

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

**7:00 P.M.**

**April 30, 2024**

**ACTION SHEET**

**MEMBERS PRESENT:** Beth Margeson, Vice Chair; Thomas Rossi; Paul Mannle; Jeffrey Mattson; Thomas Nies; Jody Record, Alternate; ML Geffert, Alternate

**MEMBERS EXCUSED:** Phyllis Eldridge, Chair; David Rheume; Jeffrey Mattson

**ALSO PRESENT:** Jillian Harris, Planning Department

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**I. NEW BUSINESS**

- A.** The request of **Elizabeth Coursen (Owner)**, for property located at **229 Pleasant Street, Unit 4** whereas relief is needed for the following: 1) Variance from Section 10.515.14 to install a mechanical unit 5.5 feet from the side property line whereas 10 feet is required. Said property is located on Assessor Map 108 Lot 6 and lies within the Mixed Residential Office (MRO) and Historic District. (LU-24-42)

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

***Motion:** Rossi; **Second** Mannle*

- B.** The request of Giri Portsmouth **505 Inc. (Owner)**, for property located at **505 US Route 1 Bypass** whereas relief is needed to demolish the existing structure and construct a new hotel with a drive thru restaurant which requires the following: 1) Special Exception from 10.440 Use #10.40 hotel where it is permitted by Special Exception; 2) Variance from Section 10.835.32 to allow 5 feet between the lot line and drive-thru and bypass lanes where 30 feet is required for each; 3) Variance from Section 10.835.31 to allow 18 feet between the menu and speaker board and the front lot line where 50 feet is required; 4) Variance from Section 10.5B22.20 to allow up to 60 feet in building height within 50 feet of the street right-of-way line whereas up to 45 feet is permitted; 5) Variance from Section 10.5B34.70 to allow up to 60 feet in building height whereas 50 feet is permitted; 6) Variance from Section 10.5B34.60 to allow a 30 foot setback for a small commercial building whereas a maximum of 20 feet is permitted; 7) Variance from Section 10.5B33.20

to allow less than 75 percent front lot line buildout whereas a minimum of 75 percent is required for commercial buildings. Said property is located on Assessor Map 234 Lot 5 and lies within the Gateway Neighborhood Corridor (G1) District. (LU-24-44)

*The Board voted to **postpone** to the May 21, 2024 meeting.*

***Motion:** Mannle; **Second** Geffert*

- C. The request of **Joshua P. Lanzetta (Owner)**, for property located at **255 McKinley Road** whereas relief is needed to construct additions to an existing single-family residence which requires the following: 1) Variances from Section 10.521 to allow a) a front yard of 18 feet where 30 feet is required; b) a rear yard of 14 feet where 30 feet is required; and c) 23% building coverage where 20% is the maximum allowed. Said property is located on Assessor Map 250 Lot 16 and lies within the Single Residence B (SRB) District. (LU-24-38)

*The Board voted to **deny** the application **without prejudice** because it lacks sufficient information to make a final decision.*

***Motion:** Mannle; **Second** Rossi*

## **II. ADJOURNMENT**

*The meeting adjourned at 8:15 p.m.*