

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

**7:00 P.M.**

**June 18, 2024**

**ACTION SHEET**

**MEMBERS PRESENT:** Phyllis Eldridge, Chair; David Rheame; Thomas Rossi; Paul Mannle; Jeffrey Mattson; Thomas Nies; ML Geffert, Alternate

**MEMBERS EXCUSED:** Beth Margeson, Vice Chair; Jody Record, Alternate

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

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*Chair Eldridge called the meeting to order at 7:00 p.m. She said Petitions F through J would be heard at the June 25 meeting and that Alternate ML Geffert would take a voting seat.*

**I. APPROVAL OF MINUTES**

**A.** Approval of the May 21, 2024 and May 28, 2024 meeting minutes.

*The Board voted to **approve** the May 21, 2024 meeting Minutes as amended.*

*The Board voted to **approve** the May 28, 2024 meeting Minutes as amended.*

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

**II. NEW BUSINESS**

*Chair Eldridge recused herself from the following petition.*

*Mr. Rossi nominated Mr. Rheame as Acting Chair, seconded by Ms. Geffert. The motion **passed** unanimously, 6-0.*

- A.** The request of **Kimberly Rosensteel and Timothy Sullivan (Owners)**, for property located at **63 Humphreys Court** whereas relief is needed to install a mini-split air conditioning system, which requires the following relief: 1) Variance from Section 10.515.14 to install a mechanical unit 2.5 feet from the side property line whereas 10 feet is required. Said property is located on Assessor Map 101 Lot 38 and lies within the General Residence B (GRB) and Historic Districts. (LU-24-71)

*The Board voted to **grant** the request with the following staff **condition**:*

- 1) *The location of the unit may change as a result of the review and approval of the permit as long as it is consistent with the side setback, as depicted in the application materials.*

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

- B.** The request of **Madeline Lockwood and Drew Morgan (Owners)**, for property located at **42 Sewall Road** whereas relief is needed for a second-story addition and construction of a front porch to the existing home, which requires the following relief: 1) Variance from Section 10.521 to a) allow a 20 foot front yard where 30 feet is required; b) to allow a building coverage of 21.5% where 20% is the maximum permitted; and 2) 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 170 Lot 13 and lies within the Single Residence B (SRB) District. (LU-24-70)

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

- 1) *The porch cannot be enclosed.*

**Motion:** Rossi; **Second:** Geffert

- C.** The request of **Christopher Blaudschun and Katie Gilpatrick (Owners)**, for property located at **411 Ocean Road** whereas relief is needed to renovate the front façade of the existing house, including construction of new dormers, bay window skirting and a new front door portico, which requires the following: 1) Variance from Section 10.521 to allow an 11.5 foot front yard where 30 feet is required; and 2) 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 293 Lot 7 and lies within the Single Residence A (SRA) District. (LU-24-91)

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

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

- D.** The request of **Doty Seavey Family Revocable Trust and J W Seavey and Doty Seavy Trustees (Owners)**, for property located at **17 Whidden Street** whereas relief is needed to construct a fence 8 feet in height within the rear and side yards, which requires relief from the following: 1) Variance from Section 10.521 to a) allow a 0.5 foot rear yard where 25 feet is required; and b) to allow a 0.5 foot side yard where 10 feet is required. Said property is located on Assessor Map 109 Lot 5 and lies within the General Residence B (GRB) and Historic Districts (LU-24-85)

*The Board voted to **postpone** the petition to the end of the agenda.*

**Motion:** Rheume; **Second:** Mannle

**\*Note:** At the end of the meeting, the applicant was still not present.

*The Board voted to **postpone** the petition to the June 25 meeting.*

**Motion:** Rheume; **Second:** Mannle

- E. The request of **Lonza Biologics (Owner)**, for property located at **101 International Drive** to add four (4) above ground storage tanks which requires relief from the following: 1) from Section 308.02(c) of the Pease Development Ordinance to allow an above ground storage tank (AST) exceeding a 2,000-gallon capacity per facility. Said property is located on Assessor Map 305 Lot 6 and lies within the Airport Business Commercial (ABC) District. (LU-23-108)

*The Board voted to **recommend to the Pease Development Authority** that the variance from their zoning provisions be granted for the application.*

**Motion:** Rheume; **Second:** Rossi

### **III. OTHER BUSINESS**

There was no other business discussed.

### **IV. ADJOURNMENT**

*The meeting adjourned at 8:30 PM*