

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

7:00 P.M.

April 15, 2025

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: Peter Stith, Planning Department

I. APPROVAL OF MINUTES

A. Approval of the March 18, 2025 meeting minutes.

The March 18, 2025 minutes were approved as amended.

Motion: P. Mannle; **Second:** T. Rossi

II. OLD BUSINESS

Mr. Rheaume and Mr. Rossi recused themselves from the vote on the following petition:

A. 635 Sagamore Avenue – Extension Request (LU-22-209)

*The Board voted to **grant** the 1-Year extension.*

Motion: J. Mattson; **Second:** B. Margeson

B. 39 Dearborn Street – Extension Request (LU-23-5)

*The Board voted to **grant** the 1-Year extension.*

Motion: T. Nies; **Second:** P. Mannle

*Mr. Mannle moved to **postpone** Items F through J to the May 20 meeting, seconded by Mr. Nies. The motion **passed** unanimously, 7-0.*

*Mr. Mannle moved to **postpone** Item B, 636 Lincoln Avenue, to the May 20 meeting, seconded by Mr. Mattson. The motion **passed** unanimously, 6-0, with Mr. Nies recused.*

III. NEW BUSINESS

- A. The request of **Jason T. and Trisha Brewster (Owners)**, for property located at **121 Mechanic Street** whereas after-the-fact relief is required for a roof sign which requires the following: 1) Variance from Section 10.1240 to allow a roof sign where it is not an allowed sign type; and 2) Variance from Section 10.251 for an aggregate sign area of 191 s.f., which is greater than the maximum allowed. Said property is located on Assessor Map 103 Lot 31 and lies within the Waterfront Business (WB) and Historic Districts. (LU-25-5)

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

***Motion:** T. Rossi; **Second:** P. Mannle*

- B. **REQUEST TO POSTPONE** The request of **Mezansky Family Revocable Trust (Owners)**, for property located at **636 Lincoln Avenue** whereas relief is needed to demolish an existing detached garage and to construct an addition which requires the following: 1) Variance from Section 10.521 to a) allow a 2 foot left side yard setback where 10 feet is required; b) allow a 16 foot rear yard setback where **20** feet is required; c) allow 29% building coverage where 25% is the maximum 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 148 Lot 17 and lies within the General Residence A (GRA) District. **REQUEST TO POSTPONE** (LU-25-27)

*The request was **postponed** to the May 20, 2025 meeting.*

Vice-Chair Margeson recused herself from the vote on the following petition:

- C. The request of **Dreyer Family Revocable Trust (Owners)**, for property located at **558 Islington Street** whereas relief is needed to allow a salon which requires the following: 1) Special Exception from Section 10.440, Use # 7.20 to allow a personal services use where it is allowed by Special Exception. Said property is located on Assessor Map 156 Lot 23 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-25-30)

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

- 1) *The approval will not be effectuated until satisfactory written documentation is provided to the Planning Department for permission to access those parking spaces either by an easement or a written letter by the neighboring property owner.*

Motion: T. Rossi; **Second:** P. Mannle

- D.** The request of **Freeze J. L. and Riecks J. D. Revocable Trust (Owners)** and **Kimberly Boualavong and Matthew Meyers (Applicants)**, for property located at **205 Bartlett Street** whereas relief is needed to allow a barbershop which requires the following: 1) Variance from Section 10.440, Use #7.20 to allow a personal services use where it is not allowed. Said property is located on Assessor Map 162 Lot 33 and lies within the General Residence A (GRA) District. (LU-25-31)

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

Motion: T. Nies; **Second:** D. Rheume

- E.** The request of **Alexander Nancy H. Revocable Trust (Owners)**, for property located at **620 Peverly Hill Road** whereas relief is needed for a change of use to allow a health club that requires the following special exception from Section 10.440, Use #4.42 to allow a health club greater than 2,000 s.f. gross floor area. Said property is located on Assessor Map 254 Lot 6 and lies within the Industrial (I) District. (LU-25-33)

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

Motion: T. Nies; **Second:** B. Margeson

- F. REQUEST TO POSTPONE** The request of **The Kane Company (Owners)**, for property located at **210 Commerce Way** whereas relief is needed to remove, replace and relocate an existing freestanding sign which requires the following: 1) Variance from Section 10.1253.10 for a freestanding sign to be setback 4 feet from the front property line where 20 feet is required. Said property is located on Assessor Map 216 Lot 1-4; and lies within the Office Research (OR) District. **REQUEST TO POSTPONE** (LU-25-35)

*The request was **postponed** to the May 20, 2025 meeting.*

- G. REQUEST TO POSTPONE** The request of **The Kane Company (Owners)**, for property located at **170 and 190 Commerce Way** whereas relief is needed to remove, replace and relocate two existing freestanding signs which requires the following: 1) Variance from Section 10.1253.10 for two freestanding signs to be setback a) 2 feet and b) 10.5 feet from the front property line where 20 feet is required. Said property is located on Assessor Map 216 Lot 1-2 and lies within the Office Research (OR) District. **REQUEST TO POSTPONE** (LU-25-42)

*The request was **postponed** to the May 20, 2025 meeting.*

- H. REQUEST TO POSTPONE** The request of **The Kane Company** (Owners), for property located at **195 Commerce Way** whereas relief is needed to remove, replace and relocate an existing freestanding sign which requires the following: 1) Variance from Section 10.1253.10 for a freestanding sign to be setback 6 feet from the front property line where 20 feet is required. Said property is located on Assessor Map 216 Lot 1-8 and lies within the Office Research (OR) District. **REQUEST TO POSTPONE (LU-25-43)**

*The request was **postponed** to the May 20, 2025 meeting.*

- I. REQUEST TO POSTPONE** The request of **The Kane Company** (Owners), for property located at **215 Commerce Way** and **75 Portsmouth Boulevard** whereas relief is needed to remove, replace and relocate two existing freestanding signs which requires the following: 1) Variance from Section 10.1253.10 for two freestanding signs to be setback a) 1.5 feet and b) 9.5 feet from the front property line where 20 feet is required. Said property is located on Assessor Map 216 Lot 1-8a and lies within the Office Research (OR) District. **REQUEST TO POSTPONE (LU-25-44)**

*The request was **postponed** to the May 20, 2025 meeting.*

- J. REQUEST TO POSTPONE** The request of **The Kane Company** (Owners), for property located at **230 Commerce Way** whereas relief is needed to remove, replace and relocate an existing freestanding sign which requires the following: 1) Variance from Section 10.1253.10 for a freestanding sign to be setback 4 feet from the front property line where 20 feet is required. Said property is located on Assessor Map 216 Lot 1-5 and lies within the Office Research (OR) District. **REQUEST TO POSTPONE (LU-25-45)**

*The request was **postponed** to the May 20, 2025 meeting.*

IV. ADJOURNMENT

The meeting adjourned at 8:15 p.m.