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March 25, 2026

SUBMITTED VIA VIEWPOINT & HAND DELIVERED

City of Portsmouth
Zoning Board of Adjustment
Attn: Beth Margeson, Chairwoman
1 Junkins Avenue
Portsmouth, NH 03801

**Re: Variance Application of Port Hunter, LLC
361 Miller Avenue, Portsmouth, NH (Tax Map 131, Lot 33)
LU-25-76**

Dear Chairwoman Margeson:

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 - Proposed Site Plan
5. Exhibit C - Architectural Renderings

Given the prior history of this Property and project, as well as the events that have occurred since the July 2025 Board hearing and approvals, it is possible that the Applicant may require more than the allotted fifteen (15) minutes for its presentation and respectfully requests that the Board grant an exception to the same.

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 (all 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

3/21/2025
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 lies in the General Residence A (“GRA”) zoning district, contains approximately 9,921 square feet (0.23 acres), and is improved with a single multi-family dwelling structure containing six (6) dwelling units, together with accessory structures and improvements. The Property maintains four (4) pre-existing nonconformities with respect to dimensional standards, including frontage, lot area per dwelling unit, and side-yard setbacks along both the northern and southern boundaries.

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**.

In 2021, the Owner, specifically Elizabeth, Tim, and Jameson Pesce, the underlying members of the LLC, purchased the Property and promptly undertook a comprehensive interior and exterior renovation of the property and all six (6) units to bring the structure into full compliance with current building codes while preserving its historic character. At the time of purchase, the existing two-car garage (approximately 20.5' x 20.5') was in a state of significant disrepair: the wood frame and structure were failing, and the concrete slab was deteriorating. The overall deteriorating conditions were exacerbated by the root system of a magnificent 210+ year-old silver maple tree located immediately adjacent to the garage in the southeast corner of the lot. The tree is certified through the New Hampshire Big Tree Program as one of the largest and oldest silver maples in Rockingham County. Rebuilding the garage in place would have required excavation and foundation work that would have threatened the tree’s health and longevity.

In May 2025, the Owner submitted an application seeking dimensional variances to demolish the existing garage and construct a new 24' x 24', two-story, two-car garage in the northeasterly corner of the Property. That application also addressed building coverage (proposed 25.6% where 25% is permitted), rear-yard setback (10.5' where 20' is required under Section

10.573.20), and left side-yard setback (6.0' where 10' is required under the same section). After a public hearing on July 22, 2025, the Zoning Board of Adjustment unanimously granted all requested relief (LU-25-76). The Board's decision recognized that the relocation would protect the historic tree, improve drainage and parking, enhance open space, and create a more functional and aesthetically pleasing site without adverse impacts to the neighborhood or public welfare.

These proposed conditions, the majority of which have been previously approved by the Board, namely the placement of the 24'x24' garage, 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, revised through March 24, 2026, which is enclosed herewith as **Exhibit B**.

A proposed office use on the second floor of the new garage has been part of the Owners' vision from the very beginning of the project, the ideations of which began years ago. The idea was first discussed with Planning Staff during the Owners' initial meeting with the Department in 2024, and it was revisited in subsequent conversations with both Staff and undersigned counsel as the plans were refined and all required zoning relief was identified.

The second-floor layout has always included a bathroom and storage areas alongside the office space itself. When a member of the public submitted public comment questioning the need for a bathroom and if the space would ever be used as a dwelling, the Owners promptly realized that the architectural plans incorrectly identified the open space on the second floor as "storage" and not "office" and, further, promptly submitted a supplemental memorandum to the Board clarifying that the space was intended solely as a Home Occupation 1 for the Owners' exclusive personal use, and that space was not intended to be, nor would it ever be, used as a dwelling. That memo, and the Home Occupation 1 use, were reviewed and discussed during the July 2025 Board meeting and the application passed without objection on the dimensional relief requested and the discussion pertaining to the Home Occupation 1. It is also worth noting that at that time the Owners had previously discussed the application with the immediate abutters, including the proposed use of the second floor, and there was no objection to the same.

It was not until the Technical Advisory Committee review in February 2026, well over a years after initial discussions with Planning Staff and six months after the variances were granted, that the City identified an oversight that had been missed by all parties through no fault other than the natural evolution of a project: that Home Occupation 1 may not be appropriate. Productive and professional dialogue followed where Staff and undersigned counsel parsed the literal language of the Home Occupation definition in Section 10.440.

The Owners noted that nothing in the ordinance expressly requires the property owner to reside on-site, yet Staff referenced the Meriam-Webster definition of "home" to be one's dwelling or residence. Though we still respectfully disagree that the label of the use should not be more controlling than the definition, undersigned counsel and Staff then correctly observed that the Home Occupation use applies only to an "existing" accessory building or dwelling. Because the

garage was and is new construction, not yet completed, the use could not technically qualify as Home Occupation 1 until constructed.

All parties agreed that in order to proceed the most accurate classification under the Table of Uses is "Professional Office," a use not permitted in the GRA district. The discovery was unfortunate in its timing but fortunate in its collaborative spirit; it allowed the project to move forward transparently rather than risk a later enforcement issue.

The second-floor office itself is approximately 310 square feet of usable office and related storage (within the overall 576-square-foot gross floor area of the second level, which also includes the bathroom and closet). It will be used solely by the Owner, the members of Port Hunter, LLC, for personal and property-management purposes. The space will also be used to reduce the current number of rented controlled climate storage units, currently at five. The climate controlled second floor will allow for safe storage of historical and genealogical documents, and administrative work related to the many rental units on the Property and throughout the City. Ultimately, the space will be a quiet refuge for the Owner's personal and business affairs.

There will be no employees, no client or customer visits, no signage, and no deliveries beyond ordinary postal service. This use is low-impact and functionally akin to the Home Occupation 1 that *is* expressly permitted in the GRA district; the only material differences being the new-construction status of the accessory structure and the fact that none of the Owners reside on-site. In other practical perspectives, the space operates exactly like a property management office that is often found onsite at rental properties in the City, such as 263 Rockland Street or the Margeson Apartments (albeit on a far smaller and personal scale). It is simply an incidental, owner-only office refuge included in the garage that serves the residential rental operation, preserving rather than altering the residential character of the Property and the neighborhood. Furthermore, it behooves the Owners to not commercialize the Property which could otherwise affect the primary purpose of the Property as serving residential tenants.

The classification of the second-floor space as a Professional Office requires compliance with commercial building-code standards, including revised stair geometry and headroom. To maintain the originally approved architectural character, ceiling heights, and usability of the interior space without external redesign of the roof line, the peak height of the garage has been increased to 26'6" (approximately 2.5' taller than the previously represented 24'). Because Section 10.573.20 ties the minimum setback for an accessory building to "the height of the building or the applicable yard requirement, whichever is less," this modest vertical change increases the intensity of the already approved non-conformity within the side and rear-yard areas.

The updated design and dimensional information of the garage are represented in the updated architectural renderings, elevations and floor plans of the drawn by Brayden Tuscher of Tuscher Design Group, which are enclosed herewith as **Exhibit C**.

The Owners note that the design and dimensions contained in the architectural renderings are preferred regardless of the Board's determination on the proposed use.

Zoning Relief Requested

In summary, the Owner respectfully requests the following variances from the Zoning Ordinance so that the previously approved garage may be constructed with the refined design and authorized use:

1. A variance from Section 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.
2. A variance from Section 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 Section 10.440 (Table of Uses) to permit a Professional Office as an accessory use on the second floor of the approved garage, where such use is otherwise not permitted in the GRA district.

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 dimensional relief requested is identical in footprint and location to that previously granted by this Board in July 2025. The only change is a modest 2.5-foot increase in peak height necessitated by commercial-code compliance for the stairs and ceiling height of the professional office. The garage will continue to be “tucked away” in the northeasterly corner, improving site lines, open space, and drainage while protecting the historic tree.

The use variance for the Professional Office likewise introduces no new impacts: the space is strictly for the Owners' personal and property-management use, and for storage, generates no additional traffic, employees, clients, or deliveries, and creates no odor, noise, or visual change beyond the approved structure. The proposal remains fully consistent with the residential character of the GRA district and the spirit of the Ordinance, which permits accessory uses (including Home Occupation 1) that are low-impact and incidental to residential ownership.

Granting the variances simply recognizes a reasonable, owner-specific accessory office in a structure this Board has already found appropriate.

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. Regarding the Professional Office use, the Owners would be deprived of a practical, low-impact office and storage area that has been part of the project vision from its inception; where accessory storage is allowed in every district and where office is permitted use as Home Occupation 1. This general office use received no objection, or in the very least warranted no substantive deliberation, in its first iteration in the Summer of 2025. The public gains nothing by such denial. Regarding the increased height, the footprint remains the same, the garage remains tucked away in the northeasterly corner of the lot, and otherwise has no effect on abutters just like in the original application. Again, the public gains nothing by such denial.

Substantial justice is served by allowing the Owners to complete a project that this Board has already determined improves the Property, the tree’s health, and does not affect the immediate neighbors, and while providing the Owners a reasonable, private space to manage their rental properties and personal affairs.

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

The relief will not diminish surrounding property values. The garage location and footprint are unchanged from the previously approved design. The modest height increase is not visible from the street or most abutting properties in any meaningful way, and the architectural character remains consistent with the main dwelling. The Professional Office use introduces no commercial activity, signage, or traffic; it is invisible to the public and neighbors. As with the original approval, the project continues to replace a dilapidated eyesore with a well-designed accessory structure, improves drainage and open space, and enhances the overall appearance and functionality of the site.

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

(1) The Property has special conditions that distinguish it from surrounding properties.

The Property is distinguished from surrounding properties by its existing and long-established use and configuration. It is a relatively large multi-family structure and residential property in a neighborhood comprised primarily of single-family homes and smaller multi-family dwellings, and it predates current zoning. It also contains pre-existing nonconformities as to setbacks and lot coverage. Most significantly, the Property includes a unique site condition in the form of the historic silver maple tree, together with the Board-approved relocation of the garage to the northeasterly corner of the lot, which together create a highly particularized site layout and functional arrangement not shared by surrounding properties.

The Property is therefore not a typical GRA lot. It is an existing multi-family residential property with unusual site constraints, an already approved accessory structure in a fixed and logical location, and an ownership use that is directly tied to the operation, oversight, and stewardship of the Property itself. The second-floor office is not proposed as a separate commercial enterprise, nor as a general office open to the public, but rather as a small, accessory, owner-only administrative space incidental to the ownership and management of this Property and other residential holdings in the City.

These conditions distinguish the Property from surrounding parcels in a meaningful way. Unlike the typical single-family or smaller residential lots in the neighborhood, this Property reasonably lends itself to a modest on-site administrative space associated with the ownership and management of a six-unit residential building, especially where the space is fully contained within an accessory structure already found by this Board to be appropriate for the site.

These special conditions make literal enforcement of the setback and use provisions uniquely burdensome here.

(2) Owing to these special conditions, there is no fair and substantial relationship between the general purposes of the Ordinance provisions and their specific application to the Property; and the proposed use is a reasonable one.

With respect to the requested use variance, the purpose of excluding professional office uses from the GRA district is plainly to prevent the intrusion of commercial activity that would alter neighborhood character or adversely affect public welfare, including customer traffic, employees, signage, noise, deliveries, or the outward appearance of a business use in a residential area. Literal enforcement of the Ordinance in this case, however, does not materially advance those purposes.

The proposed office is extremely limited in scope and intensity. It consists of approximately 310 square feet of office and related storage space within the second floor of the approved garage. It will be used solely by the Owners for personal, administrative, and property-management purposes. There will be no employees, no clients or customers visiting the site, no signage, no public-facing business activity, and no deliveries beyond ordinary mail. The space will not be rented to third parties, and it will not be used as a dwelling. In practical effect, the proposed use is invisible to the public and to neighboring properties and will function as a quiet, incidental accessory use serving the residential Property.

As applied here, the Ordinance sweeps more broadly than its underlying purpose. Although the Table of Uses leads us to the proposed space as a "Professional Office," the actual use proposed bears none of the characteristics typically associated with the kind of office activity the Ordinance seeks to exclude from a residential district. The use is instead functionally akin to the type of low-impact accessory activity the Ordinance already tolerates in residential settings, including home occupation type uses, except that the space here cannot technically qualify under that classification because the accessory structure is not yet constructed and because the Owners do not reside on-site. Those technical distinctions do not alter the actual character or impact of the use.

The dimensional relief requested is likewise reasonable and bears no fair and substantial relationship to the purposes underlying the setback requirement as applied here. This Board has already determined that the relocated garage footprint and placement in the northeasterly corner are appropriate because that location protects the historic silver maple, improves drainage and parking, and enhances the functionality and appearance of the site. The present application does not seek to move or enlarge that footprint. Instead, the requested setback relief is triggered only because the second-floor use classification requires compliance with applicable building-code standards, which in turn necessitated a modest increase in the peak height of the garage. Because the Ordinance ties the required setback to building height, that limited vertical change technically increases the degree of setback nonconformity, even though the garage remains in the same previously approved location and continues to produce the same practical site relationship to abutters and the neighborhood.

In these circumstances, literal enforcement of the setback and use provisions does not bear a fair and substantial relationship to the Ordinance's general purpose as applied to this Property. Denial would prohibit a reasonable, owner-only accessory use and would require redesign of a garage that this Board has already found to be the logical and appropriate solution for the site, despite the absence of any material new adverse impact. The requested relief is therefore reasonable and avoids the unnecessary hardship that would result from rigid application of the Ordinance to this particular Property.

The hardship here was not created by the Owners. The underlying conditions giving rise to the request include the Property's historic and unusual multi-family configuration, its pre-existing nonconformities, the location and preservation needs of the historic silver maple tree, the Board-approved placement of the garage, and the later determination by City staff and the Technical

Advisory Committee that the second-floor space could not technically qualify as a Home Occupation 1 and instead fell within the “Professional Office” category. That classification issue arose through the evolution and refinement of the project and was not the product of any bad faith, manipulation, or attempt to circumvent the Ordinance.

Similarly, the dimensional hardship was not self-created merely because the revised height now necessitates renewed setback relief. The garage footprint and location were previously approved by the Board based on the unique physical conditions of the site, and the modest increase in height arose only from code-compliance refinements associated with the clarified use classification, not from any effort to intensify the structure’s footprint, relocate it, or expand its neighborhood impact.

From the outset, the Owners contemplated a small second-floor office and storage area for their own use in connection with the Property. That concept was openly discussed during the planning process and was not concealed. The present request arose only after collaborative review clarified that, notwithstanding the low-impact and accessory nature of the use, the most accurate label under the Ordinance was “Professional Office.” The resulting hardship is therefore a function of the Property’s unique circumstances and the technical application of the Ordinance to those circumstances, not any self-created condition.

The Ordinance cannot adequately address every possible type of use or dimensional hypothetical situation, and if it did it would be thousands of pages long. Here, the proposed use of Professional Office simply exposes a gap in the Ordinance for precisely this low-impact, incidental office use by a non-resident owner of multi-family dwelling property in the GRA District. Literal enforcement would preclude a reasonable and customary accessory use that this Board has already implicitly endorsed through the original approval and public hearing. The use is entirely reasonable, consistent with the Ordinance’s allowance of home occupations and accessory structures, and will have no greater impact than the storage and office space originally discussed.

Proposed Stipulations

To further assure the Board that the Professional Office will remain low-impact and residential in character, the Owner proposes the following reasonable stipulations as conditions of approval:

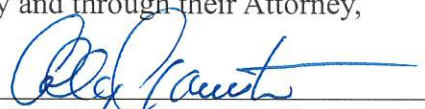
1. The second-floor space shall be used solely by Owners of the Property, and shall not be otherwise rented to any tenant or third party.
2. The second floor space will not be used as a space for employees, or for regular meetings with and of other members of the public.
3. No signage of any kind shall be permitted.
4. The space shall never be converted to a dwelling unit.

Conclusion

The Owner has demonstrated that the updated application satisfies all five statutory criteria for the requested variances. This submission is not a new project but a modest refinement of one this Board has already found worthy of approval. The dimensional changes are driven by code compliance for an office space that has always been part of the Owners' vision, and the use itself is a private, low-impact accessory activity that fills a logical gap in the Ordinance while preserving the residential character of the GRA district. The Owner respectfully requests that the Board grant the three variances as presented and advertised so that the approved garage may be constructed with the refined design and authorized use.

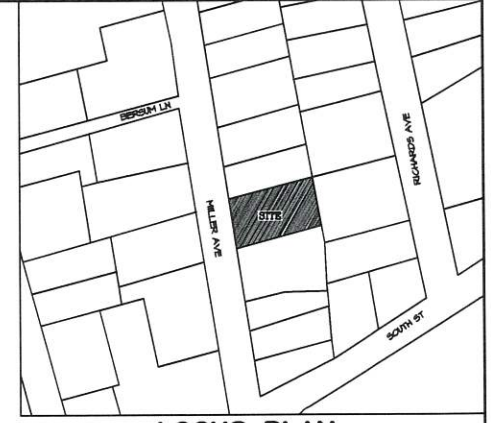
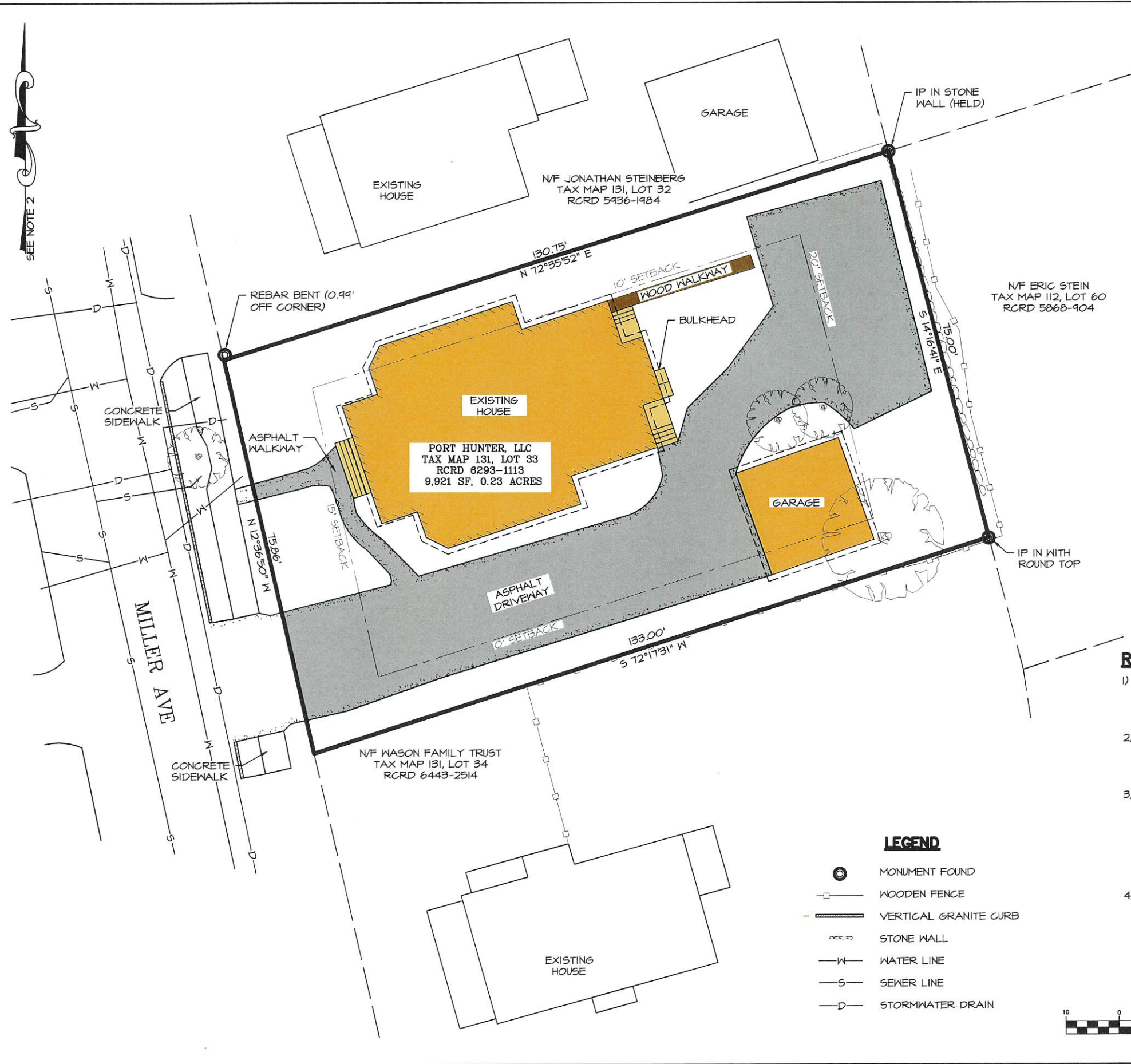
Dated: March 25, 2026

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



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

SEE NOTE 2



LOCUS PLAN
N.T.S.

NOTES

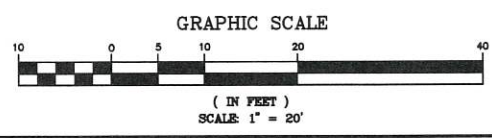
- OWNER OF RECORD:
PORT HUNTER, LLC
TAX MAP 131, LOT 33
361 MILLER AVE
PORTSMOUTH, NH 03801
RCRD: 6293-1113
AREA: 9,921 SF, 0.23 ACRES
- BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- PARCEL IS IN GENERAL RESIDENCE A ZONE (GRA):
MINIMUM LOT AREA.....7,500 SF
MIN. LOT AREA PER DWELLING UNIT.....7,500 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%
- THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0259F, PANEL 259 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.
- LOCATION OF EXISTING UTILITY LINES SHOWN ON PLAN ARE BASED FROM INFORMATION PROVIDED BY PORTSMOUTH D.P.W. IN JANUARY 2026. EXACT LOCATION OF UTILITIES MAY VARY. ADDITIONAL UTILITY LINES MAY EXIST.

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 WN 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.

LEGEND

- ⊙ MONUMENT FOUND
- WOODEN FENCE
- VERTICAL GRANITE CURB
- STONE WALL
- W WATER LINE
- S SEWER LINE
- D STORMWATER DRAIN



3	3/24/2026	ZBA SUBMITTAL	
4	2/2/2026	TAC WORK SESSION	
3	5/21/2025	ZBA SUBMITTAL	
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

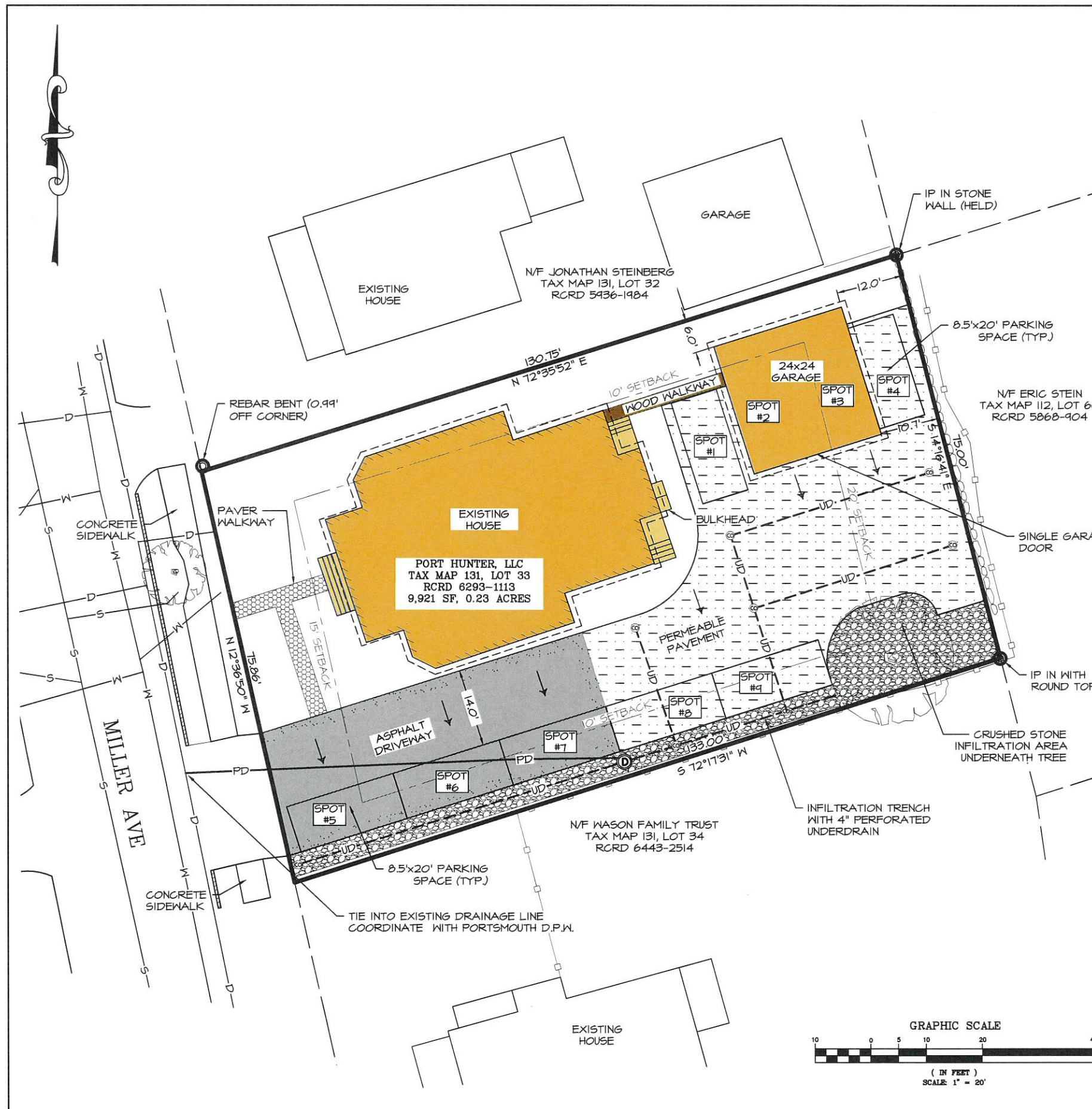
TITLE

EXISTING CONDITIONS PLAN

361 MILLER AVE
PORTSMOUTH, NH 03801
TAX MAP 131, LOT 33

JOB NUMBER	DWG. NO.	ISSUE
23-035	1 OF 2	5

EXHIBIT B



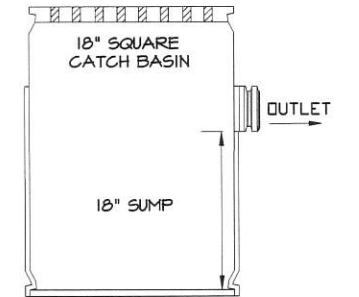
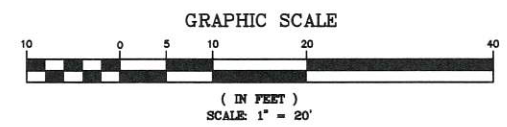
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- OWNER OF RECORD:
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SETBACKS:
FRONT.....15 FT
SIDE.....10 FT
REAR.....20 FT
MAXIMUM BUILDING HEIGHT:
SLOPED ROOF.....35 FT
FLAT ROOF.....30 FT
MAXIMUM BUILDING COVERAGE.....25%
MINIMUM OPEN SPACE.....30%
- 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 DRIVEWAY.....1,381 SF
PERMEABLE PAVEMENT DRIVEWAY.....2,631 SF
PAVER WALKWAY.....115 SF
WOOD WALKWAY.....54 SF
TOTAL LOT COVERAGE.....6,880 SF
PROPOSED OPEN SPACE = 9,921 - 6,880 = 3,041 SF
PROPOSED OPEN SPACE = 3,041 / 9,921 = 30.7%
- 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.

*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.

LEGEND

- ⊙ MONUMENT FOUND
- WOODEN FENCE
- ▬ VERTICAL GRANITE CURB
- ∞ STONE WALL
- W— WATER LINE
- S— SEWER LINE
- D— STORMWATER DRAIN
- PD— PROPOSED STORMWATER DRAIN
- UD— PROPOSED UNDERDRAIN



5	3/24/2026	ZBA SUBMITTAL
4	2/2/2026	TAC WORK SESSION
3	5/21/2025	ZBA SUBMITTAL
ISS.	DATE	DESCRIPTION OF ISSUE
SCALE 1" = 20'		
CHECKED	A. ROSS	
DRAWN	D.D.D.	

ROSS ENGINEERING, LLC
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909 Edington St.
Portsmouth, NH 03801
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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	5

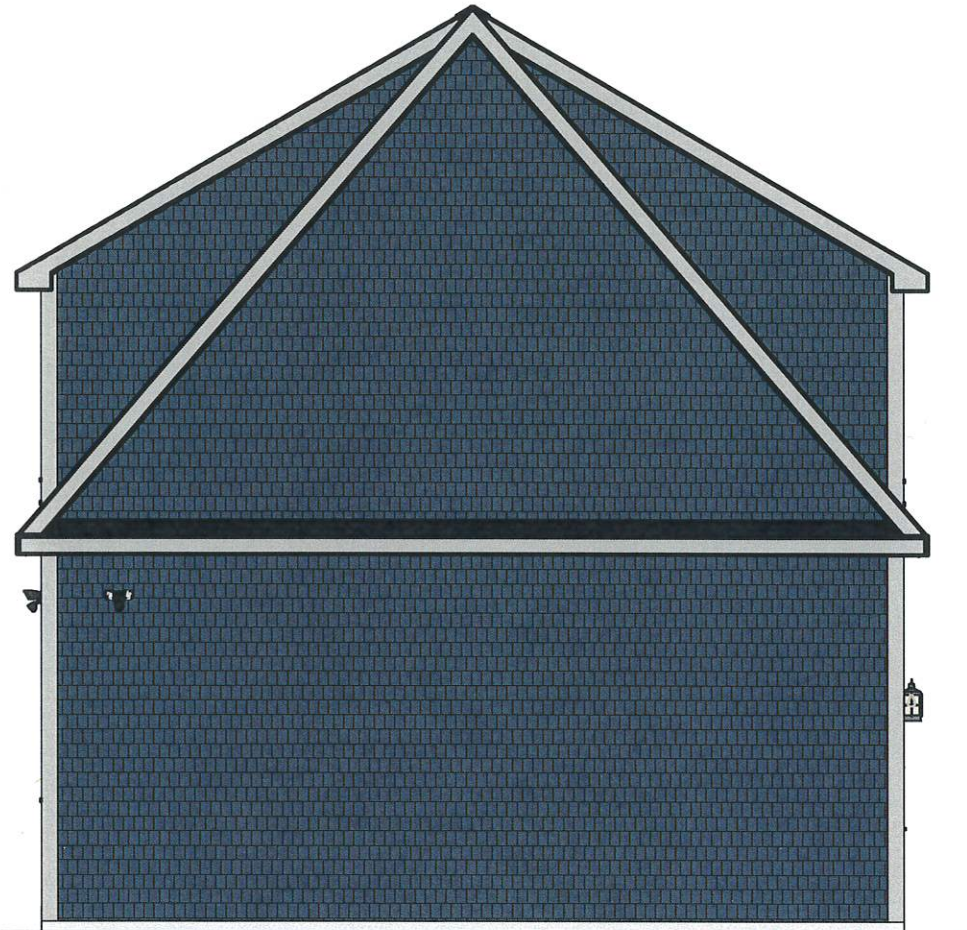




1) SOUTH



2) WEST



3) NORTH



4) EAST

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

PROJECT LINE:
PORT HUNTER, LLC
GARAGE
 361 MILLER AVE
 PORTSMOUTH, NEW HAMPSHIRE

SHEET TITLE:
EXTERIOR
ELEVATIONS

PROJECT STATUS: SCHEMATIC		DATE
NO.	REVISION SCHEDULE DESCRIPTION	

DATE: 03/23/2026
 SCALE: 3/16"=1'-0"
 SHEET NUMBER:
A4