

COLBY T. GAMESTER

Attorney At Law

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May 21, 2025

SUBMITTED VIA VIEWPOINT & HAND DELIVERED

City of Portsmouth
Zoning Board of Adjustment
Attn: Phyllis Eldridge, Chairwoman
1 Junkins Avenue
Portsmouth, NH 03801

**Re: Variance Application of Port Hunter, LLC
361 Miller Avenue, Portsmouth, NH (Tax Map 131, Lot 33)**

Dear Chairwoman Eldridge:

My office represents Port Hunter, LLC, the owner of property located at 361 Miller Avenue. Enclosed herewith are the following materials for submission to the Zoning Board of Adjustment for consideration at the next regularly scheduled meeting:

1. Landowner Letter of Authorization
2. Narrative to Variance Application
3. Exhibit A - Existing Conditions Plan
4. Exhibit B - Photographs
5. Exhibit C - Letter from Northeast Shade Tree
6. Exhibit D - Certification from New Hampshire Big Tree Program
7. Exhibit E - Site Plan
8. Exhibit F - Architectural Renderings

Should there be any questions, comments or concerns regarding the enclosed application and materials then please do not hesitate to contact me.

Kindest Regards,



Colby T. Gamester, Esq.

Enclosures

Cc: file; Clients; Ross Engineering LLC; Tuscher Design Group (via email only)

LANDOWNER LETTER OF AUTHORIZATION

I, the Undersigned, Elizabeth Pesce, as a member of Port Huner, LLC, the record owner of real property located at 361 Miller Avenue, Portsmouth, New Hampshire 03801, identified on Portsmouth Tax Map 131 as Lot 33 (the "Property"), hereby authorize Gamester Law Office, and its attorneys and representatives, Ross Engineering, LLC, and its representatives, and Tuscher Design Group, and its representatives, to file any document with the City of Portsmouth (the "City"), communicate and correspond with City staff and officials, and submit applications with and appear before the City's land use boards all regarding the Property. This Letter of Authorization shall be valid until expressly revoked in writing.


Elizabeth Pesce, Member


Date

**CITY OF PORTSMOUTH
ZONING BOARD OF ADJUSTMENT
NARRATIVE TO APPLICATION**

Owner and Applicant

Port Hunter, LLC
56 Piscataqua Street
New Castle, NH 03854

For Property Located At:

361 Miller Avenue
Portsmouth, NH 03801

Introduction and Relevant Historical Information

Port Hunter, LLC (“Owner”) is the owner of real property located at 361 Miller Avenue, identified on Portsmouth Tax Map 131 as Lot 33 (the “Property”). The Property is located in the General Residence A (“GRA”) zoning district, is 0.23 acres, or 9,921 square feet, and contains one (1) residential multi-family dwelling structure, containing six (6) dwelling units, a two-car garage, and no other structures, creating a footprint of approximately 2,387 square feet, or approximately 23.90% building coverage. The Property has 75.86 feet of frontage solely on Miller Avenue.

The Property contains four (4) preexisting nonconformities: 1) frontage of 75.86 feet where 100 feet is required, 2) six (6) dwelling units with each requiring a minimum lot area of 7,500 square feet, 3) along its northern boundary an approximate 5-6 foot side yard setback where 10 feet required, and 4) along its southern boundary an approximate 4-5 foot side yard setback where 10 feet is required

These existing conditions can be seen on a plan entitled “Existing Conditions Plan, 361 Miller Ave., Portsmouth, NH 03801, Tax Map 131, Lot 33” drawn by Ross Engineering, LLC, dated May 10, 2024, which is enclosed herewith as **Exhibit A**.

The Property was created by the recording of a plan of land of Emery, Boynton and Griffin, made by C.E. Scruton, C.E., October, 1898, and was, from that plan, Lot No. 2 and the northerly half of Lot No. 1. The aforementioned plan is not available online through the Rockingham County Registry of Deeds.

According to the City’s assessing records the dwelling structure was constructed in 1880. It is unknown when the existing two-car garage was constructed, but given its construction it is believe to have been built in the 1950’s of 1960’s. The main structure was originally a duplex and after conversation with a gentlemen who grew up in one of the sides of the duplex, the Owner learned that it was most likely converted to six dwellings in the 1950’s. There are no planning

files for the Property in the Planning Department and the file in the Inspection Department has records beginning only in 1980 which indicate six units.

The Owner, namely Elizabeth, Tim and Jameson Pesce, the underlying members of the Port Hunter, LLC, purchased the Property in June 2021. Not longer after their purchase, they undertook an extensive interior and exterior renovation of the structure and all six units so as to update all features of the structure and units, including bringing all aspects of the building into current building code compliance.

The aforementioned 20.5' x 20.5' two-car garage has been in disrepair for quite some time, The Property has, and, moreover, generally can, vastly benefit from a garage for parking and storage purposes; however, in its current condition the garage is not safe for storage, let alone parking. Not only is the wood frame and structure in disrepair but the concrete slab upon which it sits is failing, which is most likely a primary contributor to the issues with the wood frame and overall structure. The necessary repairs to reconstruct or rebuild in place would entail excavation and concrete work. Enclosed herewith as **Exhibit B-1** is a picture of the existing garage.

In addition to the structures onsite, the Property contains a fair amount of old, deteriorating macadam that has been used as a driveway and parking area, as well as a substantial amount of macadam that covers a majority of the backyard which was partially visible and partially covered with dirt, loam and vegetative growth from over the years. The macadam in the back yard results in severe drainage issues and standing water after rain events affecting the Property and its abutters. Enclosed herewith as **Exhibit B-2** pictures of the driveway, backyard and the macadam.

The Property is also home to an enormous and magnificent silver maple tree directly behind the existing garage in the southeast corner of the Property. The Owners knew even before their purchase that a primary goal of theirs would not only be to keep the tree, but to make sure that it is as healthy as it can be well into the future. With this in mind, as well as with their desire to reconstruct the garage, the Owners consulted with several landscape professionals and arborists about the health of the tree.

The Owner primarily dealt with Northeast Shade Tree LLC, and enclosed herewith as **Exhibit C** is a letter from David Steadman of Northeast Shade Tree LLC indicating that the tree is approximately 210 years old and with the recommendation to not perform any sort of major construction or excavation that would be required to rebuild the garage in its current location. The age of the tree is most likely older than 210 years given its difficult living conditions.

The Owner also received certification of the tree through the New Hampshire Big Tree Program. The Certification, attached as **Exhibit D**, indicates that the silver maple is 90 feet tall, has an average crown spread of 88 feet, a circumference of 210 feet, and is one of the largest trees in Rockingham County. Big trees, as stated in the accompanying letter from Carolyn Enz Page of the New Hampshire Big Tree Program, provides essential benefits to our climate, water, wildlife and people, and great care should be taken to keep it safe and healthy. The Owner was informed

that the tree is the oldest silver maple on record in Portsmouth, and the third oldest silver maple on record in Rockingham County.

Also enclosed herewith as **Exhibit B-3** are pictures of the garage and tree and the proximity of each to one another. The more than likely culprit of the deteriorating concrete slab of the existing garage is the growth of the tree and its root system.

This background is what leads us to the reasons why the Owner submitted this variance application.

In addition to completely renovating the six dwelling units, the Owner desires to make the other portions of the Property work better, look better, and to protect the tree. The Owner would like to perform the following work:

1. Remove the existing garage and concrete slab and create a bed of crushed stone around the base of the tree.
2. Remove the existing macadam leading into and in the backyard.
3. Regrade the backyard.
4. Add new pervious pavement for better drainage and for the health of the tree.
5. Add a stormwater catch basin in the backyard that would remove additional stormwater runoff to the City's stormwater line in Miller Avenue.¹
6. Create more usable open space.
7. And relocate the garage with the construction of a new 24' x 24', two-story, two car garage in the northeasterly corner of the Property.

The ability to perform all this work would:

- A. Protect the tree and ultimately make it healthier and stronger.
- B. Improve drainage on and for the Property and abutting properties.
- C. Improve snow management and removal.
- D. Improve parking and traffic management.
- E. Provide for indoor parking.
- F. Provide for additional storage space.
- G. Provide for more usable open space.

These proposed conditions can be seen on a plan entitled "Site Plan, 361 Miller Ave., Portsmouth, NH 03801, Tax Map 131, Lot 33" drawn by Ross Engineering, LLC, dated May 21, 2025, which is enclosed herewith as **Exhibit E**.

¹ It is unclear at this time if the Owner will 1) install pervious pavement for the entire driveway or just in the rear yard, or 2) install the stormwater catch basin, or 3) perform both.

Also enclosed herewith as **Exhibit F** are the architectural renderings, elevations and floor plans of the proposed garage drawn by Brayden Tuscher of Tuscher Design Group, as well as **Exhibit B-5** showing the current photographs of where the proposed garage will be located.

Zoning Relief Requested

In summary, the Owner would like to demolish the existing garage, relocate and construct a new 24' x 24', two story, two car garage in the northeasterly corner of the Property and, as such, seek the following variances from the Zoning Ordinance:

1. A variance from Article 10.521-Table of Dimensional Standards in the GRA Zoning District to allow a maximum Building Coverage of 25.6% as proposed, where a Building Coverage of 23.9% currently exists, and where a maximum Building Coverage of 25% is required.
2. A variance from Article 10.573.20 to allow an accessory building to be set back from any lot line at least the height of the building or the applicable yard requirement, whichever is less (20 feet), within the rear yard setback where 20 feet is required and 10.7 feet is proposed.
3. A variance from Article 10.573.20 to allow an accessory building to be set back from any lot line at least the height of the building or the applicable yard requirement, whichever is less (10 feet), within the side yard setback where 10 feet is required and 6.0 feet is proposed.

Variance Criteria

A. Granting the variances will not be contrary to the public interest and will observe the spirit of the Ordinance.

“There are two methods of ascertaining whether granting a variance would violate an ordinance’s basic zoning objectives: 1) examining whether granting the variance would alter the essential character of the neighborhood or, in the alternative, 2) examining whether granting the variance would threaten the public health, safety, or welfare.” *Harborside Assoc. v. Parade Residence Hotel*, 162 N.H. 508, 514 (2011).

The zoning relief requested herein will not alter the essential character of the neighborhood, nor will it create any negative impact to the public health, safety, or welfare.

First and foremost, the Property currently has a two-car garage which has been onsite for many years. Second, the Property exists in a residential neighborhood, which contains single family homes and multi family dwelling structures, the majority of which contain garages. Simply relocating and constructing a new garage in the proposed location will not alter the essential character of the neighborhood; rather, it will continue a feature of the Property which helps create and speaks to the essential character of the neighborhood.

Given the condition of the existing garage and the current visibility of the same from neighbors and pedestrian and vehicular traffic, the ability of the Owner to essentially “tuck away” the garage will also improve site lines for abutters across the street and directly behind the Property, exposing more of the surrounding area, open space, and the tree. The streetscape will be enhanced by the removal of the existing garage and construction of the new garage in the proposed location.

The construction of a new garage enables the Owner to design an accessory structure that not only looks and functions better but is also architecturally consistent with the dwelling structure, which benefits the neighboring properties that will see the garage as seen in the architectural renderings.

Finally, the purpose of setbacks and building coverage regulations is to create uniform lots, when possible, create uniform building envelopes, and to prevent overcrowding on lots that could affect surrounding properties by disturbing abutters’ light, air and space.

The Property, and its neighboring properties on either side, are already nonconforming with respect to its side yard setbacks, so the idea of proposing a new garage in the setbacks is not foreign to this Property nor its abutters. The existing garage currently abuts another nonconforming accessory structure located on the property to the right, and its proposed location will abut an accessory structure on the property to the left which previously received zoning relief.

The increase in the footprint of the proposed garage increases building coverage by 1.7%, which results in a minor overage of 0.6% of the maximum allowed building coverage standard. The existence of the proposed garage, though in the setbacks and increasing the building coverage, still speaks to and preserves the interests that the Zoning Ordinance seeks to protect, and as described in more detail below, will not disturb the light, air and space for abutters.

B. Substantial justice will be done by granting the variance relief.

Any loss to the individual that is not outweighed by a gain to the general public is an injustice. *New Hampshire Office of State Planning, The Board of Adjustment in New Hampshire, A Handbook for Local Officials* (1997); *Malachy Glen Assoc. Inc v. Town of Chichester*, 155 N.H. 102 (2007).

In this instance, the loss to the Owner is clear if the variance relief sought is denied. The Owner would be forced to either protect the tree at all costs and eliminate the garage from the Property, thus affecting parking and storage benefits, or reconstruct the garage in its existing location which would incredibly threaten the health to the point of killing it, negatively impact parking and traffic flow, and negatively impact snow removal and management.

C. The values of surrounding properties will not be diminished by granting the variance relief.

Granting the requested relief will not diminish the value of surrounding properties. As previously stated, many properties in the surrounding area benefit from accessory structures, and many surrounding properties also contain non-conformities related to setbacks and building coverage. The location of the existing garage in its current condition is an eyesore for anyone who can see it. The proposed location of the new garage will abut an existing garage on the neighboring property to the left thus creating a pocket, sort of speak, of accessory structures. And, as previously mentioned, the design of the garage will be architecturally consistent with the main dwelling structure and, as such, will be more pleasant to look at than the existing garage. Similarly, the removal of the existing garage will create better site lines for the abutters and expose more of the new open space and the tree.

Moreover, in conjunction with this proposed project, the Owners desire to regrade the driveway and backyard and perform additional work that will alleviate and mitigate the current drainage issues the Property and the abutters experience.

It is reasonable to state that the proposed improvements would have more of a positive, as opposed to negative, impact on surrounding property values.

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

1. There are special conditions that distinguish the Property from surrounding properties.

The Property has special conditions that distinguish it from surrounding properties. The most obvious special condition is the 200+ year old tree that is in need of special care and protection. Reconstructing the garage in its current location, specifically the excavation and foundation/slab work, would significantly and negatively impact the tree. This can easily be seen in the photographs enclosed herewith showing that the garage is not only close to the tree, but it will soon be bumping up to the trunk of the tree. Similarly, even if there was a way to repair the garage without addressing the issues with its concrete slab, then the tree and its root system will only continue to grow, thus impacting the foundation even more over time, which would then, in turn, further impact the frame and structure of the garage.

Even if the tree concerns could be mitigated, reconstructing the garage in its current location creates, or maintains, a pinch point between the garage and primary structure that prevents use of the backyard for parking needs. As previously mentioned, the Property has maintained six residential units for quite some time, but the parking has not been uniform, and often tenants would

utilize stacked parking. By relocating the garage, the pinch point is eliminated and the backyard can be incorporated into a formal parking scheme.

Finally, given the way the property was developed over the years, the grade of the backyard and the amount of macadam created drainage issues which is evidence by the photographs provided. Allowing the Owners to relocate the garage enables them to approach the entire Property in a more wholistic manner by addressing parking and storage needs with the new garage itself, addressing parking and traffic flow, addressing drainage concerns for the Property and abutters, addressing the need and desire for usable open space, and, finally, addressing the health and longevity of the tree.

2. There is no fair and substantial relationship between the general purposes of the ordinance and their specific application to the Property.

The Property was created by the recording of a plan of land from 1898 and the Owner has every reason to believe that the Property has maintained its original structure since its construction in 1880 according to the City's records. The Property was created and the main structure was constructed prior to the City's first enactment of any zoning regulation and, therefore, certainly predates any of the current dimensional requirements of the GRA District; and the Property has hosted six dwelling units since, approximately, the 1950s.

As previously stated, the purpose of setbacks and building coverage, as well as other dimensional standards, is to create uniform lots, when possible, create uniform building envelopes, and to prevent overcrowding on lots that could affect surrounding properties. In this instance, the Property currently encroaches into the left side yard setback and the proposed location of new garage would encroach no farther into the setback than the main structure already does. This new encroachment would abut the neighboring property's garage which is even closer to the shared lot line.

Though the proposed garage is creating a new encroachment into the rear yard setback, it is being done so with taste and respect. The proposed location is not on top of the shared lot line, and the design of the garage is consistent with the architecture of the main structure. Given the size of the Property and the main structure, as well as the location of the tree, the Owner is severely limited as to where a new accessory structure could be located. The location is therefore a reasonable location and is consistent with the objectives and spirit of the Zoning Ordinance by not further frustrating the interests of direct abutters which the Zoning Ordinance seeks to protect. Strictly applying the current zoning standards to the Property that pre-date the adoption of any, including current, zoning standards is impractical in relation to the requested relief.

3. The Proposed Use is Reasonable.

The Property is in the GRA District and is used as a multi-family residence and this use will remain the same. Accessory structures, such as garages, are typical and customary with all

types of residential properties. The Applicant is requesting relief in order to demolish the existing garage and construct a garage in a new location with a design that is consistent with the current architecture of the main structure.

Proposed Stipulations

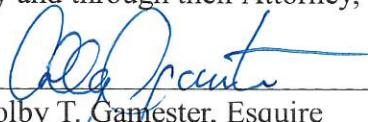
None at this time.

Finally, the Owner has met with the directly affected abutters to the left and the rear and can state that they have received favorable support from the Steinbergs at 353 Miller Avenue, the Steins at 470 Richards Avenue, and from the condominiums located at 452 Richards Avenue.

In conclusion, the Owner has demonstrated that its application meets the five (5) criteria for each of the variances ought and respectfully requests that the Board approves this application.

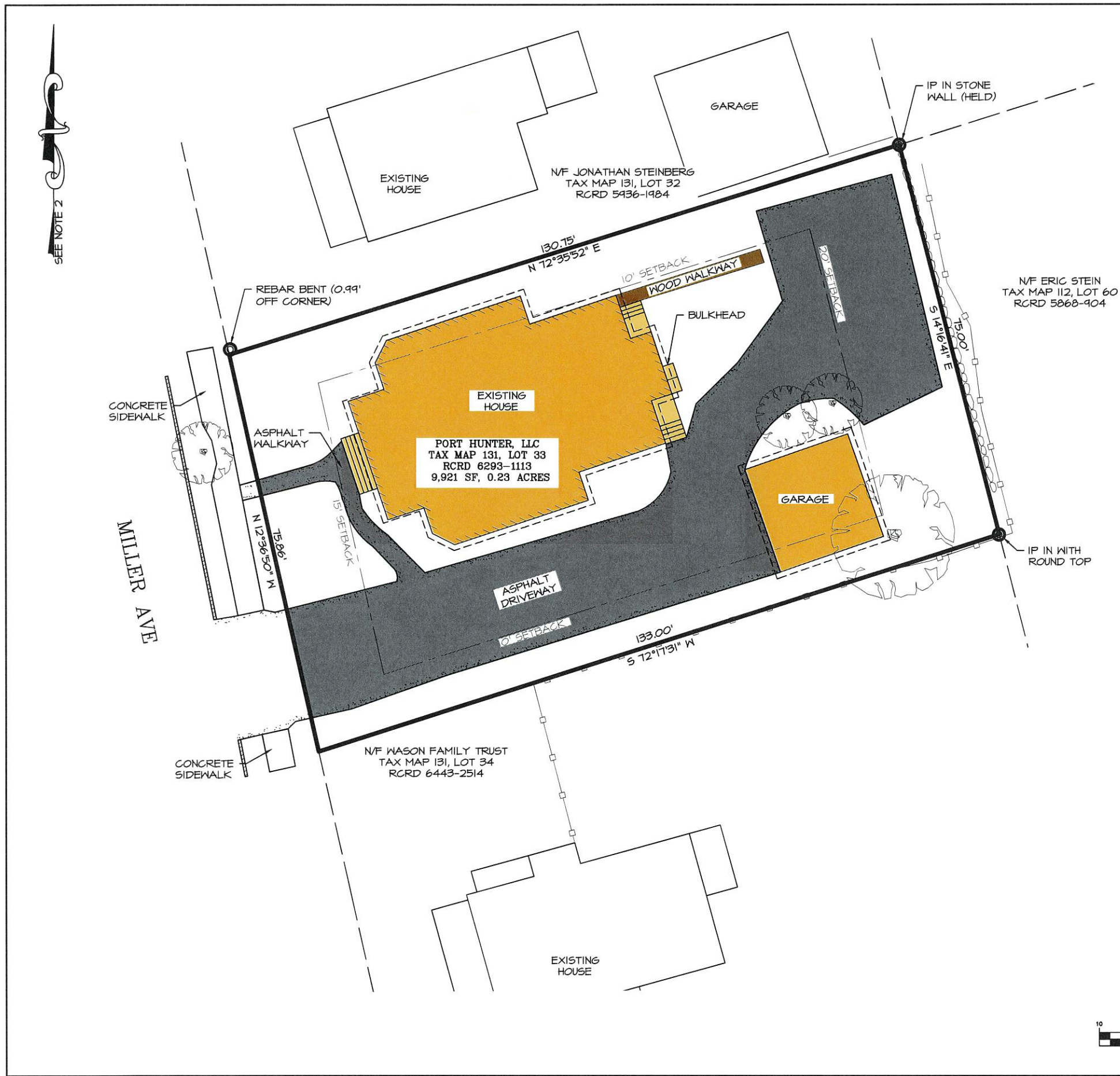
Dated: May 21, 2025

Respectfully submitted,
PORT HUNTER, LLC
By and through their Attorney,



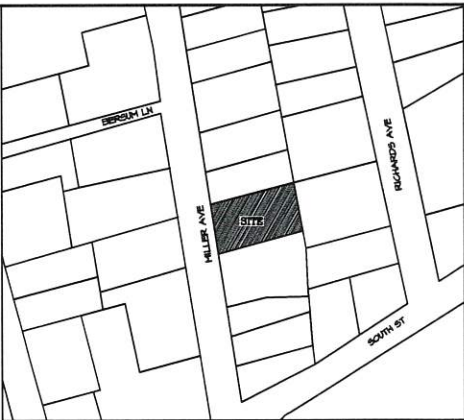
Colby T. Gamester, Esquire
144 Washington Street
Portsmouth, NH 03801
603-427-0000, colby@gamesterlaw.com

EXHIBIT A



LEGEND

- MONUMENT FOUND
- WOODEN FENCE
- VERTICAL GRANITE CURB
- STONE WALL



LOCUS PLAN
N.T.S.

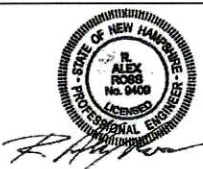
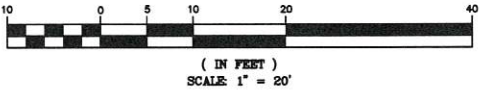
NOTES

- OWNER OF RECORD:
PORT HUNTER, LLC
TAX MAP 131, LOT 33
361 MILLER AVE
PORTSMOUTH, NH 03801
RCRD: 6293-1113
AREA: 9,921 SF, 0.23 ACRES
- BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- PARCEL IS IN GENERAL RESIDENCE A ZONE (GRA):
MINIMUM LOT AREA.....7,500 SF
MIN. LOT AREA PER DWELLING UNIT.....1,500 SF
MINIMUM FRONTAGE.....100 FT
MINIMUM DEPTH.....70 FT
SETBACKS:
FRONT.....15 FT
SIDE.....10 FT
REAR.....20 FT
MAXIMUM BUILDING HEIGHT:
SLOPED ROOF.....35 FT
FLAT ROOF.....30 FT
MAXIMUM BUILDING COVERAGE.....25%
MINIMUM OPEN SPACE.....30%
- THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0254F, PANEL 259 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.

REFERENCE PLANS

- "PLAN SHOWING PROPERTY OF EMERY BOYNTON & GAIFFIN, PORTSMOUTH NH" DATED OCTOBER 1898 BY L.E. SCRUTON. RCRD 00125.
- "PLAN OF LOTS IN PORTSMOUTH NEW HAMPSHIRE FOR M.J. GRIFFIN" BY W.N.A. GROVER. DATED MARCH 31, 1914. RCRD 062.
- "STANDARD PROPERTY SURVEY, TAX MAP 112 LOT 6, PROPERTY OF THE MCAULIFFE FAMILY REVOCABLE TRUST OF 2011, 452 & 460 RICHARDS AVENUE PORTSMOUTH, NEW HAMPSHIRE COUNTY OF ROCKINGHAM" BY MSC CIVIL ENGINEERS & LAND SURVEYORS, INC. DATED SEPTEMBER 14, 2012. NOT RECORDED.
- "THE CONDOMINIUMS AT LINCOLN HILL MANOR SITE PLAN 352 & 354 MILLER AVE" FOR WILLIAM H HOAGLAND & LEAH A ORTON, KENNETH & BEVERLY BELLEVUE & KAREN M DRISCOLL" BY ROSS ENGINEERING. DATED MARCH 26, 2018 RCRD D-40723.

GRAPHIC SCALE



3	5/21/2025	ZBA SUBMITTAL	
2	5/10/2024	FOR REVIEW	
ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE	1" = 20'		
CHECKED	A.ROSS		
DRAWN	D.D.D.		
ROSS ENGINEERING, LLC			
Civil/Structural Engineering & Surveying 909 Islington St Portsmouth, NH 03801 (603) 433-7560			
CLIENT			
ELIZABETH PESCE 361 MILLER AVE PORTSMOUTH, NH 03801			
TITLE			
EXISTING CONDITIONS PLAN			
361 MILLER AVE PORTSMOUTH, NH 03801 TAX MAP 131, LOT 33			
JOB NUMBER	DWG. NO.		ISSUE
23-035	1 OF 2		3

Exhibit B-1
Existing Garage



Exhibit B-2
Driveway, Backyard, Macadam
Generally

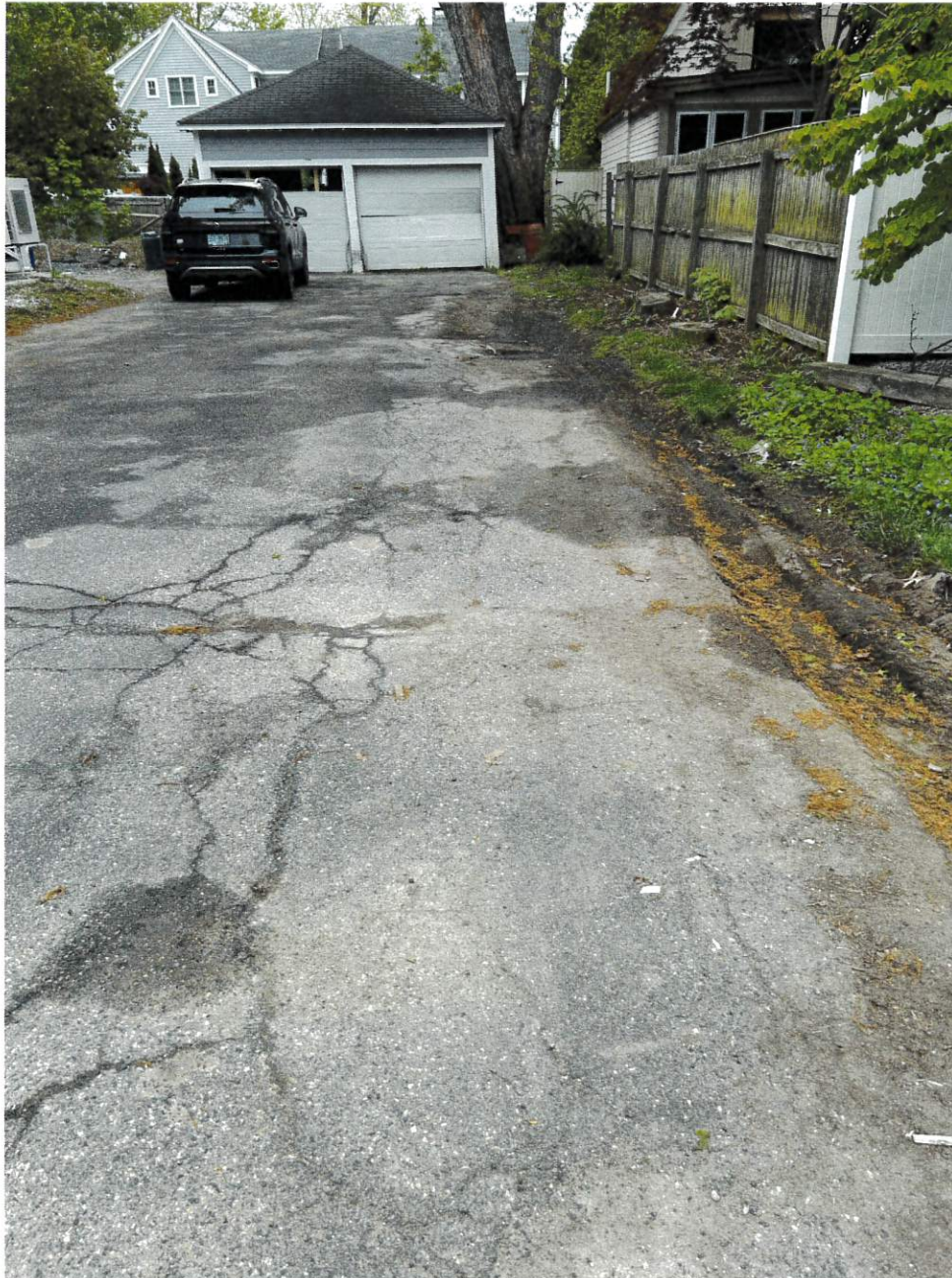


Exhibit B-2
Driveway, Backyard, Macadam
Generally



Exhibit B-2
Driveway, Backyard, Macadam
Generally



Exhibit B-3
Proximity of Garage and Tree



Exhibit B-3
Proximity of Garage and Tree



Exhibit B-3
Proximity of Garage and Tree



Exhibit B-4
Pinch point



Exhibit B-5
Location of
Proposed Garage



Exhibit B-5

Location of Proposed Garage



P.O. Box 4434
Portsmouth, N.H.
03802



EXHIBIT C

David Steadman
ISA Certified Arborist
603-436-4804

Northeast Shade Tree LLC

Elizabeth Pesce
361 Miller Ave
Portsmouth NH 03801

Hi Elizabeth,

It is my professional opinion that measures should be taken to protect the root system of your mature, approximately 210 year old, Silver maple that is located adjacent to the existing garage. Care should be taken to not disrupt or damage the existing root system while removing the structure.

Due to the age and significance of this tree, I do not recommend any sort of major construction or excavation that would be required to rebuild the garage in its current placement. Because the tree has adapted to its environment over the years, any potential damage to the root system may cause a disruption in its ability to uptake necessary water and nutrients, and therefore cause irreversible stress and decline. The safest solution to preserve and protect this ancient tree, would be to remove the garage and reconstruct it as far away from the tree's canopy as possible.

Please feel free to contact me if you have any questions.

Kind regards,

David Steadman
Northeast Shade Tree
603-436-4804



EXHIBIT D

The Sponsors of the
New Hampshire Register of Big Trees
Proudly present this certificate of appreciation to:

Timothy & Elizabeth Pesce

As steward of the following impressive Big Tree, as of this date, one of the
largest reported specimens of its species growing in your county.

Acer saccharinum

Scientific Name

90 feet

Height

88 feet

Average Crown Spread

322

Total Points



Silver Maple

Common Name

210 feet

Circumference

Portsmouth/Rockingham

Town & County

October 4, 2024

Date

Mary Lero Davis

Natural Resources Field Specialist
Urban Forestry
UNH Cooperative Extension

Sponsored by:
UNH Cooperative Extension
Society for the Protection of NH Forests
NH Division of Forests and Lands

John C. Wallace

NH Big Tree Program Coordinator



DIVISION OF
FORESTS AND LANDS



University of
New Hampshire
Cooperative Extension

New Hampshire Big Tree Program

UNH Cooperative Extension
Mary Tebo Davis
603-629-9494 ext 140
<http://cenfo.unh.edu>

Division of Forests & Lands
AJ Dupere
603-431-6774
aj.dupere@dnr.state.nh.us

NH Big Tree State Coordinator
John Wallace
603-969-2688
crawford@mv.fairpoint.net

County Coordinators:

Belknap - Michael Callaghan
dairnac3t@yaho.com

Carroll - Kamal Nath
kamalendunath@yahoo.com
Wendy Scribner
wendy.scribner@unh.edu

Cheshire - Larry Michalov
larrymich@hotmail.com
Norman Spicher
npspicher@gmail.com

Coos - Sam Stoddard
ssoddard3@gmail.com
Dave Govatski
david.govatski@gmail.com

Grafton - Brian Beaty
brian.beaty@dartmouth.edu

Hillsborough - Anne Krantz
annekrantz@comcast.net

Merrimack - Linda Meserve
Linda.meserve@yahoo.com

Rockingham - Kevin Martin
kevinmartin16@comcast.net

Strafford - Charles Tatham
ctatham@hotmail.com

Sullivan - Dode Gladders
dode.gladders@unh.edu

Elizabeth & Timothy Pesce
PO Box 332
56 Piscataqua Street
New Castle, NH 03854

January 15, 2025

Dear Mr. & Mrs. Pesce,

Congratulations for being the steward of a **very significant Silver Maple**, one of the largest in Rockingham County. Your tree was measured by Kekvin Martin for the NH Big Tree Program. It has the number 1309 in the state database.

As stewards of this fine specimen, we ask you to take good care of it by keeping it safe and healthy. For tree care information, please call your Cooperative Extension County Forester or find an arborist in your area by going to <http://extension.unh.edu/Forests-Trees>.

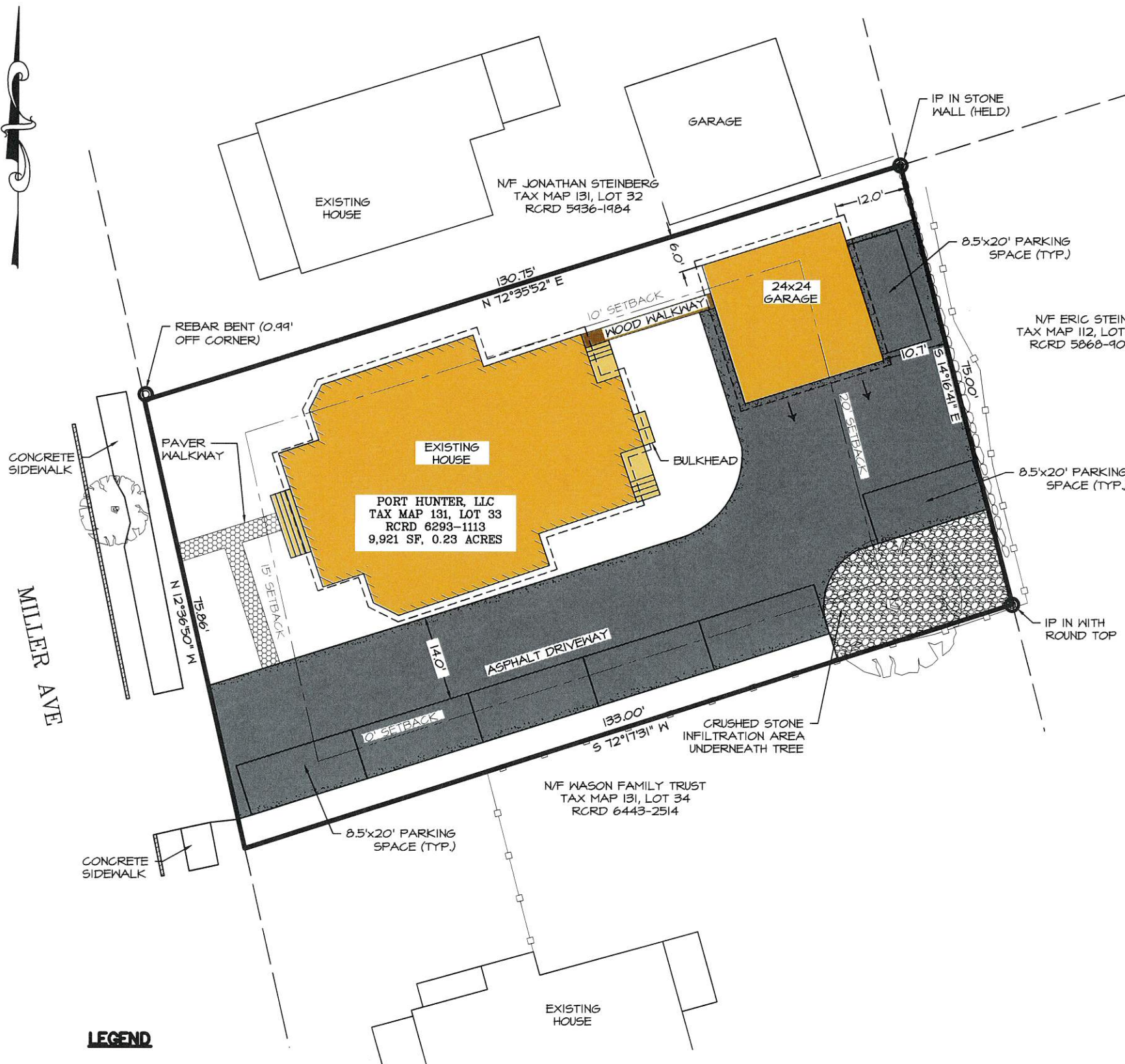
Big Tree Program representatives may remeasure the tree periodically. Please keep us informed if something happens to your tree. If the ownership of the property should change, please inform the new owners of their role as stewards of this impressive tree and have them identify themselves to a member of the Big Tree Team. Thank you.

We hope that you will continue to be on the lookout for other Big Trees in your town, in the county and around the state. For more information on the New Hampshire Big Tree Program, you can go to www.nhbigtrees.org. Information on the national program is available at www.americanforests.org.

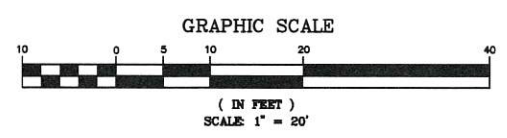
The mission of the New Hampshire Big Tree Program is to locate and document the largest specimens of each tree species in the state and by doing so call attention to the essential benefits of trees to our climate, water, wildlife and people. We believe all trees are champions for our environment.

Sincerely,

Carolyn Enz Page
Secretary
carolynenzpage@gmail.com



- LEGEND**
- MONUMENT FOUND
 - WOODEN FENCE
 - VERTICAL GRANITE CURB
 - STONE WALL



NOTES

- 1) OWNER OF RECORD:
PORT HUNTER, LLC
361 MILLER AVE
PORTSMOUTH, NH 03801
RCRD: 6293-1113
AREA: 9,921 SF, 0.23 ACRES
- 2) PARCEL IS IN GENERAL RESIDENCE A ZONE (GRA):
MINIMUM LOT AREA.....7,500 SF
MIN. LOT AREA PER DWELLING UNIT.....7,500 SF
MINIMUM FRONTAGE.....100 FT
MINIMUM DEPTH.....70 FT
SETBACKS:
FRONT.....15 FT
SIDE.....10 FT
REAR.....20 FT
MAXIMUM BUILDING HEIGHT:
SLOPED ROOF.....35 FT
FLAT ROOF.....30 FT
MAXIMUM BUILDING COVERAGE.....25%
MINIMUM OPEN SPACE.....30%
- 3) COVERAGES:
BUILDING COVERAGE
EXISTING BUILDING COVERAGE
HOUSE.....1,883 SF
DECKS & STAIRS >18".....65 SF
BULKHEAD.....11 SF
GARAGE.....412 SF
EXISTING STRUCTURE 2,371 SF
BUILDING COVERAGE 2,371 / 9,921 = 23.9%

PROPOSED BUILDING COVERAGE
HOUSE.....1,883 SF
DECKS & STAIRS >18".....65 SF
BULKHEAD.....11 SF
GARAGE.....576 SF
PROPOSED STRUCTURE 2,535 SF
BUILDING COVERAGE 2,535 / 9,921 = 25.6%

OPEN SPACE
EXISTING OPEN SPACE
BUILDING COVERAGE.....2,371 SF
OVERHANG.....160 SF*
STAIRS < 18".....32 SF
ASPHALT.....3,371 SF
WOOD WALKWAY.....70 SF
TOTAL LOT COVERAGE 6,004 SF
EXISTING OPEN SPACE = 9,921 - 6,004 = 3,917 SF
EXISTING OPEN SPACE = 3,917 / 9,921 = 39.5%

PROPOSED OPEN SPACE
BUILDING COVERAGE.....2,535 SF
OVERHANG.....132 SF*
STAIRS < 18".....32 SF
ASPHALT.....3,618 SF
PAVER WALKWAY.....115 SF
WOOD WALKWAY.....54 SF
TOTAL LOT COVERAGE 6,486 SF
PROPOSED OPEN SPACE = 9,921 - 6,486 = 3,435 SF
PROPOSED OPEN SPACE = 3,435 / 9,921 = 34.6%

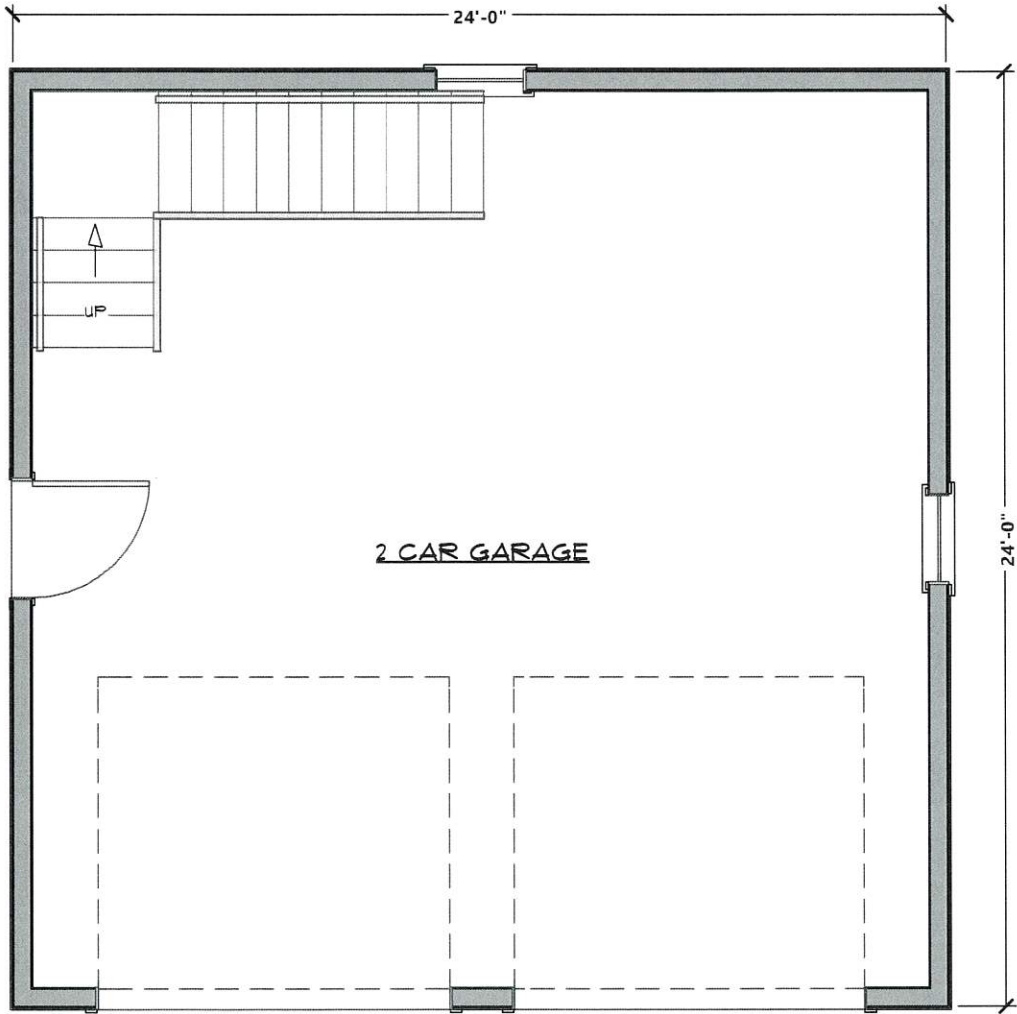
*OVERHANG SHOWN IS THE ROOF OVERHANG THAT IS ABOVE PERVIOUS SURFACES. OVERHANG THAT IS OVER AN IMPERVIOUS SURFACE HAS NOT BEEN INCLUDED, SO AS TO NOT DOUBLE COUNT IMPERVIOUS AREAS.
- 4) PARKING REQUIRED AS PER 10.1112.30
-DWELLING UNIT FLOOR AREA > 750 SF = 1.3 SPACES PER UNIT
-DWELLING UNIT FLOOR AREA 500-750 SF = 1.0 SPACE PER UNIT
-A LOT CONTAINING MORE THAN 4 DWELLING UNITS SHALL PROVIDE ONE VISITOR PARKING SPACE FOR EVERY 5 DWELLING UNITS.
-OFFICE SPACE = 1 SPACE PER 350 SF GFA

2 DWELLING UNITS > 750 SF = 1.3 X 2 = 2.6 SPACES
4 DWELLING UNITS 500-750 SF = 1.0 X 4 = 4 SPACES
> 4 DWELLING UNITS - 1 VISITOR SPACE
OFFICE SPACE < 350 GFA = 1 SPACE
TOTAL SPACES REQUIRED = 8.6 SPACES = 9 SPACES
- 5) PARKING PROVIDED
7 PARKING SPOTS HAVE BEEN PROVIDED IN THE PROPOSED ASPHALT DRIVEWAY. 2 SPACES WILL BE PROVIDED IN THE PROPOSED GARAGE. 9 TOTAL SPACES HAVE BEEN PROVIDED.

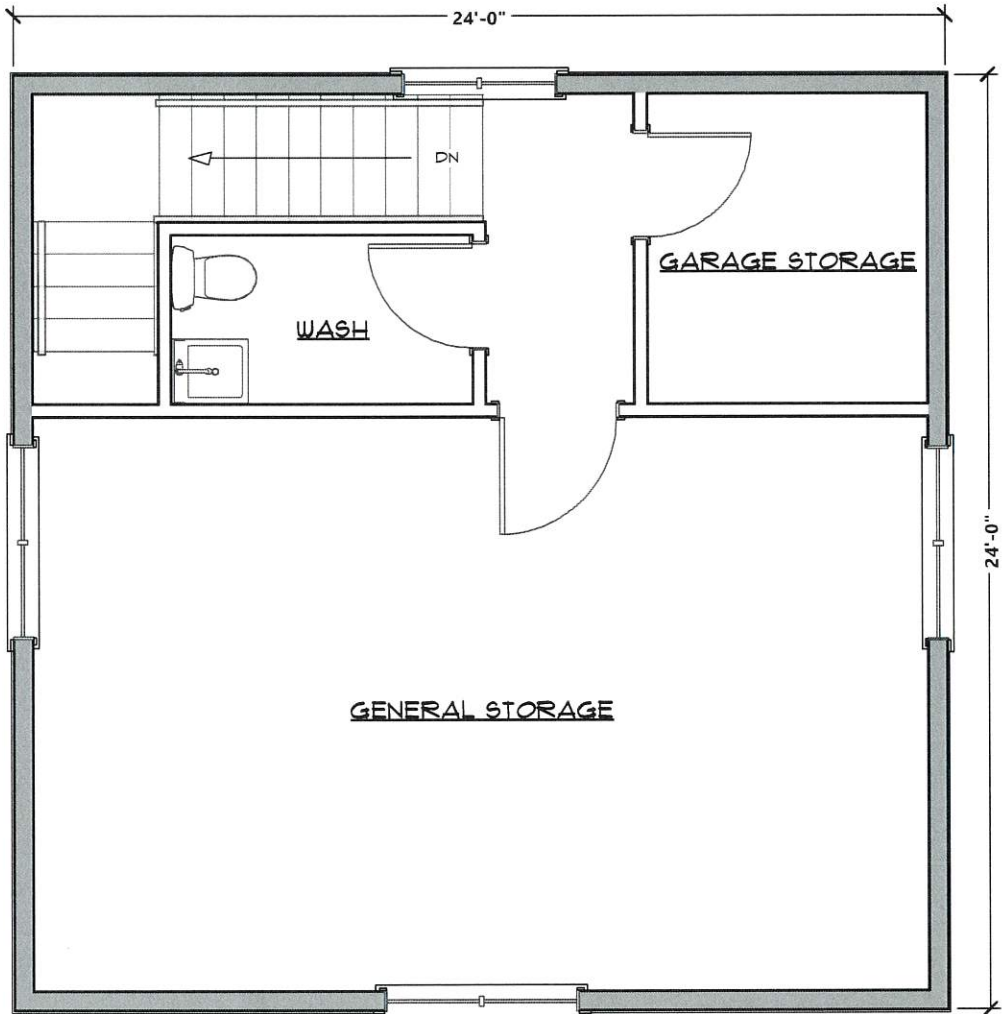
3	5/21/2025	ZBA SUBMITTAL	
2	5/10/2024	FOR REVIEW	
ISS:	DATE	DESCRIPTION OF ISSUE	
SCALE	1" = 20'		
CHECKED	A.ROSS		
DRAWN	D.D.D.		
ROSS ENGINEERING, LLC Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560			
CLIENT ELIZABETH PESCE 361 MILLER AVE PORTSMOUTH, NH 03801			
TITLE SITE PLAN 361 MILLER AVE PORTSMOUTH, NH 03801 TAX MAP 131, LOT 33			
JOB NUMBER	DWG. NO.	ISSUE	
23-035	2 OF 2	3	



EXHIBIT F



1) FIRST FLOOR PLAN
1/4" = 1'-0"



2) SECOND FLOOR PLAN
1/4" = 1'-0"

PROJECT STATUS: SCHEMATIC

REVISION SCHEDULE

DATE: 05/19/2024
SCALE: 1/4" = 1'-0"
SHEET NUMBER:

PROJECT INFO:

PROJECT TITLE:

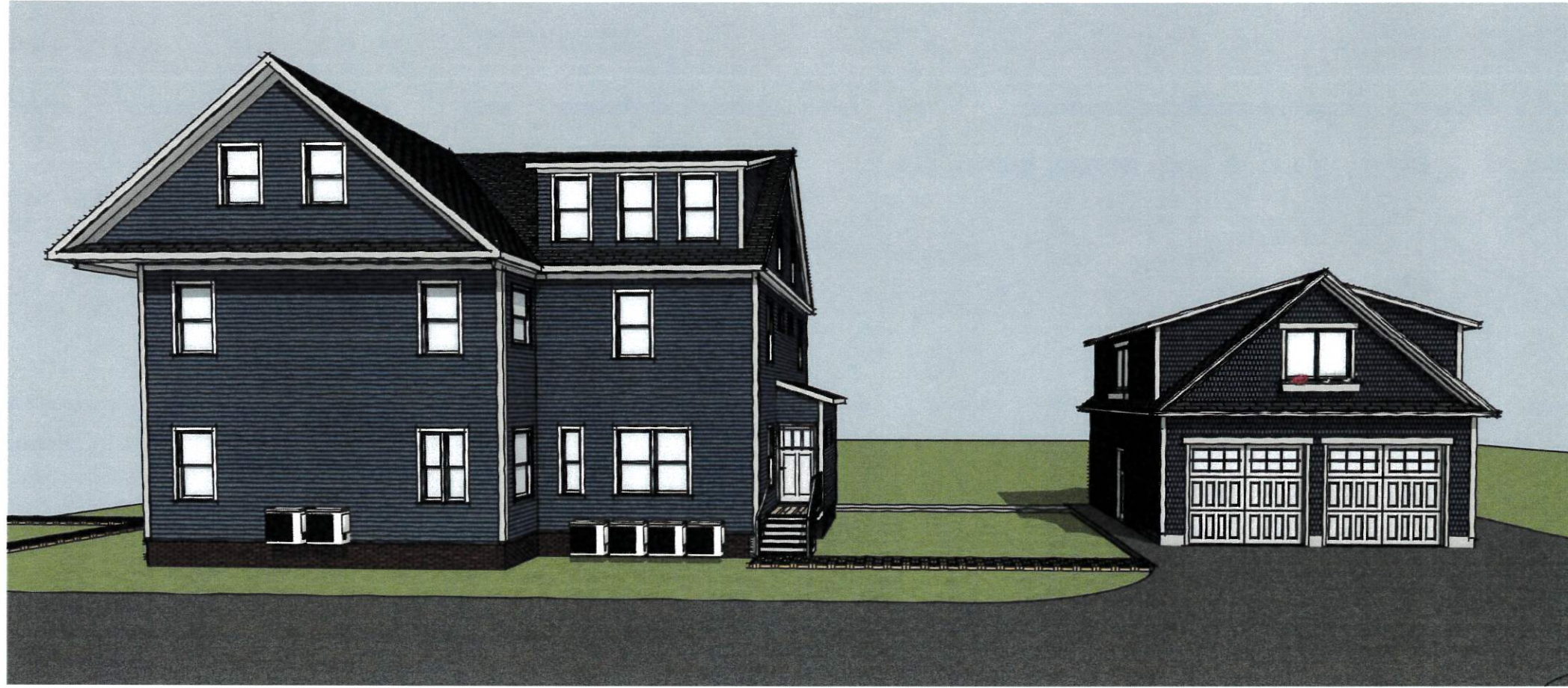
PORT HUNTER, LLC
GARAGE

361 MILLER AVE
PORTSMOUTH, NEW HAMPSHIRE

VAKOTA

architecture, pllc
41 East 11th St. 11th Floor
New York, New York 11225
212.655.9875

A2



VAKOTA
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212.655.9875

PROJECT INFO.

**PORT HUNTER, LLC
GARAGE**

361 MILLER AVE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED PERSPECTIVE

[illegible]

DATE: 05/19/2024
SCALE: NTS
SHEET NUMBER:

A3

