

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

7:00 P.M.

September 17, 2024

ACTION SHEET

MEMBERS PRESENT: Phyllis Eldridge, Chair; Beth Margeson, Vice Chair; David Rheaume; Thomas Rossi; Paul Mannle; Jeffrey Mattson; Thomas Nies; Jody Record, Alternate

MEMBERS EXCUSED:

ALSO PRESENT: Stefanie Casella, Planning Department

I. APPROVAL OF MINUTES

A. Approval of the August 20, 2024 meeting minutes.

The Board voted to approve the August 20, 2024 minutes as amended.

II. OLD BUSINESS

A. The request of **Jared Majcher (Owner)**, for property located at **84 Thaxter Road** whereas relief is needed to construct an attached garage and 1.5-story addition and to demolish an existing detached garage which requires the following: 1) Variance from Section 10.521 to a) allow 22% building coverage where 20% is allowed; b) allow a 15.5 foot front setback where 30 feet is required; and 2) Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is located on Assessor Map 166 Lot 34 and lies within the Single Residence B (SRB) District. (LU-24-135)

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

***Motion:** J. Mattson, **Second:** P. Mannle.*

B. The request of **Zeng Kevin Shitan Revocable Trust of 2017 (Owner)**, for property located at **377 Maplewood Avenue** whereas relief is needed to demolish the existing accessory building and construct a new detached accessory dwelling

unit which requires the following: 1) Variance from Section 10.521 to a) allow a building coverage of 37.5% where 25% is allowed; b) allow an open space of 24.5% where 30% is required; c) allow a secondary front yard setback of 6 feet where 10 feet is required; d) allow a left yard setback of 4.5 feet where 10 feet is required; e) allow a rear yard setback of 3 feet where 20 feet is required; and 2) Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is located on Assessor Map 141 Lot 22 and lies within the General Residence A (GRA) and Historic Districts. (LU-24-133)

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

***Motion:** B. Margeson, **Second:** D. Rheaume.*

III. NEW BUSINESS

- A. The request of **Jonagold Empire LLC (Owners)**, and **Benjamin Otis (Applicant)** for property located at **230 Lafayette Road, Unit 10 A/B** whereas relief is needed to establish a medical office in units 10 A and 10 B which requires the following: 1) Variance from Section 10.440 Use #6.20 to allow a medical office use where it is not allowed. Said property is located on Assessor Map 151 Lot 6-D10B and lies within the General Residence A (GRA) District. (LU-24-143)

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

***Motion:** T. Rossi, **Second:** D. Rheaume.*

- B. The request of **Condos at Rock Hill (Owners)**, and **Stewart Bradley (Applicant)**, for property located at **962 Islington Street and 964 Islington Street** whereas relief is needed to demolish and reconstruct the existing front steps which requires the following relief: 1) Variance from Section 10.521 for a) an 11 foot front yard where 30 is required, and b) 30% building coverage where 20% is allowed; and 2) Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is located on Assessor Map 171 Lot 1 and lies within the Single Residence B (SRB) District. (LU-24-146)

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

***Motion:** T. Rossi, **Second:** J. Mattson.*

- C. The request of **Ryan and Joanna Brandt (Owners)** for property located at **570 Dennett Street** whereas relief is needed to demolish the existing single car detached garage and construct a new single car garage which requires the following: 1) Variance from Section

10.571 to allow an accessory structure to be located in the required front yard and closer to the street than the principal building; 2) Variance from Section 10.573 to allow a 3 foot secondary front yard where 14 feet are required; and 3) Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is located on Assessor Map 161 Lot 12 and lies within the General Residence A (GRA) District. (LU-24-156)

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

***Motion:** D. Rheaume, **Second:** J. Mattson.*

IV. OTHER BUSINESS

There was no other business.

V. ADJOURNMENT

The meeting adjourned at 8:48 PM.