

**BOARD OF ADJUSTMENT MEETING  
EILEEN DONDERO FOLEY COUNCIL CHAMBERS  
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE**

**7:00 P.M.**

**November 21, 2023**

**ACTION SHEET**

**MEMBERS PRESENT:** Phyllis Eldridge, Chair; Beth Margeson, Vice Chair; Paul Mannle; Jeffrey Mattson; Jody Record, Alternate;

**MEMBERS EXCUSED:** David Rheame; Thomas Rossi; ML Geffert, Alternate

**ALSO PRESENT:** Stefanie Casella, Planning Department; Trevor McCourt, Deputy City Attorney

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**AGENDA**

**I. PRESENTATION**

**A.** Presentation by City Legal Department on Demolition Ordinance

**II. APPROVAL OF MINUTES**

**A.** Approval of the October 17, 2023 minutes.

*The October 17, 2023 minutes were approved as amended.*

***Motion:*** Mannle; ***Second:*** Mattson

**III. OLD BUSINESS**

**A. 9 Kent Street** - Request for rehearing (LU-23-176)

*The Board voted to suspend the rules so that the Board could discuss postponing the application.*

***Motion:*** Margeson; ***Second:*** Mattson

*The Board voted to **postpone** to the December 19, 2023 meeting.*

***Motion:*** Mannle; ***Second:*** Record

#### IV. NEW BUSINESS

- A. REQUEST TO POSTPONE** The request of **Jeff and Rhonda Caron (Owners)**, for property located at **1 Garden Street** whereas relief is needed to construct an addition to the existing detached garage and create a second living unit on the property which requires the following: 1) Variance from Section 10.516.10 to allow a two (2) foot front yard where five and a half (5.5) feet is required; 2) Variance from Section 10.513 to allow two (2) free standing dwelling units where one (1) is allowed; and 3) Variance from Section 10.321 to allow a nonconforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is located on Assessor Map 174 Lot 11 and lies within the General Residence A (GRA) District. **REQUEST TO POSTPONE (LU-23-139)**

*The Board voted to **postpone** to the December 19, 2023 meeting.*

***Motion:** Mannle; **Second:** Mattson*

- B.** The request of **Ashley Stearns / Blush LLC (applicant)**, and **Joan T. Jones Revocable Trust (Owner)**, for property located at **51 Islington Street, Unit 103** whereas relief is needed to allow an esthetician business which requires a special exception from Section 10.440, Use # 7.20 where it is permitted by Special Exception. Said property is located on Assessor Map 126 Lot 33-103 and lies within the Character District 4-L2 (CD4-L2) and Historic District. (LU-23-184)

*The Board voted to **grant** the special exception as presented and advertised.*

***Motion:** Margeson; **Second:** Mattson*

#### V. OTHER BUSINESS

*There was no other business.*

#### VI. ADJOURNMENT

*The meeting was adjourned at 7:50 PM.*