

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC

ATTORNEYS AT LAW

127 Parrott Avenue | Portsmouth, NH, 03801
Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com
February 13, 2026

HAND DELIVERED

Stefanie Casella, Principal Planner
Portsmouth City Hall
1 Junkins Avenue
Portsmouth, NH 03801

Re: Owners: William H. Osborn, IV and Virginia W. Osborn
Applicant: Persson Construction
Property: 133 Miller Avenue
Tax Map 129, Lot 26
Single Residence

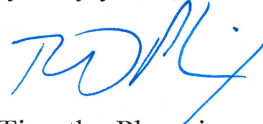
Dear Ms. Casella & Zoning Board Members:

On behalf of the Osborn Family and Persson Construction, enclosed please find the following in support of a request for zoning relief:

- See Viewpoint Land Use Application uploaded today.
- Owner Authorization.
- 2/13/2026 – Memorandum and exhibits in support of Zoning Relief

We look forward to presenting this application to the Zoning Board at its March 17, 2026 meeting.

Very truly yours,



R. Timothy Phoenix
Monica F. Kieser

Encl.

cc: Persson Construction
TFMoran (email)
Willow & Sage Designs (email)

DANIEL C. HOEFLE	ALEC L. MCEACHERN	PETER V. DOYLE	STEPHEN H. ROBERTS In Memoriam
R. TIMOTHY PHOENIX	KEVIN M. BAUM	MONICA F. KIESER	OF COUNSEL:
LAWRENCE B. GORMLEY	JACOB J.B. MARVELLEY	CHRISTOPHER P. MULLIGAN	SAMUEL R. REID
R. PETER TAYLOR	GREGORY D. ROBBINS	KAREN W. OLIVER	JOHN AHLGREN

OWNER'S AUTHORIZATION

We, William & Virginia Osborn, Owners/Applicants of 133 Miller Avenue, Tax Map 129/Lot 26, hereby authorize law firm Hoefle, Phoenix, Gormley & Roberts, PLLC to represent us before any and all City of Portsmouth Representatives, Boards and Commissions for permitting the project.

Respectfully submitted,



Date:

William Osborn



Virginia Osborn

Date:

APPLICANT'S AUTHORIZATION

I, Christian Persson on behalf of Persson Construction, LLC, Applicant of 133 Miller Avenue, Tax Map 129/Lot 26, hereby authorize law firm Hoefle, Phoenix, Gormley & Roberts, PLLC to represent me before any and all City of Portsmouth Representatives, Boards and Commissions for permitting the project.

Respectfully submitted,

Persson Construction, LLC

Date:

1/8/26



Christian Persson, Manager

MEMORANDUM

TO: Portsmouth Zoning Board of Adjustment (“ZBA”)
FROM: R. Timothy Phoenix, Esquire
DATE: February 13, 2026
RE: William Henry Osborn IV & Virginia Wedell Osborn
133 Miller Avenue /Tax Map 129, Lot 26
General Residence A (“GRA”) Zone

Dear Chair Margeson and Zoning Board Members:

On behalf of William Henry Osborn IV and Virginia Wedell Osborn (“Osborn”), we are pleased to submit this memorandum and attached exhibits in support of Osborn’s request for zoning relief for consideration by the ZBA at its March 17, 2026 meeting.

I. EXHIBITS

- A. Civil Plan Set – by TFMoran.
- B. Architectural Plan Set – by Willow & Sage Design.
- C. Site Photographs.
 - Satellite View
 - Street View
- D. Tax Map 129.

II. PROPERTY/PROJECT

133 Miller Avenue is a large, 14,991-square foot, corner lot with 100-feet of frontage on Miller Avenue and 150-feet of frontage on Rockland Avenue (“the Property”). The Property is located next to the First United Methodist church and across the street from a large apartment building. The Property is developed with a stately home centered on the lot connected via breezeway to a garage, which encroaches on the left and rear yard setback. Osborn plans to remove the garage and replace it with a slightly wider and larger garage with living space above (“the Project”). Relief is required for expansion in the left and rear yard setbacks.

III. RELIEF REQUIRED

<u>PZO Ordinance Section</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
<u>PZO§10.321</u> Nonconforming Building	No expansion	garage in setbacks	upward expansion in setbacks.
<u>PZO Table §10.521</u> <u>Dimensional Standards</u> Left Side Yard	10’	3.1’ garage 1.6’ overhang	3.1’ garage 2.0’ overhang
Rear Yard	20’	11.6’ garage 10.1’ overhang	6.2’ garage 5.1’ overhang

IV. OTHER PERMITS REQUIRED

- Building Permit

VI. VARIANCE REQUIREMENTS

- 1. The variances will not be contrary to the public interest.**
- 2. The spirit of the ordinance is observed.**

The first step in the ZBA's analysis is to determine whether granting a variance is not contrary to the public interest and is consistent with the spirit and intent of the ordinance, considered together pursuant to Malachy Glen Associates, Inc. v. Town of Chichester, 155 N.H. 102 (2007) and its progeny. Upon examination, it must be determined whether granting a variance "would unduly and to a marked degree conflict with the ordinance such that it violates the ordinance's basic zoning objectives." Id. "Mere conflict with the zoning ordinance is not enough." Id.

The Portsmouth Zoning Ordinance (PZO§10.121) was enacted for the general purpose of promoting the health, safety, and welfare in accordance with the Master plan by regulating:

1. The use of land, buildings and structures for business, industrial, residential and other purposes – The Project continues a permitted residential use on an oversized lot, expanding a garage to accommodate storage space and living space above.
2. The intensity of land use, including lot sizes, building coverage, building height and bulk, yards and open space – The intensity of use will not change. The Property is a corner lot nearly twice the required lot size. The Project complies with height and building coverage requirements. The garage expansion will remain well-screened from abutters.
3. The design of facilities for vehicular access, circulation, parking and loading – The larger garage improves vehicular circulation, the driveway is slightly widened which also improves vehicular circulation.
4. The impacts on properties of outdoor lighting, noise, vibration, stormwater runoff and flooding – The uses proposed are permitted and compatible with the neighborhood.
5. The preservation and enhancement of the visual environment – The Project replaces an older undersized garage with an expanded garage matching the architectural design of the home. The proposed garage will accommodate two cars, ample storage, and additional living space.
6. The preservation of historic districts buildings and structures of historic or architectural interest – The Property is not in the historic district. However, the expansion complements the architecture of the existing home.
7. The protection of natural resources, including groundwater, surface water, wetlands, wildlife habitat and air quality – The property is served by municipal water and sewer. There are no wetlands in the area. Accordingly, these purposes are served by granting the variances.

Variations are required because the Property is a corner lot subject to two front yard setback requirements. The location of the garage is dictated by the driveway, located in the only appropriate location: the lesser traveled street and far from the corner. The proposed garage expansion complies with height and building coverage requirements.

Granting the variations on these facts does not “in a marked degree conflict with the ordinance such that it violates the ordinance’s basic zoning objectives.” Malachy Glen, supra, which also held:

One way to ascertain whether granting the variance would violate basic zoning objectives is to examine whether it would alter the essential character of the locality. . . . Another approach to [determine] whether granting the variance violates basic zoning objectives is to examine whether granting the variance would threaten the public health, safety or welfare. (emphasis added)

The Project is consistent with other garage expansions in the neighborhood which have provided larger garages matching the architectural style of the main home while providing living space above. Continuing single-family use on an oversized lot and expanding a nonconforming garage will neither alter the essential character of the locality nor threaten the public health, safety, or welfare.”

3. Substantial justice will be done by granting the variance.

If “there is no benefit to the public that would outweigh the hardship to the applicant” this factor is satisfied (Emphasis added). Harborside Associates, L.P. v. Parade Residence Hotel, L.L.C, 162 N.H. 508 (2011). That is, “any loss to the [applicant] that is not outweighed by a gain to the general public is an injustice.” Malachy Glen, supra at 109. (Emphasis added)

Osborn is constitutionally entitled to the use of the lot as they see fit; including removal and reconstruction garage with living space above, subject only to the effect of the Project on the dimensional requirements. “The right to use and enjoy one's property is a fundamental right protected by both the State and Federal Constitutions.” N.H. CONST. pt. I, arts. 2, 12; U.S. CONST. amends. V, XIV; Town of Chesterfield v. Brooks, 126 N.H. 64 (1985) at 68. Part I, Article 12 of the New Hampshire Constitution provides in part that “no part of a man's property shall be taken from him, or applied to public uses, without his own consent, or that of the representative body of the people.” “Property” in the constitutional sense has been interpreted to mean not just the tangible property itself, but rather the right to possess, use, enjoy and dispose

of it. Burrows v. City of Keene, 121 N.H. 590, 597 (1981). (emphasis added).

For this reason, our State Constitutional protections limit the police power of the State and its municipalities in their regulation of the use of property. L. Grossman & Sons, Inc. v. Town of Gilford, 118 N.H. 480, 482 (1978). The Supreme Court has also held that zoning ordinances must be reasonable, not arbitrary and must rest upon some ground of difference having fair and substantial relation to the object of the regulation. Simplex Technologies, Inc. v. Town of Newington, 145 N.H. 727, 731 (2001); Chesterfield at 69.

Granting the requested relief allows for reasonable removal of a nonconforming garage and reconstruction of a new tastefully designed garage with living space above. The expanded garage is in keeping with other similar expansions in the neighborhood; the Project also complies with height and building coverage restrictions. The proposed garage abuts church property and is well-screened from the closest residence. There is no harm to the general public from granting relief and no benefit to the public from denial. Conversely, Osborn will be greatly harmed by denial as they will lose the opportunity to reconstruct a more functional garage with living space above. Accordingly, there is no benefit to the public from granting the variance that outweighs the harm to the owner from denial.

4. Granting the variance will not diminish surrounding property values.

The Project provides a tastefully expanded and architecturally compatible garage with living space above consistent with similar expansions in the neighborhood. It is thus clear that granting the variances will not diminish surrounding property values.

5. Denial of the variances results in an unnecessary hardship.

- a. Special conditions distinguish the property from others in the area.

The Property is a corner lot and much larger than other single-family homes in the neighborhood. It is abutted by a large church lot and large apartment building. It is developed with a driveway off the lesser traveled street as far from the corner as possible. This limits the location of any garage and indeed the current garage encroaches on the left and rear yard setbacks. These conditions combine to create special conditions. Any reconstruction of the garage would require similar relief.

- b. No fair and substantial relationship exists between the general public purposes of the ordinance and its specific application in this instance.

Expansion restrictions and yard setback requirements exist to prevent overcrowding and

to ensure adequate air, light, space, and separation between neighbors. The Project replaces a garage with a more functional garage that provides storage as well as two parking spaces along with living space above. The proposed garage is tasteful, matches the architectural style of the home and is well screened from the closest residence. Stormwater will be managed on the lot. The Project does not require any relief from building coverage or height requirements. Accordingly, the purposes of these requirements are met, thus there is no reason to strictly apply the Ordinance.

c. The proposed use is reasonable.

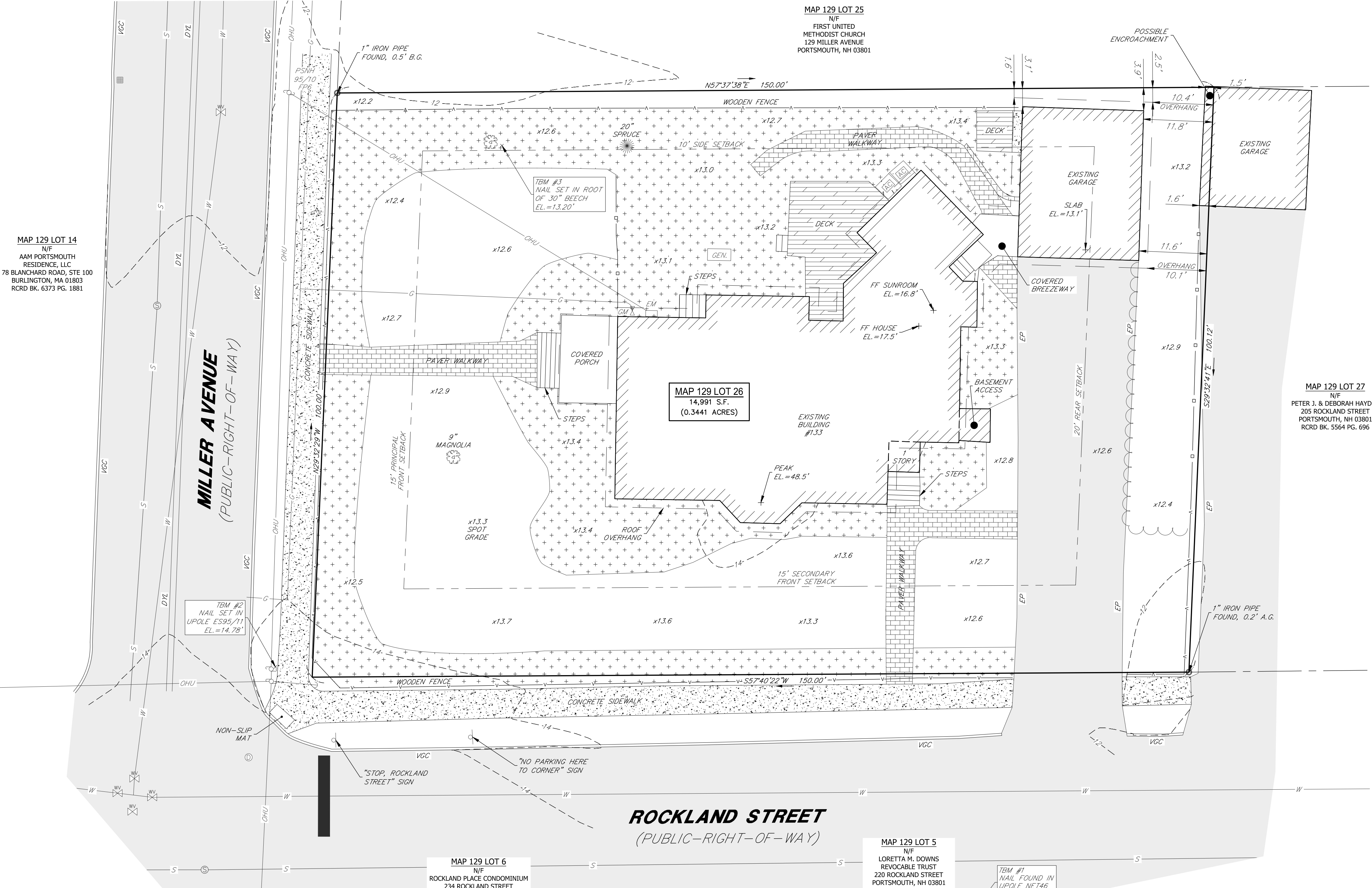
If the use is permitted, it is deemed reasonable. Vigeant v. Hudson, 151 N.H. 747 (2005). The Project replaces an accessory structure serving a permitted single-family home with a more functional garage accommodating parking, storage, and living space. Accordingly, the use is reasonable.

VI. CONCLUSION

For all of the reasons stated, Osborns respectfully requests that the Portsmouth Zoning Board of Adjustment grant the requested relief.

Respectfully submitted,
**William Henry Osborn IV & Virginia
Wedell Osborn**


By: R. Timothy Phoenix

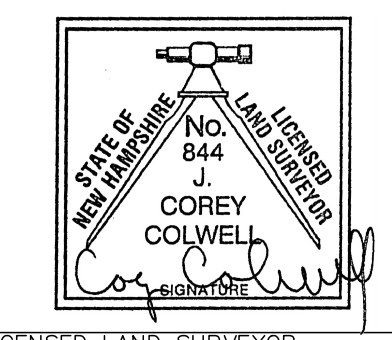


- NOTES:**
- THE PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
 - THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 129 AS LOT 26.
 - THE PARCEL IS LOCATED IN ZONE X, "AREA OF MINIMAL FLOOD HAZARD", AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259F, WITH A MAP REVISED DATE OF JANUARY 29, 2021.
 - | DIMENSIONAL REQUIREMENTS: | REQUIRED: | EXISTING: |
|-------------------------------|------------|-------------|
| MINIMUM LOT SIZE: | 7,500 S.F. | 14,991 S.F. |
| LOT FRONTAGE: | 100FT | 100FT |
| LOT DEPTH: | 70FT | 150FT |
| MINIMUM YARD DIMENSIONS: | | |
| FRONT: | 15FT | >15FT |
| SIDE: | 10FT | 3.1FT |
| REAR: | 20FT | 11.6FT |
| MAXIMUM STRUCTURE DIMENSIONS: | | |
| BUILDING HEIGHT: | 35FT | 35.1FT |
| BUILDING COVERAGE: | 25% | 22.2% |
| MINIMUM OPEN SPACE: | 30% | 61.7% |
 - OWNER OF RECORD:
 MAP 129 LOT 26:
 WILLIAM HENRY OSBORN, IV
 VIRGINIA WEDELL OSBORN
 28 LAUREL COURT
 PORTSMOUTH, NH 03801
 RCRD BK#6618 PG#2307
 - PARCEL AREA:
 MAP 129 LOT 26:
 14,991 S.F.
 (0.3441 ACRES)
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE CONDITIONS OF MAP 129 LOT 26.
 - FIELD SURVEY COMPLETED BY TCE & CR ON SEPTEMBER 24&25, 2025 USING A LEICA TS-16 TOTAL STATION, GS-16 & GS-18 GPS RECEIVERS AND CARLSON DATA COLLECTION SOFTWARE.
 - HORIZONTAL DATUM IS NAD83 (2011) PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
 - EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.

EXHIBIT A

TAX MAP 129 LOT 26
EXISTING CONDITIONS PLAN
OSBORN RESIDENCE
133 MILLER AVENUE
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
 OWNED BY
WILLIAM HENRY OSBORN, IV
VIRGINIA WEDELL OSBORN
 SCALE: 1" = 10' (22x34)
 1" = 20' (11x17) NOVEMBER 17, 2025

PURSUANT TO NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES LAN 503.09(24): I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED ON SEPTEMBER 24&25, 2025. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

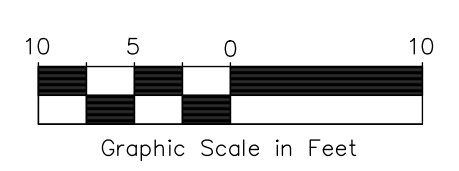


LICENSED LAND SURVEYOR NOVEMBER 17, 2025
DATE

REV.	DATE	DESCRIPTION	DR	CK

LEGEND:

MAP 129 LOT 26	ASSESSORS MAP / LOT NUMBER		CONCRETE
A.G.	ABOVE GRADE		PAVEMENT
B.G.	BELOW GRADE		PAVER WALK
BK. PG.	BOOK/PAGE		WOOD DECK
EM	ELECTRIC METER		LANDSCAPED AREA
EP	EDGE OF PAVEMENT		RETAINING WALL
FF	FINISHED FLOOR		
GEN.	GENERATOR		
GM	GAS METER		
N/F	NOW OR FORMERLY ROCKINGHAM COUNTY REGISTRY OF DEEDS		
RCRD	REGISTRY OF DEEDS		
S.F.	SQUARE FEET		
TM	TEMPORARY BENCHMARK		
VCC	VERTICAL GRANITE CURB		
AC	AIR CONDITIONER		
U	UTILITY POLE		
D	DRAIN MANHOLE		
CB	CATCH BASIN		
	CONFIROUS TREE		
	DECIDUOUS TREE		
	SEWER MANHOLE		
	WATER GATE VALVE		
	SIGN		
	OVERHEAD UTILITY		
	WOODEN FENCE		
	STOCKADE FENCE		
	BOUNDARY LINE		
	SETBACK LINE		
	TREE LINE		
	GAS LINE		
	SEWER LINE		
	WATER LINE		
	EXISTING CONTOUR		



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 This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

Jan 16, 2026 - 3:32pm F:\MSC Projects\47663 Miller Ave., Portsmouth, NH\47663-00 Parsson Construction - 133 Miller Ave\Carlsson Survey\Drawings\47663-00 SURVEY.dwg

SITE DATA

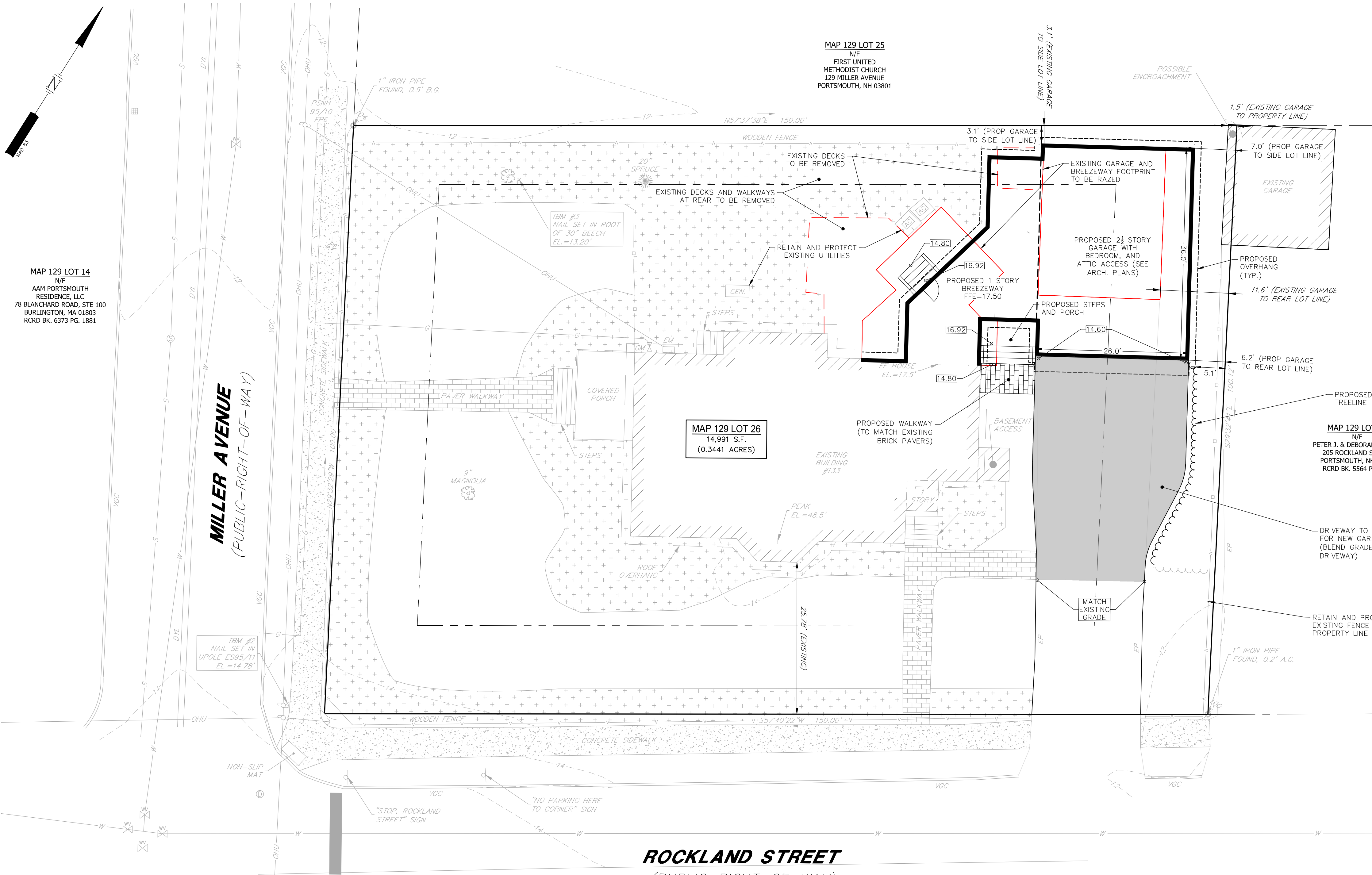
OWNER OF RECORD OF MAP 129 LOT 26: WILLIAM HENRY OSBORN, IV & VIRGINIA WEDELL OSBORN
 28 LAUREL COURT PORTSMOUTH, NH 03801
 DEED REFERENCE TO PARCEL IS BK 6618 PG 2307
 AREA OF PARCEL = 14,991± SF OR 0.3441± ACRES

ZONED: GENERAL RESIDENCE A (GRA)
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL

THE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF A GARAGE AND BREEZEWAY ADDITION TO THE EXISTING RESIDENCE AT 133 MILLER AVENUE. ASSOCIATED IMPROVEMENTS INCLUDE AND ARE NOT LIMITED TO ACCESS, GRADING, AND LANDSCAPING.

DIMENSIONAL REQUIREMENTS (CURRENT ZONING)

	REQUIRED:	EXISTING:	PROVIDED:
MINIMUM LOT DIMENSIONS:			
LOT AREA	7,500 SF (0.172± AC)	14,991 SF (0.344 AC)	14,991 SF (0.344± AC)
LOT FRONTAGE	100 FT	100 FT	100 FT
DEPTH	70 FT	150 FT	150 FT
MINIMUM YARD DIMENSIONS:			
FRONT	15 FT	25.8 FT	25.8 FT (EXISTING)
SIDE	10 FT	3.1 FT	3.1 FT
REAR	20 FT	11.6 FT	6.2 FT
MAXIMUM STRUCTURE DIMENSIONS:			
BUILDING HEIGHT	35 FT	35.1 FT	35.1 FT (EXISTING)
BUILDING COVERAGE	25%	22.2%	22.8%
MINIMUM OPEN SPACE	30%	61.7%	63.9%



MAP 129 LOT 26
 14,991 S.F.
 (0.3441 ACRES)

MAP 129 LOT 27
 N/F
 PETER I & DEBORAH HAYDEN
 205 ROCKLAND STREET
 PORTSMOUTH, NH 03801
 RCRD BK. 5564 PG. 696

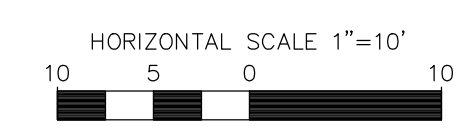
MAP 129 LOT 5
 N/F
 LORETTA M. DOWNS
 REVOCABLE TRUST
 220 ROCKLAND STREET
 PORTSMOUTH, NH 03801
 RCRD BK. 4721 PG. 2941

MAP 129 LOT 6
 N/F
 ROCKLAND PLACE CONDOMINIUM
 234 ROCKLAND STREET
 PORTSMOUTH, NH 03801
 RCRD BK. 4577 PG. 1897

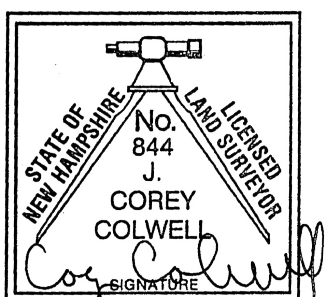
LEGEND:

MAP 129 LOT 26	ASSESSOR'S MAP / LOT NUMBER		CONCRETE
A.S.	ABOVE GRADE		PAVEMENT
B.C.	BELOW GRADE		PAVER WALK
BK. PG.	BOOK/PAGE		WOOD DECK
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EP	EDGE OF PAVEMENT		RETAINING WALL
FF	FINISHED FLOOR		
GEN.	GENERATOR		
GM	GAS METER		
N/F	NOW OR FORMERLY		
RCRD	ROCKINGHAM COUNTY		
	REGISTRY OF DEEDS		
S.F.	SQUARE FEET		
TBM	TEMPORARY BENCHMARK		
VGC	VERTICAL GRANITE CURB		
○	IRON PIPE/ROD FOUND		
○	AIR CONDITIONER		
○	GUY WIRE		
○	UTILITY POLE		
○	DRAIN MANHOLE		
○	CATCH BASIN		

	CONIFEROUS TREE
	DECIDUOUS TREE
	SEWER MANHOLE
	WATER GATE VALVE
	SIGN
	OVERHEAD UTILITY
	WOODEN FENCE
	STOCKADE FENCE
	BOUNDARY LINE
	SETBACK LINE
	TREE LINE
	GAS LINE
	SEWER LINE
	WATER LINE
	EXISTING CONTOUR



REV.	DATE	DESCRIPTION	DR	CK



TAX MAP 129 LOT 26
PROPOSED CONDITIONS PLAN
OSBORN RESIDENCE
133 MILLER AVENUE
PORTSMOUTH, NEW HAMPSHIRE
 OWNED BY
WILLIAM HENRY OSBORN, IV
VIRGINIA WEDELL OSBORN
1"=20' (11"x17')
SCALE: 1"=10' (22"x34') **JANUARY 19, 2026**

Seacoast Division

 Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists
 170 Commerce Way, Suite 102
 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0910
 www.tfmoran.com

FILE	47683.00	DR	JKC	CADFILE	47683-00_PROPOSED CONDITIONS	C-01
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Feb 03, 2026 - 8:38am F:\MISC Projects\17683 Miller Ave. Portsmouth, NH\17683-00 Persson Construction - 133 Miller Ave\Design\PRODUCTION DRWG\17683-00_Proposed Conditions.dwg

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133 MILLER AVE

OSBORN RESIDENCE

133 MILLER AVE
PORTSMOUTH NH

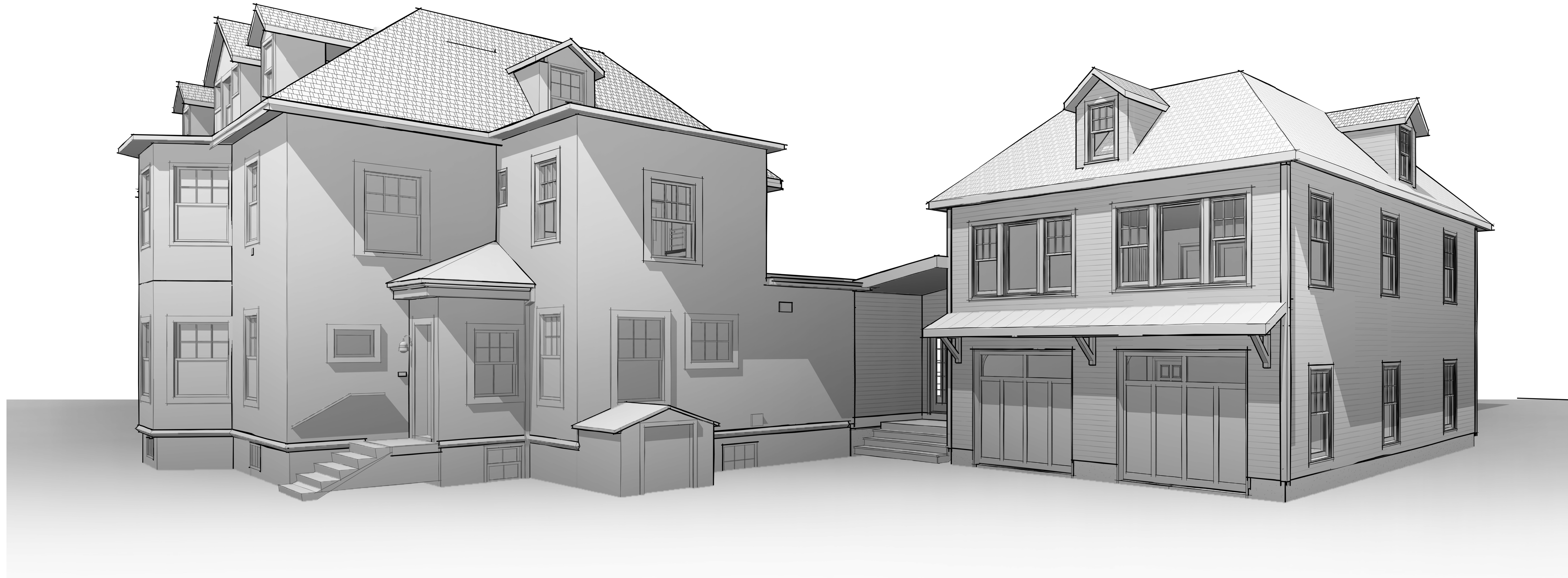
Scale:
Date: 12-9-25
Project Number: 2024-X

REVISIONS		
NO.	DESCRIPTION	DATE

EXHIBIT B

DESIGN PHASE
COVER SHEET

T.01



DESIGN PHASE

12-9-25

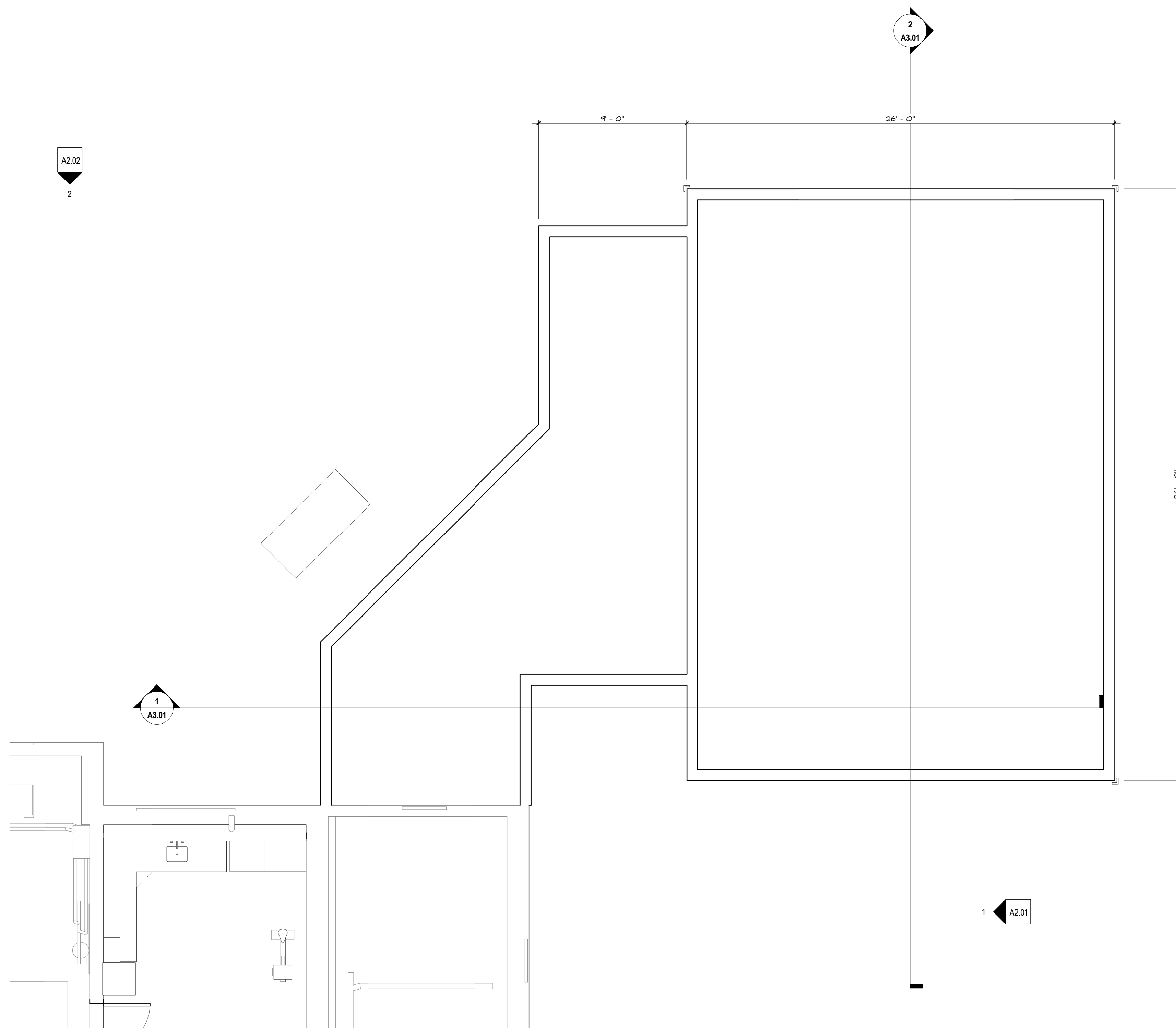
GENERAL PLAN NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY DESIGNER IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
2. EXTERIOR DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD, TYP.
3. INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF FINISH TO FACE OF FINISH.
4. EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
5. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.



www.willowandsagedesign.com
860-716-3902

133 MILLER AVE



① **BASEMENT PLAN**
1/4" = 1'-0"

Scale: 1/4" = 1'-0"
Date: 12-9-25
Project Number: 2024-X

REVISIONS		
NO.	DESCRIPTION	DATE

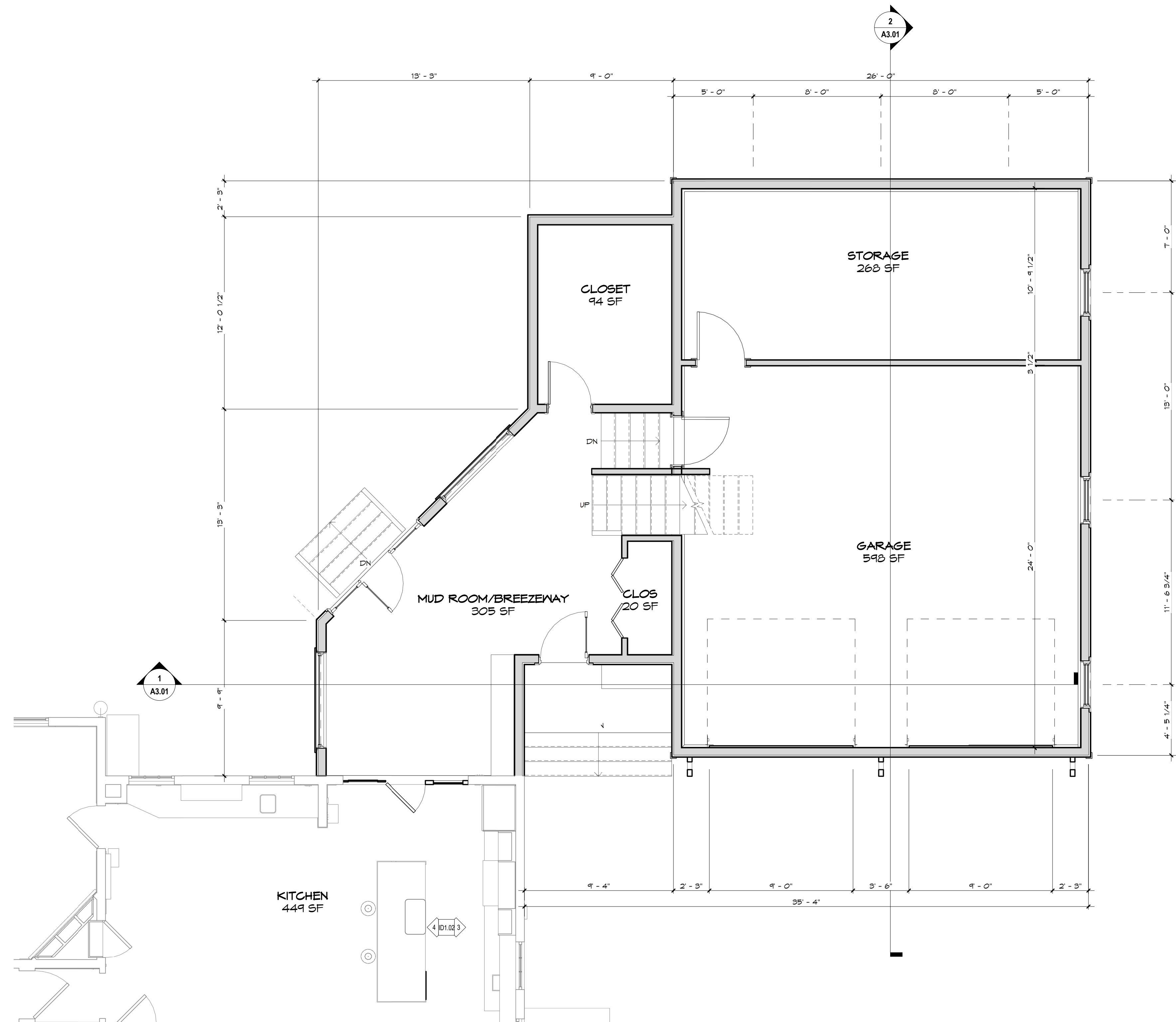
DESIGN PHASE

BASEMENT
FLOOR PLAN

A1.00

GENERAL PLAN NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY DESIGNER IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
2. EXTERIOR DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD, TYP.
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4. EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
5. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.



① **FIRST FLOOR PLAN**
1/4" = 1'-0"

Scale: 1/4" = 1'-0"
Date: 12-9-25
Project Number: 2024-X

REVISIONS		
NO.	DESCRIPTION	DATE

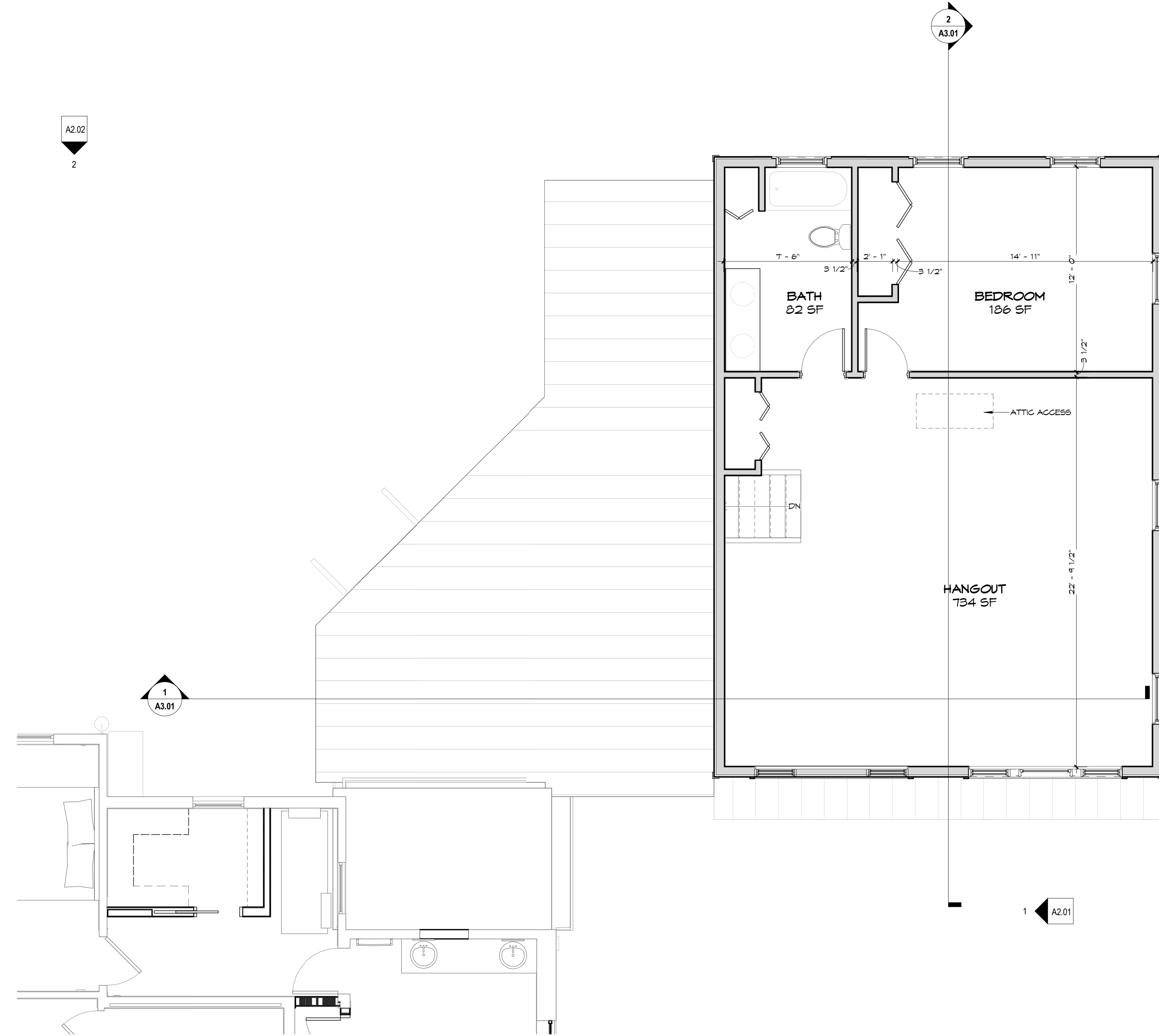
DESIGN PHASE

FIRST FLOOR PLAN

A1.01

GENERAL PLAN NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY DESIGNER IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
2. EXTERIOR DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD, TYP.
3. INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF FINISH TO FACE OF FINISH.
4. EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
5. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.



① **SECOND FLOOR PLAN**
1/4" = 1'-0"

Scale: 1/4" = 1'-0"
Date: 12-9-25
Project Number: 2024-X

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGN PHASE
SECOND FLOOR PLAN

A1.02

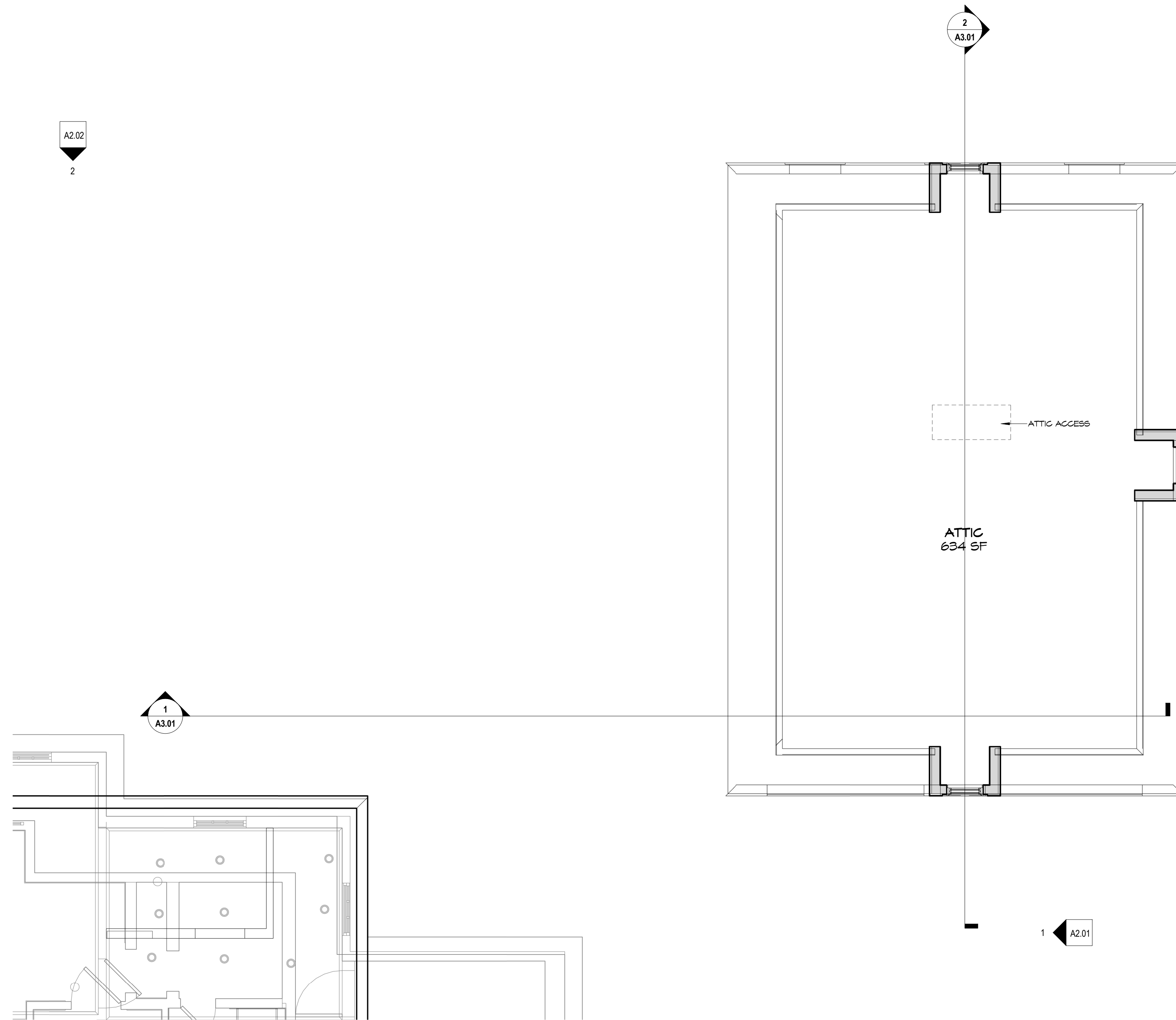
GENERAL PLAN NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY DESIGNER IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
2. EXTERIOR DIMENSION ARE GIVEN FROM FACE OF STUD TO FACE OF STUD, TYP.
3. INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF FINISH TO FACE OF FINISH.
4. EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
5. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.



www.willowsagedesign.com
860-716-3902

133 MILLER AVE



① ATTIC FLOOR PLAN
1/4" = 1'-0"

Scale: 1/4" = 1'-0"
Date: 12-9-25
Project Number: 2024-X

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGN PHASE

ATTIC FLOOR PLAN

A1.03

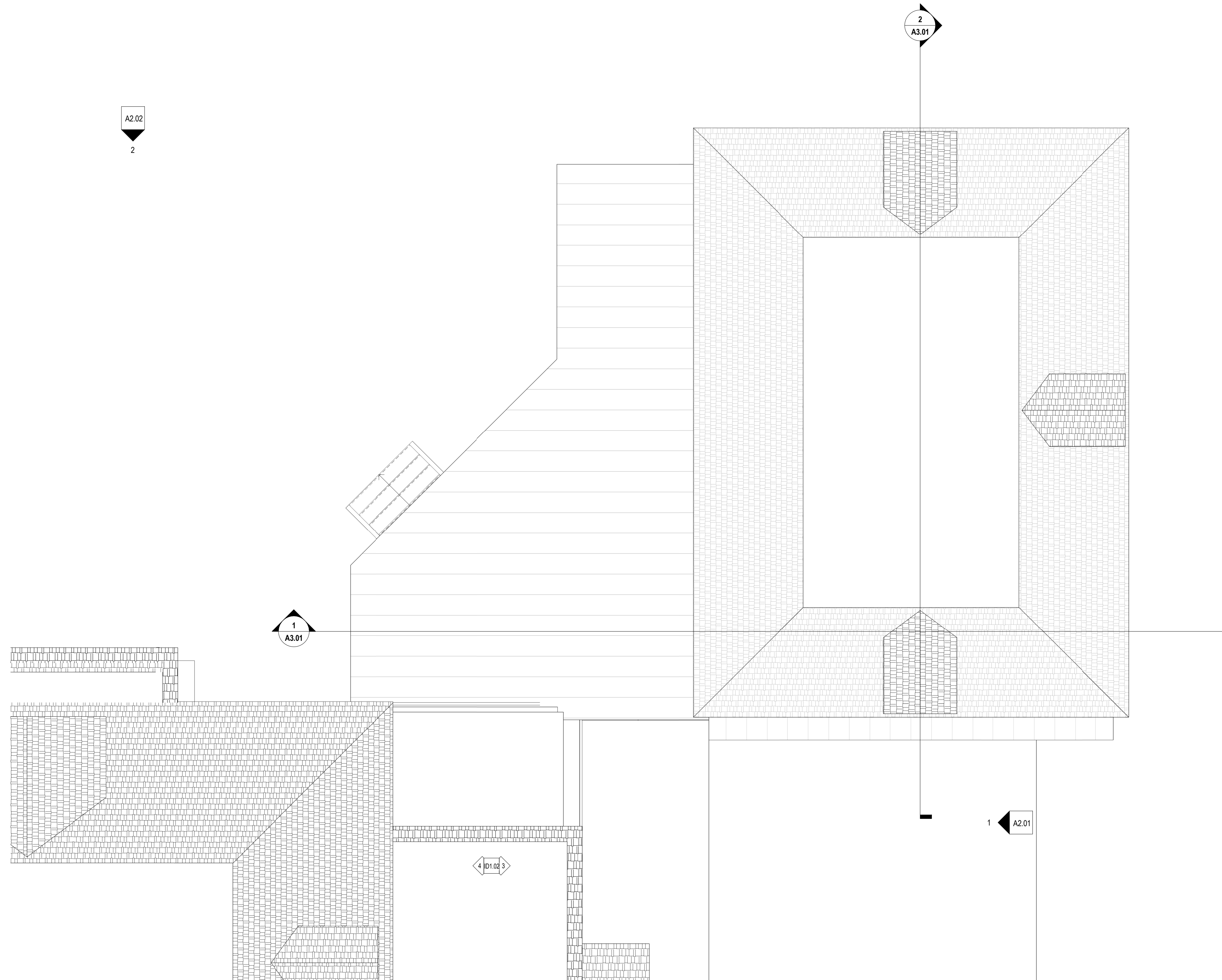
GENERAL PLAN NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY DESIGNER IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
2. EXTERIOR DIMENSION ARE GIVEN FROM FACE OF STUD TO FACE OF STUD, TYP.
3. INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF FINISH TO FACE OF FINISH.
4. EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
5. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.



www.willowandsagedesign.com
860-716-3902

133 MILLER AVE



① **ROOF PLAN**
1/4" = 1'-0"

Scale: 1/4" = 1'-0"
Date: 12-9-25
Project Number: 2024-X

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGN PHASE
ROOF PLAN

A1.04



② SOUTH ELEVATION
3/16" = 1'-0"



① EAST ELEVATION
3/16" = 1'-0"

Scale: 3/16" = 1'-0"
Date: 12-9-25
Project Number: 2024-X

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGN PHASE

EXTERIOR
ELEVATIONS

A2.01



① WEST ELEVATION
3/16" = 1'-0"



② NORTH ELEVATION
3/16" = 1'-0"

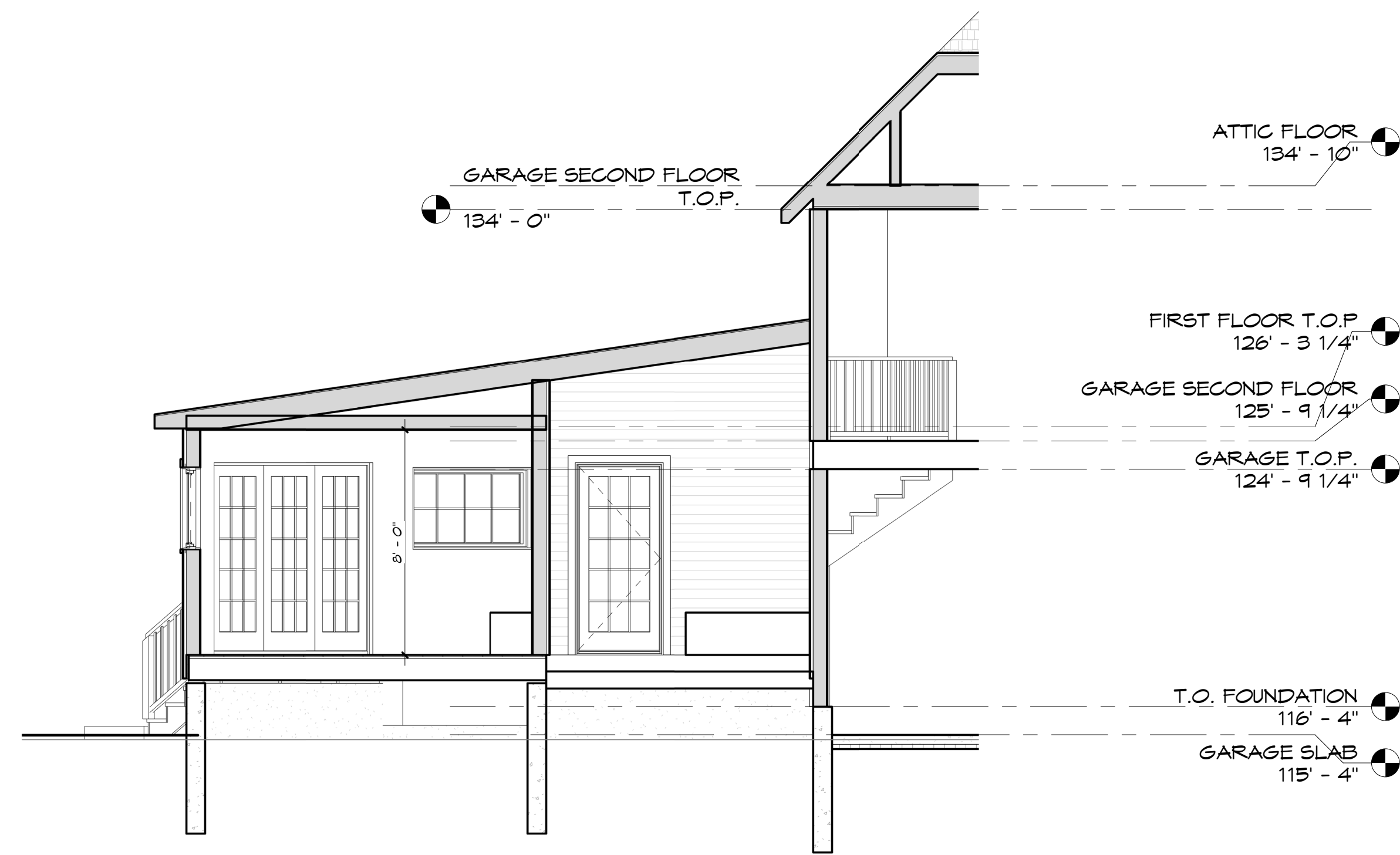
Scale: 3/16" = 1'-0"
Date: 12-9-25
Project Number: 2024-X

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGN PHASE

EXTERIOR
ELEVATIONS

A2.02



① Section 3
1/4" = 1'-0"



② Section 7
1/4" = 1'-0"

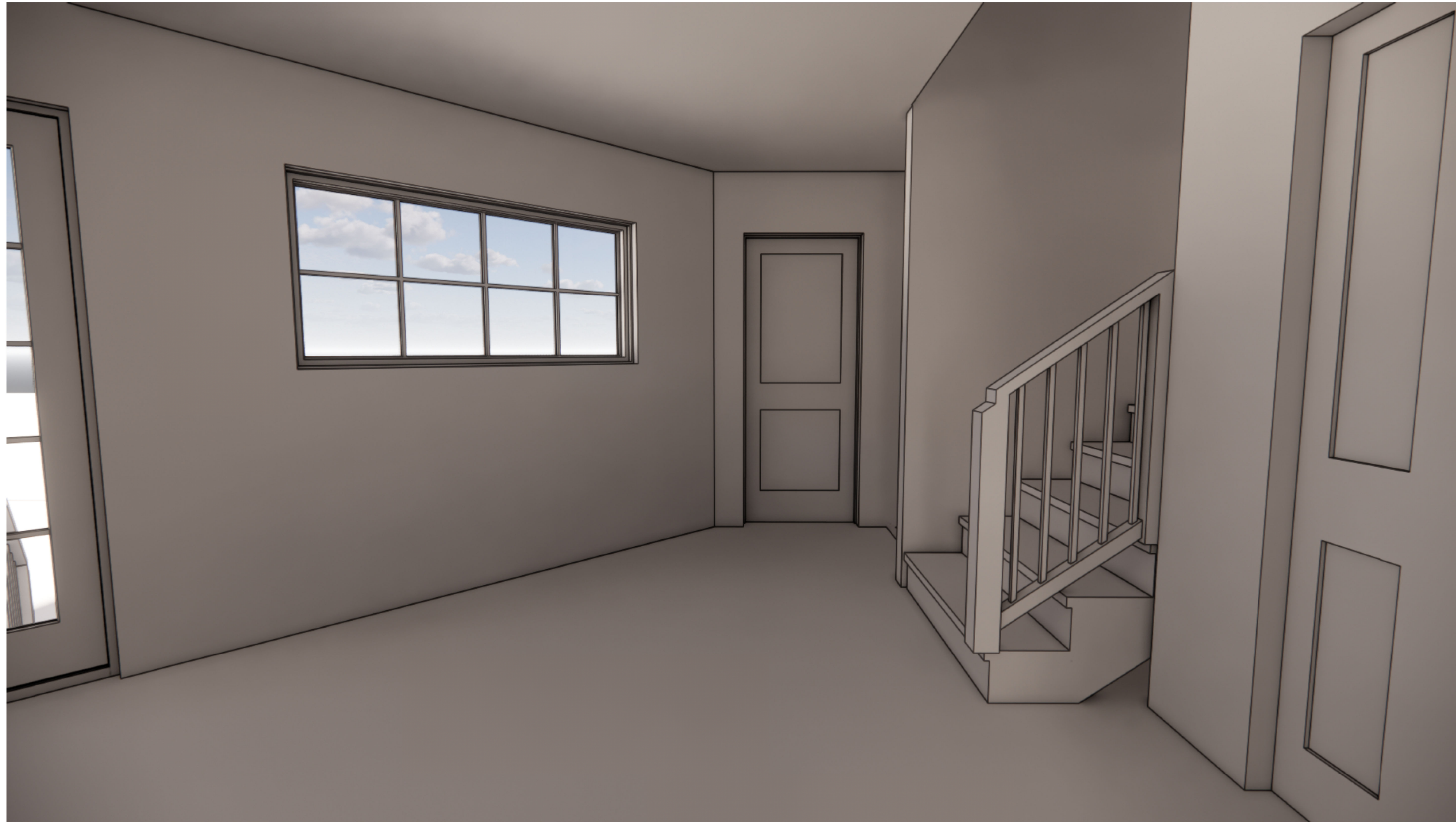
Scale: 1/4" = 1'-0"
Date: 12-9-25
Project Number: 2024-X

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGN PHASE

BUILDING SECTIONS

A3.01

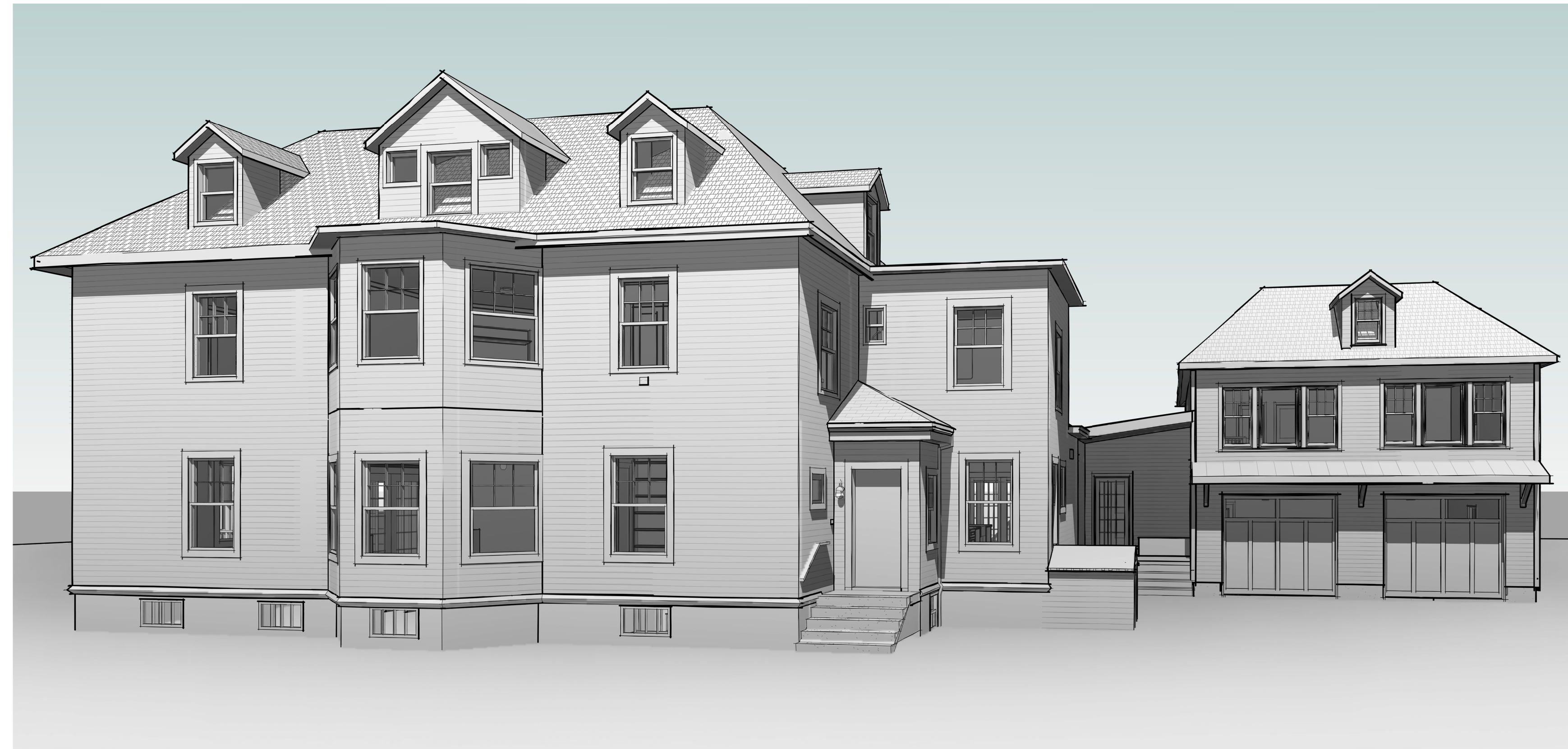


WHEN YOU FIRST WALK IN THE FRONT DOOR



VIEW FROM THE KITCHEN

REVISIONS		
NO.	DESCRIPTION	DATE



② SOUTHEAST PERSPECTIVE



① REAR PERSPECTIVE

Scale:
Date: 12-9-25
Project Number: 2024-X

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGN PHASE

EXTERIOR 3D
VIEWS

A7.00



133 Miller Ave



Imagery ©2026 Google, Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 50 ft

EXHIBIT C

Google Maps

133 Miller Ave



Google Maps

Image capture: Aug 2025 © 2026 Google

Google Maps

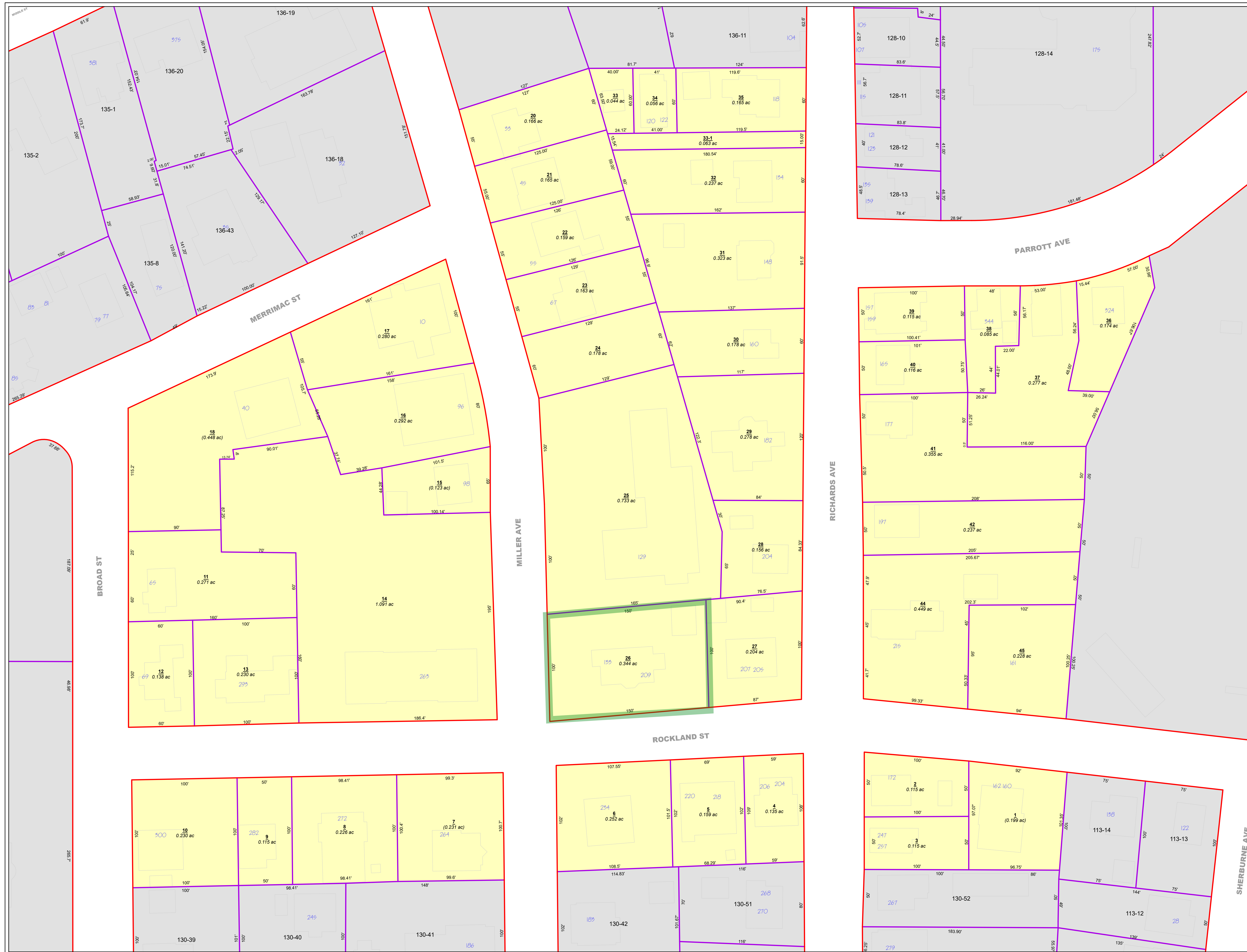
220 Rockland St



Portsmouth, New Hampshire
Google Street View
Nov 2024 [See more dates](#)

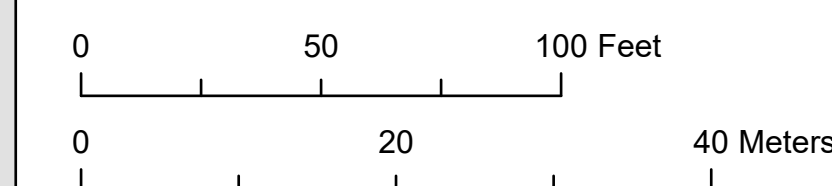
Google Maps

Image capture: Nov 2024 © 2026 Google

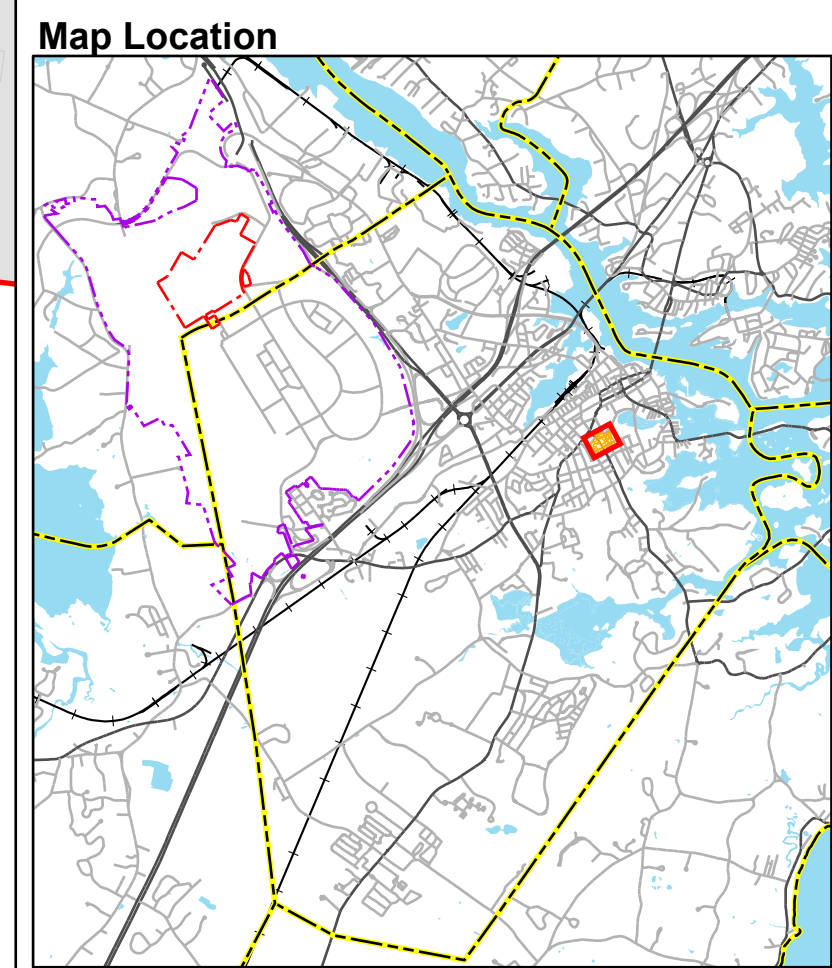
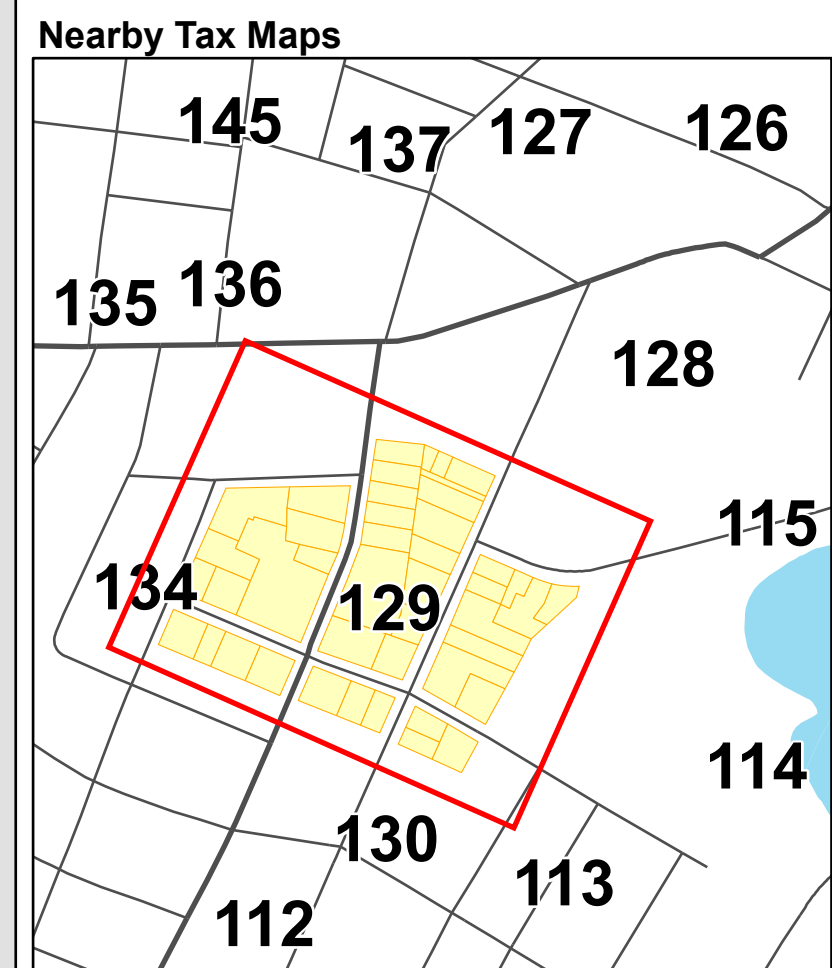


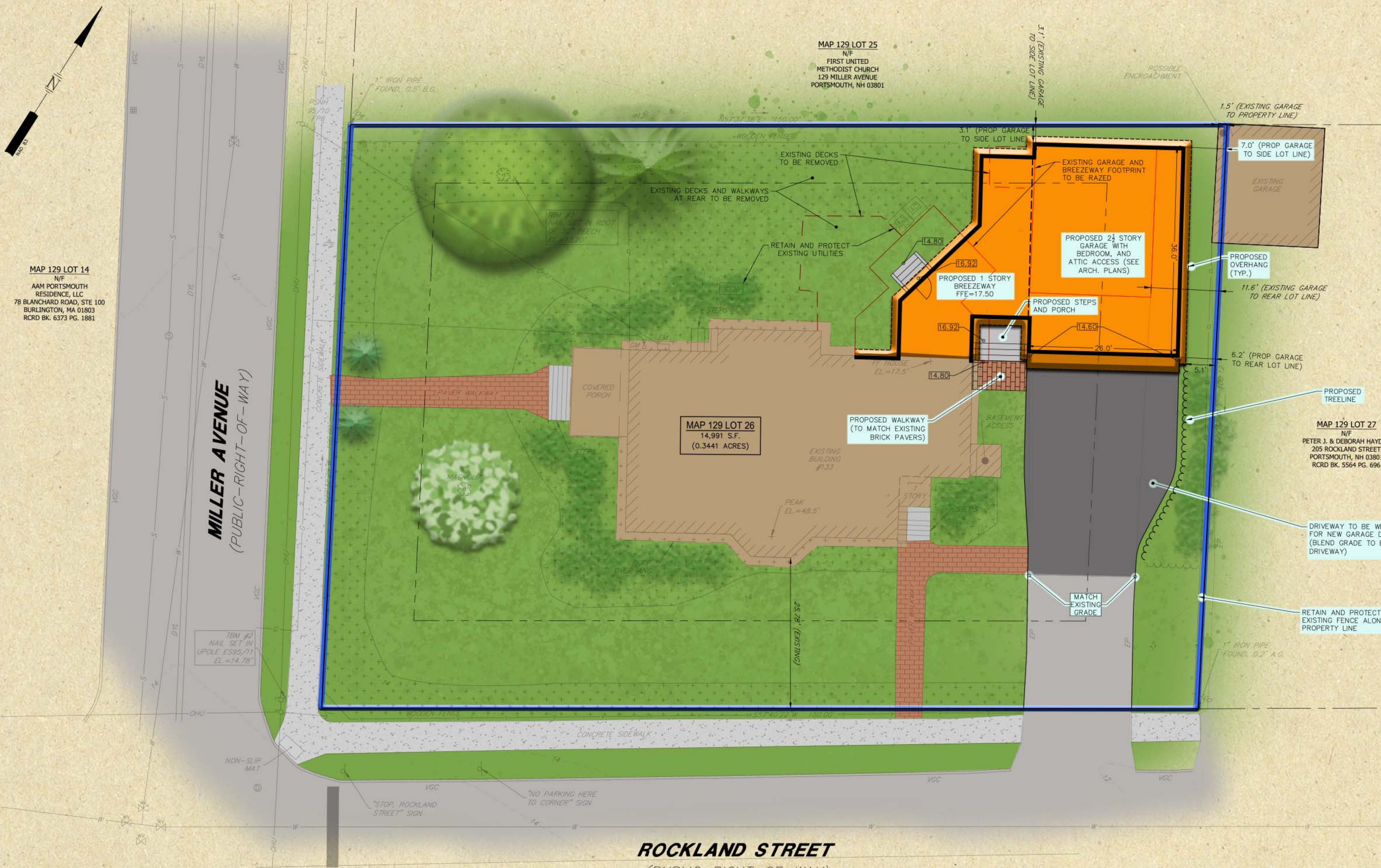
- Partial Legend**
See the cover sheet for the complete legend.
- 7-5A** Lot or lot-unit number
 - 2.56 ac Parcel area in acres (ac) or square feet (sf)
 - Address number
 - 233-137 Parcel number from a neighboring map
 - 68' Parcel line dimension
 - Street name
- SIMS AVE**
Street name
- Parcel/Parcel boundary
 - Parcel/ROW boundary
 - Water boundary
 - Structure (1994 data)
- Parcel covered by this map
 - Parcel from a neighboring map (see other map for current status)

EXHIBIT D



This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.





SITE DATA

OWNER OF RECORD OF MAP 129 LOT 26: WILLIAM HENRY OSBORN, IV & VIRGINIA WEDELL OSBORN
 28 LAUREL COURT PORTSMOUTH, NH 03801
 DEED REFERENCE TO PARCEL IS BK 6618 PG 2307
 AREA OF PARCEL = 14,991± SF OR 0.3441± ACRES

ZONED: GENERAL RESIDENCE A (GRA)
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL

THE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF A GARAGE AND BREEZEWAY ADDITION TO THE EXISTING RESIDENCE AT 133 MILLER AVENUE. ASSOCIATED IMPROVEMENTS INCLUDE AND ARE NOT LIMITED TO ACCESS, GRADING, AND LANDSCAPING.

DIMENSIONAL REQUIREMENTS (CURRENT ZONING)			
	REQUIRED:	EXISTING:	PROVIDED:
MINIMUM LOT DIMENSIONS:			
LOT AREA	7,500 SF (0.172± AC)	14,991 SF (0.344 AC)	14,991 SF (0.344± AC)
LOT FRONTAGE	100 FT	100 FT	100 FT
DEPTH	70 FT	150 FT	150 FT
MINIMUM YARD DIMENSIONS:			
FRONT	15 FT	25.8 FT	25.8 FT (EXISTING)
SIDE	10 FT	3.1 FT	3.1 FT
REAR	20 FT	11.6 FT	6.2 FT
MAXIMUM STRUCTURE DIMENSIONS:			
BUILDING HEIGHT	35 FT	35.1 FT	35.1 FT (EXISTING)
BUILDING COVERAGE	25%	22.2%	22.8%
MINIMUM OPEN SPACE	30%	61.7%	63.9%

MAP 129 LOT 14
 N/F
 AAM PORTSMOUTH RESIDENCE, LLC
 78 BLANCHARD ROAD, STE 100
 BURLINGTON, MA 01883
 RCRD BK. 6373 PG. 1881

MAP 129 LOT 26
 14,991 S.F.
 (0.3441 ACRES)

MAP 129 LOT 27
 N/F
 PETER J. & DEBORAH HAYDEN
 205 ROCKLAND STREET
 PORTSMOUTH, NH 03801
 RCRD BK. 5564 PG. 696

MAP 129 LOT 5
 N/F
 LORETTA M. DOWNS
 REVOCABLE TRUST
 220 ROCKLAND STREET
 PORTSMOUTH, NH 03801
 RCRD BK. 4721 PG. 2941

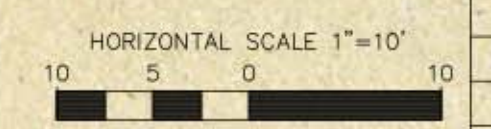
MAP 129 LOT 6
 N/F
 ROCKLAND PLACE CONDOMINIUM
 234 ROCKLAND STREET
 PORTSMOUTH, NH 03801
 RCRD BK. 4577 PG. 1897

LEGEND:

MAP 129 LOT 26	ASSESSOR'S MAP / LOT NUMBER
A.S.	ABOVE GRADE
B.G.	BELOW GRADE
BK. PG.	BOOK/PAGE
EM.	ELECTRIC METER
EP.	EDGE OF PAVEMENT
FF.	FINISHED FLOOR
GEN.	GENERATOR
GM.	GAS METER
N/F.	NOW OR FORMERLY
RCRD.	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
TBM.	TEMPORARY BENCHMARK
VGC.	VERTICAL GRANITE CURB
○	IRON PIPE/ROD FOUND
○	AIR CONDITIONER
○	GUY WIRE
○	UTILITY POLE
○	DRAIN MANHOLE
○	CATCH BASIN

☀	CONIFEROUS TREE
🌳	DECIDUOUS TREE
⊗	SEWER MANHOLE
⊕	WATER GATE VALVE
⊙	SIGN
⊕	OVERHEAD UTILITY
⊕	WOODEN FENCE
⊕	STOCKADE FENCE
⊕	BOUNDARY LINE
⊕	SETBACK LINE
⊕	TREE LINE
⊕	GAS LINE
⊕	SEWER LINE
⊕	WATER LINE
⊕	EXISTING CONTOUR

■	CONCRETE
■	PAVEMENT
■	PAVER WALK
■	WOOD DECK
■	LANDSCAPED AREA
■	RETAINING WALL



REV.	DATE	DESCRIPTION	DR	CK



TAX MAP 129 LOT 26
PROPOSED CONDITIONS PLAN
OSBORN RESIDENCE
133 MILLER AVENUE
PORTSMOUTH, NEW HAMPSHIRE
 OWNED BY
WILLIAM HENRY OSBORN, IV
VIRGINIA WEDELL OSBORN
 1"=20' (11"x17")
 SCALE: 1"=10' (22"x34") **JANUARY 19, 2026**

Seacoast Division
TFM
 Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

170 Commerce Way, Suite 102
 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0910
 www.tfmoran.com

47683.00 DR JKC CADFILE 47683-00_PROPOSED CONDITIONS C-01

Feb 03, 2026 - 8:38am F:\MSC Projects\17683 Miller Ave, Portsmouth, NH\17683-00 Person Construction - 133 Miller Ave\Design\PRODUCTION DRWG\17683-00_Proposed Conditions.dwg

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Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists



TFM Project Number	47683.00
Project Address	133 Miller Avenue Portsmouth, NH
Subject Lot	Map 129 Lot 26
Total Lot Area (s.f.)	14991

EXISTING			
Structure	Total Area (s.f.)	Description	
Existing Dwelling	3330	Includes garage, bulkhead, and overhangs	
Paved Driveway	1328		
Paver Walkways	598		
Decks	384		
Steps	72		
Utilities	14		
Retaining Wall	10		
Total Impervious Area (s.f.)	Building Coverage	Impervious Coverage	Open Space
5736	22.2%	38.3%	61.7%

PROPOSED			
Structure	Total Area (s.f.)	Description	
Dwelling and Garage	3416		
Paved Driveway	1315		
Paver Walkways	470		
Steps	179		
Misc. Utilities	26		
Total Impervious Area (s.f.)	Building Coverage	Impervious Coverage	Open Space
5406	22.8%	36.1%	63.9%

