

**BOARD OF ADJUSTMENT MEETING  
EILEEN DONDERO FOLEY COUNCIL CHAMBERS  
PORTSMOUTH, NEW HAMPSHIRE**

**7:00 P.M.**

**January 24, 2023**

**ACTION SHEET**

**MEMBERS PRESENT:** Phyllis Eldridge, Chair; Beth Margeson, Vice Chair; Paul Mannle; Thomas Rossi; David MacDonald; David Rheame; Jeffrey Mattson, Alternate

**MEMBERS EXCUSED:**

**ALSO PRESENT:** Stefanie Casella, Planning Department

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**III. NEW BUSINESS – *Continued from January 17, 2023***

- E.** The request of **Ashley and Robert T Blackington (Owners)**, for property located at **65 Mendum Avenue** whereas relief is needed to construct an addition to the existing primary structure which requires 1) Variance from Section 10.531 to allow a 7 foot setback where 10 feet is required. Said property is located on Assessor Map 148 Lot 11 and lies within the General Residence A (GRA) District. (LU-22-241)

*The Board voted to **grant** the variance as presented.*

*Motion: P. Mannle; T. Rossi*

- F.** The request of **Lucky Thirteen Properties LLC (Owner)**, for property located at **147 Congress Street** whereas relief is needed to expand the existing structure which requires 1) Variance from Section 10.5A41.10D to allow 2% open space where 5% is required. Said property is located on Assessor Map 126 Lot 4 and lies within the Character District 5 (CD5) Downtown Overlay and Historic District. (LU-22-192)

*The Board voted to **grant** the variance as presented.*

*Motion: D. Rheame; J. Mattson*

- G.** The request of **Timothy and Rebecca OBrien (Owners)**, for property located at **396 Miller Avenue** whereas relief is needed to create a second driveway which requires 1) Variance from Section 10.1114.31 to allow two driveways where only one per lot is permitted. Said property

is located on Assessor Map 131 Lot 24 and lies within the General Residence A (GRA) District. (LU-22-211)

*The Board voted to **grant** the variance as presented.*

*Motion: T. Rossi; J. Matteson*

- H.** The request of **Karen Bouffard Revocable Trust and Karen Bouffard Trustee (Owner)**, for property located at **114 Maplewood Avenue** whereas relief is needed for the installation of a A/C Condenser Unit which requires the following 1) Variance from section 10.515.14 to allow a 2 foot setback where 10 feet is required. Said property is located on Assessor Map 124 Lot 4 and lies within the Character District 4-L1 (CD4-L1) and Historic District. (LU-22-256)

*The Board voted to **grant** the variance as presented.*

*Motion: P. Mannle; T. Rossi*

- I.** The request of **Thomas E, Marybeth B, James B, and Meegan C Reis (Owners)**, for property located at **305 Peverly Hill Road** whereas relief is needed to renovate the existing primary dwelling into a two unit dwelling and to construct a new single unit dwelling which requires the following 1) Variance from Section 10.440 Use #1.30 to allow a two unit dwelling in the SRB District. 2) Variance from Section 10.513 to allow more than one free standing dwelling on a lot in the SRB District. Said property is located on Assessor Map 255 Lot 5 and lies within the Single Residence A (SRA); Single Residence B (SRB) and Natural Resource Protection (NRP) District. (LU-22-251)

*The Board voted to **grant** the variances as presented with the following **condition**:*

*1. No more than 3 dwelling units will be permitted on the lot.*

*Motion: B. Margeson; P. Mannle*

#### **IV. OTHER BUSINESS**

*There was no other business.*

#### **V. ADJOURNMENT**

*The meeting was adjourned at 9:27 PM.*