

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

7:00 P.M.

July 22, 2025

ACTION SHEET

MEMBERS PRESENT: Phyllis Eldridge, Chair; Beth Margeson, Vice Chair; David Rheame; Thomas Rossi; Paul Mannle; Jeffrey Mattson; Thomas Nies

MEMBERS EXCUSED:

ALSO PRESENT: Stefanie Casella, Planning Department

I. NEW BUSINESS

- A.** The request of **AAM Portsmouth Residences LLC C/O AAM 15 Management LLC (Owner)**, for property located at **184 Madison Street** whereas relief is needed for the addition of 22 parking spaces which requires the following: 1) Variance from Section 10.1113.20 to allow off-street parking to be located between the principal building and the street. Said property is located on Assessor Map 146 Lot 16 and lies within the General Residence C (GRC) District. (LU-25-83)

*The Board voted to **deny** the request as presented and advertised, because it failed Sections 10.233.21 and 10.233.22 as it would be contrary to the public interest and would not observe the spirit of the ordinance.*

Motion: *B. Margeson; **Second:** D. Rheame*

- B.** The request of **Shannon M & Stephen E Parsons (Owners)**, for property located at **160 Essex Avenue** whereas relief is needed to demolish the existing garage and construct a new 2 bay, 2 story garage which requires the following: 1) Variance from Section 10.521 to a) allow a 7 foot right side yard where 10 feet are required, b) allow a 17 foot front yard where 30 feet are required, and c) allow a 28.5% building coverage where 20% is 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 233 Lot 63 and lies within the Single Residence B (SRB) District. (LU-25-92)

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

Motion: J. Mattson; **Second:** T. Nies

- C. The request of **One Twenty Four Group Inc (Owner)**, for property located at **124 Heritage Avenue** whereas relief is needed to establish a batting instruction facility greater than 2,000 s.f. of GFA which requires the following: 1) Special Exception from Use # 4.42 to allow a health club, yoga studio, martial arts school, or similar use with more than 2,000 s.f. of GFA. Said property is located on Assessor Map 284 Lot 8 and lies within the Industrial (I) District. (LU-25-85)

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

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

- D. The request of **Stephen W Sanger Rev Trust (Owner)**, for property located at **52 Mendum Avenue** whereas relief is needed to construct an 11.25 s.f. addition to the left side of the structure which requires the following: 1) Variance from Section 10.521 to a) allow a 3 foot left side yard where 10 feet are required, b) allow 35% building coverage where 25% is 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 149 Lot 58 and lies within the General Residence A (GRA) District. (LU-25-95)

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

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

- E. The request of **Ampet Inc (Owner)**, for property located at **921 Islington Street** whereas relief is needed for the demolition of the existing structure and the construction of a new building to be used for a restaurant which requires the following: 1) Variance from Section 10.575 to allow a dumpster to be located within 20 feet of a Residential or Mixed Residential zoned lot or within 10 feet of any lot line; and 2) Variance from Section 10.1113.20 to allow off-street parking to be located between the principal building and the street. Said property is located on Assessor Map 172 Lot 10 and lies within the Character District 4-W (CD4-W). (LU-25-96)

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

- 1) *The Board recognizes that the advertisement misstated that there was to be a demolition of the existing structure, which was not the applicant's intent. The current structure will not be completely demolished and the exterior walls will remain at the minimum as a definition of not being fully demolished;*

- 2) *The location and orientation of the dumpster may change as a result of site review but shall not be located closer to the lot line than what was presented;*

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

II. ADJOURNMENT

The meeting adjourned at 9:05 p.m.