

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

February 26, 2020

**HAND DELIVERED**

David Rheume, Chair  
Portsmouth Zoning Board of Adjustment  
City Hall  
1 Junkins Avenue  
Portsmouth, NH 03801

Re: Linda Fitzgerald, Trustee, Neil A. Fitzgerald Family Trust  
226 Park Street,  
Tax Map 149, Lot 50,  
GRA Zone

Dear Chairman Rheume & Zoning Board Members:

On behalf Linda Fitzgerald, Trustee, Neil A. Fitzgerald Family Trust, we are pleased to submit the following documents in support of a request for zoning relief:

- Portsmouth Land Use Application (submitted 2/26/2020).
- Owner's Authorization.
- 2/25/2020 – Memorandum and Exhibits in support of zoning relief (original and eleven (11) copies).

Also enclosed is our check in the amount of \$150.00 for this single-family residential application.

Very truly yours,



R. Timothy Phoenix  
Monica F. Kieser

Encl.

cc: Linda Fitzgerald  
Brian Murphy, Placework  
Alex Ross, Ross Engineering  
Ben Auger, Auger Building Company, Inc.

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

To whom it may concern:

"I am a beneficiary/owner of the property located at 226 Park Street Portsmouth NH. I hereby authorize the following to act on behalf of all the owners before any and all departments, boards and commissions in the city of Portsmouth:

- Hoefle Phoenix Gormley and Roberts P.A.
- Ross Engineering
- Manypenny-Murphy Architects

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Amy Sheehan".

Amy Sheehan, Beneficiary, Fitzgerald Family Trust

1-30-19



## MEMORANDUM

**TO:** Portsmouth Zoning Board of Adjustment (“ZBA”)  
**FROM:** R. Timothy Phoenix, Esquire  
**DATE:** February 26, 2020  
**Re:** Neil A. Fitzgerald Family Trust, Linda Fitzgerald, Trustee, Owner/Applicant  
Property Location: 226 Park Street  
Tax Map 149, Lot 50  
Zoning District General Residence A (“GRA”)

Dear Chairman Rheaume and Zoning Board Members:

On behalf of Neil A. Fitzgerald Family Trust (“Fitzgerald Trust”), Linda Fitzgerald, Trustee, Owner/Applicant (“Applicant”), we are pleased to submit this memorandum and attached exhibits in support of Zoning Relief to allow the expansion of a nonconforming detached garage at 226 Park Street, to be considered by the Portsmouth Zoning Board of Adjustment (“ZBA”) at its March 17, 2020 meeting.

### I. EXHIBITS

- A. Site Plan Set – issued by Ross Engineering.
  - Existing Conditions Plan
  - Proposed Conditions Plan
- B. Site Photographs.
- C. Architectural Plans – issued by Placework Studio.
  - Existing
  - Proposed
- D. Landscape Plan – issued by Terra Firma Landscape Architecture.
- E. Photographs of Surrounding Accessory Buildings.
- F. Tax Map 149.

### II. PROPERTY/PROJECT

226 Park Street is an 8,736 s.f. lot with 47.69 ft. of frontage. Upon the lot is an old single-family bungalow home and a one-car, hipped-roof, 242 s.f. garage (the “Property”). The garage measures approximately 12 ft. 5 ½ in. by 21 ft. 2 ½ in.) including a small “bumpout” at the rear to achieve the 21 ft. 2 ½ in. length.<sup>1</sup> The home is located 8.7 ft. from the front lot line and the garage is one foot from the right-side (north) property line. Applicant seeks to demolish the garage and rebuild a new, wider, one-story flat-roofed 315 s.f. garage measuring 15 ft. by 21 ft.

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<sup>1</sup> The bumpout was added to accommodate a car hood so the entire car could fit in the garage.

with a compliant trellis on the left (south) side. The new accessory structure adds 73 s.f. of garage space primarily on the left (south) side. The new garage will be slightly shorter in height, and less setback nonconforming at 1.3 ft. from the right side (north) property line; it will also contain a channel drain directing rainwater away from the right side lot line. Relief is required only because the right side area by the rear “bumpout” within the setback will be filled-in and squared off. The surrounding area is entirely residential and contains several other properties which contain nonconforming accessory buildings. **(Exhibit E & F)**. Applicant’s proposal is therefore reasonable and consistent with other properties in the surrounding area.

**III. RELIEF REQUIRED**

<u>Variance Section</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
<u>PZO §10.321</u> <u>Expansion of Nonconforming Structure</u>	Conform		Fill-in area by rear bumpout 1.3’ right >15’ rear
<u>PZO §10.573.20</u> <u>Setback for Accessory Structure</u>	9’2” right 9’2” rear	1’ right >15’ rear	

**IV. VARIANCE REQUIREMENTS**

- 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 the variances are not contrary to the public interest and are 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 the variances “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.

Portsmouth Zoning Ordinance (“PZO”) Section 10.121 identifies the general purposes and intent of the ordinance “to promote the health, safety and general welfare of Portsmouth...in accordance with the...Master Plan” This is accomplished by regulating:

1. The use of land, buildings and structures for business, industrial, residential and other purposes – The intended use of the property is and will remain residential. The requested relief will allow a slightly wider garage in a more conforming location.
2. The intensity of land use, including lot sizes, building coverage, building height and bulk, yards and open space – The lot is comparable in size to others in the area and the intensity of use will not change, only a slightly larger garage is proposed.
3. The design of facilities for vehicular access, circulation, parking and loading – The location of the garage will remain the same, ensuring a straight route to the street, eliminating the need for turning radius and additional impervious surfaces.
4. The impact on properties on of outdoor lighting, noise, vibration, stormwater runoff and flooding – The proposal replaces an existing garage with a slightly larger one, moved slightly further from the right (north) side line. The nearly flat roof will contain a slight slope to permit rainwater to be collected and directed to the rear of the garage away from the right side abutter. Accordingly, granting the variances for an accessory building will not impact surrounding properties.
5. The preservation and enhancement of the visual environment – The proposed garage is accompanied by landscaping which will provide visual screening and ensure the preservation and enhancement of the visual environment.
6. The preservation of historic districts and building and structures of historic architectural interest – The Property is not in the Historic Overlay District.
7. The protection of natural resources, including groundwater, surface water, wetlands, wildlife habitat and air quality – Building coverage remains compliant at 23.4% while the proposed open space is over twice what is required at 62.3%. Accordingly granting the variances will not negatively affect natural resources.

The intent of the GRA Zone is to “provide areas for single-family, two family and multifamily dwellings, with appropriate accessory uses, at moderate to high densities (ranging from approximately 5 to 12 dwelling units per acre), together with appropriate accessory uses and limited services.” PZO §10.410 (emphasis added). The proposal meets the intent of the GRA Zone because it allows for a slightly enlarged accessory structure footprint with no associated increase in density. The Property, like many in the neighborhood, contains a home and accessory buildings which do not comply with rear and side setbacks. **(Exhibit E & F)**. Proposed is a slightly wider garage than exists today with the rear bumpout “filled-in” to accommodate a car’s length. The new garage is moved further from the right (north) side lot line and accompanied by a channel drain directing stormwater to the rear of the Property and landscaping which will provide screening on the south side. Given these factors, granting the requested variances will not conflict with the basic zoning objectives of the PZO.



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 determine 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)

There are numerous other properties in the immediate area that are similarly sized and include an accessory structure encroaching on side or rear setbacks. The garage will remain in the same location and will be expanded primarily toward the left (south) side, away from the right abutter. Rainwater will be captured and directed away from the abutting lots. Given the number of accessory buildings on within side or rear setbacks, the proposal is in keeping with the surrounding area. Accordingly, granting the requested variances to permit the slight expansion presents no threat to public health, safety or welfare. Clearly, the variances neither alter the essential character of the locality nor threaten the public health safety or welfare. Accordingly, the variances for the slight expansion are not contrary to the public interest and observe the spirit of the ordinance.

**3. Granting the variances will not diminish surrounding property values.**

The proposed garage is about 2.5 ft. wider than the existing structure. Expansion beyond the footprint will be primarily toward the left (south) side with the “bumpout” filled in on the right (north) side. The proposal for a lower, flat-roofed garage includes landscaping elements that provide natural screening for the left (south) abutter, beautifies the area and directs stormwater from the roof of the proposed garage away from the right side abutter. Given the limited scope of the requests, the variances will not diminish surrounding property values.

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

- a. Special conditions distinguish the property from others in the area.

The Property contains less than half of the required frontage; placement of the existing driveway and home determine placement of the proposed garage. These circumstances 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.

The purpose of setbacks and nonconforming expansions is to prevent overcrowding and overburdening of land, improve sightlines for pedestrians and motorists, ensure adequate light and air circulation, and provide sufficient area for stormwater treatment. None of these purposes are impaired by granting the requested variances. The existing garage encroaches on the right side setback; it will be rebuilt slightly further from the right (north) side abutter. The additional width will be primarily added to the left (south) side of the garage. The slightly larger garage is accompanied by a trellis for screening on the left (south) side and a channel drain on the right (north) side to capture stormwater and direct it to the rear of the Property. The proposed garage is lower than the existing garage and will contain a flat roof. These elements and the overall site improvements will improve conditions for the respective abutters. None of the purposes of the setbacks requirements are here violated. Accordingly, there is no fair and substantial relationship between the purposes of the ordinance and its application in this instance.

- c. The proposed use is reasonable.

If the use is permitted, it is deemed reasonable. Vigeant v. Hudson, 151 N.H. 747 (2005). Residential use is permitted in the GRA Zone and includes accessory buildings incidental to the permitted use. The modest garage proposed is reasonably sized and results in a more functional space for a car and additional storage.

**5. Substantial justice will be done by granting the variances.**

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, LLC, 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. The requested variances allow for a slightly larger, lower garage to be placed further from the right side lot line where a taller garage closer to the lot line exists today. The proposal directs runoff away from the right side abutter and offers landscaping elements improving existing conditions. Thus, the Applicant will be greatly harmed by denial of any of the variances because she will be unable to have a more functional garage but

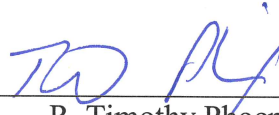
there will be no gain to the general public by denial. Without question, substantial justice will be done by granting the variances while a substantial injustice will be done by denying it.

**VI. CONCLUSION**

For all of the reasons stated, Linda Fitzgerald respectfully requests that the Portsmouth Zoning Board of Adjustment grant the requested variances.

Respectfully submitted,

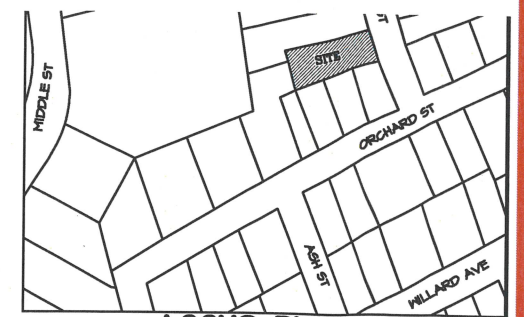
The Neil A. Fitzgerald Family Trust  
Linda Fitzgerald, Trustee



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By: R. Timothy Phoenix  
Monica F. Kieser  
Hoefle, Phoenix, Gormley & Roberts, PLLC.  
127 Parrott Avenue  
Portsmouth, NH 03801  
(603) 436-0666





LOCUS PLAN  
N.T.S.

EXHIBIT  
**A**

**NOTES**

- OWNER OF RECORD:  
NEIL A. FITZGERALD FAMILY TRUST  
TAX MAP 149, LOT 50  
226 PARK STREET  
PORTSMOUTH, NH 03801  
RCRD: 5922-1120  
AREA: 8,736 SF, 0.20 ACRES
- BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- PARCEL IS IN GENERAL RESIDENCE A (GRA)  
MINIMUM LOT AREA.....7,500 SF  
MIN. LOT AREA PER DWELLING UNIT.....7,500 SF  
MINIMUM FRONTAGE.....100 FT  
MINIMUM DEPTH.....100 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 #33015C0259E, DATED MAY 17, 2005.

**REFERENCE PLANS**

- "LOT LINE REVISION PLAN 226 & 212 PARK STREET" BY TFMORAN, INC., DATED JUNE 28, 2017. RCRD D-40453
- "BOUNDARY SKETCH 226, 212 & 204 PARK STREET" BY TFMORAN INC., DATED NOVEMBER 13, 2017.

ISS	DATE	DESCRIPTION OF ISSUE
6	2/20/20	FOR REVIEW
5	10/31/19	FOR REVIEW
4	7/24/19	FOR REVIEW
3	5/8/19	FOR REVIEW
2	1/30/19	FOR ZBA
1	10/2/18	PRELIMINARY

SCALE 1" = 20'

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DRAWN: D.D.D.  
CHECKED:

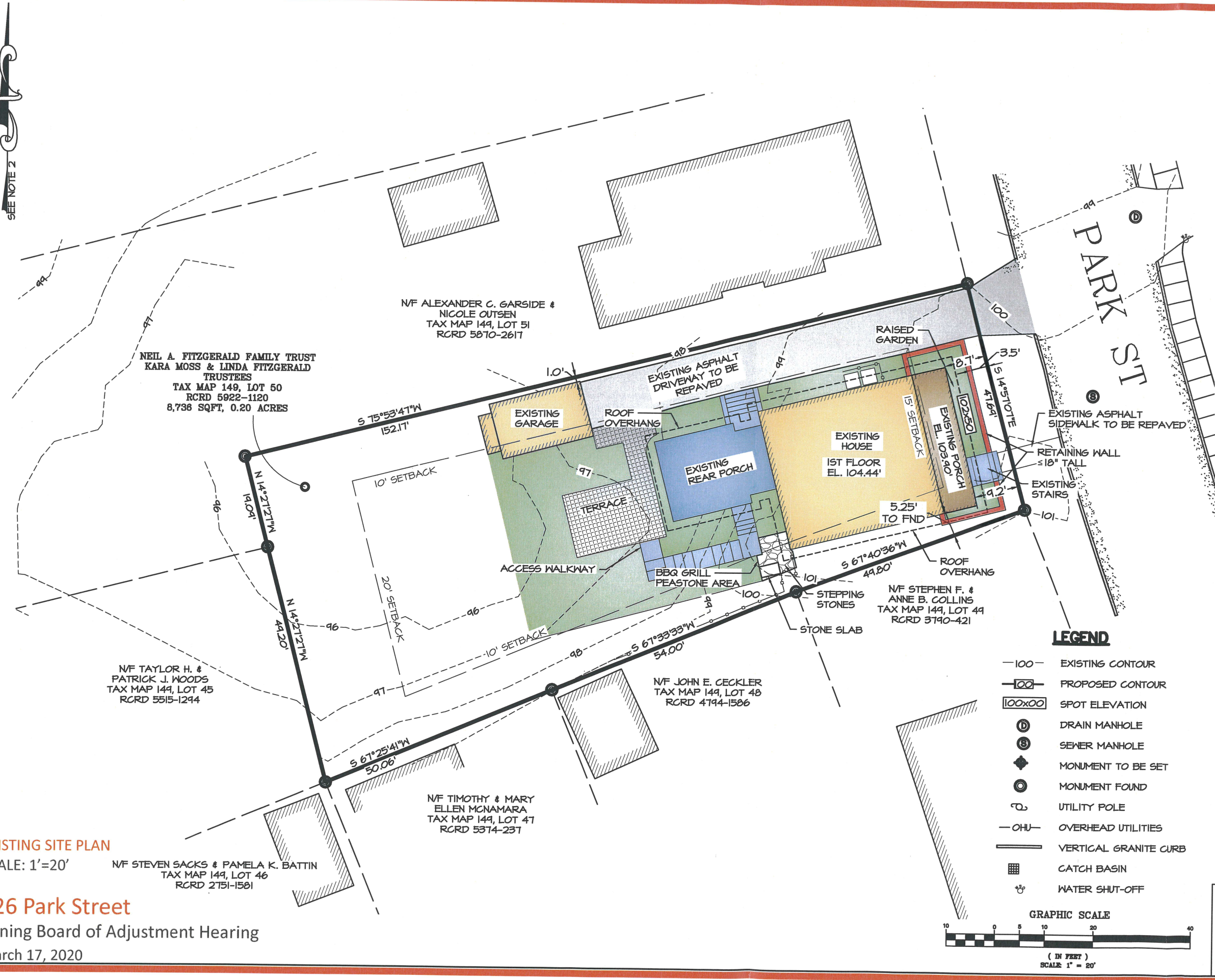
**ROSS ENGINEERING**  
Civil/Structural Engineering  
& Surveying  
909 Islington St.  
Portsmouth, NH 03801  
(603) 433-7560

CLIENT  
MANYPENNY MURPHY  
ARCHITECTURE  
96 PENHOLLOW ST  
PORTSMOUTH, NH 03801

TITLE  
**EXISTING CONDITIONS**

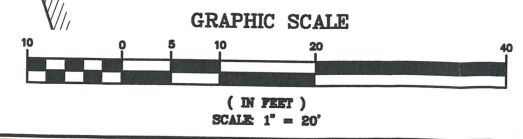
226 PARK ST  
PORTSMOUTH, NH 03801  
TAX MAP 149, LOT 50

JOB NUMBER	DWG. NO.	ISSUE
18-098	1 OF 2	6



**LEGEND**

- 100 - EXISTING CONTOUR
- 100 - PROPOSED CONTOUR
- 100x00 - SPOT ELEVATION
- ⊙ - DRAIN MANHOLE
- ⊙ - SEWER MANHOLE
- ◆ - MONUMENT TO BE SET
- ⊙ - MONUMENT FOUND
- ⊙ - UTILITY POLE
- OHU - OVERHEAD UTILITIES
- - - VERTICAL GRANITE CURB
- ▣ - CATCH BASIN
- ⊕ - WATER SHUT-OFF



**EXISTING SITE PLAN**

SCALE: 1"=20'

N/F STEVEN SACKS & PAMELA K. BATTIN  
TAX MAP 149, LOT 46  
RCRD 2751-1501

226 Park Street

Zoning Board of Adjustment Hearing

March 17, 2020

N/F ALEXANDER C. GARSIDE &  
NICOLE OUTSEN  
TAX MAP 149, LOT 51  
RCRD 5870-2617

NEIL A. FITZGERALD FAMILY TRUST  
KARA MOSS & LINDA FITZGERALD  
TRUSTEES  
TAX MAP 149, LOT 50  
RCRD 5922-1120  
8,736 SQFT, 0.20 ACRES

N/F TAYLOR H. &  
PATRICK J. WOODS  
TAX MAP 149, LOT 45  
RCRD 5515-1294

N/F JOHN E. CECKLER  
TAX MAP 149, LOT 48  
RCRD 4744-1506

N/F TIMOTHY & MARY  
ELLEN MCNAMARA  
TAX MAP 149, LOT 47  
RCRD 5374-237

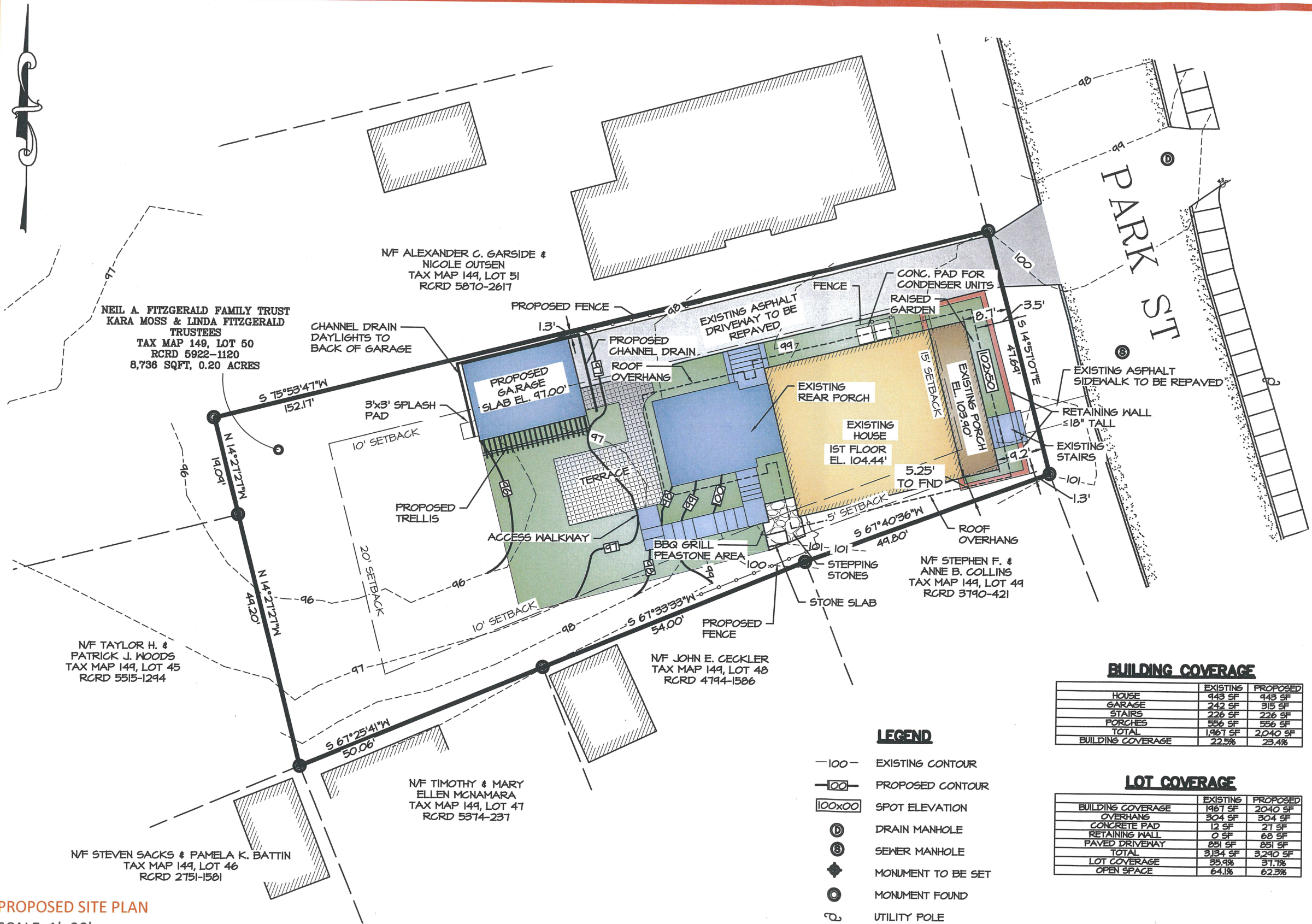
N/F STEPHEN F. &  
ANNE B. COLLINS  
TAX MAP 149, LOT 49  
RCRD 3790-421

SEE NOTE 2



**NOTES**

- 1) OWNER OF RECORD:  
NEIL A. FITZGERALD FAMILY TRUST  
TAX MAP 149, LOT 50  
226 PARK STREET  
PORTSMOUTH, NH 03801  
RCRD: 5422-1120  
AREA: 8,736 SF, 0.20 ACRES
- 2) ZONING REGULATIONS  
ZONE: GENERAL RESIDENCE A (GRA)  
MINIMUM LOT AREA: 7,500 SF  
MINIMUM STREET FRONTAGE: 100 FT  
MINIMUM LOT DEPTH: 10 FT  
MINIMUM FRONT SETBACK: 15 FT  
MINIMUM SIDE SETBACK: 10 FT  
MINIMUM REAR SETBACK: 20 FT  
MAXIMUM BUILDING COVERAGE: 25%  
MAXIMUM BUILDING HEIGHT: 35 FT  
MINIMUM OPEN SPACE: 30%
- 3) COVERAGES:  
**BUILDING COVERAGE**  
EXISTING BUILDING COVERAGE  
HOUSE: 443 SF  
GARAGE: 242 SF  
STAIRS 10": 226 SF  
PORCH: 556 SF  
EXISTING BUILDING COVERAGE: 1,467 SF = 22.5%  
  
PROPOSED BUILDING COVERAGE:  
HOUSE: 443 SF  
GARAGE: 315 SF  
STAIRS 10": 226 SF  
PORCH: 556 SF  
PROPOSED BUILDING COVERAGE: 2,040 SF = 23.4%  
  
**OPEN SPACE**  
EXISTING OPEN SPACE  
BUILDING COVERAGE: 1,467 SF  
OVERHANG: 304 SF  
CONCRETE PAD: 12 SF  
PAVED DRIVEWAY: 851 SF  
TOTAL LOT COVERAGE: 3,134 SF  
EXISTING OPEN SPACE = 8,736 SF - 3,134 SF = 5,602 SF  
EXISTING OPEN SPACE = 64.1%  
  
PROPOSED OPEN SPACE  
BUILDING COVERAGE: 2,040 SF  
OVERHANG: 304 SF  
CONCRETE PAD: 21 SF  
RETAINING WALL: 68 SF  
PAVED DRIVEWAY: 851 SF  
TOTAL LOT COVERAGE: 3,290 SF  
PROPOSED OPEN SPACE = 8,736 SF - 3,290 SF = 5,446 SF  
PROPOSED OPEN SPACE = 62.3%



**BUILDING COVERAGE**

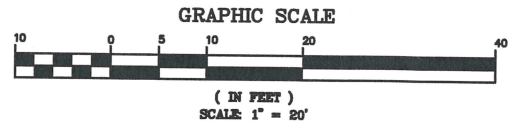
	EXISTING	PROPOSED
HOUSE	443 SF	443 SF
GARAGE	242 SF	315 SF
STAIRS	226 SF	226 SF
PORCHES	556 SF	556 SF
TOTAL	1,467 SF	2,040 SF
BUILDING COVERAGE	22.5%	23.4%

**LOT COVERAGE**

	EXISTING	PROPOSED
BUILDING COVERAGE	1,467 SF	2,040 SF
OVERHANG	304 SF	304 SF
CONCRETE PAD	12 SF	21 SF
RETAINING WALL	0 SF	68 SF
PAVED DRIVEWAY	851 SF	851 SF
TOTAL	3,134 SF	3,290 SF
LOT COVERAGE	35.9%	37.7%
OPEN SPACE	64.1%	62.3%

**LEGEND**

- 100- EXISTING CONTOUR
- 100- PROPOSED CONTOUR
- 100x00 SPOT ELEVATION
- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ◆ MONUMENT TO BE SET
- ⊙ MONUMENT FOUND
- ⊙ UTILITY POLE
- OHU- OVERHEAD UTILITIES
- VERTICAL GRANITE CURB
- ☐ CATCH BASIN



**PROPOSED SITE PLAN**

SCALE: 1"=20'

226 Park Street

Zoning Board of Adjustment Hearing

March 17, 2020

ISS.	DATE	DESCRIPTION OF ISSUE
6	2/20/20	FOR REVIEW
5	10/31/19	FOR REVIEW
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3	5/8/19	FOR REVIEW
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1	10/2/18	PRELIMINARY

SCALE 1" = 20'

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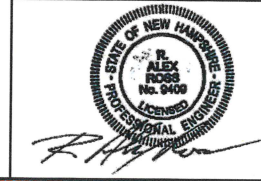
**ROSS ENGINEERING**

Civil/Structural Engineering & Surveying  
909 Edington St.  
Portsmouth, NH 03801  
(603) 433-7560

CLIENT: MANNYPENNY MURPHY ARCHITECTURE  
96 PENHOLLOW ST  
PORTSMOUTH, NH 03801

**SITE PLAN**

226 PARK ST  
PORTSMOUTH, NH 03801  
TAX MAP 149, LOT 50



JOB NUMBER	DWG. NO.	ISSUE
18-098	2 OF 2	6





WEST FACADE



EAST FACADE



SOUTH FACADE / REVERSE SIM. AT NORTH FACADE



EAST FACADE FROM STREET



SOUTHEAST VIEW

IEWS OF EXISTING HOUSE

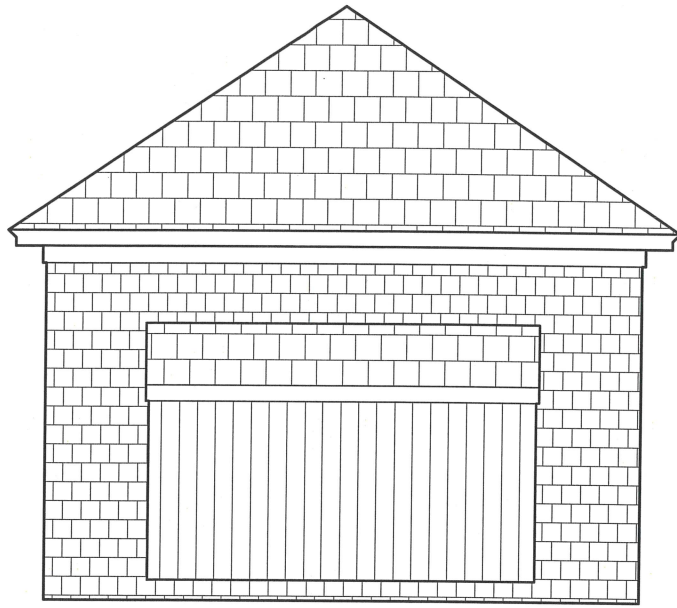
226 Park Street

Zoning Board of Adjustment Hearing

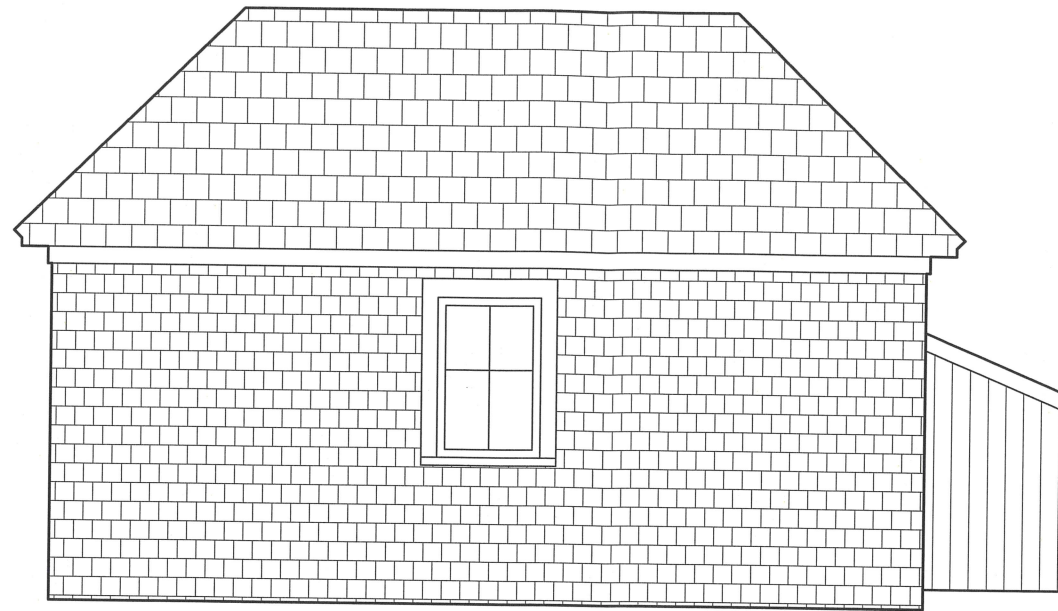
March 17, 2020



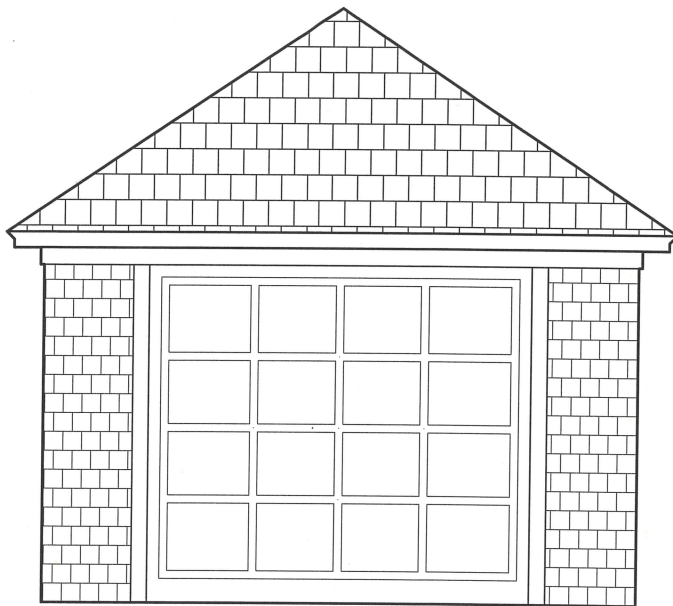




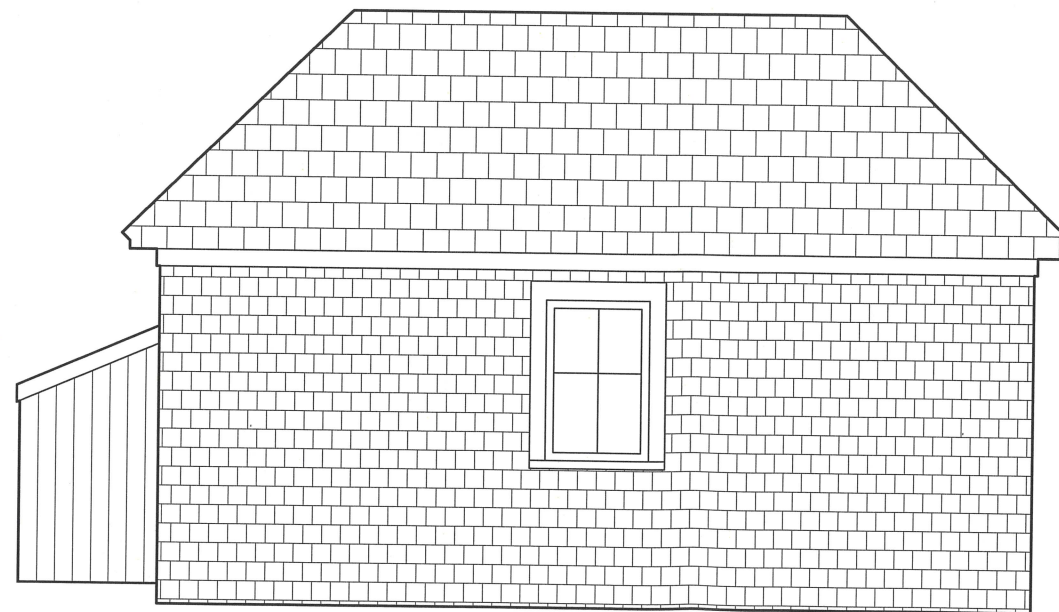
EXISTING WEST ELEVATION



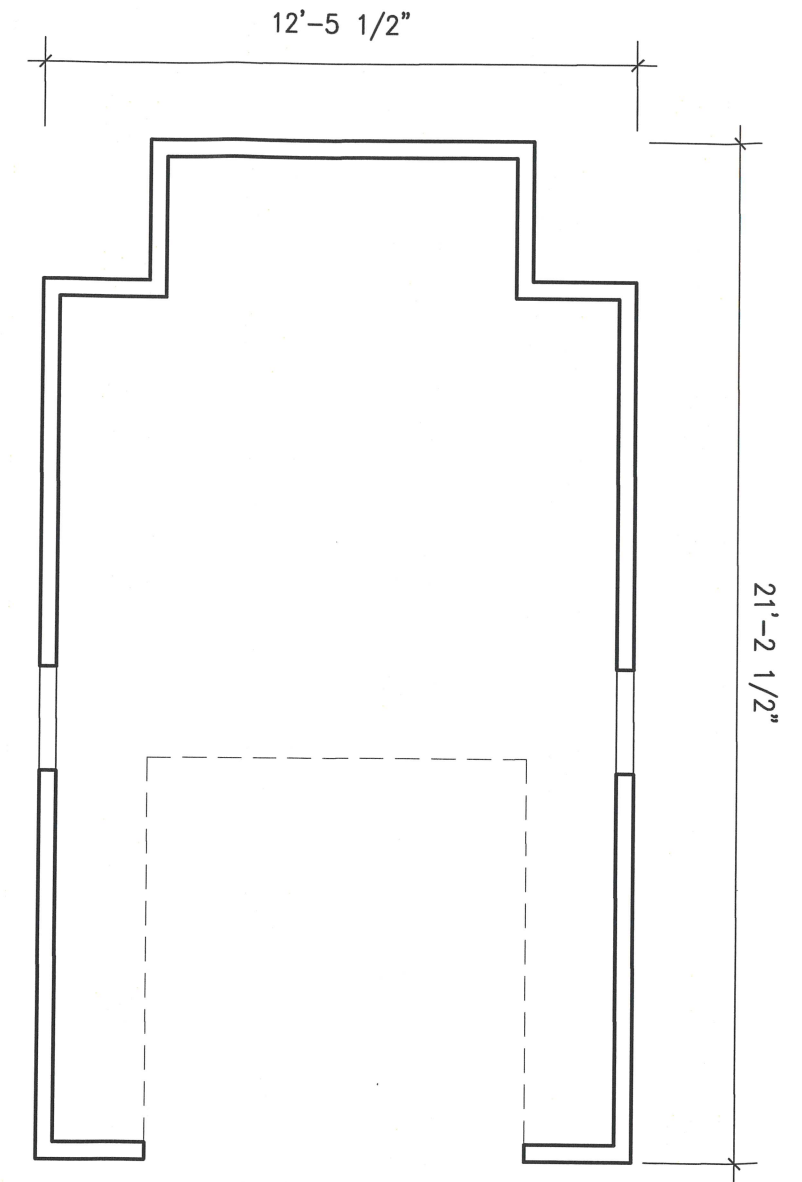
EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION

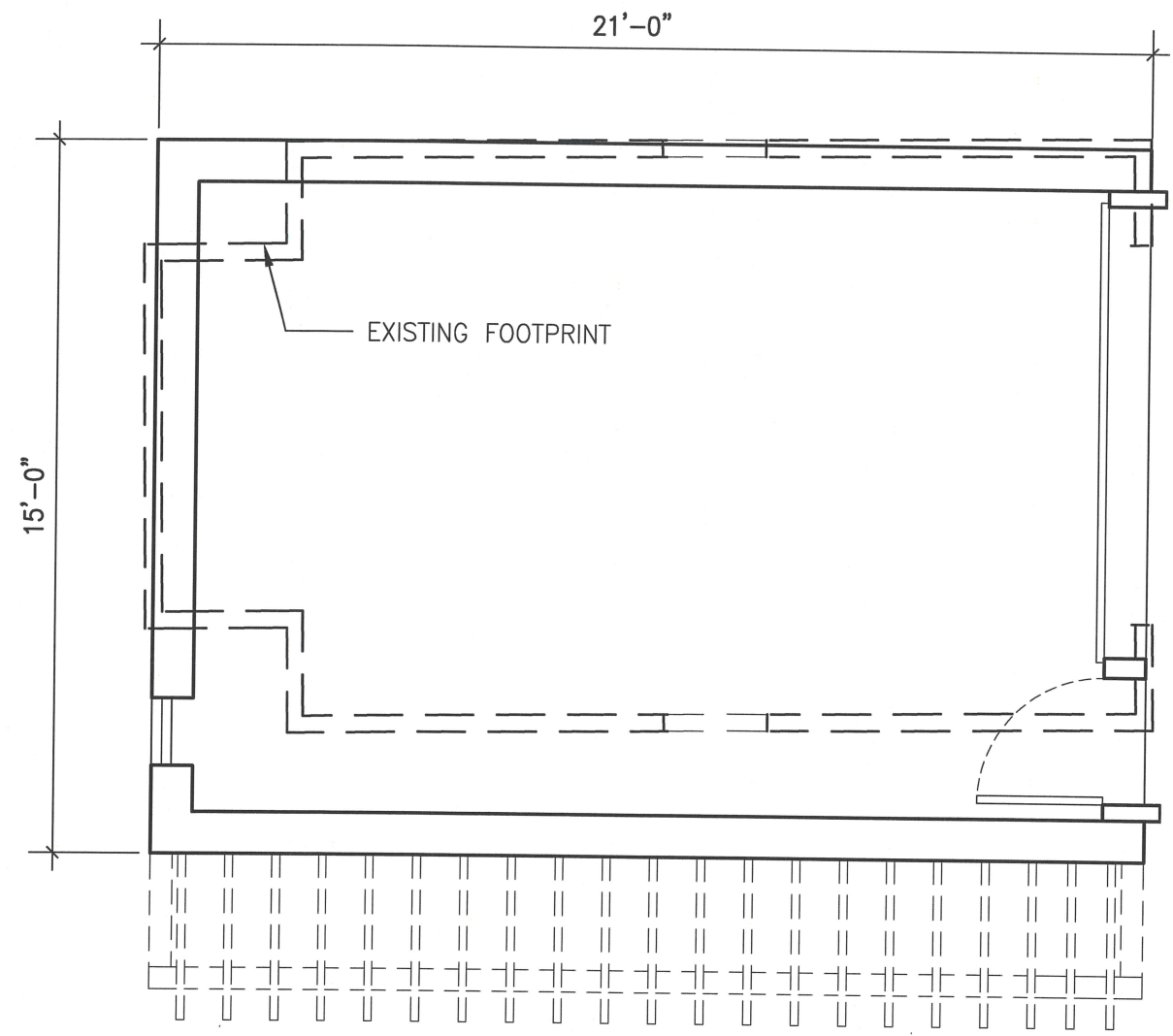


EXISTING PLAN

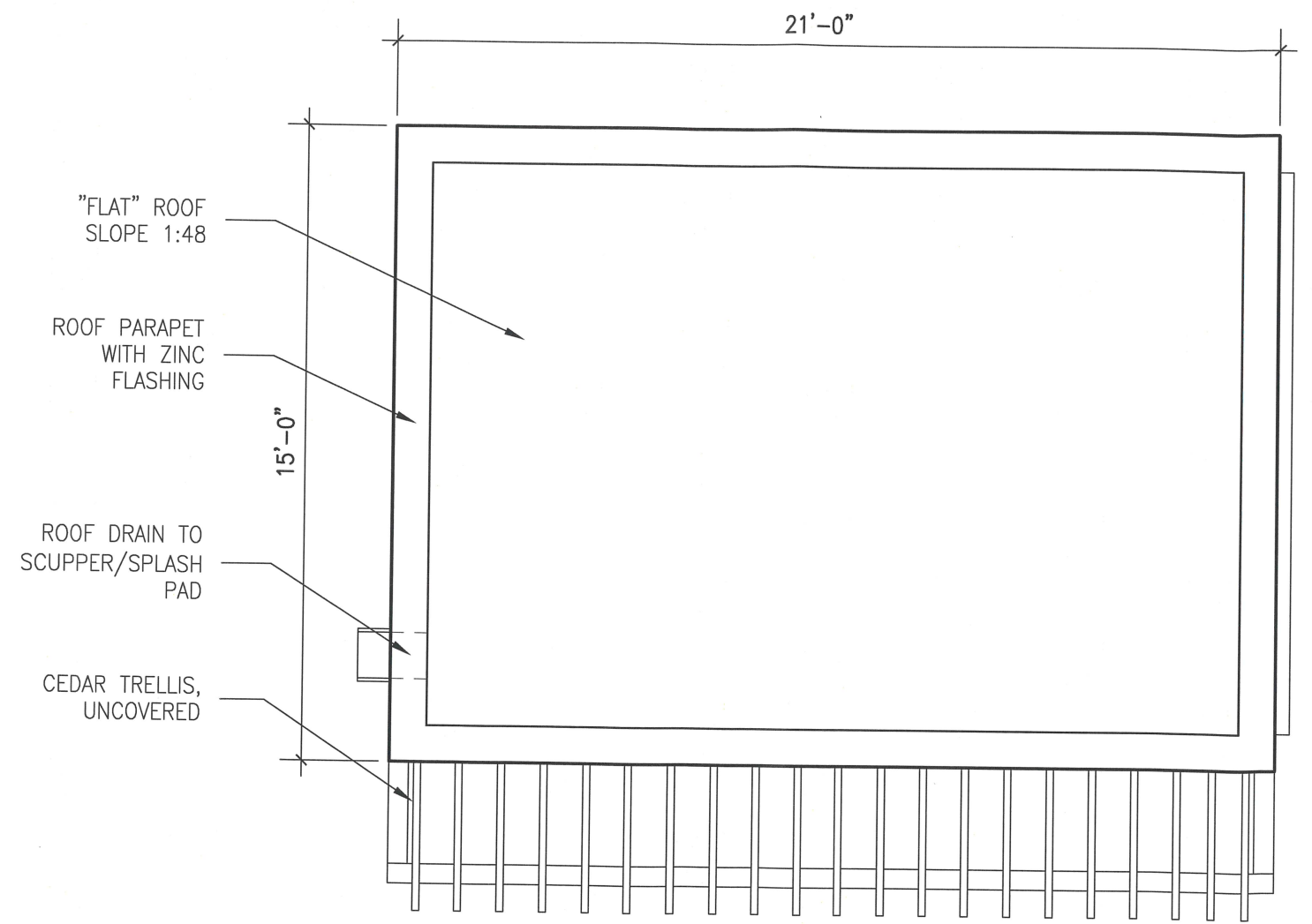


EXISTING GARAGE PLAN AND ELEVATIONS  
SCALE: 1/4" = 1'-0"

226 Park Street  
Zoning Board of Adjustment Hearing  
March 17, 2020



PROPOSED PLAN

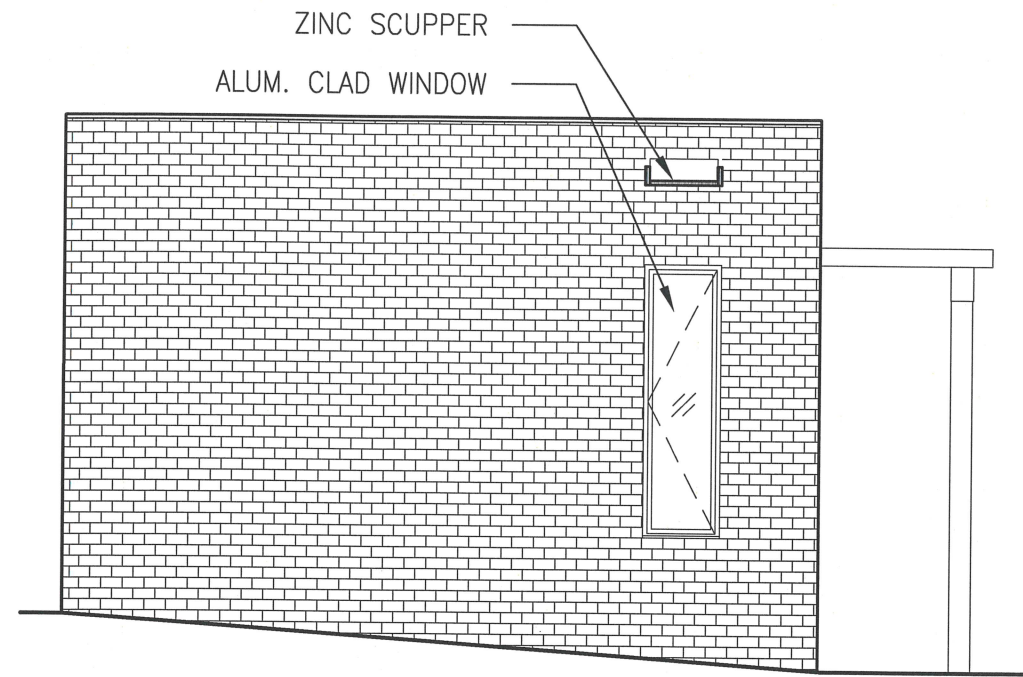


PROPOSED ROOF PLAN

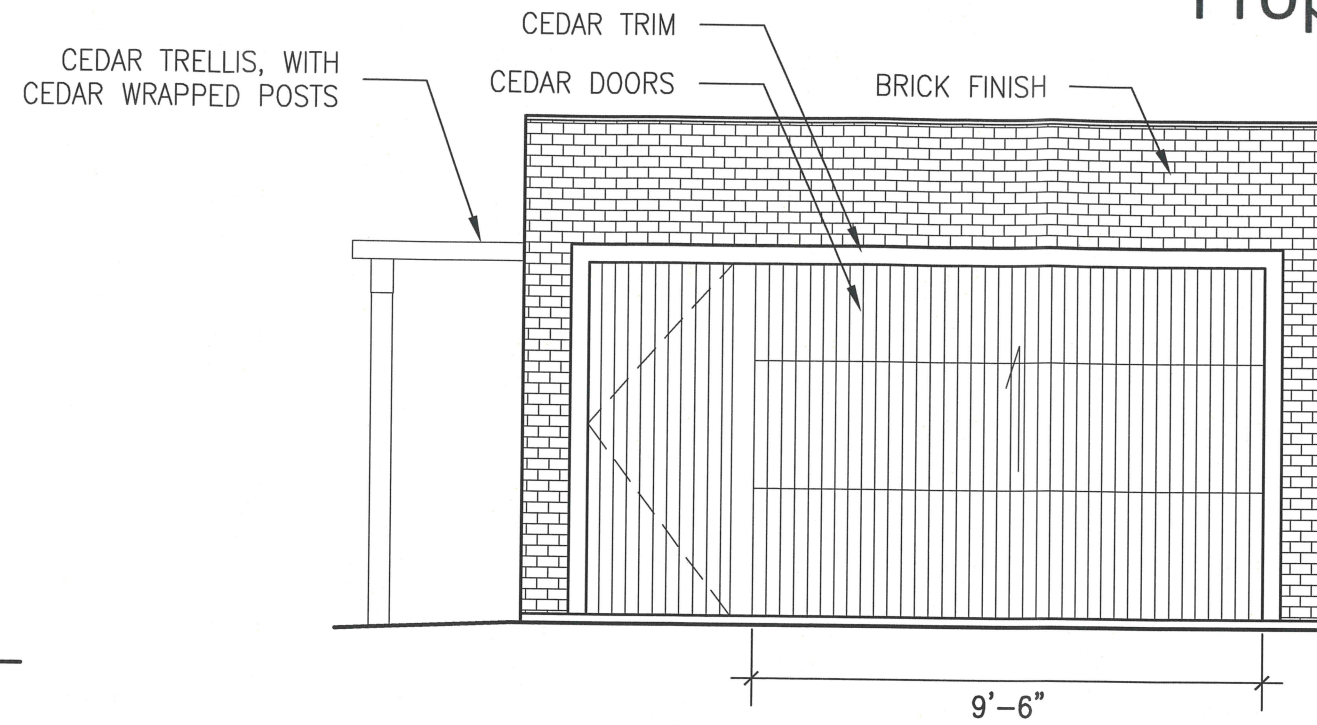
PROPOSED GARAGE PLANS  
SCALE: 1/4" = 1'-0"

226 Park Street  
Zoning Board of Adjustment Hearing  
March 17, 2020

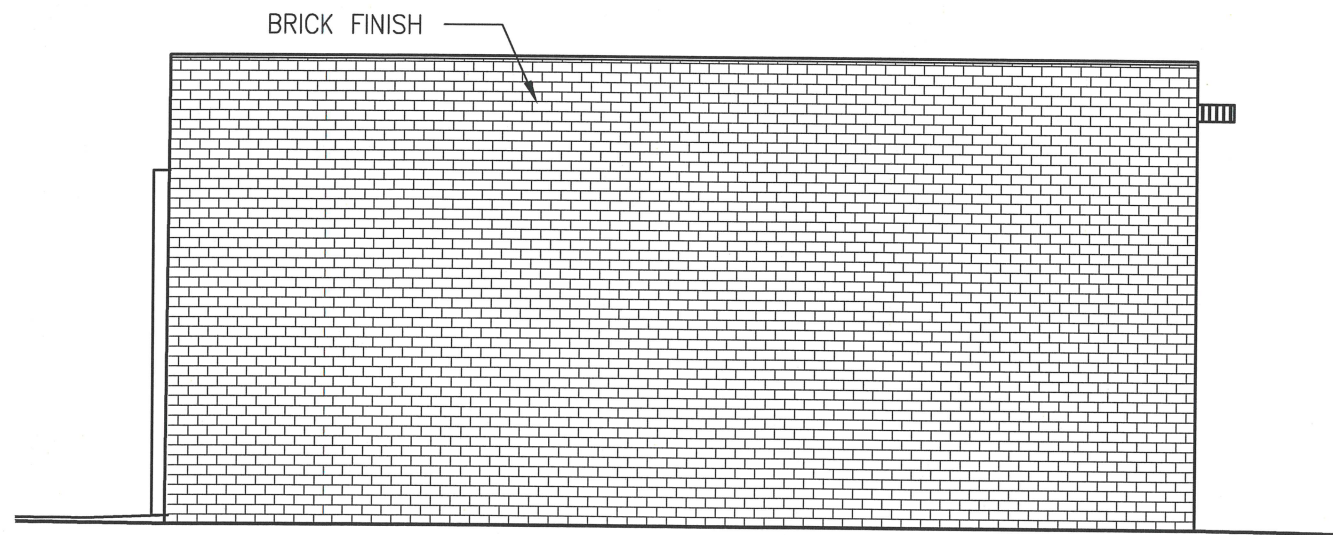




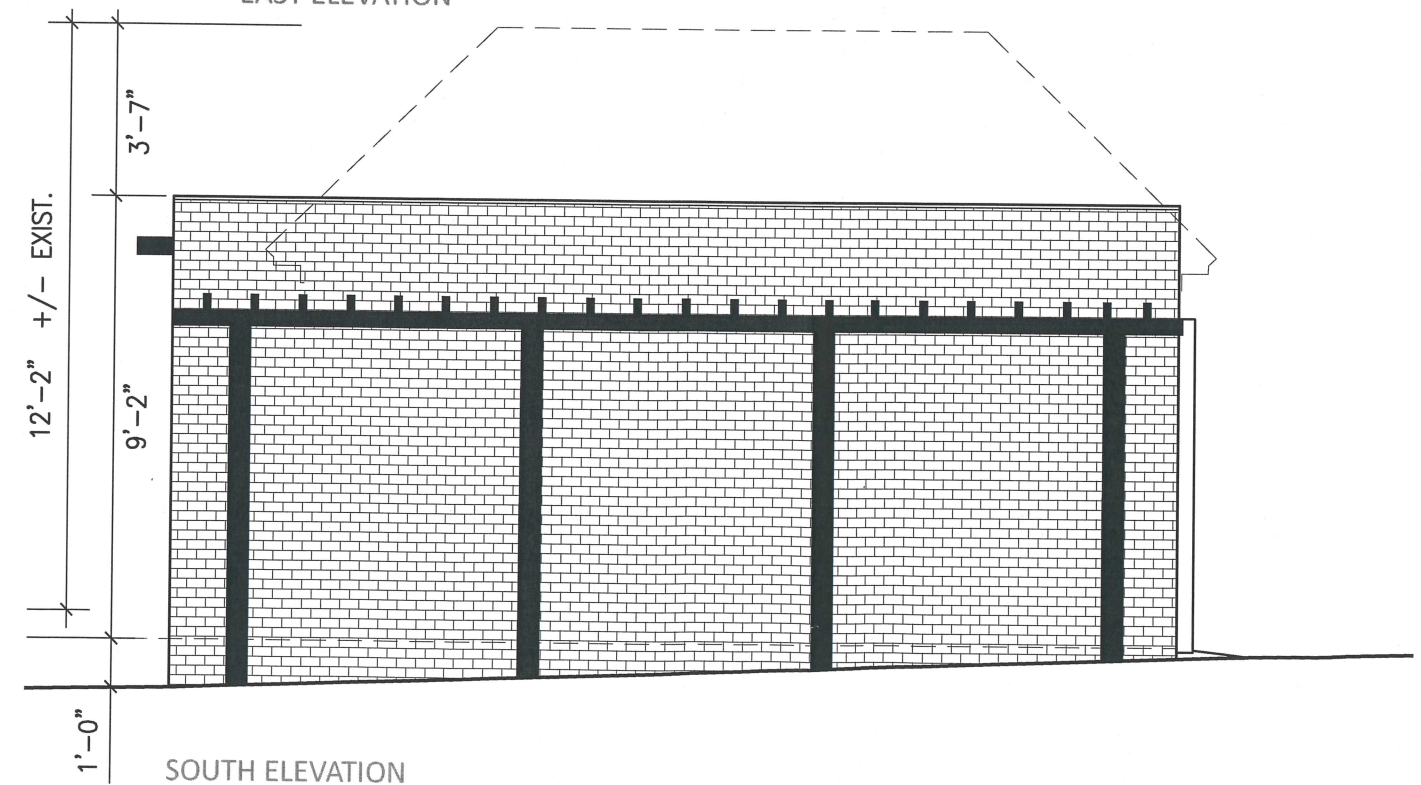
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

PROPOSED GARAGE ELEVATIONS

SCALE: 1/4" = 1'-0"

226 Park Street

Zoning Board of Adjustment Hearing

March 17, 2020





EAST ELEVATION FROM STREET

PROPOSED GARAGE ELEVATIONS

SCALE: 1/4" = 1'-0"

226 Park Street

Zoning Board of Adjustment Hearing

March 17, 2020

**Placework**



Plant List - Trees + Shrubs				
ID	Qty	Latin Name	Common Name	Scheduled Size
ARB	5	Acer rubrum 'Bowhall'	Bowhall Maple	2-2 1/2"
CA	13	Clethra alnifolia '16 Candles'	Sweet Pepperbush	3 GAL
CFF	5	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	2 - 2 1/2"
HLW	8	Hydrangea macro 'Lanarth White'	Lanarth White Hydrangea	10 GAL
HYP	8	Hypericum 'Hidcote'	St. Johnswort	5 Gal.
IGS	7	Ilex glabra 'Shamrock'	Shamrock Inkberry	2-2 1/2"
PQ	2	Parthenocissus quinquefolia	Virginia Creeper	2 QT
RHD	13	Rhododendron catawbiense 'Album'	Catawba Rhododendron	3-4'
TGG	2	Thuja plicata 'Excelsa'	Western Red Cedar	8-10' HT
VDA	6	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	5-6'

Plant List - Perennials				
ID	Qty	Latin Name	Common Name	Scheduled Size
ABI	15	Amsonia 'Blue Ice'	Blue Star Flower	2 QT
ABV	7	Astilbe 'Bridal Veil'	False Spirea	2 QT
ACR	1	Actaea racemosa	Black Snakeroot	2 QT
AE	7	Astilbe 'Erika'	Erika False Spirea	1 Gal.
AMH	8	Amsonia hubrichtii	Arkansas Blue Star	2 QT
AMT	22	Amsonia tabernaemontana	Blue Star Flower	1 Gal.
ANE	25	Anemone canadensis	Canada Anemone	2 QT
ARU	16	Aruncus dioicus	Goat's Beard	1 Gal.
ASD	7	Astilbe 'Deutschland'	Early White Astilbe	1 Gal.
BAP	2	Baptisia australis	False Indigo	1 Gal.
CID	21	Carex morrowii 'Ice Dance'	Ice Dance Sedge	2 QT
CWB	4	Chrysanthemum 'White Bomb'	White Bomb Mum	2 QT
DES	11	Deschampsia cespitosa	Tussock Grass	1 Gal.
FIL	3	Filipendula rubra 'Venusta'	Queen of the Prairie	1 Gal.
GMB	28	Geranium macrorrhizum 'Bevan's'	Cranesbill	2 QT
IEV	3	Iris ensata 'Variegata'	Japanese Iris	2 QT
IMS	7	Iris sibirica 'Moon Silk'	Moon Silk Iris	2 QT
ISR	7	Iris sibirica 'Summer Revels'	Summer Revels Iris	2 QT
LIR	6	Liriope spicata	Lily Turf	1 QT
MT	1	Matteuccia struthiopteris	Ostrich Fern	2 QT
PA	14	Persicaria affinis	Fleece Flower	2 QT
PEO	8	Paeonia 'Krinkled White'	Krinkled White Peony	2 Gal.
PHL	11	Phlox paniculata 'Eva Cullum'	Garden Phlox	2 QT
PO	6	Papaver orientalis	Oriental Poppy	2 QT
PVS	26	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gal.
PX	29	Polystichum acrostichoides	Christmas Fern	2 QT
SH	4	Sporobolus heterolepis	Prairie Dropseed	1 Gal.
THC	2	Thermopsis caroliniana	Carolina Thermopsis	2 QT
WAL	23	Waldsteinia ternata	Siberian Barren Strawberry	2 QT



PROPOSED LANDSCAPE PLAN  
SCALE 1/16"=1'-0"

226 Park Street  
Zoning Board of Adjustment Hearing  
March 17, 2020



terra firma  
landscape architecture  
163-a Court St.  
Portsmouth, NH  
603.883.8888 | terrafirmafirm.com

Project Name	FITZGERALD RESIDENCE
Project Address	163-a Court St. Portsmouth, NH
Project Number	0000000
Scale	1/8"=1'-0"
Sheet No.	L-3
Sheet Count	1
Client	terra firma landscape architecture
Project Manager	TP
Designer	TC
Checker	TP
Printer	TP
Date	2/11/20
Revision	28P/PARK
Drawing Code	LAND



EXHIBIT  
**E**  
tabbles®



212 Park St.





211 Park Street





201 Park Street





204 + 192 Park Street





191 Park Street





171 1/2 181 Park Street





161 Park Street





160 Park Street





151 Park St. / 588 Lincoln





144 Park/604 Lincoln





99 Orchard





104 Merdum Viewed  
from 192 Park Street





104 Mendham Ave.





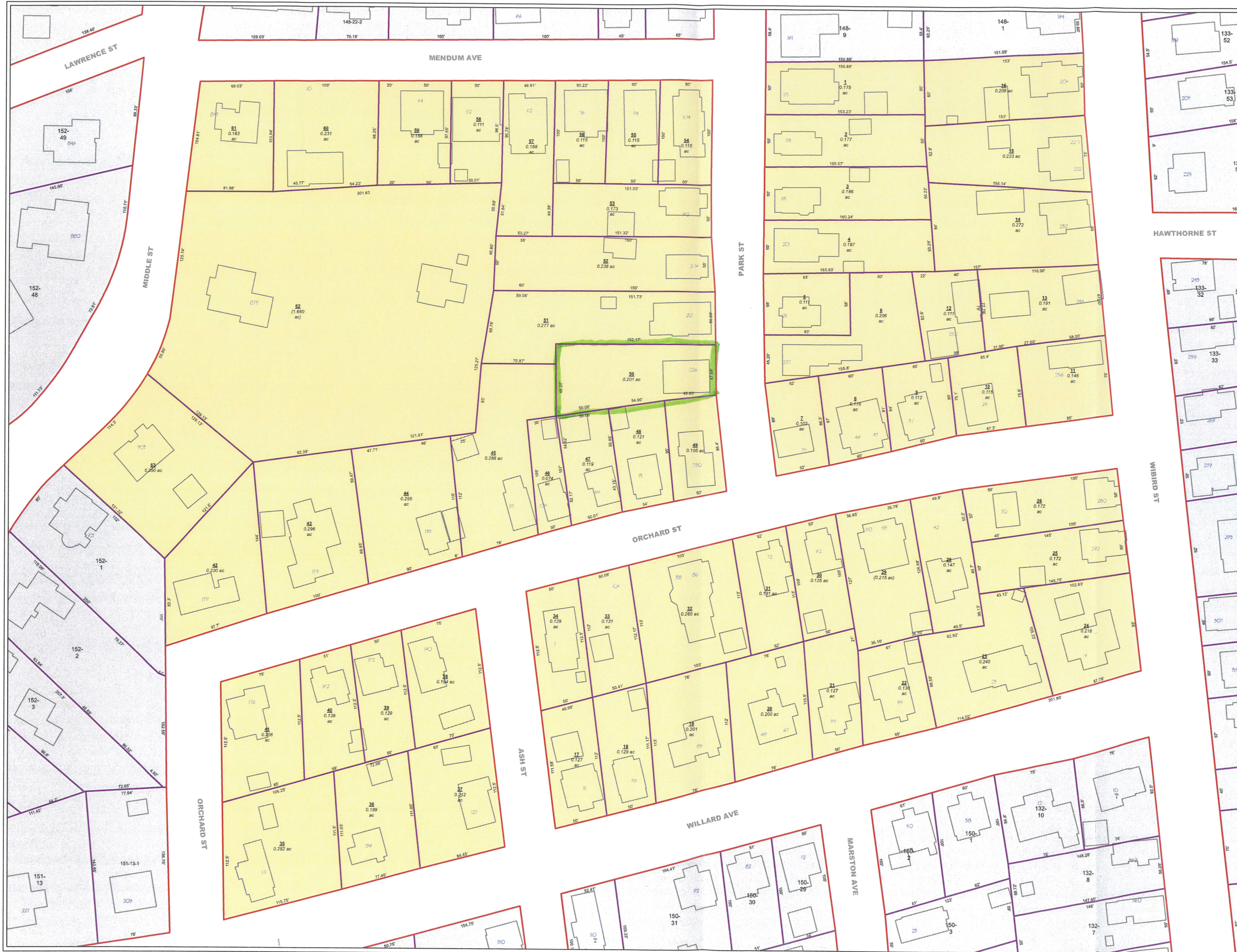
94 Munson Ave.



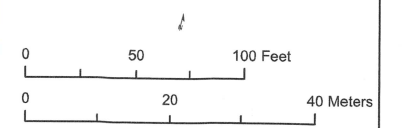


The Mendham Ave





- Parcel area in acres (ac) or square feet (sf)  
 Address number  
 Parcel number from a neighboring map  
 Parcel line dimension  
 Street name
- SIMS AVE**
- 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)



*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.*

