENUE, CITY OF PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE. PREPARED BY STAKE & STONES LAND SURVEYING, LLC. DATED OCTOBER 21, 2023. NOT RECORDED.
- 2) PROSPECT PARK ANNEX, PORTSMOUTH, NH OWNED BY LEAVITT, WOODWORTH AND SWEATT. PREPARED BY F.C. HOYT, CE. DATED JUNE 7, 1902. R.C.R.D. PLAN #00110.
- 3) PROSPECT PARK ANNEX NO. 2, PORTSMOUTH, NH OWNED BY LEAVITT, WOODWORTH AND SWEATT. PREPARED BY F.C. HOYT, CE. DATED JUNE 11, 1902. R.C.R.D. PLAN #00109.
- 4) PROSPECT PARK, PORTSMOUTH, NH OWNED BY LEAVITT, WOODWORTH & SWEATT. PREPARED BY JOHN N. McCLINTOCK, AMCE. DATED APRIL 17, 1902. R.C.R.D. PLAN #00113.
- 5) BOUNDARY PLAN, LAND OF MARK D. GREENLY, 84 WOODWORTH AVE., PORTSMOUTH, NEW HAMPSHIRE, TAX MAP R43 LOTS 39 & 40. PREPARED BY STEPHEN P. PERRON, LLS 843. DATED AUGUST 10, 1999. R.C.R.D. PLAN D-27416.
- 6) LOT ELIMINATION PLAN, PORTSMOUTH, N.H. FOR: MARVIN R. & FRANCIS HOEMAN. PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. DATED SEPTEMBER 20, 1984. R.C.R.D. PLAN D-13022.

BUILDING PERMIT PLAN
OWNER OF RECORD
THE ANN MARIE WILEY
REVOCABLE TRUST OF 2025
ASSESSOR'S MAP 243 LOT 42
64 WOODWORTH AVENUE
CITY OF PORTSMOUTH
ROCKINGHAM COUNTY
NEW HAMPSHIRE

REVISIONS		
NO.	DESCRIPTION	DATE



Stake & Stones Land Surveying, LLC
229 S Main Street Newmarket, NH 03857
603.292.5747 www.sslsnh.com

