

From: [Tom Waterman](#)
To: [Planning - Info - Shr](#)
Subject: BOA 1-28-2025 - 48 Langdon St
Date: Monday, January 27, 2025 8:21:58 AM

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As an 11-year direct abutter to 48 Langdon Street, we have long anticipated that some form of development might occur on this large corner lot, given its size, mature trees, and ample greenspace.

When the larger lot further down Langdon Street near the railroad tracks (81, 91, and 101 Langdon) was subdivided and developed, we expected that 48 Langdon Street's logical future development would consist of two single-family homes, which would align with the character and density of the neighborhood.

The proposal to demolish the existing two-family house and replace it with four dwelling units—through a subdivision and variance—seems out of character for the neighborhood and exceeds what the zoning ordinance envisions for the General Residence C (GRC) district.

Alternatives That Would Not Require a Variance:

If the intent is to maximize rental income, there are development paths that would better align with zoning regulations:

- Constructing a single-family house with an attached Accessory Dwelling Unit in place of the proposed duplex would not require a variance.
- Retaining the duplex and adding a third dwelling (without subdividing the lot) could potentially be achieved through a variance specifically allowing an ADU for the duplex.

Precedent from 41 Salem Street:

This application reminds me of the case at 41 Salem Street, presented to the Board of Adjustment on September 17, 2019. In that case, the owner sought to demolish a single-family house and build two duplexes, requesting a variance to allow 2,727 square feet per dwelling unit where 3,500 square feet was required. The lot size at 41 Salem was 10,903 square feet, larger than 48 Langdon Street's 9,928 square feet before subdivision. Ultimately, the Board did not approve the duplex development, and three single-family homes were built instead—an outcome that preserved neighborhood character and followed zoning guidelines.

Hardship and Variance Request:

I do not believe the applicant has demonstrated a legitimate hardship that warrants the granting of this variance. The zoning ordinance is clear in its intent to balance density with livability, and granting this variance would undermine that balance. The applicant has feasible alternatives that align with the ordinance and do not require a variance.

Conclusion:

I respectfully ask the Board to consider the precedent of similar cases, the available zoning-compliant alternatives, and the potential negative impact on neighborhood character when evaluating this application. Denying this variance would uphold the spirit of the ordinance and preserve the character of Langdon Street.

Tom and Patty Waterman
43 Cornwall St, Portsmouth, NH 03801

Date: *January 16, 2025*

312 Lincoln Avenue

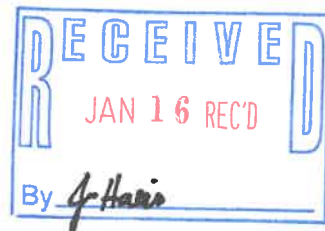
I am a neighbor at A writing this letter about the proposed new garage at the address of 294 Lincoln Avenue and Miller Avenue. I am not opposed to the 3% increase in the building lot coverage and the building of the new garage.

Thank you for including this letter to be presented to the board of adjustment (BOA) hearing.

Sincerely,

*Prof. Weatherly
312 Lincoln Avenue
Portsmouth, NH 03801
603-502-2726*

*Abutter to this property at 294 Lincoln Ave,
owned by Gary B. Dodds*



10:

From: Prof. Wednesday
332 Westwood Ave
Portsmouth
(Aberdeen)
2025
for Meeting to be held January 28,
Board of Adm'nistrators
Portsmouth, NH 03801

10