

Application Submission Package Requirements:

1. Project narrative - introduction of your project, what it is, and why this particular property and location of your project is important.

We are applying to the Planning Board to allow a variance so that we can restore the porte-couchere at our house. The property at 10 Merrimac Street, also known as the Montgomery Eldridge Estate is a prominent historic home at the corner of Miller and Merrimac. We purchased the property in August, 2025 and subsequently learned from Code Enforcement that the porte-couchere was improperly (partially) removed. The porte-couchere is integral to this historic property and has been included in our plans submitted to the National Park Service to have the property entered into the National Historic Register.

We are submitting this application without prejudice as we do not concede that a variance is necessary. We further contend the renovation meets the criteria for a variance should one be required.

2. Analysis Criteria and Responses - an application cannot be approved unless the 5 criteria have been met.

Variance Analysis Criteria (from section 10.223 of the [Zoning Ordinance](#):

10.233.20 In order to authorize a variance, the Board must find that the variance meets all of the following criteria:

10.233.21 The variance will not be contrary to the public interest;

The approval of this variance is actually in the public interest as it will substantially contribute to the restoration of a historically important building in Portsmouth. This project restores the property to its original integrity and restores continuity to the remaining granite footings, stairs and egress point. The prior existence of this feature is well documented (see photographs below) and the intent of the project is restorative.

10.233.22 The spirit of the Ordinance will be observed;

This proposal observes the spirit of the ordinance and in restoring what should never have been removed, respecting regulatory goals. There is no plan to extend the footprint or increase area coverage.

10.233.23 Substantial justice will be done;

Substantial justice is clearly done as the project restores the structure and preserves the original plans that have been intact for more than a century before the structure was (improperly) removed.

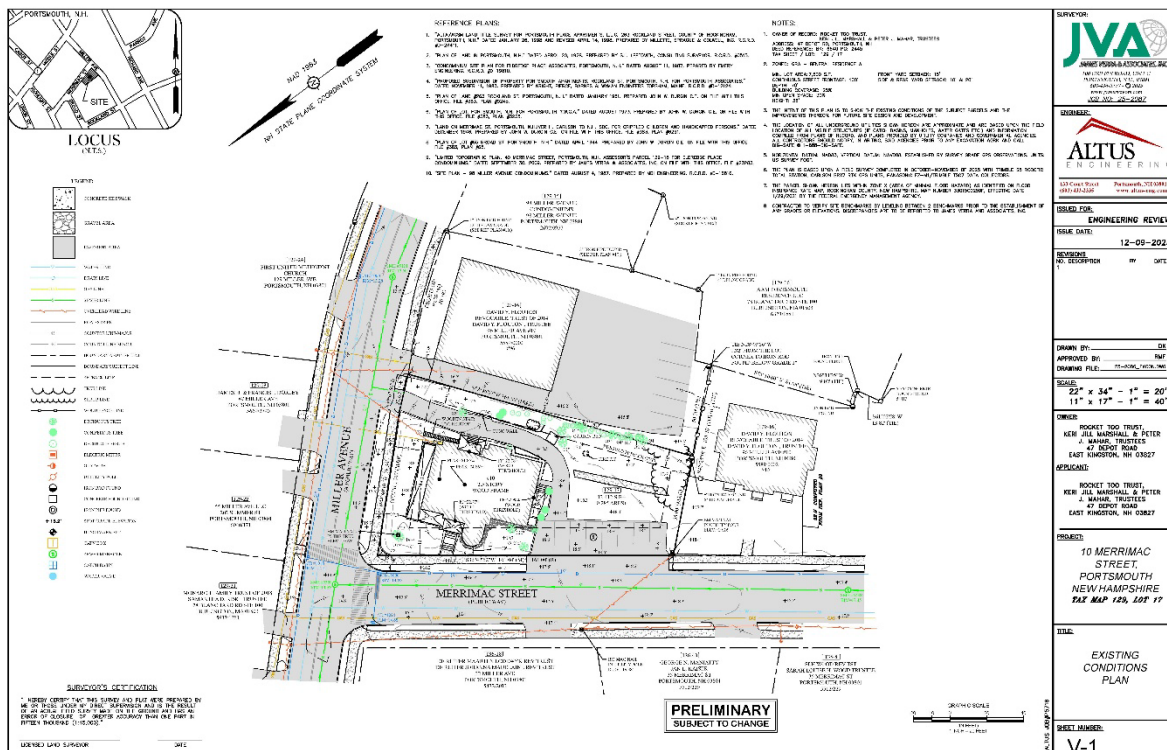
To the contrary restoration of a historically significant property will enhance the value of surrounding properties

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

Denial of this variance would jeopardize our application to the National Park Service to enter the property into the National Historic Register. Financial hardship would result from the inability to obtain the associated federal tax credits. In addition, literal enforcement of the ordinance is not appropriate in this instance given the proposed project will correct the wrongs of the prior owner and restore the property to its prior, original intended integrity.

3. Site layout - hand drawing or map from map geo that shows how the building is oriented relative to its surrounding area and indicate where all relevant site features are (i.e. wetlands, existing mechanical units, proposed generator site...).

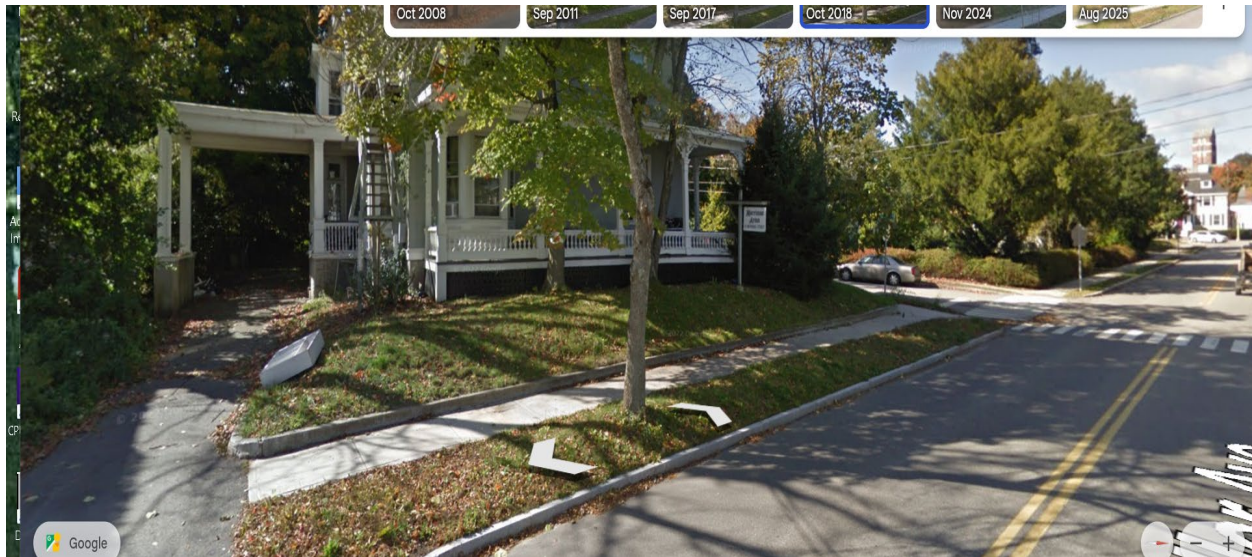
See attached survey. The granite footings from the porte-cochere are labelled in the survey as “concrete wall”.



4. Site Photos - to give the Board and members of the public context as to what the property looks like and what is surrounding it. Feel free to add any addition site photos that may help the Board get a feel for your property.



Photo courtesy of NH Historical society

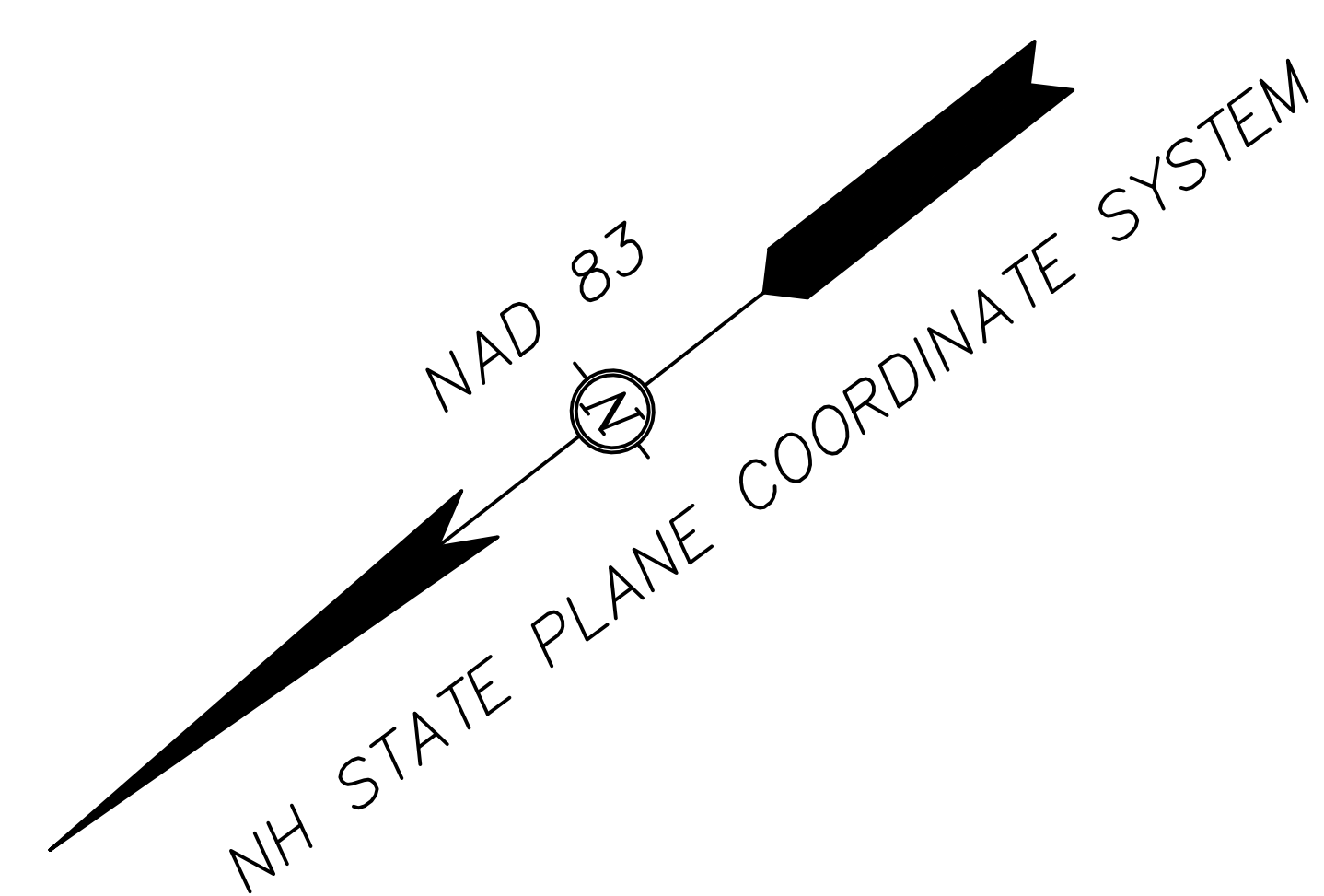


Property as it existed in October 2018 (Source: Google Earth)



Current view from Miller St. showing the footings for the porte-cochere.

5. Building elevations and floor plans of the proposed project or relevant details for the structure proposed.

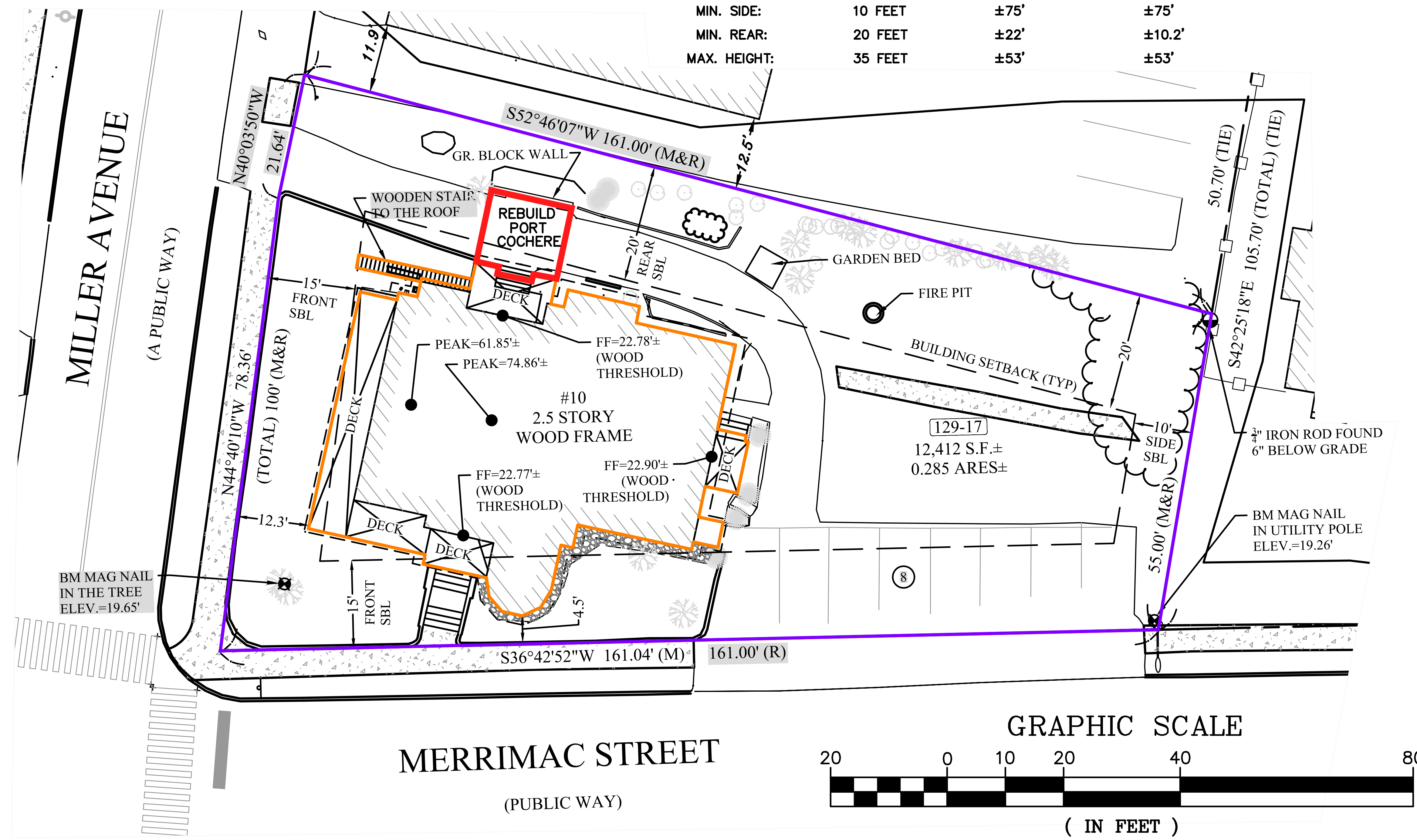


NOTES:

- 1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE AREAS OF EXISTING BUILDING COVERAGE & OPEN SPACE FOR THE PARCEL IN RELATION TO THE PROPOSED REBUILDING OF THE PORT COCHERE.
- 2. ZONING SUMMARY:

ZONE: GRA – GENERAL RESIDENCE A

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	7,500 SF	12,412 SF	12,412 SF
MIN. LOT FRONTAGE:	200 FEET	161'/100'	161'/100'
MIN. LOT DEPTH:	150 FEET	55'	55'
MAX. BLDG. COVERAGE:	25%	±24.2% (3,005 SF)	±25.6% (3,180 SF)
MIN. OPEN SPACE:	30%	±51%	±51%
BUILDING SETBACKS (MIN.):			
MIN. FRONT:	15 FEET	±4.5'/12.3'	±4.5'/12.3'
MIN. SIDE:	10 FEET	±75'	±75'
MIN. REAR:	20 FEET	±22'	±10.2'
MAX. HEIGHT:	35 FEET	±53'	±53'



133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR:
BOARD OF ADJUSTMENT

ISSUE DATE:
OCTOBER 5, 2026

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	DISCUSSION		EDW	09/02/26
1	CORRECT REAR SETBACK		EDW	10/05/26

DRAWN BY: _____ RLH

APPROVED BY: _____ EDW

DRAWING FILE: _____ 5716.DWG

SCALE:
11" x 17" - 1" = 20'

OWNER:
**ROCKET TOO TRUST
KERI JILL MARSHALL & PETER
MAHAR, TRUSTEES**

47 DEPOT ROAD
EAST KINGSTON, NH 03870

APPLICANT:
**ROCKET TOO TRUST
KERI JILL MARSHALL & PETER
MAHAR, TRUSTEES**

47 DEPOT ROAD
EAST KINGSTON, NH 03870

PROJECT:
**10
MERRIMAC STREET

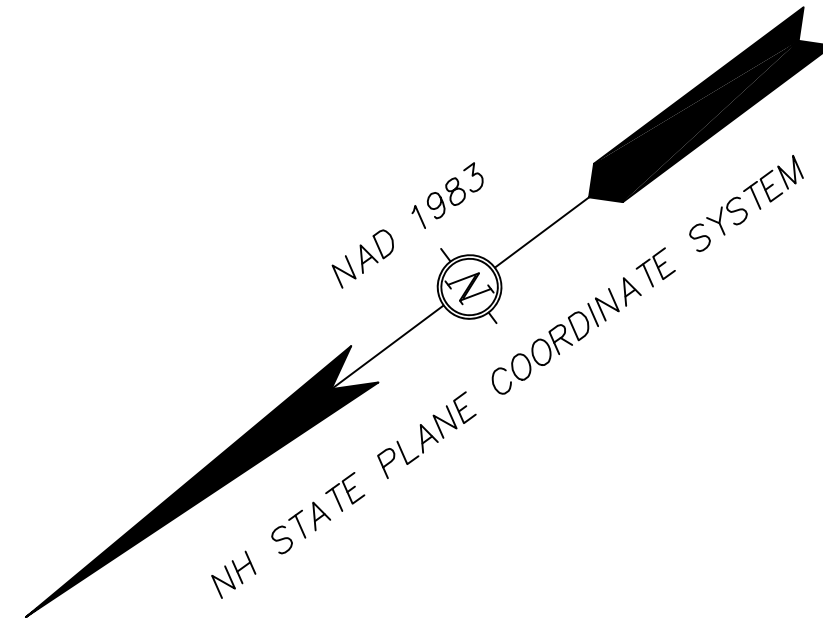
PORTSMOUTH, NH

TAX MAP 129, LOT 17**

TITLE:
**BOARD OF
ADJUSTMENT SITE
PLAN**

SHEET NUMBER:
1 OF 1

P5716



	CONCRETE SIDEWALK
	GRAVEL AREA
	PAVEMENT AREA
	WATER LINE
	DRAIN LINE
	GAS LINE
	SEWER LINE
	OVERHEAD WIRE LINE
	ROAD STRIPE
	CUNTOR LINE-MAJOR
	CUNTOR LINE-MINOR
	BOUNDARY ABUTTER
	BOUNDARY SUBJECT
	SETBACK LINE
	TREE LINE
	SHRUB LINE
	WOOD FENCE LINE
	DECIDUOUS TREE
	CONIFEROUS TREE
	DECIDUOUS SHRUB
	ELECTRIC METER
	GUY WIRE
	UTILITY POLE
	IRON ROD FOUND
	CONCRETE BOUND FOUND
	IRON PIPE FOUND
	SPOT GRADE ELEVATION
	BENCHMARK SET
	CATV BOX
	SEWER MANHOLE
	CATCH BASIN
	WATER VALVE

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

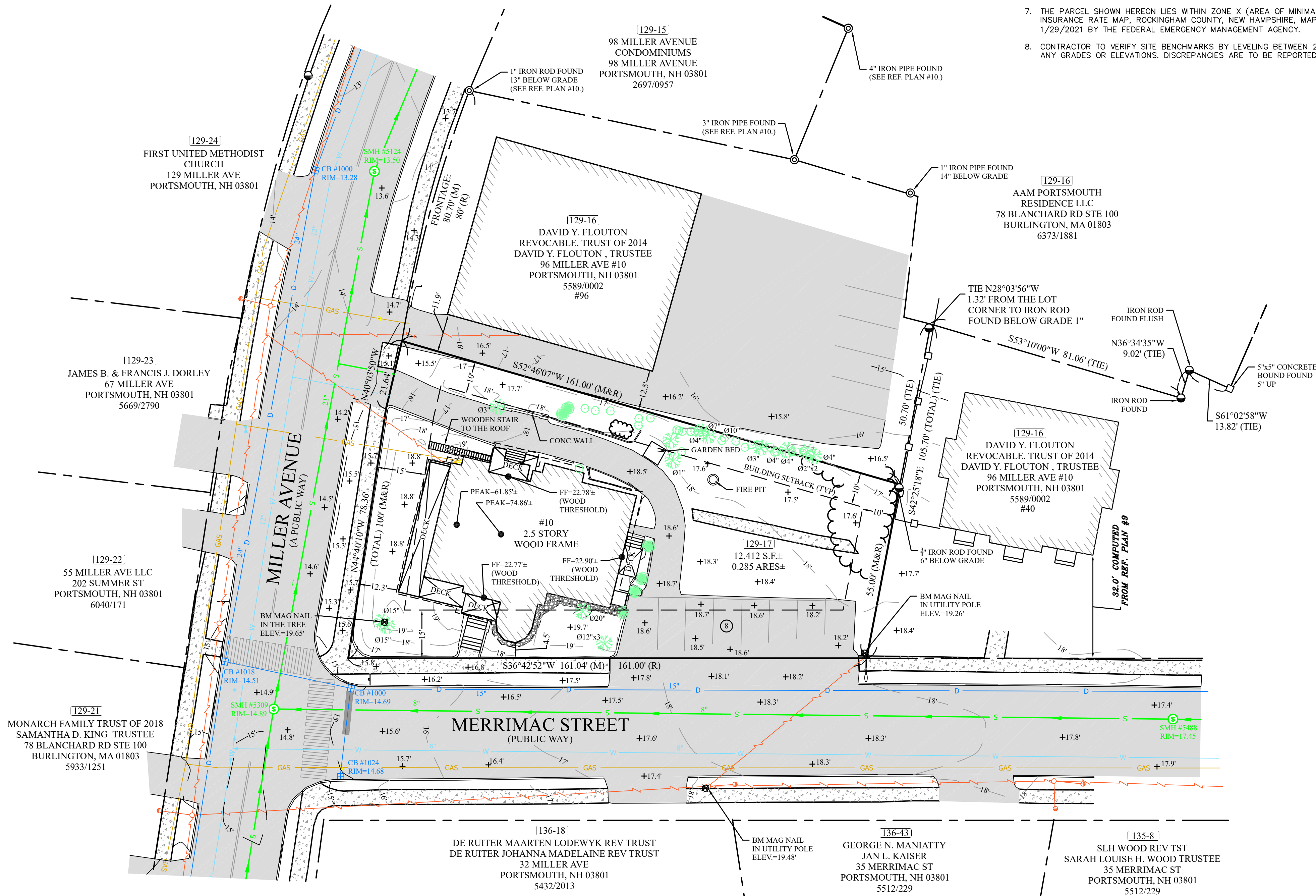
LICENSED LAND SURVEYOR

DATE _____

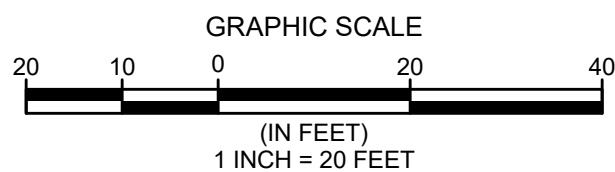
1. "ALTA/ACSM LAND TITLE SURVEY FOR PORTSMOUTH PLACE APARTMENTS, L.L.C. 263 ROCKLAND STREET, COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H." DATED JANUARY 26, 1998 AND REVISED APRIL 14, 1998. PREPARED BY MILLETTE, SPRAGUE & COLWELL, INC. R.C.R.D. #D-2641.
2. "PLAN OF LAND IN PORTSMOUTH, N.H." DATED APRIL 20, 1928. PREPARED BY S.L. LEFTOVITH, CONSULTING SURVEYOR. R.C.R.D. #0515.
3. "CONDOMINIUM SITE PLAN FOR ELDRIDGE PLACE ASSOCIATES, PORTSMOUTH, N.H." DATED AUGUST 11, 1987. PREPARED BY EMERY ENGINEERING. R.C.R.D. #D-19810.
4. "PROPOSED SUBDIVISION OF PROPERTY PORTSMOUTH APARTMENTS, ROCKLAND ST. PORTSMOUTH, N.H. FOR PORTSMOUTH ASSOCIATES." DATED NOVEMBER 11, 1983. PREPARED BY WRIGHT, PIERCE, BARNES & WYMAN ENGINEERS TOPSHAM, MAINE. R.C.R.D. #D-12124.
5. "PLAN OF LAND #263 ROCKLAND ST. PORTSMOUTH, N.H." DATED JANUARY 1951. PREPARED JOHN W. DURGIN C.E. ON FILE WITH THIS OFFICE. FILE #383, PLAN #9245.
6. "PLAN OF LOT. PORTSMOUTH, N.H. FOR PORTSMOUTH Y.W.C.A." DATED AUGUST 1973. PREPARED BY JOHN W. DURGIN C.E. ON FILE WITH THIS OFFICE. FILE #383, PLAN #3235.
7. "LAND ON MERRIMAC ST. PORTSMOUTH, N.H.IVER H. CARLSON TO N.H. SOC. FOR CRIPPLED CHILDREN AND HANDICAPPED PERSONS." DATED DECEMBER 1946. PREPARED BY JOHN W. DURGIN C.E. ON FILE WITH THIS OFFICE. FILE #383, PLAN #6291.
8. "PLAN OF LOT #65 BROAD ST. PORTSMOUTH, N.H." DATED APRIL 1944. PREPARED BY JOHN W. DURGIN C.E. ON FILE WITH THIS OFFICE. FILE #383, PLAN #65.
9. "LIMITED TOPOGRAPHIC PLAN. 40 MERRIMAC STREET, PORTSMOUTH, N.H. ASSESSOR'S PARCEL 129-18 FOR ELDRIDGE PLACE CONDOMINIUMS." DATED SEPTEMBER 30, 2003. PREPARED BY JAMES VERRA & ASSOCIATES, INC. ON FILE WITH THIS OFFICE. FILE #23283.
10. "SITE PLAN - 98 MILLER AVENUE CONDOMINIUMS." DATED AUGUST 4, 1987. PREPARED BY MBI ENGINEERING. R.C.R.D. #D-16816.

- OWNER OF RECORD: ROCKET TOO TRUST,
KERI JILL MARSHALL & PETER J. MAHAR, TRUSTEES
ADDRESS: 47 DEPOT RD, PORTSMOUTH, NH
DEED REFERENCE: BK: 8640 PG: 2445
TAX SHEET / LOT: 129 / 17
2. ZONED: GRA - GENERAL RESIDENCE A

MIN. LOT AREA: 7,500 S.F. FRONT YARD SETBACK: 15'
CONTINUOUS STREET FRONTAGE: 100' SIDE & REAR YARD SETBACK: 10' & 20'
DEPTH: 70'
BUILDING COVERAGE: 25%
MIN. OPEN SPACE: 30%
HEIGHT: 35'
3. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE SUBJECT PARCELS AND THE IMPROVEMENTS THEREON. FOR FUTURE SITE DESIGN AND DEVELOPMENT.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS OF RECORD, AND PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
5. HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88. ESTABLISHED BY SURVEY GRADE GPS OBSERVATIONS. UNITS: US SURVEY FOOT.
6. THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED IN OCTOBER-NOVEMBER OF 2025 WITH TRIMBLE S5 ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ-M1/TRIMBLE TSC7 DATA COLLECTORS.
7. THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0259F, EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.



PRELIMINARY
SUBJECT TO CHANGE



JVA 
JAMES VERRA & ASSOCIATES, INC.
100 GRIFFIN ROAD, UNIT C
PORTSMOUTH, N.H., 03801
603-436-3557 - © 2025
www.jvasurveyors.com
JOB NO: 25-2087



ALTUS
ENGINEERING

133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com

ENGINEERING REVIEW

12-09-2025

REVISIONS		
NO.	DESCRIPTION	BY DATE
1		

DRAWING FILE: 25-2086_EXCON.DWG

$$\begin{array}{l} 22'' \times 34'' - 1'' = 20' \\ 11'' \times 17'' - 1'' = 40' \end{array}$$

ROCKET TOO TRUST,
KERI JILL MARSHALL & PETER
J. MAHAR, TRUSTEES
47 DEPOT ROAD
EAST KINGSTON, NH 03827

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10 MERRIMAC
STREET,
PORTSMOUTH
NEW HAMPSHIRE
TAX MAP 129, LOT 17

EXISTING
CONDITIONS
PLAN

V-1

ALTUS JOB#P5716

STRUCTURAL ENGINEER:

SEPPF ENGINEER:

SUB-CONTRACTOR:

SUB-CONTRACTOR:

ARCHITECTS STAMPPROGRESS DRAWINGS
NOT FOR CONSTRUCTION

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FOCUS MAP

PROJECT NAME:

Montgomery-Eldredge
House
10 Merrimac Street | Portsmouth, NH

RAWING TITLE:

Enlarged Plans, Elevations, and Sections at the Porte Cochere

PROJECT No: 25-116

DATE: 04/21/2026

DRAWING SCALE: $3/8" = 1'-0"$

RAWING No:

A4.00

