



ONE CATE ST | PORTSMOUTH, NH 03801 | P 603.436.4274 | F 603.431.1828

October 27, 2021

City of Portsmouth
Planning Department
1 Junkins Avenue
Portsmouth, NH 03801

RE: Tax Map 129 Lot 21, 45 Miller Avenue
Monarch Family Trust of 2018

Dear Sir/Madam:

Enclosed please find the original and eleven (11) copies of the following relative to the above property:

1. Applicant's Narrative;
2. Tax Map;
3. Existing and Proposed Plan Set w/ Existing Photos
4. Abutters Supporting Correspondence
5. Check no. in the amount of \$150 for the filing fee.

Thank you and please contact me should you have any questions.

Sincerely,

Josh White, AIA
Project Manager/Project Architect
TMS Architects

Project Narrative:

The original existing structure was constructed circa 1937. The current lot is an existing non-conforming lot in overall size, street frontage requirement, building coverage and building set back dimensions on both sides of the property. This portion of the project concludes several phases of work on the property since 2018. Prior to the first phase of work being completed, the existing structures on site totaled more than 32% of building coverage.

This final phase of work seeks to improve the main street side façade and to bring the overall character of the home in line with the neighboring properties. We will be converting a small flat roof section of the building that was originally intended for a balcony into a second upstairs bathroom and adjusting the roof line to a more traditional style. A small covered entry porch will be added to the front of the house which will mimic the architecture of similar sized properties in the neighborhood.

The final building coverage tabulation will be approximately 28%, which is greater than the allowed 25% but still less than original 32% coverage that existed prior to any of the current owner's renovations. The existing building is also within the side set-back limits and as such, will need relief in order to extend the home vertically within that small area.

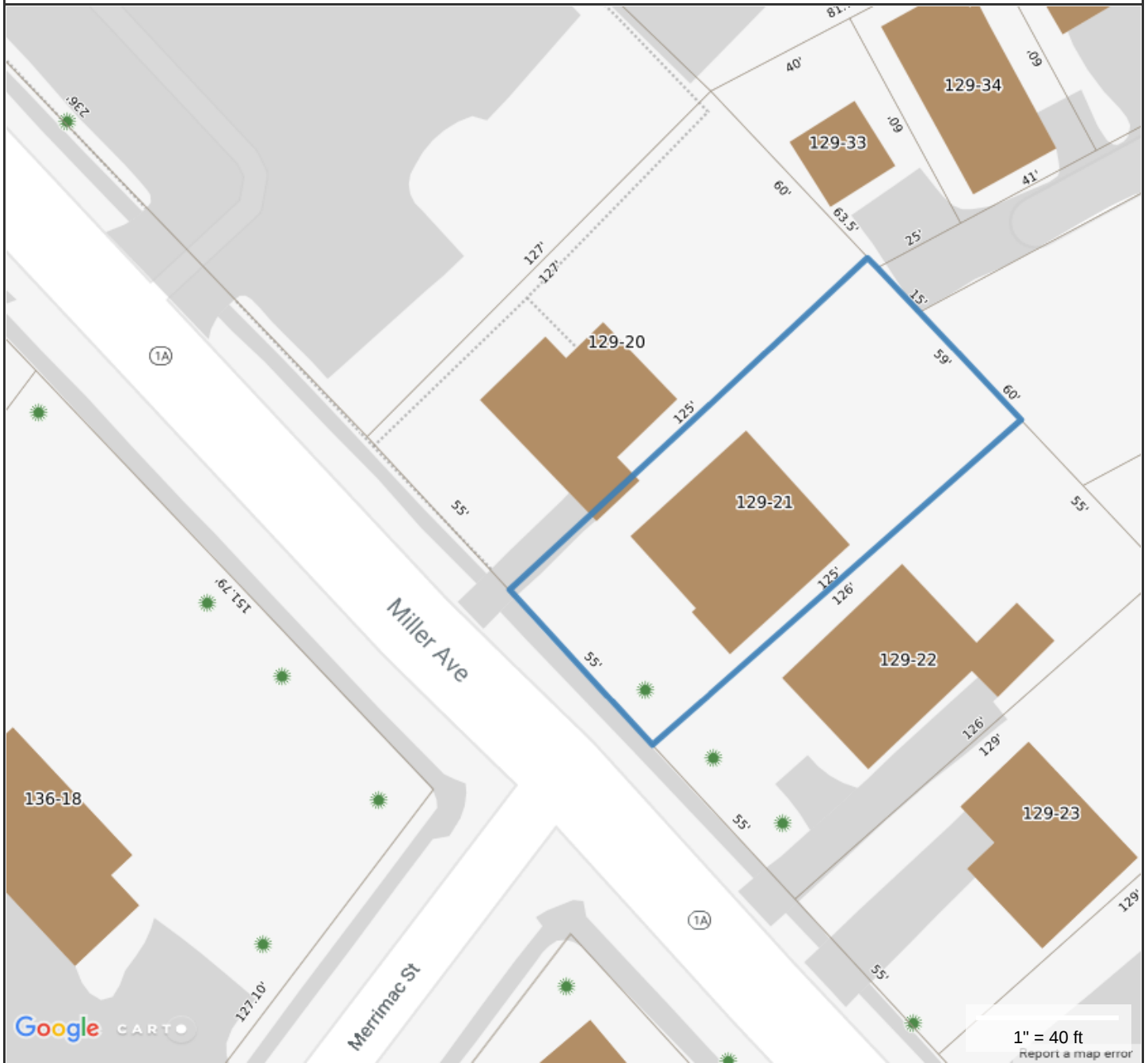
We have attached correspondence from several neighbors who have been very supportive of these building renovations and are eager to see the building improved upon.

We believe this application meets the criteria necessary for the Board to grant the requested variance.

- Granting the Variance will not be contrary to the spirit and intent of the ordinance nor will it be contrary to public interest. Since the building coverage already exceeds the allowable limit and falls below the original 32%, the proposed work will help bring the existing property more in line with the Zoning Requirements.
- Substantial justice would be done by granting the variance. There would be no harm done to the public by granting the variance.
- The values of surrounding properties will not be diminished by granting the variance. The work proposed would be in keeping with the essential character of the neighborhood and would allow the property to increase the amount of open space.
- There are special conditions of the property that prevent the property from being reasonably used in strict conformance with the ordinance. Due to the existing non-conforming nature of the lot, the owner cannot reasonably improve the property without the variance.

For the foregoing reasons, we respectfully request that the Board grant the variance as requested.

45 Miller Ave



Property Information

Property ID 0129-0021-0000
 Location 45 MILLER AVE
 Owner MONARCH FAMILY TRUST OF 2018



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 01/04/2018
 Properties updated 08/29/2018

2nd Floor Renovations

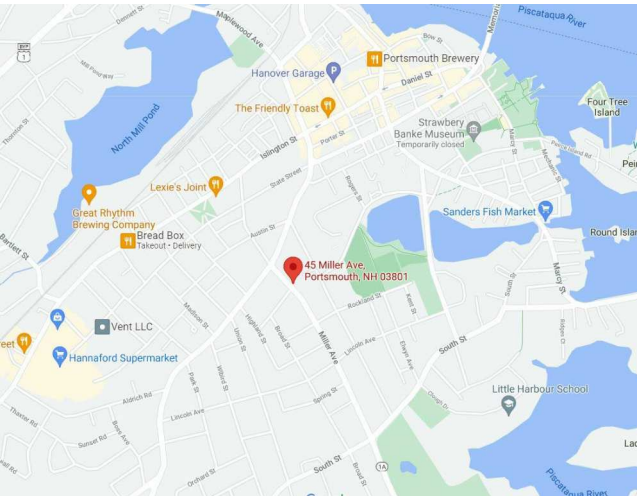
45 Miller Ave - Portsmouth,
NH

Permit Drawings

PROGRESS - 7/17/2021

Sheet List				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
A001	Existing Plans and Demolition Plans	7/ 17/ 2021	1	2021.09.14
A100	Architectural Site Plan	7/ 17/ 2021	1	2021.09.14
A101	Proposed Floor Plans	7/ 17/ 2021	1	2021.09.14
A300	Wall Sections	7/ 17/ 2021	1	2021.09.14
A400	Elevations and Renderings	7/ 17/ 2021	1	2021.09.14
A500	Details	7/ 17/ 2021	1	2021.09.14
A600	Schedules	7/ 17/ 2021	1	2021.09.14
A700	Exterior Renders	9/14/2021	1	2021.09.14
A800	Existing Exterior Photos	10/25/2021	2	2021.10.25
S1	Framing Plans And General Notes	6.01.2021		

LOCUS MAP



Conceptual Rendering

GENERAL NOTES

1. ALL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO HAVE COMPLETE CONTRACT DOCUMENT PACKAGES AS DESCRIBED IN THE "SHEET LIST" AND PROJECT MANUAL "TABLE OF CONTENTS".
2. CONTRACTOR REQUIRED TO FOLLOW ALL LOCAL, STATE AND FEDERAL BUILDING AND LIFE SAFETY CODES AS LISTED ON THE "PROJECT CODE REVIEW". THE PROJECT CONTRACT DOCUMENTS ARE PRESUMED TO BE IN COMPLIANCE WITH THESE CODES. DEVIATION FROM THE CONTRACT DOCUMENTS IS PROHIBITED AND THE CONTRACTOR WILL ASSUME ALL LIABILITY FOR SUCH ACTIONS.
3. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WHAT IS REQUIRED BY ONE IS AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT OF RECORD FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
4. REPETITIVE ELEMENTS MAY NOT BE DRAWN IN THEIR ENTIRETY AT EACH INSTANCE. REFER TO TYPICAL DETAILS AND CONSTRUCT EACH INSTANCE AS IF DRAWN IN FULL.
5. THE EXISTING CONDITIONS DESCRIBED WITHIN THE PROJECT DOCUMENTS ARE GRAPHICAL REPRESENTATIONS OF THE CURRENT FIELD CONDITIONS. ACTUAL FIELD CONDITIONS MAY VARY AND ALL CONTRACTORS ARE REQUIRED TO BE FAMILIAR AND VERIFY ALL DIMENSIONS, SIZES AND LOCATIONS OF EXISTING STRUCTURE, BUILDING ELEMENTS AND EQUIPMENT PRIOR TO BEGINNING WORK.
6. ALL DIMENSIONS NOTED ON PLANS ARE TO FACE OF STUD FOR NEW WALLS OR FACE OF FINISH FOR EXISTING WALLS UNLESS NOTED OTHERWISE. VERTICAL DIMENSIONS IN ELEVATION, SECTION AND DETAILS ARE FROM TOP OF CONCRETE SLAB/DECK FOR NEW FLOORS OR TOP OF FINISH FLOOR AT EXISTING FLOORS.
7. ALL GRADE LINES, BOTH NEW AND EXISTING, SHOWN ON ARCHITECTURAL PLANS ARE APPROXIMATE ONLY. FINAL GRADES TO BE COORDINATED WITH CIVIL ENGINEERING DRAWINGS.
8. CONTRACTOR TO VERIFY ALL ROUGH OPENING REQUIREMENTS WITH ACTUAL PRODUCT SUBMITTALS.
9. WALLS WITH UL DESIGN NUMBERS SHALL BE CONSTRUCTED TO UL STANDARDS. PRODUCTS USED SHALL BEAR UL CLASSIFICATION WHERE REQUIRED BY THE UL DESIGN.
10. DRAWINGS AND SPECIFICATIONS UTILIZE REFERENCES TO INDUSTRY DESIGN, CONSTRUCTION, AND PROCESS STANDARDS BY APPLICABLE TRADE AND MATERIAL ORGANIZATIONS. THESE DOCUMENTS SHALL BE INCORPORATED INTO THE CONTRACT DOCUMENTS BY SUCH REFERENCES. ALL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO FOLLOW THE STANDARD PRACTICES CONTAINED WITHIN.
11. ALL PENETRATIONS OF FIRE RATED CONSTRUCTION ARE REQUIRED TO MEET THE ASSEMBLY RATING REQUIREMENT.
12. ALL NON-BEARING METAL STUD WALLS SHALL BE CONSTRUCTED WITH DEFLECTION TRACK AND MINIMUM DEFLECTION DISTANCE OF 3/4" FROM THE STRUCTURE ABOVE IF NOT DETAILED ELSEWHERE.
13. SEE STRUCTURAL DRAWINGS FOR SIZES OF STRUCTURAL MEMBERS, DESIGN LOADS AND MINIMUM REQUIREMENTS.
14. ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DESIGN/BUILD CONTRACTORS ARE REQUIRED TO SUBMIT A COORDINATION BUILDING INFORMATION MODEL IN A REVIT COMPATIBLE FORMAT PRIOR TO FINALIZING DESIGN AND CONSTRUCTION DOCUMENTS.
15. CONTRACTOR TO REVIEW MANUFACTURER OF SUBMITTED PRODUCTS INSTALLATION RECOMMENDATIONS AND COORDINATE WITH DESIGN DETAILS.
16. UNLESS OTHERWISE NOTED OR SPECIFIED, THESE DRAWINGS AND NOTES REPRESENT UTILITIES AND COORDINATION WITHIN THE BUILDING AND TO THE EXTERIOR WITHIN A DISTANCE OF 5'-0" FROM THE EXTERIOR FOOTPRINT OF THE BUILDING. CONTRACTOR TO COORDINATE UTILITY CONNECTIONS AND IS RESPONSIBLE FOR ALL OVERHEAD AND UNDERGROUND UTILITY RUNS AND CONNECTIONS.
 - A. CONTRACTOR SHALL PERFORM ALL NECESSARY LEAKAGE AND PRESSURIZATION TESTS PRIOR TO ENCLOSING UNDERGROUND PIPING.
 - B. OVERHEAD UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANY AND LANDSCAPE DRAWINGS FOR POTENTIAL CONFLICTS.

PROJECT TEAM

TMS
architects

Client

Architect
Josh White
joshw@tms-architects.com

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Structural Engineer
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info@evergreenstructural.com

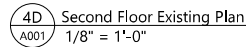
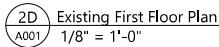
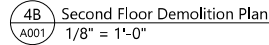
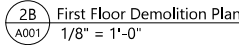
30 Butterfield Lane
Stratham, NH, 03885
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www.evergreenstructural.com

CARENO
CONSTRUCTION CO.

General Contractor
Ben Careno
build@carenoconstruction.com

270 West Road, Suite 4
Portsmouth, NH, 03801
P. 603.436.1006
www.carenoconstruction.com

1. REMOVE ENTIRE WALL.
2. REMOVE EXISTING WINDOW JAMB, CASING, AND ASSOCIATED HARDWARE.
3. REMOVE EXISTING EXTERIOR SIDING.
4. REMOVE EXISTING RAILING, KNEE WALL AND ROOF MEMBRANE. CONFIRM EXISTING STRUCTURE W. REQUIREMENTS FROM STRUCTURAL DRAWINGS.
5. REMOVE EXISTING CONCRETE PORCH AND STAIRS.
6. REMOVE EXISTING OVERHANG AND CUT BACK RAFTERS TO WALL.
7. REMOVE EXISTING DOORS AND ASSOCIATED HARDWARE.





BIM 360://45 Miller Ave Renovations/2018045 - KING 45 Miller Ave - 2021 CURRENT.rvt

PROPERTY ADDRESS:
45 MILLER AVE
PORTSMOUTH, NH 03801

BUILDING TYPE: TYPE VB CONSTRUCTION
SINGLE FAMILY RESIDENCE
ORIGINAL CONSTRUCTION CIRCA 1937

ZONING DISTRICT:	GRA GENERAL RESIDENCE A
MIN. LOT SIZE:	7,500 sf PER DWELLING UNIT
MIN. STREET FRONTAGE:	100'
MIN. LOT DEPTH:	70'
MIN. FRONT YARD:	15'
MIN. SIDE YARD:	10'
MIN. REAR YARD:	20'

MAX. SLOPED ROOF HEIGHT:	35'
MAX. FLAT ROOF HEIGHT:	30'
MAX. ROOF APPURTENANCE:	8'
MAX. BUILDING COVERAGE:	25%
MIN. OPEN SPACE:	30%

EXISTING LOT SIZE:	~7,239 sf
EXISTING STREET FRONTAGE:	55' (EXISTING NON-CONFORMING)
EXISTING LOT DEPTH:	127'
EXISTING FRONT YARD:	~24'-10"
EXISTING SIDE YARD:	~8' (EXISTING NON-CONFORMING)
EXISTING REAR YARD:	~56'-10"

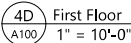
EXISTING SLOPED ROOF HEIGHT: 25.7% (1,712 sf / 7,239 sf)
EXISTING BUILDING COVERAGE: 76.3%
EXISTING OPEN SPACE:

PROPOSED FRONT YARD:	23'-0"
PROPOSED SIDE YARD:	UNCHANGED
PROPOSED REAR YARD:	UNCHANGED

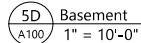
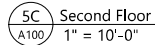
PROPOSED ROOF HEIGHT:	UNCHANGED
PROPOSED BUILDING COVERAGE:	27.5% (1,996 sf / 7,239 sf)
PROPOSED OPEN SPACE:	72.5%

PROJECT DESCRIPTION:

THE PROJECT WILL CONSIST OF INTERIOR AND EXTERIOR RENOVATIONS TO BE PHASED OVER THE COURSE OF THE NEXT 12 TO 16 MONTHS. THIS SET OF DOCUMENTS IS FOR PHASE 2 RENOVATIONS TO INCLUDE AN INCREASED SIZE OF THE FRONT PORCH WITH NEW ROOF, AND DEMOLITION OF WALLS IN THE 1ST FLOOR, A NEW MASTER BEDROOM CLOSET AND LINEN CLOSET ON THE 2ND FLOOR ALONG WITH THE CONVERSION OF AN EXTERIOR ROOF AREA TO A FULL BATHROOM. THIS RENOVATION WILL ALSO INCLUDE AN EXTENSION OF THE EXISTING ROOF WITH A NEW ASPHALT SHINGLES.



Existing Building Footprint & Coverage		Proposed Building Footprint & Coverage	
Name	Area	Name	Area
Existing Covered Front Porch	75 SF	Existing Covered Front Porch	75 SF
Existing Deck	296 SF	Existing Deck	296 SF
Existing First Floor	1491 SF	Existing First Floor	1491 SF
Total Existing Building Coverage	1863 SF	New Covered Porch	134 SF
		Total Proposed Building Coverage	1996 SF



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Permit Drawings

PROJECT NUMBER

2018045

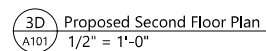
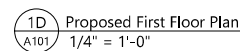
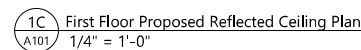
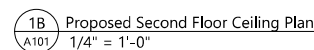
2nd Floor Renovations

45 Miller Ave - Portsmouth, NH

Architectural Site Plan

A100

DRAWN BY	VEO
CHECKED BY	JMW
SHEET SCALE	As indicated
SHEET DATE	7/ 17/ 2021



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Revision & Reissue Note

[illegible]

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Permit Drawings

PROJECT NUMBER

2018045

2nd Floor Renovations

45 Miller Ave - Portsmouth, NH

Proposed Floor Plans

A101

DRAWN BY	VEO
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SHEET SCALE	As indicated
SHEET DATE	7/17/2021

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Permit Drawings

PROJECT NUMBER

2018045

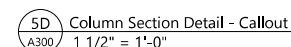
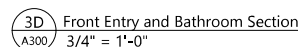
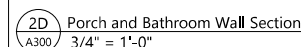
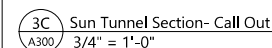
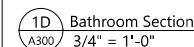
2nd Floor Renovations

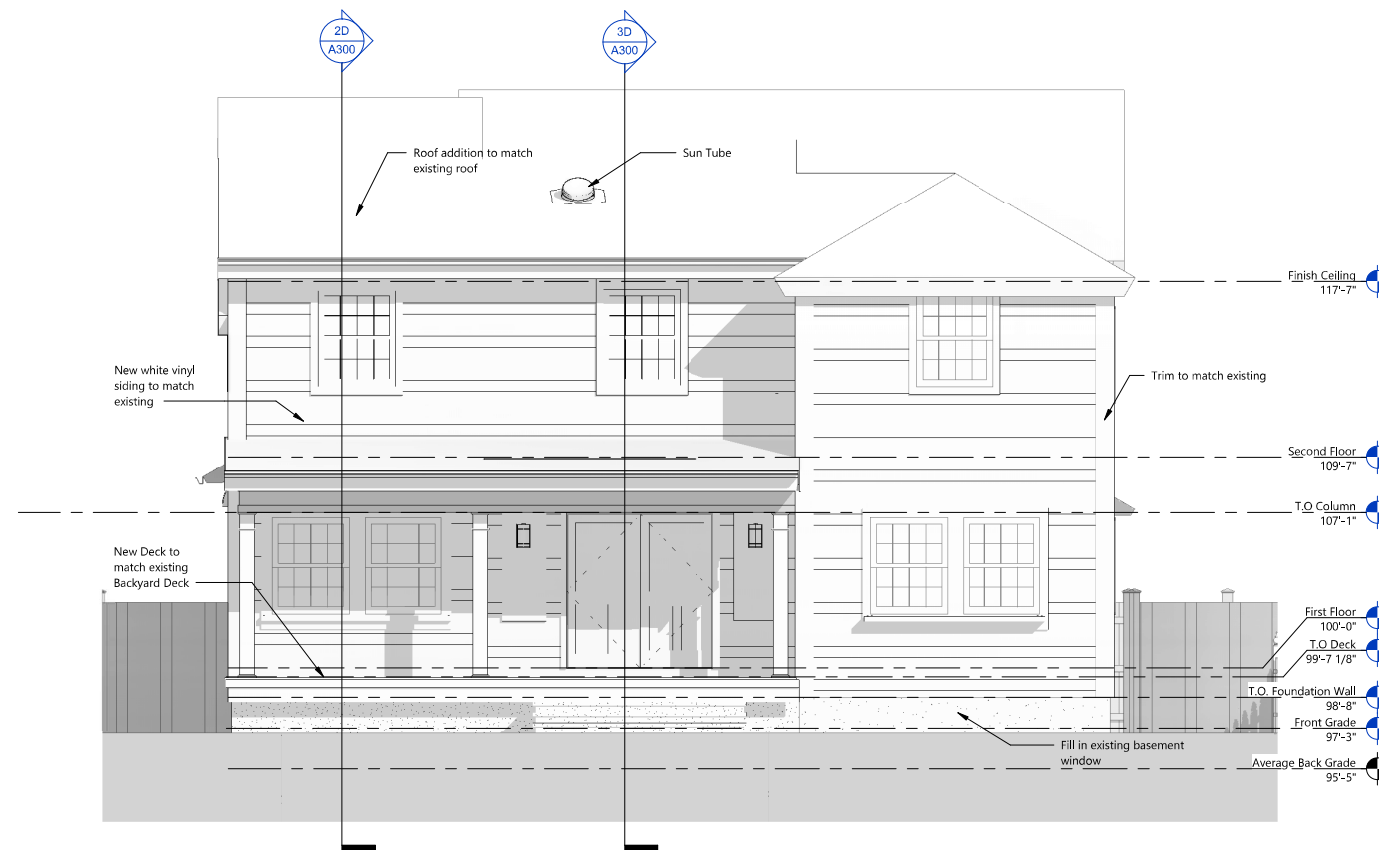
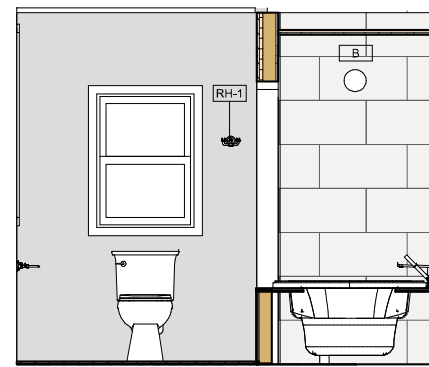
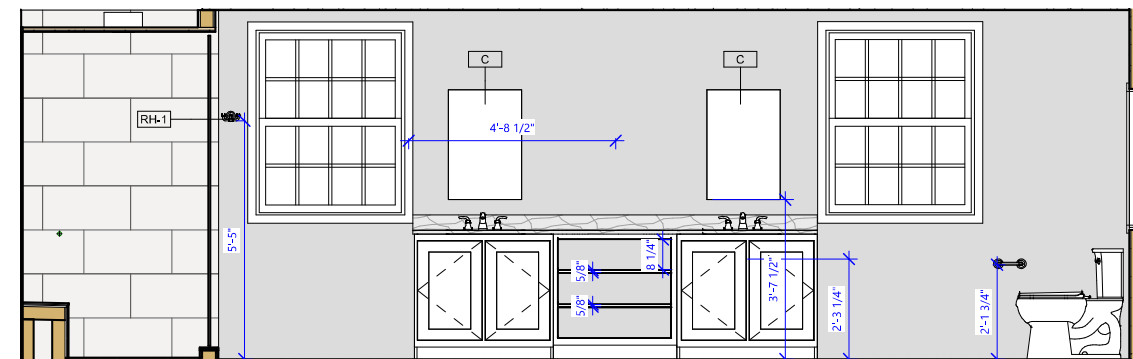
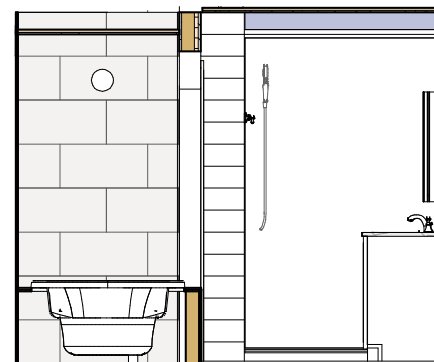
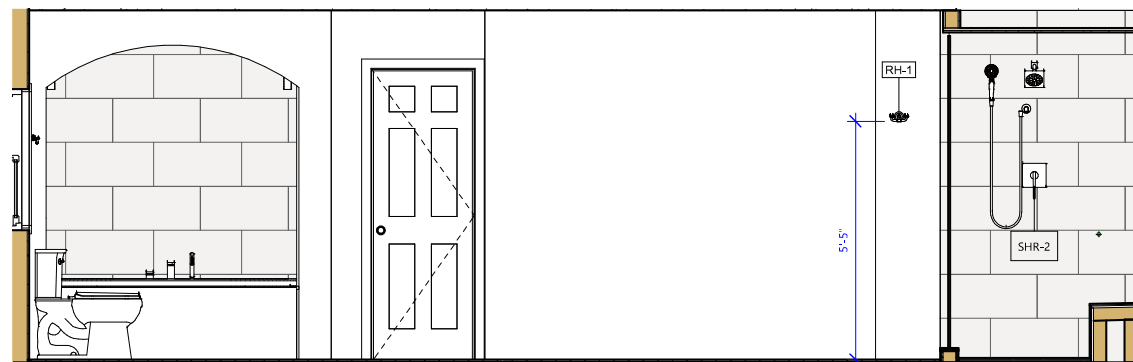
45 Miller Ave - Portsmouth, NH

Wall Sections

A300

DRAWN BY	VEO
CHECKED BY	JMW
SHEET SCALE	As indicated
SHEET DATE	7/ 17/ 2021



[illegible]

STAMP:

Permit Drawings

PROJECT NUMBER

2018045

2nd Floor Renovations

45 Miller Ave - Portsmouth, NH

Elevations and Renderings

A400

DRAWN BY	VEO
CHECKED BY	JMW
SHEET SCALE	As indicated
SHEET DATE	7/17/2021

CHECKED BY	
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JMW

SHEET SCALE
As indicated

PLUMBING FIXTURE SCHEDULE

Type Mark	Manufacturer	Model	Finish	Comments	Count
	KOHLER Co.				3
FAUCET-1	Kohler	K-10272-4-CP			2
SHR-2	KOHLER Co.	K-TS99764-4-CP			1
SNK-1	KOHLER Co.	K-2297-0			2
TUB	KOHLER Co.	K-73078-4-CP			1
FAUCET-1					
TUB-1	BAINULTRA	7242			1
WC1	KOHLER Co.	K-45983-0			1

WINDOW SCHEDULE

Type	Width	Height	Rough Width	Rough Height	Manufacturer	Model	Comments	Count
4T	2'-4"	3'-2 1/2"	2'-4 3/4"	3'-3 1/4"	Andersen Corporation	A-Series Double Hung		1
A	3'-6"	4'-4 1/2"	3'-6 3/4"	4'-5 1/4"	Andersen Corporation	A-Series Double Hung		2
D	1'-5 5/8"		1'-2 1/2"		VELUX	TGC 014		1

DOOR SCHEDULE

Mark	Type Mark	Width	Height	Rough Width	Rough Height	Function	Comments
47	72	0"	0"	5'-9"	6'-8"	Interior	
49	72	0"	0"	5'-9"	6'-8"	Interior	
A	41	2'-4"	6'-8"	2'-6"	6'-9"	Interior	
B	T	0"	0"	0"	0"	Interior	
C	R	3'-4"	7'-0"	3'-6"	7'-1"	Exterior	
C	G	0"	0"	2'-9 1/2"	6'-8 3/4"	Interior	
D	S	0"	7'-0"	0"	0"	Interior	
D	S	0"	7'-0"	0"	0"	Interior	
G	f	0"	0"	0"	0"	Interior	
I	f	0"	0"	0"	0"	Interior	
J	K	0"	0"	5'-9"	7'-0"	Interior	
K	f	0"	0"	0"	0"	Interior	
M	f	0"	0"	0"	0"	Interior	
N	f	0"	0"	0"	0"	Interior	

ACCESSORY SCHEDULE

Room: Name	Image	Type Mark	Description	Manufacturer	Model	Finish	Type
		RH-1	Double robe hook	KOHLER Co.	K-72572-CP	Kohler-Metal-CP-Polished_Chrome	CP-Polished Chrome
		TP-1	Pivoting toilet tissue holder	KOHLER Co.	K-72573-CP	Kohler-Metal-CP-Polished_Chrome	CP-Polished Chrome

LIGHTING FIXTURE SCHEDULE

Type Mark	Image	Type	Model	Manufacturer	Description	SIZE	FINISH
A		Trim - Lensed Downlight	INCANDESCENT	JUNO	Recessed Downlight		
B		MADISON WALL SCONCE	A2769	REJUVENATION	MADISON WALL SCONCE		OIL-RUBBED BRONZE/ OPAL SHADE
C							
D		6-3350-14-109 polished nickel	6-3350-14-109	SAVOY HOUSE	LUCERNE FLUSH MOUNT		
E		Minka_Andrita Court Lantern					

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interiors

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Revision & Reissue Note

[illegible]

STAMPS

Permit Drawings

PROJECT NUMBER

2018045

2nd Floor Renovations

45 Miller Ave - Portsmouth, NH

Schedules

A600

DRAWN BY	VEO
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SHEET SCALE	
SHEET DATE	7/17/2021



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Revision & Reissue Notes

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2nd Floor Renovations

45 Miller Ave - Portsmouth, NH

Exterior Renders

A700

DRAWN BY	VEO
CHECKED BY	JMW
SHEET SCALE	
SHEET DATE	9/14/2021

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Portsmouth, NH www.tmsarchitects.com

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MECHANICAL ENGINEER

ELECTRICAL ENGINEER

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Revision & Reissue Notes

[illegible]

Permit Drawings

PROJECT NUMBER	2018045
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2nd Floor Renovations

45 Miller Ave - Portsmouth, NH

Existing Exterior Photos

A800

DRAWN BY	Author
CHECKED BY	Checker
SHEET SCALE	
SHEET DATE	10/25/2021



CLOSE UP PHOTO OF FRONT WINDOW AND BALCONY TO BE REPLACED



FRONT FACADE FROM STREET

From: Samantha King <drsamanthaking@gmail.com>
Sent: Wednesday, October 20, 2021 5:11 PM
To: Joshua White
Subject: Fwd: 45 Miller Ave Plans for Front of House Renovations

Hi Josh, this is from my neighbor directly across the street at 32 Miller Ave.

----- Forwarded message -----

From: **Maarten de Ruiter** <maarten.deruiter@gmail.com>
Date: Wed, Oct 20, 2021, 5:04 PM
Subject: Re: 45 Miller Ave Plans for Front of House Renovations
To: Samantha King <drsamanthaking@gmail.com>

Hi Samantha,

Thanks for showing your plans for 45 Miller Avenue. My wife and I truly like the new look of your home and we think that this is a great improvement. We are looking forward to seeing the start of this job soon. Please let us know if there is any need for help. Do you want to park your car in our driveway during construction? All the best,
Maarten

Sent from my iPhone

> On Oct 20, 2021, at 4:24 PM, Samantha King <drsamanthaking@gmail.com> wrote:

>

>

> Hi Maarten, I have attached photos of the plans for the changes that I hope to make on the front of my house. I welcome you to share any comments, concerns, or feedback with me. Thank you for your time and I hope all is well! Sincerely, Samantha King 45 Miller Ave

> <Plans for 45 Miller Ave Facade Changes 2021.jpg>

From: Samantha King <drsamanthaking@gmail.com>
Sent: Saturday, October 23, 2021 11:04 AM
To: Joshua White
Subject: Fwd: 45 Miller Ave Plans for Front of House Renovations

This is From 33 Miller Ave neighbor Marco Vincenzi. We had previously texted about the construction. If you are facing my house this neighbor is on the immediate left.

----- Forwarded message -----

From: **Marco Vincenzi** <marco.cmu@gmail.com>
Date: Sat, Oct 23, 2021, 10:51 AM
Subject: Re: 45 Miller Ave Plans for Front of House Renovations
To: Samantha King <drsamanthaking@gmail.com>

Dear Dr. King,

Thank you for sharing your plans with me. I am not concerned that your renovation will lower my property value.

Sincerely,
Marco Vincenzi
33 Miller Ave

On Wed, Oct 20, 2021 at 4:27 PM Samantha King <drsamanthaking@gmail.com> wrote:

Hi Marco, I have attached photos of the plans for the changes that I hope to make on the front of my house. I welcome you to share any comments, concerns or feedback with me. Thank you for your time and I hope all is well! Sincerely, Samantha King 45 Miller Ave.

From: Samantha King <drsamanthaking@gmail.com>
Sent: Monday, October 25, 2021 4:09 PM
To: Joshua White
Subject: Fwd: 45 Miller Ave Plans for Front of House Renovations

this is my neighbor directly to the right if you are facing my house

----- Forwarded message -----

From: **Jeff Noury** <jeffnoury@comcast.net>
Date: Mon, Oct 25, 2021, 1:38 PM
Subject: Re: 45 Miller Ave Plans for Front of House Renovations
To: Samantha King <drsamanthaking@gmail.com>

Hi Samantha,

As an abutter, I enthusiastically welcome the new renditions to your home ! The changes bring more continuity and intrigue, as well as, presents an enticing curb appeal to the neighborhood !!! Best of luck with your project Jeff Noury, Owner @ 55 Miller Ave

Sent from my iPhone

> On Oct 20, 2021, at 4:21 PM, Samantha King <drsamanthaking@gmail.com> wrote:

>

>

> Hi Jeff, I have attached photos of the plans for changes that I hope to make on the front of my house. I welcome you to share any comments, concerns, or feedback with me. Thank you for your time and I hope all is well! Sincerely, Samantha King 45 Miller Ave

> <Plans for 45 Miller Ave Facade Changes 2021.jpg>