



# CITY OF PORTSMOUTH

Planning & Sustainability  
Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## ZONING BOARD OF ADJUSTMENT

April 16, 2025

635 Sagamore Development, LLC  
3612 Lafayette Rd Dept 4  
Portsmouth, New Hampshire 03801

**RE: 1-Year Extension request for property located at 635 Sagamore Avenue,  
Portsmouth, NH (LU-22-209)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **April 15, 2025**, considered your request for a 1-Year extension to the May 16, 2023 approval for the demolition of the existing structures and construction of 4 single family dwellings which requires the following: 1) A Variance from Section 10.513 to allow four free-standing dwellings where one is permitted. 2) A Variance from Section 10.521 to allow a lot area per dwelling unit of 21,198 square feet per dwelling where 43,560 square feet is required.

As a result of said consideration, the Board voted to **grant** the request for the 1-Year extension, now to expire on May 16, 2026.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Phyllis Eldridge, Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector  
Rosann Maurice-Lentz, City Assessor  
Joseph Coronati, Jones & Beach  
R. Timothy Phoenix, Hoefle, Phoenix, Gormley & Roberts, PLLC



# CITY OF PORTSMOUTH

Planning & Sustainability  
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1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
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## ZONING BOARD OF ADJUSTMENT

April 16, 2025

Michiyo Bardong and Shawn Bardong  
39 Dearborn Street  
Portsmouth, New Hampshire 03801

**RE: 1-Year Extension for property located at 39 Dearborn Street. (LU-23-5)**

Dear Mr. and Ms. Bardong:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **April 15, 2025**, considered your request for a 1-Year extension to the May 23, 2023 approval for demolishing the existing shed and constructing a two-story addition which requires the following: 1) Variance from Section 10.321 to allow a) 5 foot front yard where 15 feet is required; and b) 2 foot right side yard where 10 feet is required. 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.

As a result of said consideration, the Board voted to **grant** the request for the 1-Year extension, now to expire on May 23, 2026.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Phyllis Eldridge, Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector  
Rosann Maurice-Lentz, City Assessor  
Amy Dutton, Amy Dutton Home



# CITY OF PORTSMOUTH

Planning & Sustainability  
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## **ZONING BOARD OF ADJUSTMENT**

April 16, 2025

Jason T and Trisha Brewster  
121 Mechanic Street  
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment Request for property located at 121 Mechanic Street,  
Portsmouth NH 03801 (LU-25-5)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **April 15 2025**, considered your application for the 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 shown on Assessor Map 103 Lot 31 and lies within the Waterfront Business (WB) and Historic Districts. As a result of said consideration, the Board voted to **approve** the request as presented and advertised.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

*The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Zoning Board of Adjustment Meeting website:*

<https://www.cityofportsmouth.com/planportsmouth/zoning-board-adjustment/zoning-board-adjustment-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in cursive script that reads "Phyllis Eldridge". The signature is written in black ink and is positioned above the printed name.

Phyllis Eldridge, Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Phil Pettis, Attorney, Boynton Waldron, PA

# Findings of Fact | Variance

## City of Portsmouth Zoning Board of Adjustment

Date: April 15, 2025

Property Address: 121 Mechanic St.

Application #: LU-25-5

Decision: **Grant**

### Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, It now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

The proposed application meets/does not meet the following purposes for granting a Variance:

Section 10.233 Variance Evaluation Criteria	Finding (Meets Criteria)	Relevant Facts
10.233.21 Granting the variance would not be contrary to the public interest.	<b>YES</b>	<ul style="list-style-type: none"> <li>Allowing the sign will promote the public interest in the Waterfront Business District.</li> </ul>
10.233.22 Granting the variance would observe the spirit of the Ordinance.	<b>YES</b>	<ul style="list-style-type: none"> <li>Will allow the applicant to properly utilize the district. The sign is not illuminated and on the roof plane, unlike a vertical sign or billboard.</li> </ul>
10.233.23 Granting the variance would do substantial justice.	<b>YES</b>	<ul style="list-style-type: none"> <li>The sign is not visible to residential properties and not a nuisance to neighbors. It is not a billboard or freestanding sign.</li> </ul>
10.233.24 Granting the variance would not diminish the values of surrounding properties.	<b>YES</b>	<ul style="list-style-type: none"> <li>The sign will have no impact on surrounding property values and it adds to the quaintness of a waterfront business area.</li> </ul>

<p>10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.</p> <p>(a)The property has special Conditions that distinguish it from other properties in the area. AND (b)Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one. OR Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.</p>	<p><b>YES</b></p>	<ul style="list-style-type: none"> <li>• The Ordinance is designed to prevent an area from becoming overly commercialized and this sign does not commercialize the area.</li> </ul>
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<b>Stipulations</b>
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# CITY OF PORTSMOUTH

Planning & Sustainability  
Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## ZONING BOARD OF ADJUSTMENT

April 16, 2025

Michael and Samantha TT Mezansky  
Mezansky Family Revocable Trust  
636 Lincoln Avenue  
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment Request for property located at 636 Lincoln Avenue,  
Portsmouth NH 03801 (LU-25-27)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **April 15 2025**, considered your application for the 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 shown on Assessor Map 148 Lot 17 and lies within the General Residence A (GRA) District. As a result of said consideration, the Board voted to **postpone** the petition to the **May 20, 2025** meeting.

This matter will be placed on the agenda for the Board of Adjustment meeting scheduled for **May 20 2025**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning & Sustainability Department no later than **Wednesday April 23, 2025**. Please remember you will be required to provide an electronic file (in a PDF format) of all plans and exhibits.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Phyllis Eldridge, Chair of the Zoning Board of Adjustment

cc:



# CITY OF PORTSMOUTH

Planning & Sustainability  
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1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## **ZONING BOARD OF ADJUSTMENT**

April 16, 2025

Charles A. & Robertine E Dreyer Trustees  
Dreyer Family Revocable Trust  
560 Islington Street  
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment Special Exception Request for property located at 558 (562) Islington Street, Portsmouth NH 03801 (LU-25-30)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **April 15 2025**, considered your application for the 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 shown on Assessor Map 156 Lot 23 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. As a result of said consideration, 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.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

*The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Zoning Board of Adjustment Meeting website:*

<https://www.cityofportsmouth.com/planportsmouth/zoning-board-adjustment/zoning-board-adjustment-archived-meetings-and-material>



The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in cursive script that reads "Phyllis Eldridge". The signature is written in black ink and is positioned above the typed name.

Phyllis Eldridge, Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Erica Perkins

# Findings of Fact | Special Exception

## City of Portsmouth Zoning Board of Adjustment

Date: April 15, 2025

Property Address: 558 Islington St

Application #: LU-25-30

Decision: **Grant**

### Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, It now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

The proposed application meets/does not meet the following purposes for granting a Special Exception:

<b>Special Exception Review Criteria: Section 10.232.20</b>	<b>Finding</b>	<b>Relevant Facts</b>
10.232.21 Standards as provided by this Ordinance for the particular use permitted by special exception;	<b>Yes</b>	<ul style="list-style-type: none"> <li>The use is allowed by special exception.</li> </ul>
10.232.22 No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials.	<b>Yes</b>	<ul style="list-style-type: none"> <li>The use is devoid of hazards and will not present any new hazards.</li> </ul>
10.233.23 No detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of buildings and other structures, parking areas, accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials;	<b>Yes</b>	<ul style="list-style-type: none"> <li>The space previously contained a barber shop and the building is in a commercial area. No changes are proposed to the exterior of the building.</li> </ul>

10.233.24 No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;	<b>Yes</b>	<ul style="list-style-type: none"> <li>• Providing documentation to the Planning Department to ensure the property will have access to the parking spaces will satisfy and traffic issue.</li> </ul>
10.233.25 No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools; and	<b>Yes</b>	<ul style="list-style-type: none"> <li>• The use is not going to generate excessive wastewater or sewage that would burden the City.</li> </ul>
10.232.26 No significant increase of stormwater runoff onto adjacent property or streets.	<b>Yes</b>	<ul style="list-style-type: none"> <li>• No exterior changes are proposed, therefore no change in stormwater runoff.</li> </ul>

<b>Stipulations</b>
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.
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# CITY OF PORTSMOUTH

Planning & Sustainability  
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1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## **ZONING BOARD OF ADJUSTMENT**

April 16, 2025

Jeanne L & Jeremy D Riecks Trustees  
Freeze J L & Riecks J D Revocable Trust  
18 Doe Run Lane  
Stratham, New Hampshire 03885

**RE: Board of Adjustment Request for property located at 205 Bartlett Street,  
Portsmouth NH 03801 (LU-25-31)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **April 15 2025**, considered your application for the 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 shown on Assessor Map 162 Lot 33 and lies within the General Residence A (GRA) District. As a result of said consideration, the Board voted to **approve** the request as presented and advertised.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

*The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Zoning Board of Adjustment Meeting website:*

<https://www.cityofportsmouth.com/planportsmouth/zoning-board-adjustment/zoning-board-adjustment-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

*Phyllis Eldridge*

Phyllis Eldridge, Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

# Findings of Fact | Variance

## City of Portsmouth Zoning Board of Adjustment

Date: April 15, 2025

Property Address: 205 Bartlett Street

Application #: LU-25-31

Decision: **Grant**

### Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, It now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

The proposed application meets/does not meet the following purposes for granting a Variance:

Section 10.233 Variance Evaluation Criteria	Finding (Meets Criteria)	Relevant Facts
10.233.21 Granting the variance would not be contrary to the public interest.	<b>YES</b>	<ul style="list-style-type: none"> <li>Not be contrary to public interest and there's no evidence that it will affect the health, safety or welfare of the neighborhood.</li> <li>The use is in keeping with the spirit of the ordinance.</li> </ul>
10.233.22 Granting the variance would observe the spirit of the Ordinance.	<b>YES</b>	
10.233.23 Granting the variance would do substantial justice.	<b>YES</b>	<ul style="list-style-type: none"> <li>There would be no benefit to the public that would outweigh the loss to the applicant by denying the variance.</li> </ul>
10.233.24 Granting the variance would not diminish the values of surrounding properties.	<b>YES</b>	<ul style="list-style-type: none"> <li>Granting the variance will not harm or impact light and air or change the character of the neighborhood as this property has been used commercially for many years.</li> </ul>

<p>10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.</p> <p>(a)The property has special Conditions that distinguish it from other properties in the area. AND (b)Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one. OR Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.</p>	<p><b>YES</b></p>	<ul style="list-style-type: none"> <li>• The property has several special conditions, a small corner lot that has been used as a commercial property for many years and the unit is only 200 square feet. No fair and substantial relationship between purposes of Ordinance and application of specific property.</li> </ul>
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<b>Stipulations</b>
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Planning & Sustainability  
Department  
1 Junkins Avenue  
Portsmouth, New  
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## **ZONING BOARD OF ADJUSTMENT**

April 16, 2025

Nancy H Alexander Trustee  
Alexander Nancy H Revocable Trust  
579 Sagamore Ave #16  
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment Special Exception Request for property located at 620 Peverly Hill Road, Portsmouth NH 03801 (LU-25-33)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **April 15, 2025**, considered your application for the 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 shown on Assessor Map 254 Lot 6 and lies within the Industrial (I) District. As a result of said consideration, the Board voted to **approve** the request as presented and advertised.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

*The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Zoning Board of Adjustment Meeting website:*

<https://www.cityofportsmouth.com/planportsmouth/zoning-board-adjustment/zoning-board-adjustment-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,



*Phyllis Eldridge*

Phyllis Eldridge, Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Troy Collins

# Findings of Fact | Special Exception

## City of Portsmouth Zoning Board of Adjustment

Date: April 15, 2025

Property Address: 620 Peverly Hill Road

Application #: LU-25-33

Decision: **Grant**

### Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, It now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

The proposed application meets/does not meet the following purposes for granting a Special Exception:

<b>Special Exception Review Criteria: Section 10.232.20</b>	<b>Finding</b>	<b>Relevant Facts</b>
10.232.21 Standards as provided by this Ordinance for the particular use permitted by special exception;	<b>Yes</b>	<ul style="list-style-type: none"> <li>The use is allowed by special exception.</li> </ul>
10.232.22 No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials.	<b>Yes</b>	<ul style="list-style-type: none"> <li>The gym is not going to create any hazards on account of potential fire or toxic materials.</li> </ul>
10.233.23 No detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of buildings and other structures, parking areas, accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials;	<b>Yes</b>	<ul style="list-style-type: none"> <li>The area is a mixed-industrial area and this use will not change the characteristics of the neighborhood. There are other similar uses in the building and nearby.</li> </ul>

10.233.24 No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;	<b>Yes</b>	<ul style="list-style-type: none"> <li>There is no evidence this use will cause an increase in traffic or traffic congestion.</li> </ul>
10.233.25 No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools; and	<b>Yes</b>	<ul style="list-style-type: none"> <li>The use will not have an excessive demand on municipal services.</li> </ul>
10.232.26 No significant increase of stormwater runoff onto adjacent property or streets.	<b>Yes</b>	<ul style="list-style-type: none"> <li>No site work or exterior changes are proposed, therefore no increase in stormwater runoff.</li> </ul>

<b>Stipulations</b>
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# CITY OF PORTSMOUTH

Planning & Sustainability  
Department  
1 Junkins Avenue  
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## ZONING BOARD OF ADJUSTMENT

April 16, 2025

210 Commerce Way LLC  
210 Commerce Way Suite 300  
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment request for property located at 210 Commerce Way,  
Portsmouth, NH (LU-25-35)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **April 15, 2025**, considered your application for the 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 shown on Assessor Map 216 Lot 1-4 and lies within the Industrial (I) District. As a result of said consideration, the Board voted to **postpone** the petition to the **May 20, 2025** meeting.

This matter will be placed on the agenda for the Board of Adjustment meeting scheduled for **May 20, 2025**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning & Sustainability Department no later than **Wednesday April 23, 2025**. Please remember you will be required to provide an electronic file (in a PDF format) of all plans and exhibits.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Phyllis Eldridge, Chair of the Zoning Board of Adjustment

cc:

John Bosen, DTC Lawyers



# CITY OF PORTSMOUTH

Planning & Sustainability  
Department  
1 Junkins Avenue  
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Hampshire 03801  
(603) 610-7216

## ZONING BOARD OF ADJUSTMENT

April 16, 2025

Commerce Center at Portsmouth  
273 Corporate Drive Suite 150  
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment Request for property located at 170 and 190 Commerce Way, Portsmouth NH 03801 (LU-25-42)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **April 15, 2025**, considered your application for the 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 shown on Assessor Map 216 Lot 1-2 and lies within the Industrial (I) District. As a result of said consideration, the Board voted to **postpone** the petition to the **May 20, 2025** meeting.

This matter will be placed on the agenda for the Board of Adjustment meeting scheduled for **May 20, 2025**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning & Sustainability Department no later than **Wednesday April 23, 2025**. Please remember you will be required to provide an electronic file (in a PDF format) of all plans and exhibits.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Phyllis Eldridge, Chair of the Zoning Board of Adjustment

cc:



# CITY OF PORTSMOUTH

Planning & Sustainability  
Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## ZONING BOARD OF ADJUSTMENT

April 16, 2025

195 Commerce Way LLC  
210 Commerce Way Suite 300  
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment Request for property located at 195 Commerce Way, Portsmouth NH 03801 (LU-25-43)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **April 15, 2025**, considered your application for the 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 shown on Assessor Map 216 Lot 1-8 and lies within the Industrial (I) District. As a result of said consideration, the Board voted to **postpone** the petition to the **May 20, 2025** meeting.

This matter will be placed on the agenda for the Board of Adjustment meeting scheduled for **May 20, 2025**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning & Sustainability Department no later than **Wednesday April 23, 2025**. Please remember you will be required to provide an electronic file (in a PDF format) of all plans and exhibits.

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Very truly yours,

Phyllis Eldridge, Chair of the Zoning Board of Adjustment

cc:



# CITY OF PORTSMOUTH

Planning & Sustainability  
Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## ZONING BOARD OF ADJUSTMENT

April 16, 2025

Beacon Harbor Trust LLC  
210 Commerce Way Suite 300  
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment Request for property located at 215 Commerce Way and 75 Portsmouth Boulevard, Portsmouth NH 03801 (LU-25-44)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **April 15, 2025**, considered your application for the 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 shown on Assessor Map 216 Lot 1-8a and lies within the Industrial (I) District. As a result of said consideration, the Board voted to **postpone** the petition to the **May 20, 2025** meeting.

This matter will be placed on the agenda for the Board of Adjustment meeting scheduled for **May 20, 2025**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning & Sustainability Department no later than **Wednesday April 23, 2025**. Please remember you will be required to provide an electronic file (in a PDF format) of all plans and exhibits.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Phyllis Eldridge, Chair of the Zoning Board of Adjustment

cc:



# CITY OF PORTSMOUTH

Planning & Sustainability  
Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## ZONING BOARD OF ADJUSTMENT

April 16, 2025

230 Commerce Way LLC  
210 Commerce Way Suite 300  
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment Request for property located at 230 Commerce Way,  
Portsmouth NH 03801 (LU-25-45)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **April 15, 2025**, considered your application for the 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 shown on Assessor Map 216 Lot 1-5 and lies within the Industrial (I) District. As a result of said consideration, the Board voted to **postpone** the petition to the **May 20, 2025** meeting.

This matter will be placed on the agenda for the Board of Adjustment meeting scheduled for **May 20, 2025**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning & Sustainability Department no later than **Wednesday April 23, 2025**. Please remember you will be required to provide an electronic file (in a PDF format) of all plans and exhibits.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Phyllis Eldridge, Chair of the Zoning Board of Adjustment

cc: