

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC

ATTORNEYS AT LAW

127 Parrott Avenue, P.O. Box 4480 | Portsmouth, NH, 03802-4480
Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com

July 28, 2021

HAND DELIVERED

Peter Stith, Principal Planner
Portsmouth City Hall
1 Junkins Avenue
Portsmouth, NH 03801

Re: Shirley W. Scarponi Trust, Owner/Applicant
276 Melbourne Street
Tax Map 233/Lot 84
Single Residence B Zone

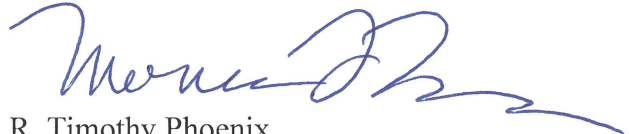
Dear Mr. Stith & Zoning Board Members:

On behalf of the Shirley W. Scarponi Trust, enclosed please find the following in support of a request for zoning relief:

- Land Use Application uploaded to Viewpoint today.
- Owner Authorization.
- 7/28/2021 – Memorandum and exhibits in support of Variance Application (original and 11 copies).

We look forward to presenting this application to the Zoning Board at its August 17, 2021 meeting.

Very truly yours,



R. Timothy Phoenix
Monica F. Kieser

Encl.

cc: Shirley W. Scarponi, Trustee
Jones & Beach Engineering, Inc.
Artform Home Plans

DANIEL C. HOEFLE	R. PETER TAYLOR	GREGORY D. ROBBINS	DUNCAN A. EDGAR
R. TIMOTHY PHOENIX	JOHN AHLGREN	MONICA F. KIESER	OF COUNSEL:
LAWRENCE B. GORMLEY	KIMBERLY J.H. MEMMESHEIMER	SAMUEL HARKINSON	SAMUEL R. REID
STEPHEN H. ROBERTS	KEVIN M. BAUM	JACOB J.B. MARVELLEY	

Monica Kieser

From: Phil Scarponi <philscarponi@gmail.com>
Sent: Wednesday, July 28, 2021 1:10 PM
To: Monica Kieser
Subject: Re: Variance Application due today

I Shirley Scarponi Trustee of the Shirley W. Scarponi Trust authorize Hoefle, Phoenix, Gormley & Roberts, PLLC to execute all applications before Portsmouth Land Use Boards and to take any and all actions necessary throughout the application and permitting process related to my property at 276 Melbourne Road (Tax Map 233, Lot 84) including but not limited to attendance and presentation at public hearings.

Shirley Scarponi Trustee

MEMORANDUM

TO: Portsmouth Zoning Board of Adjustment (“ZBA”)
FROM: R. Timothy Phoenix, Esquire
Monica F. Kieser, Esquire
DATE: July 28, 2021
RE: Shirley W. Scarponi Trust, Owner/Applicant
Project Location: 276 Melbourne Street
Tax Map 233/Lot 84
Single Residence B Zone

Dear Chairman Rheaume and Zoning Board Members:

On behalf of the Shirley W. Scarponi Trust (“Scarponi”), we are pleased to submit this Memorandum and attached exhibits in support of Zoning Relief to be considered by the Zoning Board of Adjustment (“ZBA”) at its August 17, 2021 meeting.

I. EXHIBITS

- A. 7/28/2021 Plan – issued by Jones & Beach Engineers, Inc.
- B. 6/25/2021 Architectural Plan Set – issued by ArtForm Home Plans.
- C. Site Photos
- D. Tax Map 146.

II. PROPERTY/PROJECT

276 Melbourne Street is a 10,867 sq. ft. lot located at the junction of Melbourne and Vine Streets entirely within the wetland buffer. Upon the lot exists a one-story single-family home with incorporated garage (the “Property”). (**Exhibits A, and C**). The property is L-shaped with 129.91 ft. of frontage on Melbourne Street and is in a neighborhood comprised of single-family homes on lots of varying sizes. The existing home is situated in a long narrow portion of the lot encroaching on side, front, and rear setbacks and leaves a large undeveloped area on the northwest side of the lot. Scarponi intends an 877 s.f. Detached Accessory Dwelling Unit (“DADU”) for herself, leaving the main home for her son and his family. While a Conditional Use Permit will be required for the DADU and for development in the 100 ft. wetland buffer, relief from the Portsmouth Zoning Ordinance (“PZO”) is required in the first instance for lot area, building coverage, and rear yard setback.

III. RELIEF REQUIRED

After conferring with the City Planning Department staff, it has been determined that the following is required:

1. PZO §10.521, §10.814.20-21 and §10.814.51 – To permit construction of a DADU on a 10,867 s.f. lot where 15,000 s.f. lot area is required.
2. PZO §10.521 Table of Dimensional Standards – To permit building coverage of 34.3% where 24.8% presently exists and 22.2% was previously approved.
3. PZO §10.521 Table of Dimensional Standards – To permit a rear yard setback of 15.29 ft. where 30 ft. is required

IV. VARIANCE CRITERIA

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

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

The general purposes of the ordinance pursuant to PZO§10.121 is "to promote the health, safety and the general welfare of Portsmouth and its region in accordance with the city's Master Plan...by regulating:

1. The use of land, buildings and structures for business, industrial, residential and other purposes – It is widely known that home prices in Portsmouth are quite high. Relatively modestly priced homes are difficult to find, leaving many young people and moderate income earners to live in other communities, while elders must give up their homes. The addition of a DADU structure allows Scarponi to stay in her home close to family, and defrays housing expenses for her son.
2. The intensity of land use, including lot sizes, building coverage, building height and bulk, yards and open space – The 10,867 s.f. lot is a prior nonconformity and is already developed with a single-story home. Addition of an Attached ADU would not require relief from lot area requirements, but in this case a DADU better utilizes space on the lot and is further from the wetland and lot lines than if the existing home was expanded. The proposed structure will conform with side yard and front yard setbacks and the area behind the lot is undeveloped. . Open space remains compliant.

3. The design of facilities for vehicular access, circulation, parking and loading – The existing curb cut will not change, while the driveway on the lot will expand to accommodate an additional car allowing sufficient vehicular circulation on the lot.
4. The impact on properties of outdoor lighting, noise, vibration, stormwater runoff and flooding – This property will retain its use as a single-family home with a DADU for Scarponi. Side setbacks are met, and the reduced rear setback still provides ample space for stormwater treatment. Open space requirements are met. Accordingly, there will be no negative impact on surrounding properties.
5. The preservation and enhancement of the visual environment – The appearance of the existing home from the street will be unaffected while the added DADU will be compatible with the existing single-family home.
6. The preservation of historic districts and buildings and structures of historic or architectural interest – The proposal does not undermine these purposes of the Ordinance.
7. The protection of natural resources, including groundwater, surface water, wetlands, wildlife habitat and air quality – The DADU is further from the wetland than the existing home and open space requirements are met by the project.

The purpose of the SRB District is "to provide for single-family dwellings with appropriate accessory uses, at moderate to high densities (ranging from approximately 1-3 dwelling units per acre), together with appropriate accessory uses and limited services." PZO§10.440 Residential District Purposes. A DADU for family is a reasonable accessory use. The L-shaped lot and location of the existing single-story dwelling dictates placement of the DADU on the undeveloped area northwest of the existing home further from the wetland than the existing home. Siting the structure closer to the rear lot line affords sufficient space for the closest abutting neighbor and promotes vehicular circulation by providing parking for the ADU.

In considering whether variances "in a marked degree conflict with the ordinance such that they violate the ordinance's basic zoning objectives". Malachy Glen, supra, also held:

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

Here, the existing neighborhood includes other single-family homes located on small narrow lots, and other larger lots with single-family homes and detached accessory buildings close to rear lot lines. (**Exhibit D**). Given that: the lot is previously developed; the DADU will be used for a Scarponi's dwelling; the structure meets side and front setbacks; the lot is bounded by undeveloped woods; and open space is compliant, granting the variances for lot area, granting

the variances to allow a DADU on the lot 15.29 ft. from the rear lot line with 34.3% building coverage in a thickly settled area of Portsmouth will neither “alter the essential character of the locality nor threaten the public health, safety or welfare.”

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

A single-story single-family home presently exists. The parcel is nestled into the crook of Melbourne and Vine and exposed to minimal thru-traffic. The proposed DADU to serve the single family home is located on the best possible location on the lot and is architecturally compatible with the existing home and meets side and front setbacks. The rear of the property abuts a deep yard associated with an Islington Street property and the woods at the rear of the Riverbrook Condominium on Middle Road. Granting the variances to further the purposes recognized by the State in enacting the Accessory Dwelling Unit law will not diminish surrounding property values.

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

a. Special conditions distinguish the property/project from others in the area.

The large lot is L-shaped and pinched in the middle and is developed with a long narrow single-story home on the narrow portion leaving an open undeveloped area. To comply with front yard setbacks and prevent obstruction of the existing garage and driveway, the DADU must be set back into the rear yard area. These factors combine to create special conditions.

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

Setback requirements exist to preserve adequate access, sightlines, air, light, and space for stormwater treatment while lot area and building coverage requirements ensure density is compatible and land is not overburdened. Because side and front yard setbacks are met, the rear yard abuts an undeveloped area, there is space for adequate stormwater treatment and open space requirements are met, there is no fair and substantial relationship between the purposes of these requirements and their application in this instance. Accordingly, there is no reason to apply the strict requirements of the zoning ordinance.

c. The proposed use is reasonable.

Accessory Dwelling Units have, by State law and this Ordinance, been recognized as an appropriate avenue to increase housing stock and defray housing expenses for young families

and elders. Granting the necessary dimensional variances to accommodate a reasonably sized unit in the most appropriate location on a previously developed lot furthers these goals. The proposed DADU is a residential use in a residential zone. Accordingly, the use is reasonable. Vigeant v. Town of Hudson, 151 N.H. 747 (2005).

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

If “there is no benefit to the public that would outweigh the hardship to the applicant” this factor is satisfied. Harborside Associates, L.P. v. Parade Residence Hotel, L.L.C., 162 N.H. 508 (2011). That is, “any loss to the [applicant] that is not outweighed by a gain to the general public is an injustice”. Malachy Glen, *supra* at 109. Because DADU is a reasonable accessory use to a single-family, the structure meets front and side yard setbacks, abuts undeveloped woods and the proposal meets open space requirements, there is no benefit to the public from denying the variances, and no harm to the public in granting the variances. In comparison, Scarponi will be harmed by denial as she will be unable to construct a DADU and age in place with family nearby. Accordingly, there is no benefit to public outweighing the hardship to Scarponi if the variances are denied.

V. CONCLUSION

For all of the reasons stated, Shirley W. Scarponi respectfully requests that the Portsmouth Zoning Board of Adjustment grant the requested variances.

Respectfully submitted,

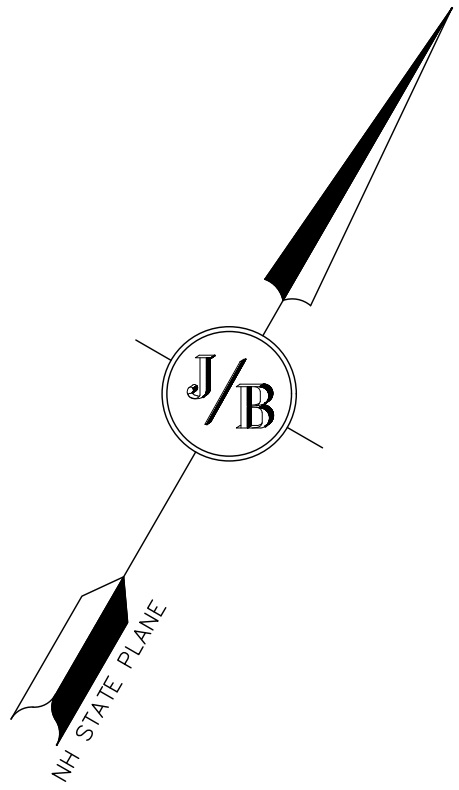
Shirley W. Scarponi Revocable Trust



By: R. Timothy Phoenix
Monica F. Kieser

LEGEND

- PROPERTY LINE
- - - ABUTTER PROPERTY LINE
- BUILDING SETBACK
- SURVEY TIE LINES
- WETLANDS
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC LINES
- STONE WALL
- MAJOR CONTOUR
- MINOR CONTOUR
- CATCH BASIN
- DRAIN MANHOLE
- WATER SHUTOFF
- SEWER MANHOLE
- UTILITY POLE
- GUY WIRE ANCHOR
- ELECTRIC METER
- IRON ROD
- IRON PIPE
- DRILL HOLE



MAP 233 LOT 18
PAUL MANNLE
1490 ISLINGTON STREET
PORTSMOUTH, NH 03801
BK 5855 PG 2519

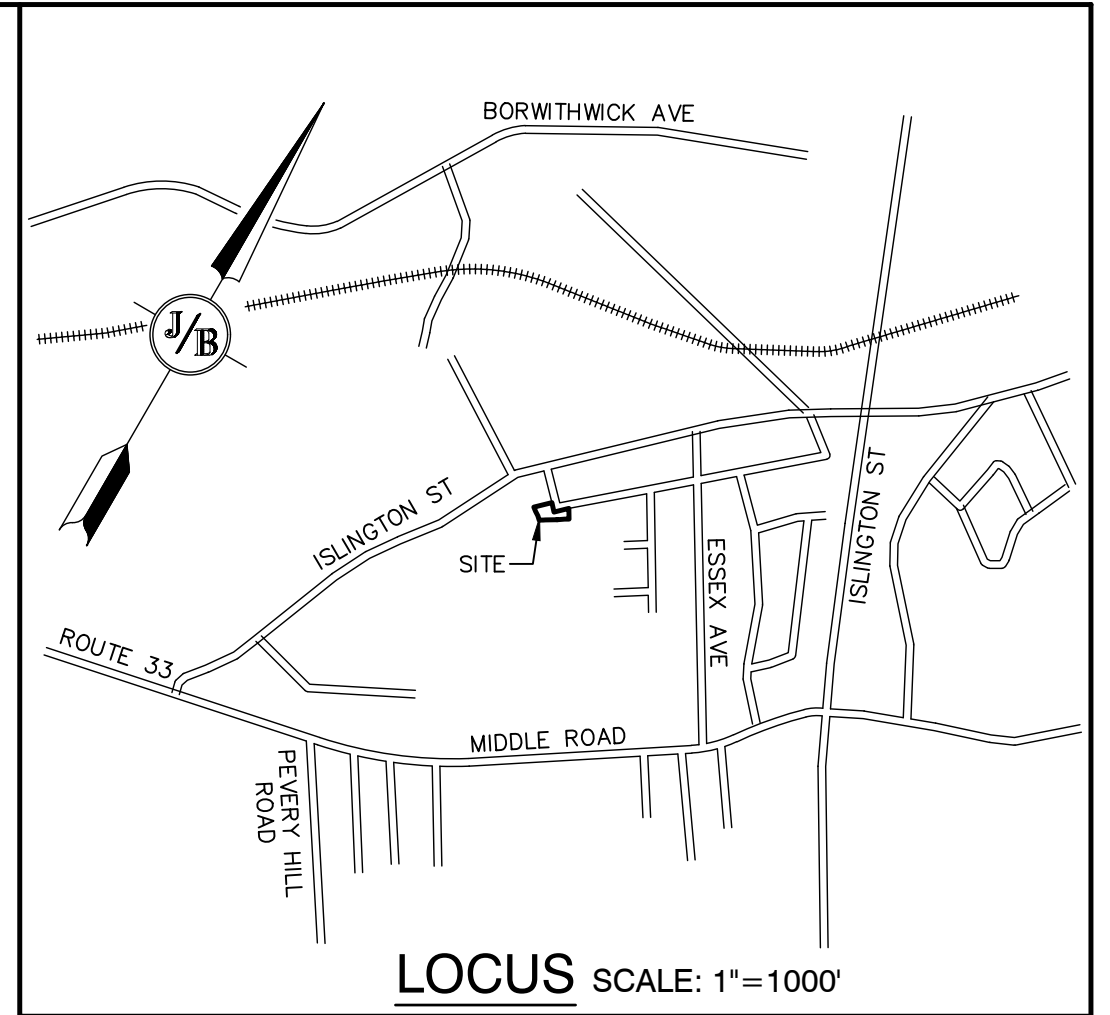
MAP 233 LOT 85
MARY BETH SAVAGE
10 VINE STREET
PORTSMOUTH, NH 03801
BK 3368 PG 635
PLAN 00169

MAP 233 LOT 87
DEBRA GOODWIN
255 MELBOURNE STREET
PORTSMOUTH, NH 03801
BK 3165 PG 2908
PLAN 00169

MAP 233 LOT 84
SHIRLEY W. SCARPONI TRUST
SHIRLEY SCARPONI, TRUSTEE
276 MELBOURNE STREET
PORTSMOUTH, NH 03801
BK 3166 PG 1194
PLAN 0241
10867 SQ. FT.
0.249 AC.

MAP 233 LOT 83
KATELYN KERN
258 MELBOURNE STREET
PORTSMOUTH, NH 03801
BK 5271 PG 2005
PLAN 0241

MAP 232 LOT 121
RIVERBROOK CONDOMINIUM
777 MIDDLE ROAD
PORTSMOUTH, NH 03801
PLAN 19489



NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS OF LOT 84 AS SHOWN ON PORTSMOUTH TAX MAP 33.
2. ZONING DISTRICT: SRB
LOT AREA MINIMUM = 15,000 SQ. FT.
LOT FRONTAGE MINIMUM = 100'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 30'
SIDE SETBACK = 10'
REAR SETBACK = 30'
WETLAND BUFFER = 100'
MAX. BUILDING HEIGHT = 35'
EXISTING BUILDING COVERAGE = 24.8%
PROPOSED BUILDING COVERAGE = 34.3%
MIN. OPEN SPACE = 40%
EXISTING OPEN SPACE = 59.4%
PROPOSED OPEN SPACE = 45.4%
3. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
4. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL ZONE HAZARD DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33015C0270F, WITH EFFECTIVE DATE OF JANUARY 29, 2021.
5. BASIS OF BEARING: HORIZONTAL - NH STATE PLAN. VERTICAL - NAVD88.
6. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
7. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
8. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE CITY OF PORTSMOUTH TAX RECORDS AND ARE SUBJECT TO CHANGE.
9. RESEARCH WAS PERFORMED AT THE CITY OF PORTSMOUTH ASSESSOR'S OFFICE AND PLANNING OFFICE, AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
10. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS HERON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
11. ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
12. THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY GOVEN ENVIRONMENTAL SERVICES IN MARCH, 2021 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS
 - B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL
 - C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
13. THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 15,000.
14. SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.

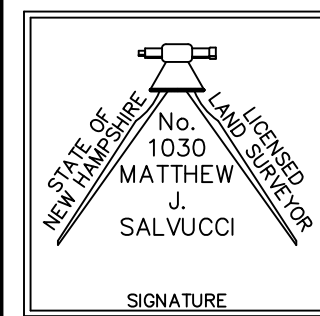
CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14

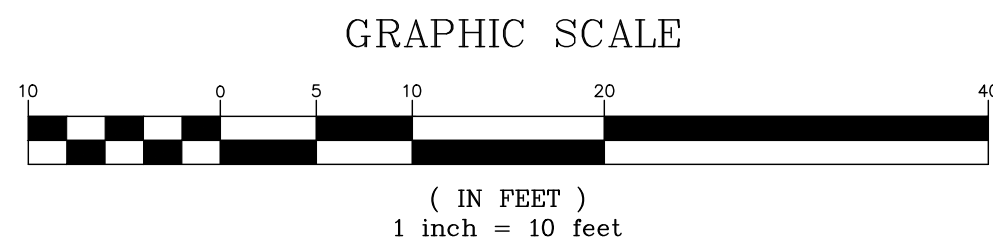
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



MATTHEW J. SALVUCCI, LLS 1030 DATE: _____
ON BEHALF OF JONES & BEACH ENGINEERS, INC.



PLAN REFERENCES:

1. "DANIELS PARK, PORTSMOUTH, NH." DATED JUNE 1918. PREPARED BY C. A. THAYER. R.C.R.D. 0241.
2. "PLAN OF HOUSE LOTS FOR SUGDEN BROTHERS." R.C.R.D. 00169.
3. "SUBDIVISION FOR RIVERBROOK REALTY TRUST," DATED MARCH 13, 1974. PREPARED BY MCKENNA ASSOCIATES. R.C.R.D. 4484.

EXHIBIT A

Design: JAC	Draft: MJS	Date: 6/2/21
Checked: JAC	Scale: 1" = 10'	Project No.: 21087
Drawing Name: 21087-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
1	7/28/21	MINOR REVISIONS	AJB
0	6/2/21	ISSUED FOR REVIEW	MJS
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	TAX MAP 233 LOT 84 276 MELBOURNE STREET, PORTSMOUTH, NH
Owner of Record:	SHIRLEY W. SCARPONI TRUST 19 SUZANNE DRIVE, PORTSMOUTH, NH

DRAWING No.	C1
SHEET 1 OF 1	JBE PROJECT NO. 21087

6/25/2021

TBN - ADU for Scarponi Family

(6/25/2021)

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Prelim / Work in Progress 603-431-9559



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TBN - ADU for Scarponi Family

Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms"), please be aware of the following:

This design may not yet have Construction Drawings (as defined in the Terms), and is, therefore, only available as a Design Drawing (as defined in the Terms and together with Construction Drawings, "Drawings"). It is possible that during the conversion of a Design Drawing to a final Construction Drawing, changes may be necessary including, but not limited to, dimensional changes. Please see Plan Data Explained on www.ArtformHomePlans.com to understand room sizes, dimensions and other data provided. We are not responsible for typographical errors.

Artform Home Plans ("Artform") requires that our Drawings be built substantially as designed. Artform will not be obligated by or liable for use of this design with markups as part of any builder agreement. While we attempt to accommodate where possible and reasonable, and where the changes do not denigrate our design, any and all changes to Drawings must be approved in writing by Artform. It is recommended that you have your Drawing updated by Artform prior to attaching any Drawing to any builder agreement. Artform shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

Facade Changes:

- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Artform.
- Increasing ceiling heights usually requires adjustments to window sizes and other exterior elements.

Floor plan layout and/or Structural Changes:

- Structural changes always require the express written consent of Artform
- If you wish to move or remove walls or structural elements (such as removal of posts, increases in house size, ceiling height changes, addition of dormers, etc), please do not assume it can be done without other additional changes (even if the builder or lumber yard says you can).

6/25/2021

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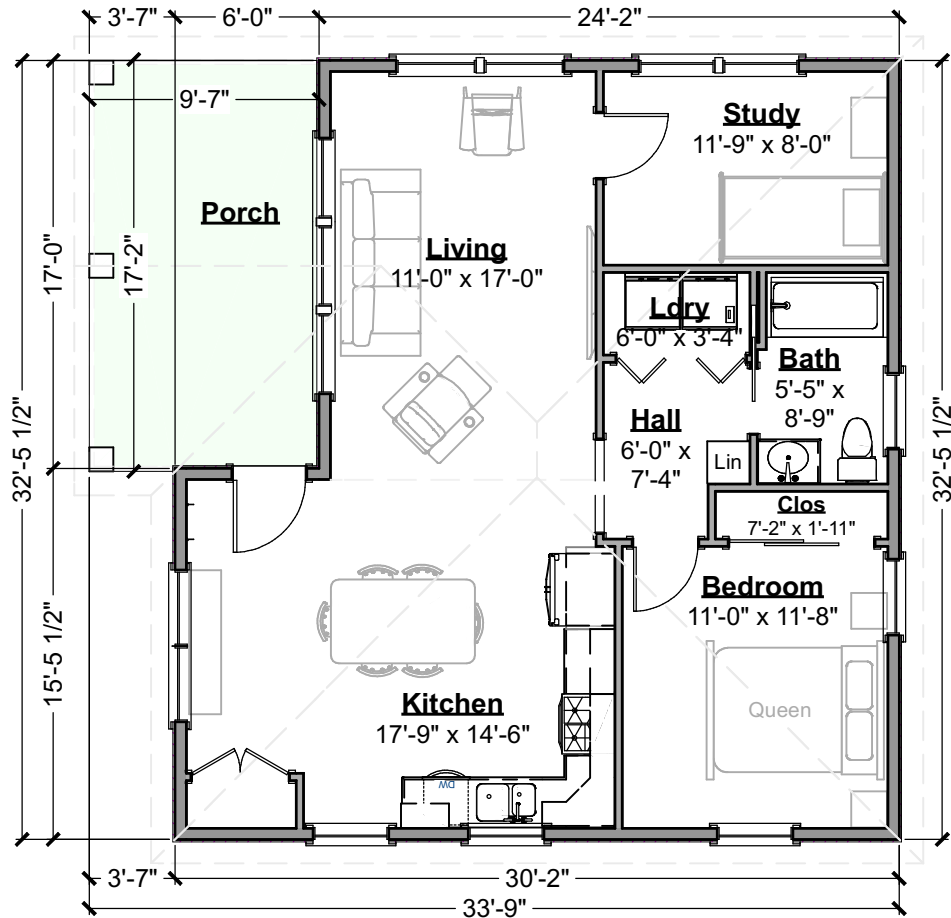
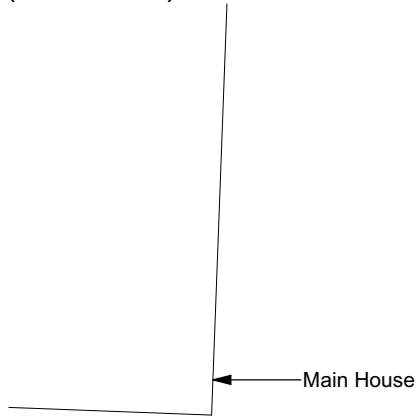
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Living Area this Floor: 877 sq ft
8 ft Ceilings



First Floor Plan
Scale: 1/8" = 1'-0"

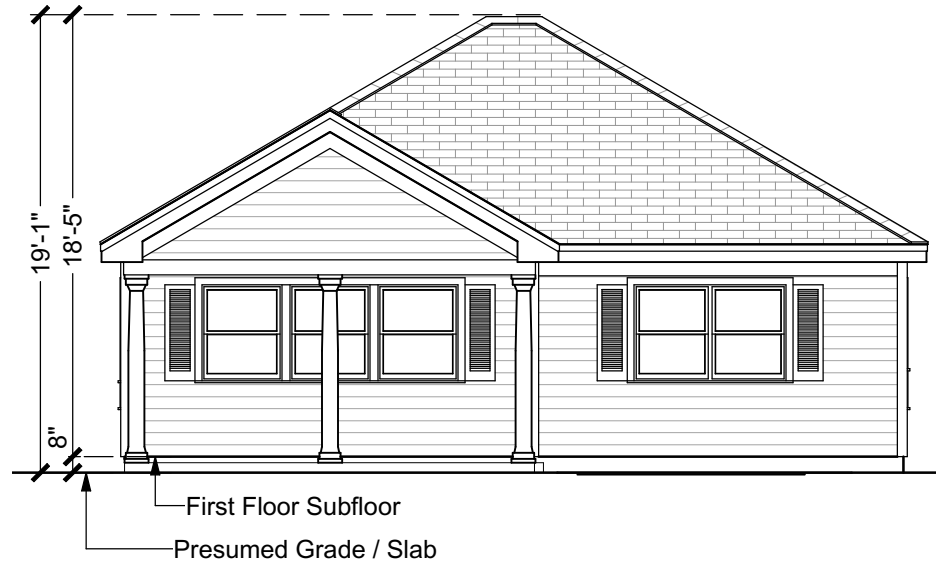
6/25/2021

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(6/25/2021)

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 **Artform Home Plans**
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Front Elevation
Scale: 1/8" = 1'-0"

6/25/2021

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(6/25/2021)

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 **Artform Home Plans**
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Right Elevation
Scale: 1/8" = 1'-0"

6/25/2021

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(6/25/2021)

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 **Artform Home Plans**
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Rear Elevation
Scale: 1/8" = 1'-0"

6/25/2021

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(6/25/2021)

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 **Artform Home Plans**
Prelim / Work in Progress 603-431-9559



Left Elevation
Scale: 1/8" = 1'-0"

6/25/2021

TBN - ADU for Scarponi Family

(6/25/2021)

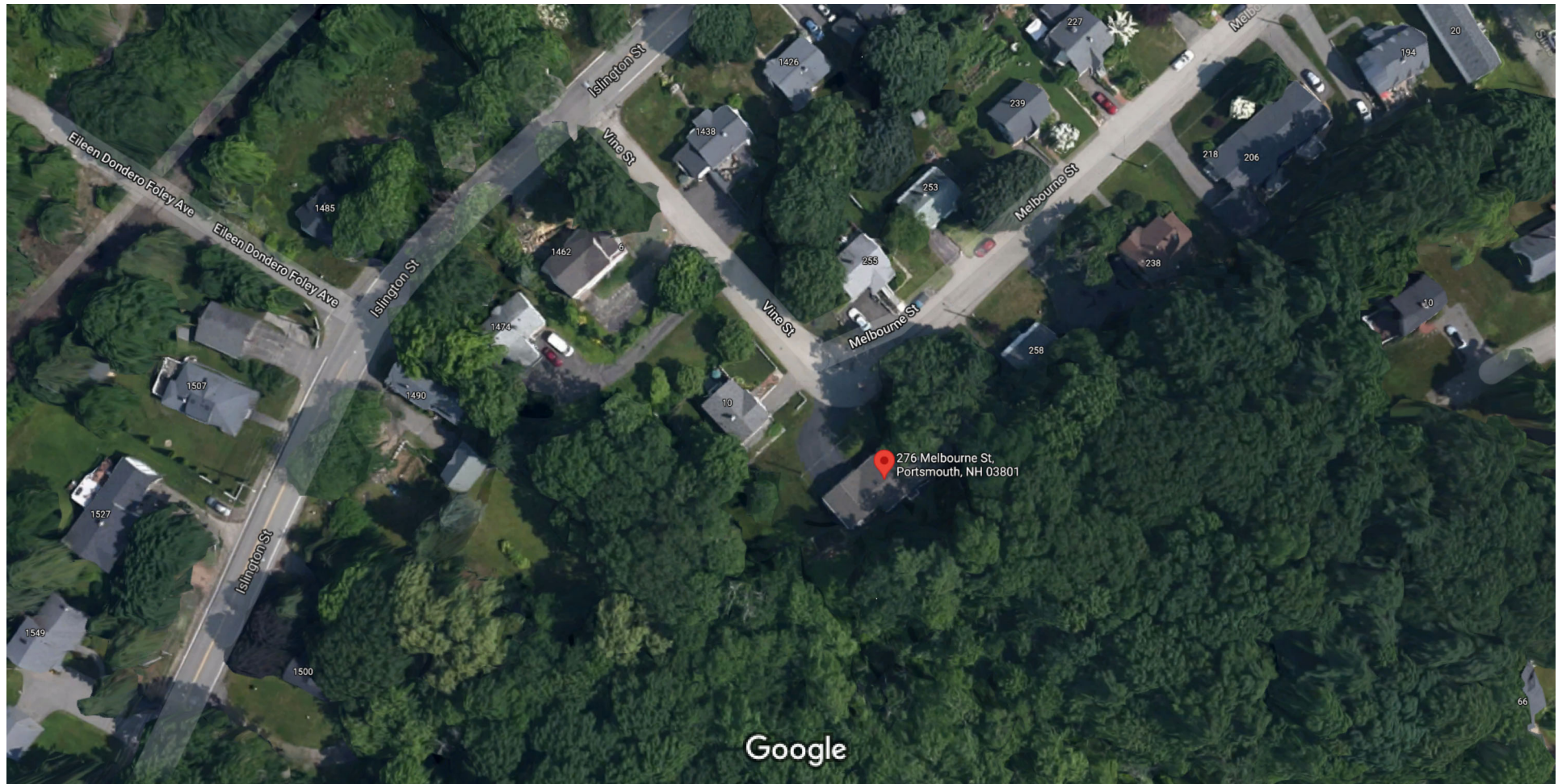
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Prelim / Work in Progress 603-431-9559



276 Melbourne St



Imagery ©2021 Google, Imagery ©2021 Maine GeoLibrary, Maxar Technologies, U.S. Geological Survey, Map data ©2021 50 ft

Google Maps 255 Melbourne St

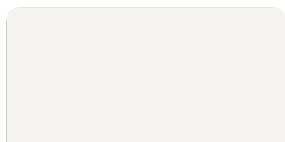


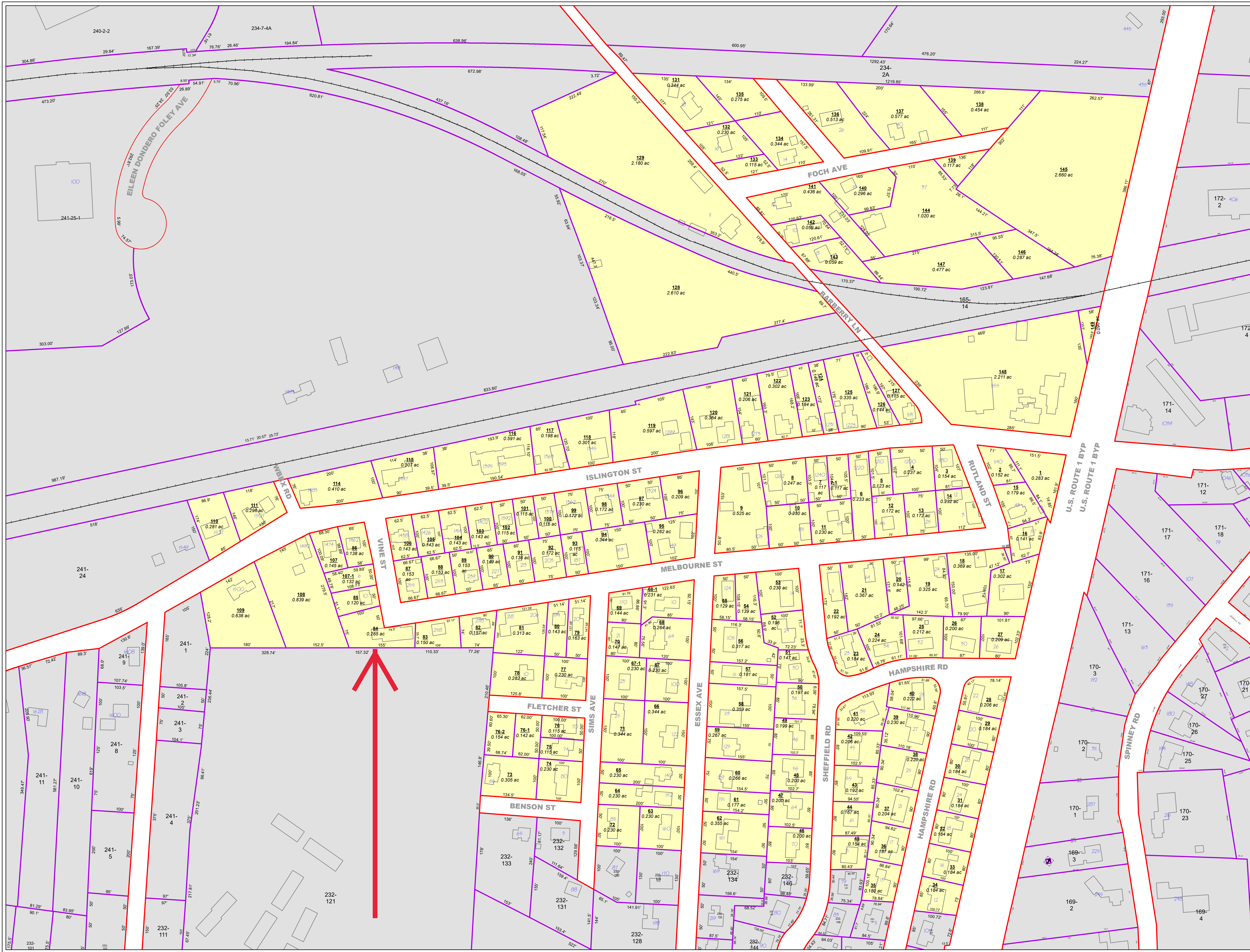
Image capture: Sep 2011 © 2021 Google

Portsmouth, New Hampshire



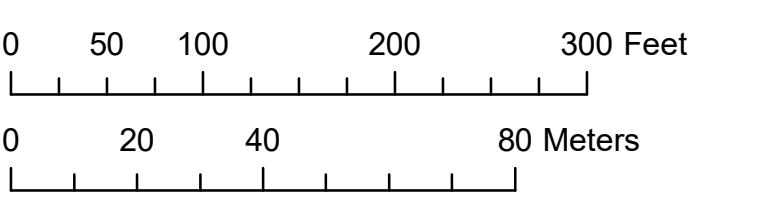
Street View



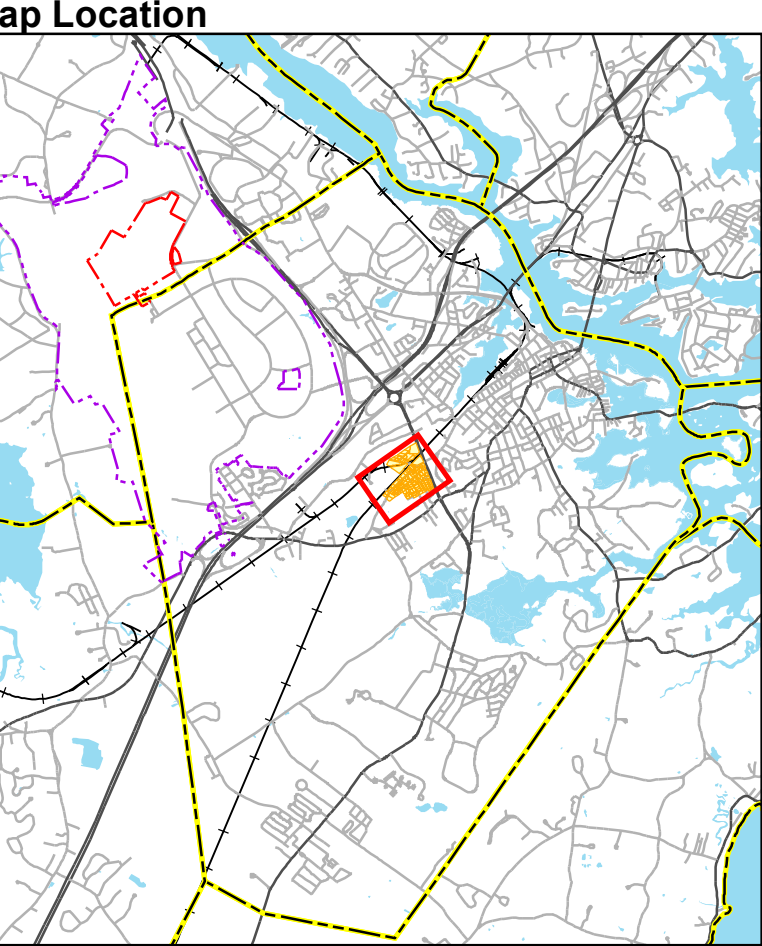
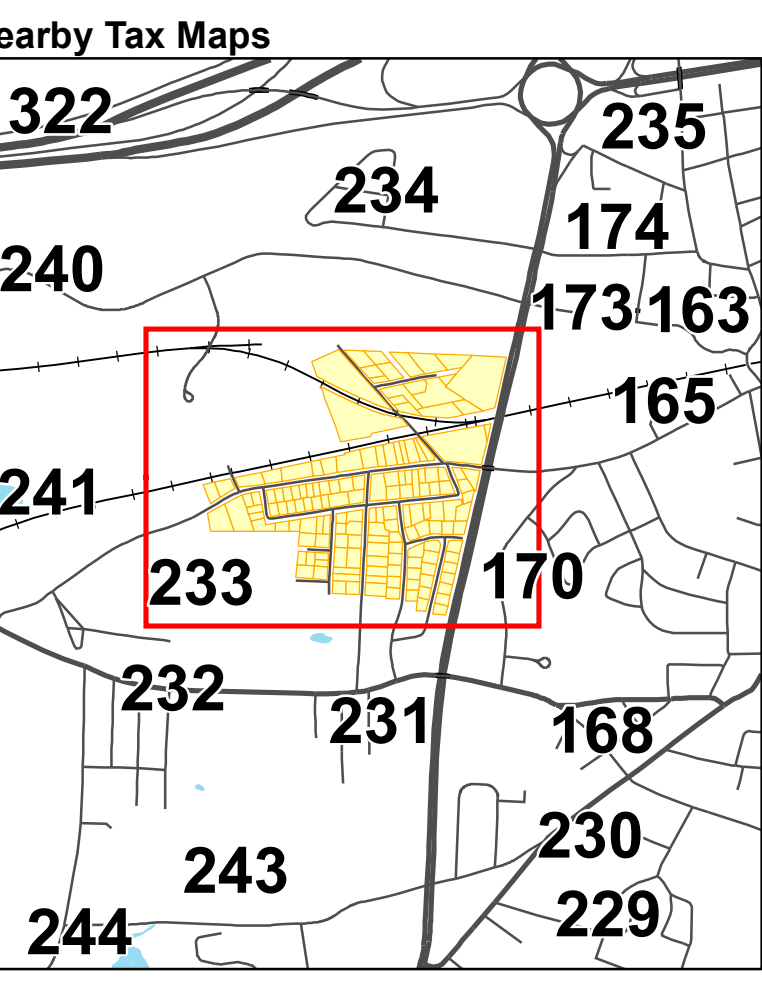


- Partial Legend**
 See the cover sheet for the complete legend.
- 7-5A Lot or lot-unit number
 - 2.56 ac Parcel area in acres (ac) or square feet (sf)
 - 25 Address number
 - 233-137 Parcel number from a neighboring map
 - 68' Parcel line dimension
 - Street name
- SIMS AVE**
 Street name
- Parcel/Parcel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

EXHIBIT D



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



Portsmouth, New Hampshire
 2020
Tax Map 233