

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

7:00 P.M.

September 16, 2025

ACTION SHEET

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

MEMBERS EXCUSED:

ALSO PRESENT: Stefanie Casella, Planning Department

Chair Eldridge read into the record the three postponements of: 28 Whidden Street, 51 Morning Street, and 86 South School Street.

I. APPROVAL OF MINUTES

A. Approval of the August 19, 2025 meeting minutes.

*The August 19, 2025 meeting minutes were **approved** as amended.*

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

II. NEW BUSINESS

A. The request of **955 US Route 1 Bypass LLC (Owner)**, for property located at **955 US Route 1 Bypass** whereas relief is needed to remove the existing freestanding sign and install a new freestanding sign which requires the following: 1) Variance from Section 10.1253.10 to allow a freestanding sign setback of 15 feet where 20 feet are required. Said property is located on Assessor Map 142 Lot 36 and lies within the Business (B) District and Sign District 4. (LU-25-113)

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

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

- B.** The request of **Katherine Ann Bradford 2020 Revocable Trust (Owner)**, for property located at **170-172 Gates Street** whereas relief is needed to demolish the existing garage and construct a new garage which requires the following: 1) Variance from Section 10.521 to allow a) 45% building coverage where 30% is required, and b) 0 foot right side yard where 10 feet is required; and 2) Variance from Section 10.573.20 to allow a 0 foot rear yard where 10.5 feet is required. Said property is located on Assessor Map 103 Lot 19 and lies within the General Residence B (GRB) and Historic Districts. (LU-24-116)

The Board voted to suspend the rules to allow Anne Whitney, the architect, to represent the applicant via Zoom.

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

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

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

- C.** The request of **445 Marcy Street, LLC (Owner)** and **Blue Sky Development Group, LLC (Applicant)**, for property located at **20 Pray Street** whereas relief is needed to construct a single-dwelling and Accessory Dwelling Unit which requires the following: 1) Variance from Section 10.1114.31 to allow a second driveway where only one is permitted; and 2) Variance from Section 10.571 to allow an accessory structure to be located closer to the street than the principal structure. Said property is located on Assessor Map 101 Lot 3-1 and lies within the General Residence B (GRB) and Historic Districts. (LU-25-89)

*The Board voted to **approve** Variance 2 as presented and advertised.*

Motion: D. Rheume; **Second:** J. Mattson

*The Board voted to **approve** Variance 1 as presented with the following **condition**:*

- 1) The applicant will submit a stormwater management plan for DPW approval to construct a second driveway on Partridge Street.*

Motion: J. Mattson; **Second:** D. Rheume

- D. REQUEST TO POSTPONE** The request of **Charlie Neal and Joe McCarthy (Owners)**, for property located at **28 Whidden Street** whereas relief is needed to construct an addition to the rear of the structure which requires the following: 1) Variance from Section 10.521 to allow 42% building coverage where 30% is 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 102 Lot 64 and lies within the

General Residence B (GRB) and Historic Districts. **REQUEST TO POSTPONE** (LU-25-127)

The application was postponed to the October 21, 2025 Board of Adjustment meeting.

- E. REQUEST TO POSTPONE** The request of **Carrie and Gabriel Edwards (Owners)**, for property located at **51 Morning Street** whereas relief is needed to demolish the existing garage and construct a new attached garage with office space which requires the following: 1) Variance from Section 10.521 to allow a) 51% building coverage where 25% is allowed, b) 4 foot left side yard where 10 feet are required, c) 3.5 foot rear yard where 20 feet are required; 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 163 Lot 16 and lies within the General Residence A (GRA) District. **REQUEST TO POSTPONE** (LU-25-125)

The application was postponed to the October 21, 2025 Board of Adjustment meeting.

- F.** The request of **Reichl Family Revocable Trust (Owner)**, for property located at **15 Marjorie Street** whereas relief is needed to construct additions to multiple sides of the existing dwelling which requires the following: 1) Variance from Section 10.521 to allow a) 2 foot front yard where 30 feet are required, b) 12.5 foot rear yard where 30 feet are required, c) 28.5% building coverage where 20% is 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 232 Lot 41 and lies within the Single Residence B (SRB) District. (LU-25-115)

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

Motion: D. Rheaume; **Second:** J. Mattson

- G. REQUEST TO POSTPONE** The request of **Brian T and Kyle M LaChance (Owners)**, for property located at **86 South School Street** whereas relief is needed to demolish the existing porch, construct an addition with a deck and replace an existing flat roof with a slanted roof on the existing dwelling which requires the following: 1) Variance from Section 10.521 to allow a) 7.5 side yard where 10 feet is required, b) 15 foot rear yard where 25 feet is required, c) 31% building coverage where 30% 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 101 Lot 63 and lies within the

General Residence B (GRB) and Historic Districts. **REQUEST TO POSTPONE** (LU-25-122)

The application was postponed to the October 21, 2025 Board of Adjustment meeting.

- H.** The request of **Ama and Alexander LoVecchio (Owners)**, for property located at **87 Grant Avenue** whereas relief is needed to demolish the existing home and construct a new dwelling in the same footprint which requires the following: 1) Variance from Section 10.521 to allow an 8 foot right side yard where 10 feet are required. Said property is located on Assessor Map 251 Lot 7 and lies within the Single Residence B (SRB) District. (LU-25-123)

*The Board voted to **postpone** the request to the November meeting. The application will be readvertised and noticed at the applicant's expense.*

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

- I.** The request of **CABN Properties, LLC (Owner)**, for property located at **409 Lafayette Road** whereas relief is needed to subdivide the existing lot into two lots which requires the following: 1) Variance from Section 10.521 to allow 0 feet of frontage for the rear lot where 100 feet is required. Said property is located on Assessor Map 230 Lot 22 and lies within the Single Residence B (SRB) District. (LU-25-126)

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

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

III.ADJOURNMENT

The meeting adjourned at 9:21 p.m.