

**LEGAL NOTICE
BOARD OF ADJUSTMENT
PORTSMOUTH, NEW HAMPSHIRE**

NOTICE IS HEREBY GIVEN that the Board of Adjustment will hold Public Hearings on the following petitions on **Tuesday, August 19, 2025** starting at 7:00 p.m. in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

The request of **Timothy John Berky JR (Owner)**, for property located at **121 Eastwood Drive** whereas relief is needed to construct an accessory storage shed in the rear of the property which requires the following: 1) Variance from Section 10.573.20 to allow a 5 foot rear yard where 21 feet are required. Said property is located on Assessor Map 288 Lot 3-17 and lies within the Single Residence B (SRB) District.

The request of **Paul and Karolina Roggenbuck (Owners)**, for property located at **2 Sylvester Street** whereas relief is needed to construct a detached garage with accessory dwelling unit which requires the following: 1) Variance from Section 10.1114.31 to allow a second driveway where only one is permitted. Said property is located on Assessor Map 232 Lot 35 and lies within the Single Residence B (SRB) District.

The request of **909 West End LLC (Owner) and Loaded Question Brewing (Applicant)**, for property located at **909 Islington Street** whereas relief is needed to add 300 square feet of space to increase seating capacity from 36 to 54 which requires the following: 1) Special Exception from Section 10.440 Use #9.42 to allow occupant load from 50 to 250. Said property is located on Assessor Map 172 Lot 7 and lies within the Character District 4-W (CD4-W).

The request of **145 Maplewood Avenue LLC (Owner) and FUEL Personal Training (Applicant)**, for property located at **145 Maplewood Avenue** whereas relief is needed to establish a health club with 2,500 square feet of gross floor area which requires the following: 1) Special Exception from Section 10.440 Use # 4.42 to allow a health club, yoga studio, martial arts school, or similar use with more than 2,000 sq. ft. GFA. Said property is located on Assessor Map 124 Lot 8-1 and lies within the Character District 5 (CD5) and Downtown Overlay District.

The request of **Mark N and Julie S Franklin (Owners)**, for property located at **168 Lincoln Avenue** whereas relief is needed to demolish the rear deck and construct a one-story addition, demolish and reconstruct the front porch, construct a kitchen addition, construct a bulkhead, and construct dormers which require the following: 1) Variance from Section 10.521 to allow a) 7.5 foot front yard where 15 feet are required, b) 7 foot right yard where 10 feet are required, and c) 32% 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 113 Lot 6 and lies within the General Residence A (GRA) District.

The request of **Tyler Garzo (Owner)**, for property located at **62 McKinley Road** whereas relief is needed to subdivide the existing lot into two lots and demolish and reconstruct the existing garage which requires the following: 1) Variance from Section 10.521 to allow a) 8,430 square feet of lot area for proposed lot 26 where 15,000 square feet are required, b) 8,430 square feet of lot area per dwelling unit

for proposed lot 26 where 15,000 square feet are required, c) lot depth of 87 feet for proposed lot 26 where 100 feet are required, d) 13 foot rear yard area where 30 feet are required, e) 8,430 square feet of lot area for proposed lot 26-1 where 15,000 square feet are required, f) 8,430 square feet of lot area per dwelling unit for proposed lot 26-1 where 15,000 square feet are required, and g) lot depth of 88 feet where 100 feet are required. Said property is located on Assessor Map 268 Lot 26 and lies within the Single Residence B (SRB) District.

The request of **Neal Pleasant Street Properties LLC (Owner)**, for property located at **420 Pleasant Street** whereas relief is needed to relocate the egress door 1 foot from the left side yard which requires the following: 1) Variance from Section 10.521 to allow 1 foot left side yard where 10 feet are required; and 2) Variance from Section 10.321 to allow a nonconforming building or structure to be extended, recon-structed or enlarged without conforming to the requirements of the Ordinance. Said property is located on Assessor Map 102 Lot 56 and lies within the General Residence B (GRB) and Historic Districts.

Members of the public also have the option to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Registration information will be provided on the meeting agenda when it is posted to the web page. For technical assistance, please contact the Planning Department by email (Planning@portsmouthnh.gov) or by phone 603-610-7216.

Those interested in submitting written comments should email Planning@portsmouthnh.gov. Comments received by close of business the day before the meeting will be incorporated into the record of the meeting. Any comments received after this deadline must be submitted in person at the meeting.

Peter Britz
Director of Planning and Sustainability