

From: [Jonathan Paine](#)
To: [Planning - Info - Shr](#)
Subject: 92 Brewster Street
Date: Monday, March 17, 2025 10:45:58 AM

I'm writing to oppose the rear yard setback variance for the property at 92 Brewster st.

No other 3 story GRC houses in the neighborhood:

The proposed plan is a massive 3 story block of a house that will tower over the neighboring homes as a straight up 3 story wall.

Walking the neighborhood and using Portsmouth Mapgeo tool, there is not a single 3 story building zoned GRC in the neighborhood (anything north of Islington to North Mill Pond). In that area, anything GRC over 2 stories tall is accomplished using a 2 story structure with traditional roof styles such as gables and dormers on the third story.

Granting setback relief will significantly decrease neighbors light and air:

The proposal states:

“Density requirements and yard requirements exist to prevent overcrowding and to ensure adequate air, light, space, and separation between neighbors”

I agree. To grant setback relief for a property with such significant massing will have an enormous negative impact on the air, light, space and separation of all of the surrounding properties.

If the 92 Brewster homeowners would like to build a 3 story building, they are entitled to do so. But - if they are choosing to build something with such significant massing and differing in character from literally every other building in the neighborhood, I don't think they should ALSO be granted relief specifically allowing them to build it even closer to the neighbors than zoning allows.

Hardship to the neighbors significantly clearly outweighs hardship to 92 Brewster:

Cutting the rear setback from the required 20' to 10' will *significantly* decrease light and air for the surrounding properties due mostly to the significant massing of the house being proposed. The proposed building will have an undeniably negative effect on the surrounding properties' light and air.

On the other hand, the 92 Brewster building setbacks shown currently allow for a building footprint of roughly 30'x32' without any setback zoning relief. This 900+ sqft footprint is within the character of the neighborhood.

Without any setback relief, this lot allows for over 2700 sqft of living space were the owner to build a 3 story building similar to what they've proposed - just within the allowed setbacks.

This lot is buildable with no setback relief in a way that is consistent with the surrounding properties, including new/recent construction. There is no hardship to the owner pertaining to setbacks.

Variance for sqft per dwellings unit:

I do support the variance request of 2,884 sqft / dwelling unit where 3,500sqft / dwelling unit is required.

I think if the owner chose to build a house within the character of the existing neighborhood that didn't excessively detract from everyone else's light and air everyone would welcome the new addition!

Sincerely,
Jonathan Paine
91 Langdon St

Meeting: Zoning Board of Adjustments

Date: June 17, 2025

RE: 361 Miller Ave

Reason: unmentioned items and questionable size

Dear Members of the Zoning Board of Adjustments,

June 12, 2025

It would be nice to fully support the request by 361 Miller Ave to move the garage and protect the tree. It makes perfect sense to move that garage to a more convenient place. This would create a much better flow on the property and make the tree the central eye catching structure as opposed to the garage as one passes by on Miller Ave. The other advantage to rebuilding the garage is it would provide the minimum parking spaces for the 6 units (1.3 X 6=8).

However, the addition of the second floor on the garage leaves one wondering if **an ADU** is going to be added. Do rental units need bathrooms in the garage where there is supposed to be storage? What about heat? This is New England and any plumbing would need heat. There didn't seem to be any mention of an ADU in this application much less an addition of a bathroom on the second floor. Exhibit F on packet page 245 clearly shows a good size bathroom on the second floor of the garage. If the toilet is for a landscaper or repair person, wouldn't it be on the first floor? It just seems like a big expense for a 6 unit rental to add heat, hot water and plumbing for "storage".

Another question is on the bottom floor of Exhibit F on packet page 245. It shows the building is 24' long and 24' wide. The average **parking space** in a garage is between 18 to 20' in **length**. *Why are the parking spaces shown so short?* Looking at the 24' length with the 20' for a vehicle and 3 or 4' wide steps it will be quite full. Not at all as open as depicted in Exhibit F.

The final question that looms is **were the neighbors informed** (page 229 of the packet) about the bathroom on the second floor, the possibility of heat and a hot water heater being necessary and the interesting assignment of space in a 24 X 24' garage. **Would they still support these changes?**

All and all one would like to support this application **HOWEVER**, the addition of plumbing on the second floor and the very odd representation of the size of the actual use of space in Exhibit F may need to be addressed before moving forward with this application. The question of what the neighbors really were told may need to be addressed as well.

Sincerely,

Elizabeth Bratter

Property Owner, 159 McDonough St.

From: [Jillian Harris](#)
To: [Jen L. Crockett](#)
Subject: Fw: 361 Miller: Letter of Support
Date: Tuesday, June 17, 2025 11:18:00 AM

From: Andrew Samonas <andrew@samonasgroup.com>
Sent: Tuesday, June 17, 2025 11:13 AM
To: Jillian Harris <jharris@portsmouthnh.gov>
Subject: 361 Miller: Letter of Support

Good afternoon Jillian,

Please pass along to members of the ZBA pertaining to the 361 Miller Ave garage relocation.

I am writing in support of the application of Port Hunter LLC to relocate and reconstruct its garage at 361 Miller Ave. (I/we) are direct abutters to this property, as well as the proposed location of the garage. The location of the new garage will abut our parking area, so there is no detriment to our property.

I've spoken with the Pesce's and reviewed their application and can state that the encroachments into the setbacks and the minimal increase in building coverage are necessary to not only make the property look better but also function better. Their goals of keeping a garage on site, while protecting the tree and improving drainage truly benefit our property and the other surrounding properties.

We hope that you favorably consider this application so that the project can move forward.

(on behalf of ASRT LLC only)



Andrew Samonas
(603)-988-7824
Lic. Realtor: NH, ME, FL
Samonas Realty
111 Bow Street
Portsmouth, NH

From: [Jillian Harris](#)
To: [Jen L. Crockett](#)
Subject: Fw: 361 Miller Ave - Variance
Date: Tuesday, June 17, 2025 1:20:49 PM

Jillian Harris, AICP
Principal Planner
Planning & Sustainability Department
City of Portsmouth

From: Amy Steinberg <amysteinberg4@gmail.com>
Sent: Tuesday, June 17, 2025 1:18 PM
To: Jillian Harris <jharris@portsmouthnh.gov>
Cc: eapesce1@gmail.com <eapesce1@gmail.com>
Subject: 361 Miller Ave - Variance

You don't often get email from amysteinberg4@gmail.com. [Learn why this is important](#)

Dear Members of the Zoning Board,

We support the garage project at 361 Miller Avenue. We live next door to this property, and the garage will abut our own. We've had the opportunity to get to know the Pesces well over the past few years, and have been able to watch their renovation of the subject property. They've done a wonderful job saving the old home and revealing some of its beauty. Much of that had been lost over the years due to a bit of neglect, and they have brought it back to life.

The current garage is dilapidated and an eyesore, and needs to be replaced. However, it is already too close to one of the oldest maple trees in the state (a fact we learned last year). They've already taken efforts to save this historic tree, and replacing the garage in its current spot would ultimately render these efforts to have been in vain. The only real location for a new two-car garage that we can see is in the back corner of the lot, next to ours and close to the property line. We support this project and see no issue with it being placed there, assuming that the same level of care to the land and to us as neighbors is observed during the building process.

Please don't hesitate to reach out to me to discuss further, should you have any questions. I'm happy to help.

All the best,
Amy Steinberg
353 Miller Ave, Portsmouth
(603) 361-7838

From: [Jillian Harris](#)
To: [Jen L. Crockett](#)
Subject: Fw: 361 Miller Ave proposal
Date: Tuesday, June 17, 2025 2:15:55 PM

Jillian Harris, AICP
Principal Planner
Planning & Sustainability Department
City of Portsmouth

From: Joanna Bromley <joanna.bromley@gmail.com>
Sent: Tuesday, June 17, 2025 2:01 PM
To: Jillian Harris <jharris@portsmouthnh.gov>
Cc: E Pesce <eapesce1@gmail.com>
Subject: 361 Miller Ave proposal

You don't often get email from joanna.bromley@gmail.com. [Learn why this is important](#)

Dear Jillian and ZBA Members,

I received your contact information from Elizabeth Pesce, and wanted to reach out on behalf of her property at 361 Miller Ave, where I currently reside in one of the units.

I was planning to be there tonight but got very sick (bad norovirus going around!) so I wanted to email instead.

Elizabeth and I have quickly become friends, and the work they did to the apartments and the building is fantastic. I know that anything else that they do on the property will be in the same taste and quality. I've seen the proposal and as a tenant I can say that having a new garage on the property would be a huge benefit. We've been told not to use the existing garage. Currently, the parking is a little funky and their new plan would certainly alleviate all parking concerns.

I completely understand their desire to save the beautiful tree, and for all those reasons support this proposal. In fact when I first toured the property one of the first things Elizabeth showed me was the historical tree and I can say for certain she will take the utmost care in preserving it. The new arrangement I believe would be much healthier for the tree as well.

Please let me know if you have any concerns and I'd be happy to chat with you!

Joanna