

JIM & MARY NOUCAS
64 THAXTER ROAD
PORTSMOUTH, NH 03801

September 27, 2022

Zoning Board of Adjustment
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

Re: Tidwell/Barker Variance Request
38 Thaxter Road

Dear ZBA Members:

We are unable to attend the hearing tonight on the variance request of Madison Tidwell and Brendan Barker, our neighbors at 38 Thaxter Road. We wholeheartedly support their request for variances from the 23 foot rear yard setback and alteration of a non-conforming structure.

The Thaxter Road neighborhood is somewhat unique. It was developed as the Westfield Park Subdivision in 1927. All of the lots were 50 feet by 100 feet. Over time, the neighborhood was built out with some 50 foot lots, several 75 foot lots and a few 100+ foot lots (frontage). The Subdivision Covenants required that garages needed to be behind the residence. As a result, all houses in the neighborhood have garages (or sheds) within a couple feet of their rear property line, creating non-conforming status as the Zoning Ordinances changed over the years. Thus, rear setback non-conformity exists for every house on our end of Thaxter Road.

As a result, granting this variance request will not impact the values of surrounding properties or the quality of life in our neighborhood. It is consistent with the spirit of the ordinance for single family residences. It will not be contrary to the public interest to allow a variance for seven feet and will do substantial justice as it will allow my neighbors to enjoy their property as everyone in the neighborhood has. It is also

important to note that if this proposal were for an accessory dwelling unit, the non-conforming status would not be a factor. It is a reasonable use of the property and consistent with the general public purposes of the Zoning Ordinance.

Please approve Madison and Brendan's variance requests. Thank you for your consideration in this matter.

Sincerely,

Jim and Mary Noucas

Jim & Mary Noucas

JGN:tlk

9/26/22

Portsmouth Zoning Board of Adjustment
Planning Department, City Hall
1 Junkins Ave
Portsmouth, NH 03801

Dear Members,

My name is Dan Freund and I live at 37 Prospect Street. I am writing in support of the variances requested by Nicole Abshier for 324 Maplewood Avenue.

I have lived in Portsmouth for nearly 20 years, and have been a neighbor to Ms. Abshier for almost 15 years. She takes great pride in her home, which is next door to the proposed structure, and has provided careful thought to the proposed plans as it relates to the neighborhood. I fully support her proposed plans to reuse the existing garage structure to provide a small downtown apartment with indoor parking.

Thanks,

A handwritten signature in black ink, appearing to be 'D. Freund', with a long horizontal stroke extending to the right.

Dan Freund
37 Prospect Street
Portsmouth, NH 03801

From: [Kathryn Jordan](#)
To: [Planning Info](#)
Subject: Plans for 324 Maplewood
Date: Saturday, September 24, 2022 4:26:20 PM

Dear Members,

My name is Kathryn Jordan and I live at 334 Maplewood Avenue, a direct abutting property to 324 Maplewood. Nicole Abshier reviewed her plans for 324 Maplewood with my fiancé and me. We are aware of the variances being sought out and we fully support the proposed plans for the following reasons.

- We are opposed to any upward expansion and support the existing accessory structure to remain the same size and height.
- There is no change to the existing parking as the existing structure will accommodate an interior parking space for the proposed apartment.
- A modest apartment will be an improvement of appearance and functionality to the existing structure.
- Nicole has been a great long-term neighbor. She lives next door to the proposed apartment and has the best interest of the neighborhood in mind.

Thank you,

Kathryn Jordan
334 Maplewood Avenue

Portsmouth, NH 03801

Sent from my iPhone

From: [Kirsten Barton](#)
To: [Planning Info](#)
Cc: [Jason Barton](#)
Subject: Support for Jeffrey & Melissa Foy @ 67 Ridges Court
Date: Monday, September 26, 2022 2:34:59 PM

To whom it may concern:

As direct abutters to 67 Ridges Court and on the same side of the proposed 'new roof over an existing doorway' on the left side yard, we are writing in support of relief for the application of Melissa & Jeff Foy as written in the abutter notice sent earlier this month.

Thanks for your consideration.
Kirsten and Jason Barton
49 Ridges Court

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Kirsten Barton
c. 401-662-9199