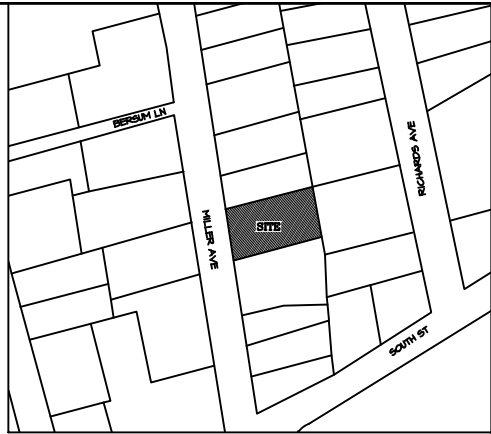
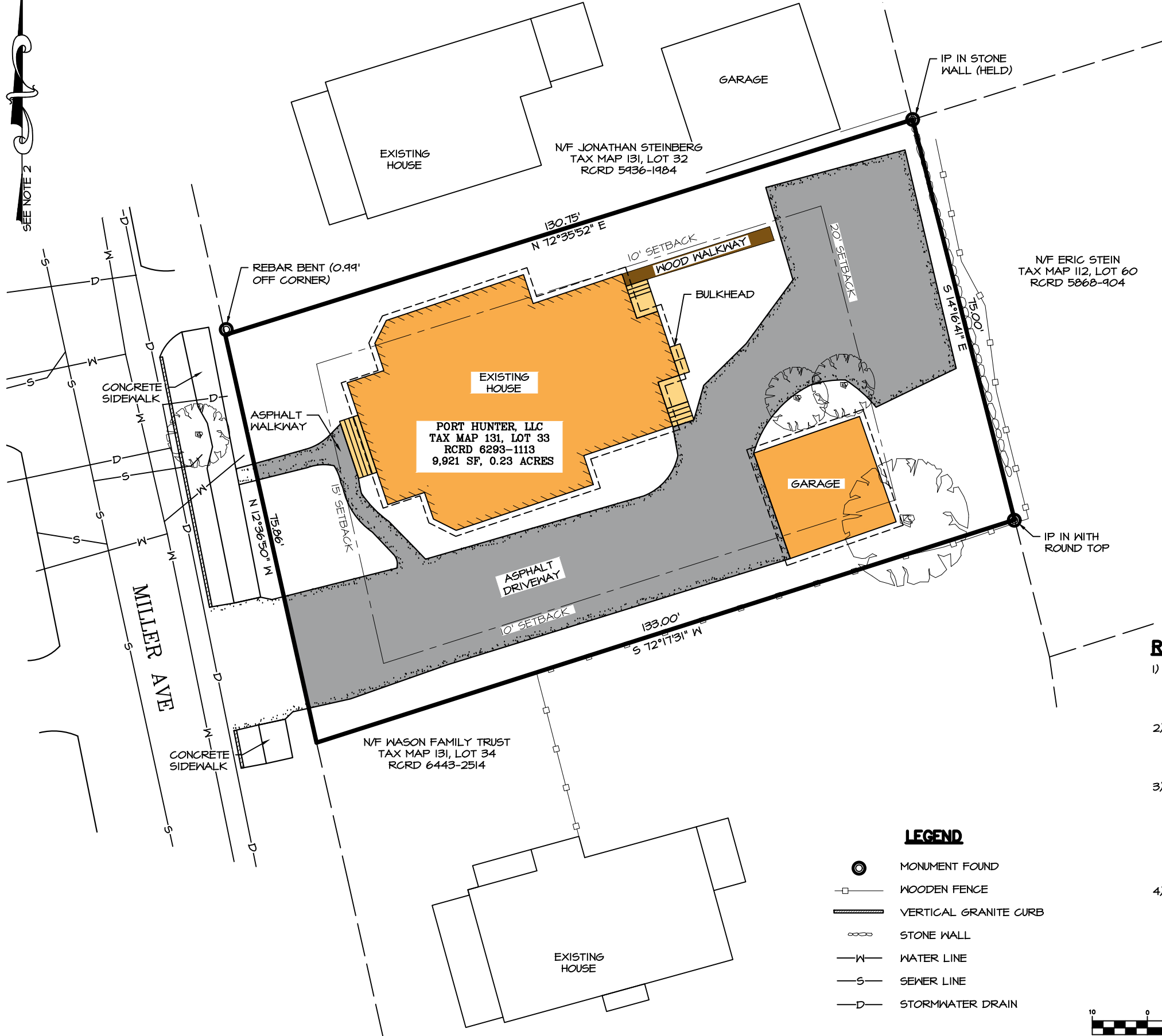


SEE NOTE 2



LOCUS PLAN
N.T.S.

NOTES

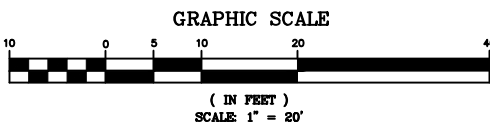
- 1) OWNER OF RECORD:
PORT HUNTER, LLC
TAX MAP 131, LOT 33
361 MILLER AVE
PORTSMOUTH, NH 03801
RCRD: 6293-1113
AREA: 9,921 SF, 0.23 ACRES
- 2) BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- 3) PARCEL IS IN GENERAL RESIDENCE A ZONE (GRA):
MINIMUM LOT AREA.....1,500 SF
MIN. LOT AREA PER DWELLING UNIT.....1,500 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%
- 4) 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.
- 5) 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

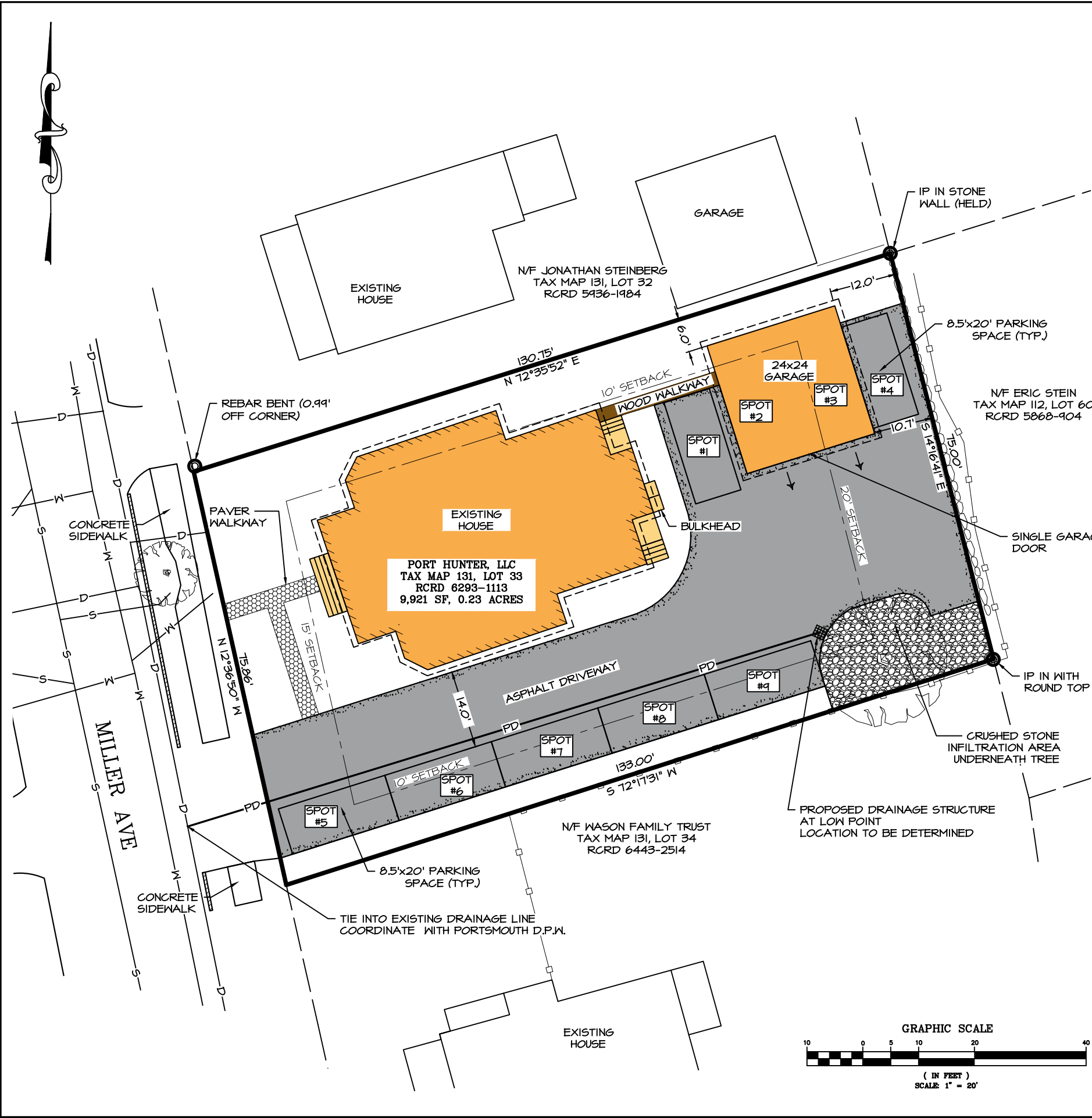
- 1) "PLAN SHOWING PROPERTY OF EMERY BOYNTON & GAIFFIN, PORTSMOUTH NH" DATED OCTOBER 1898 BY L.E. SCRUTON. RCRD 00125.
- 2) "PLAN OF LOTS IN PORTSMOUTH NEW HAMPSHIRE FOR M.J. GRIFFIN" BY WN A. GROVER. DATED MARCH 31, 1914. RCRD 062.
- 3) "STANDARD PROPERTY SURVEY, TAX MAP 112 LOT 6, PROPERTY OF THE MCAULIFFE 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.
- 4) "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
- WATER LINE
- SEWER LINE
- STORMWATER DRAIN

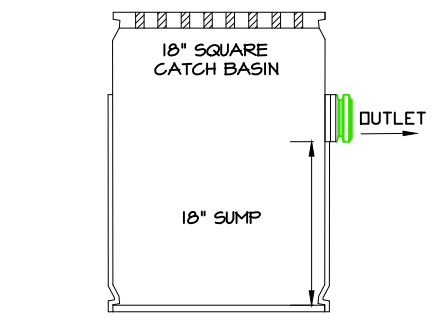


4	2/2/2026	TAC WORK SESSION
3	5/21/2025	ZBA SUBMITTAL
2	5/10/2024	FOR REVIEW
ISS.	DATE	DESCRIPTION OF ISSUE
SCALE	1" = 20'	
CHECKED	A.ROSS	
DRAWN	D.D.D.	
ROSS ENGINEERING, LLC		
Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560		
CLIENT		
ELIZABETH PESCE 361 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	4



NOTES

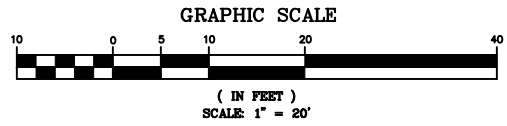
- 1) OWNER OF RECORD:
PORT HUNTER, LLC
361 MILLER AVE
PORTSMOUTH, NH 03801
RCRD: 6293-1113
AREA: 9,921 SF, 0.23 ACRES
- 2) PARCEL IS IN GENERAL RESIDENCE A ZONE (GRA):
MINIMUM LOT AREA.....7,500 SF
MIN. LOT AREA PER DWELLING UNIT.....7,500 SF
MINIMUM FRONTAGE.....100 FT
MINIMUM DEPTH.....TO FT
SETBACKS:
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.....4,012 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%
*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 > 500 SF = 1.0 SPACES 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
6 DWELLING UNITS > 500 SF = 1 X 6 = 6 SPACES
(6 DWELLING UNITS) X (1 VISITOR SPACE / 5 DWELLING UNITS) = 1.2 VISITOR SPACES
(412 SF GFA OFFICE SPACE) X (1 SPACE / 350 SF GFA) = 1.2 OFFICE SPACES
TOTAL SPACES REQUIRED = 6 + 1.2 + 1.2 = 8.4 SPACES
TOTAL SPACES PROVIDED = 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.



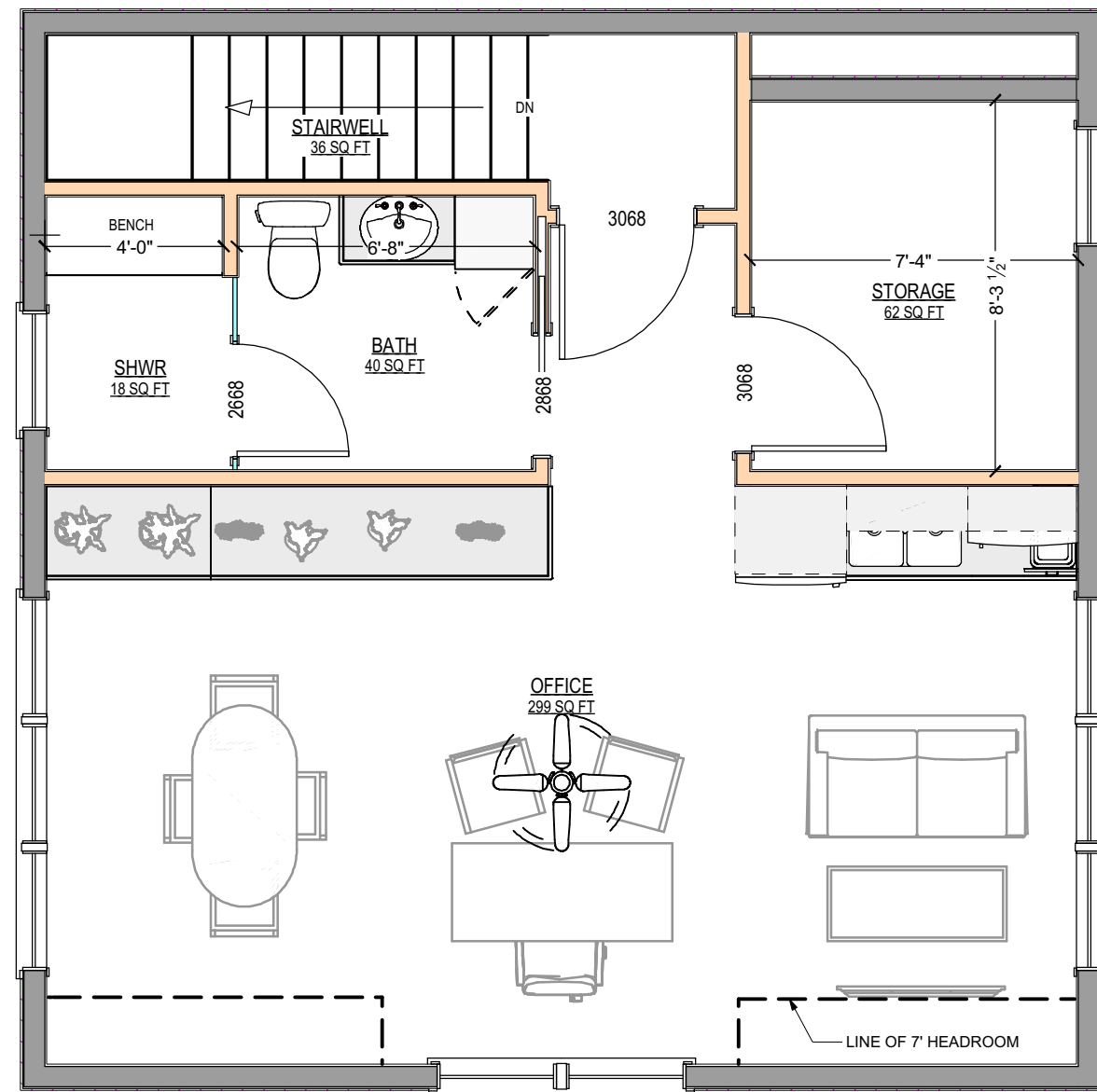
TYP. 18" ADS NYLOPLAST BASIN
N.T.S.

LEGEND

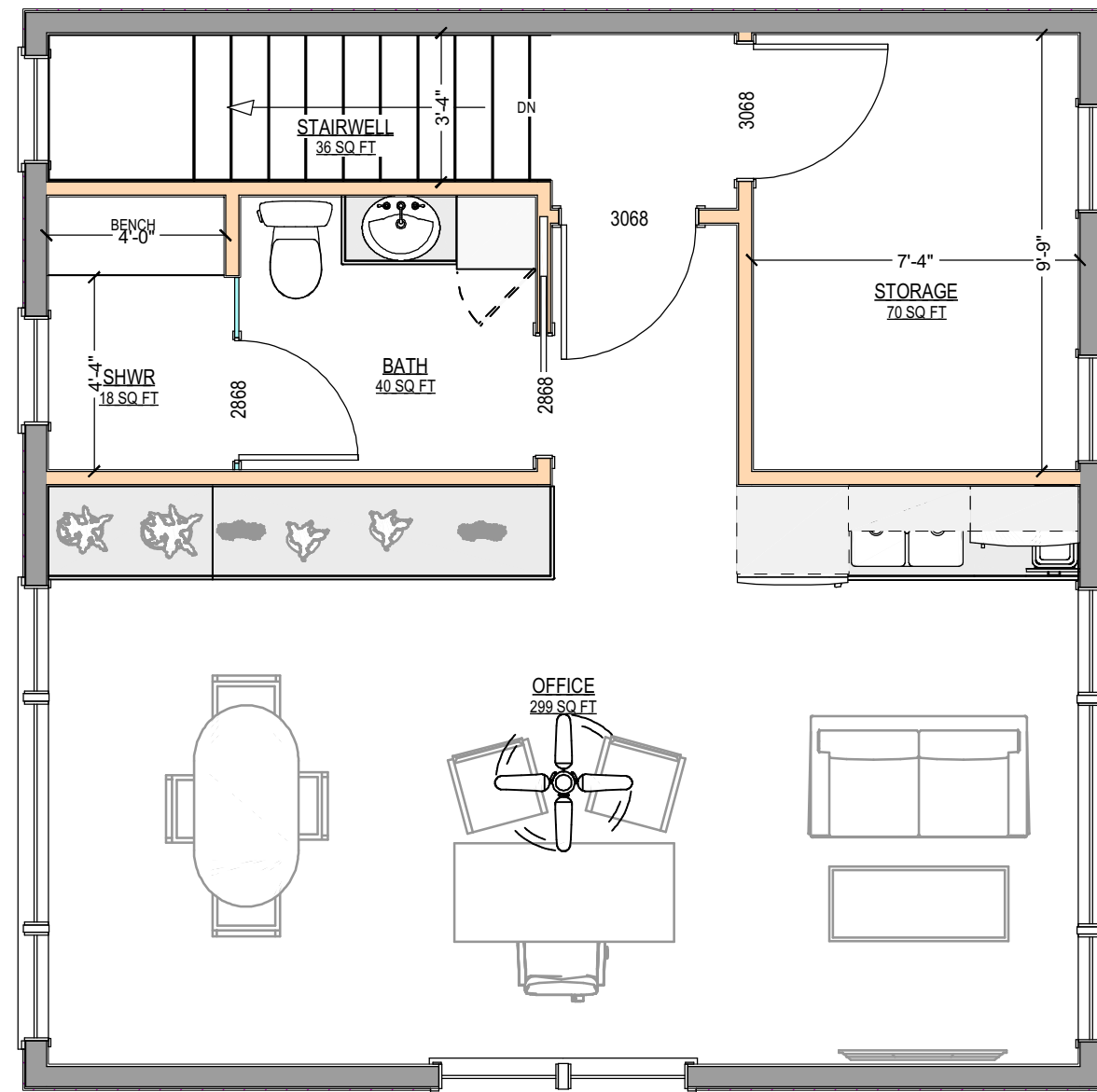
- MONUMENT FOUND
- WOODEN FENCE
- VERTICAL GRANITE CURB
- STONE WALL
- WATER LINE
- SEWER LINE
- STORMWATER DRAIN
- PROPOSED STORMWATER DRAIN



4	2/2/2026	TAC WORK SESSION
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	4



1) FLOOR PLAN W/ TRADITIONAL DORMER
1/4" = 1'-0"

$$1/4" = 1'-0"$$


2) FLOOR PLAN W/ FALSE DORMER
1/4" = 1'-0"

$$1/4" = 1'-0"$$

PROJECT INFO:

**PORT HUNTER, LLC
GARAGE**

361 MILLER AVE
PORTSMOUTH, NEW HAMPSHIRE

SHEET TITLE:

PROPOSED FLOOR PLANS

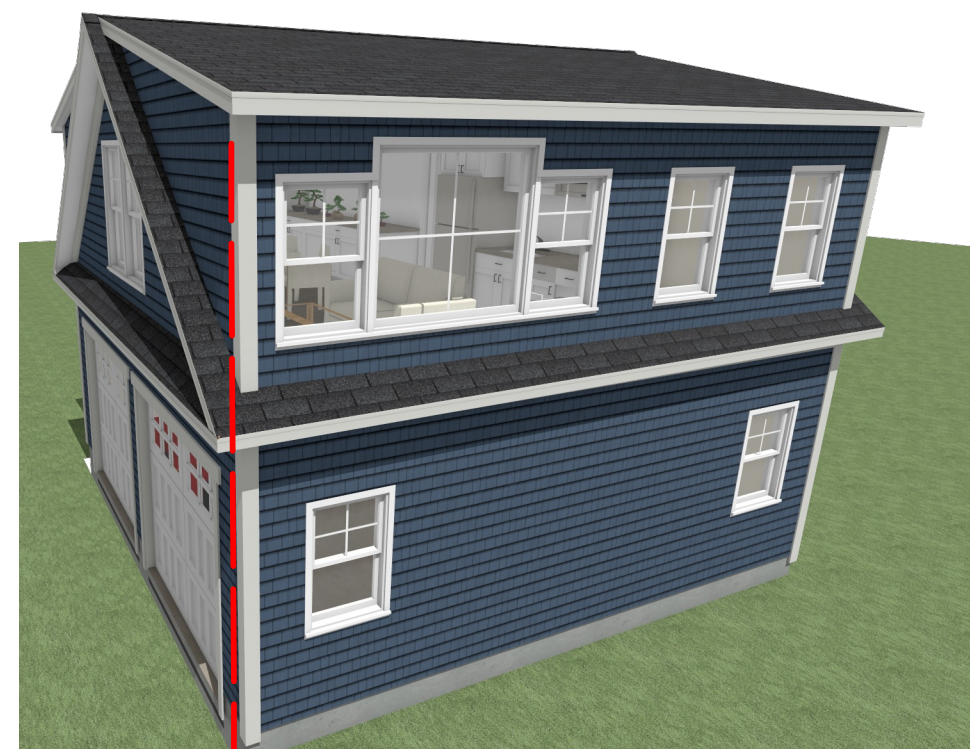
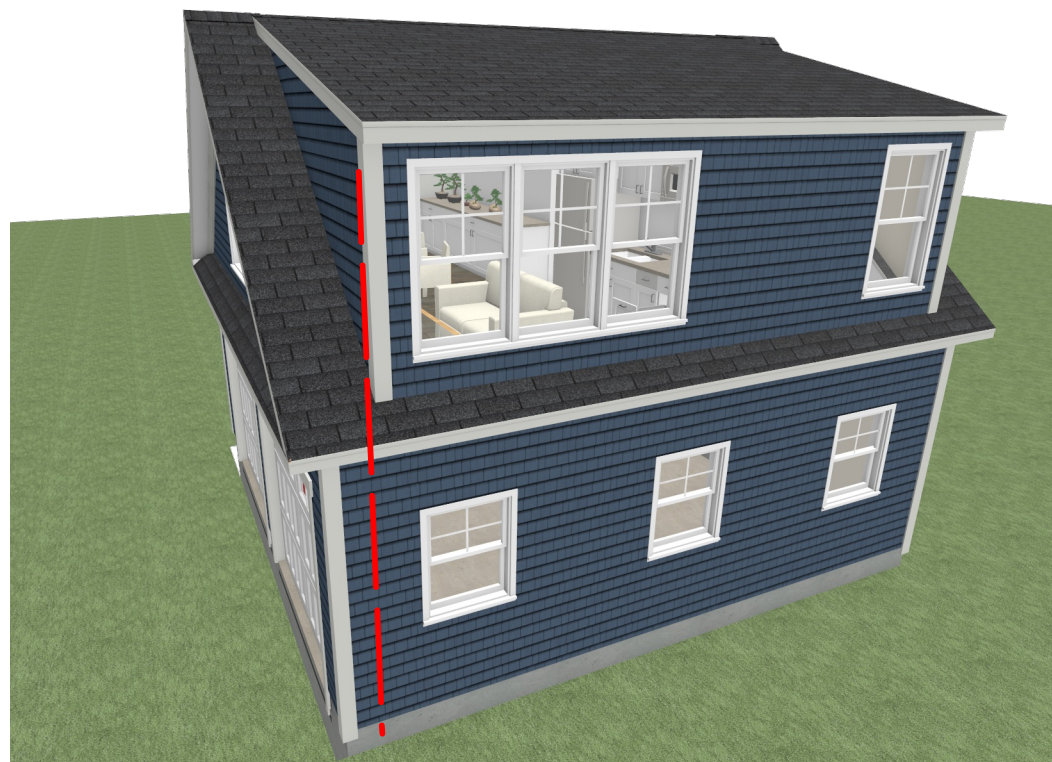
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DATE: 09/25/2025
SCALE: 1/4"=1"0"
SHEET NUMBER:

A2

VAKOTA

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

[illegible]

DATE: 09/25/2025
SCALE: NTS
SHEET NUMBER:

A3

PROJECT INFO:

**PORT HUNTER, LLC
GARAGE**

361 MILLER AVE
PORTSMOUTH, NEW HAMPSHIRE

SHEET TITLE:

3D ILLUSTRATIONS

VAKOTA

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

Ross Engineering, LLC
Civil / Structural Engineering

650 Islington Street, 2nd
Portsmouth, NH 03801

603-433-7560
alexross@comcast.net

361 Miller Ave
Project Description

February 3, 2026

This site review application is for improvements to an existing fully developed site. This project requires T.A.C. and Planning Board review due to the existing property containing a multi-family dwelling structure. The existing lot includes a six-unit residential multi-family dwelling structure, and a two-car garage structure. Attachment A includes a street-view image of the property.

Proposed Site Improvements include:

- Removing the existing garage and concrete slab and creating a bed of crushed stone around the base of the large, silver maple tree behind the existing garage in the southeast corner of the property in order to protect the health of this historic tree, which is over 200 years old and is one of the largest trees in Rockingham County.
- Relocating the existing garage with the construction of a new 24' x 24', two-story, two-car garage with office space on the second floor, in the northeast corner of the property to provide for indoor parking and additional storage.
- Reconfiguring the asphalt drive and walkways, and regrading of the backyard in order to provide additional parking, improved drainage, as well as better snow and traffic management.
- Implementing a stormwater catch basin in the backyard that would tie into the municipal stormwater line on Miller Ave, in order to improve drainage on the property and for abutting properties.

This project was reviewed by the Zoning Board of Adjustment at its regularly scheduled meeting of July 15, 2025, where the following variances were granted:

- 1) Variance from Section 10.521 to allow a building coverage of 26% where a maximum of 25% is permitted.
- 2) Variance from Section 10.573.20 to a) allow an accessory building with a 10.5' rear setback where 20 feet is required; and b) a 6 foot left side yard setback where 10 feet is required.

Sincerely,

Alex Ross, P.E.

Ross Engineering, LLC
Civil / Structural Engineering

650 Islington Street, 2nd
Portsmouth, NH 03801

603-433-7560
alexross@comcast.net

Attachment A: Street-View of 361 Miller Ave

