

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

7:00 P.M.

October 21, 2025

ACTION SHEET

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

MEMBERS EXCUSED: Thomas Rossi

ALSO PRESENT: Stefanie Casella, Planning Department

I. APPROVAL OF MINUTES

A. Approval of the September 16, 2025 meeting minutes.

*The September 16, 2025 meeting minutes were **approved** as amended.*

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

II. OLD BUSINESS

T. Nies recused himself from the vote on the following petition:

- A.** 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 a) 42% building coverage where 30% is allowed, b) 11 foot rear yard where 25 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 102 Lot 64 and lies within the General Residence B (GRB) and Historic Districts. (LU-25-127)

The Board had five voting members, with four affirmative votes needed for approval.

*The Board voted to approve the applicants' request to **postpone** to the October 28th meeting.*

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

- B.** 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; d) 21.5% open space where 30% is 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. (LU-25-125)

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

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

- C.** 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 foot side yard where 10 feet is required, b) 14 foot rear yard where 25 feet is required, c) 31% building coverage where 30% is the maximum allowed, d) 24 % open space where 25% is the minimum; 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. (LU-25-122)

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

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

III. NEW BUSINESS

- A.** The request of **Lorencic Revocable Trust (Owner)**, for property located at **209 Marcy Street** whereas relief is needed to construct a second story addition and a one story addition which requires the following: 1) Variance from Section 10.521 to allow a 12 foot rear yard where 25 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 103 Lot 2 and lies within the General Residence B (GRB) and Historic Districts. (LU-25-120)

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

Motion: D. Rheaume; **Second:** P. Mannle

- B.** The request of **909 West End LLC and PWED2 LLC (Owners)**, for property located at **909 and 921 Islington Street** whereas relief is needed to construct a sign at 921 Islington Street that will be servicing the businesses located at 909 Islington Street which requires the following: 1) Variance from Section 10.1253.10 to allow a setback of 4 feet from a lot line where 5 feet are required, 2) Variance from Section 10.1253.20 to allow a sign to be erected and maintained between the heights of 2.5 feet and 10 feet above the edge of the pavements grades where a driveway intersects with a street and lies within an area bounded by (a) the sidelines of the driveway and street and (b) lines joining points along said side lines to feet from the point of intersection, and 3) Variance from Section 10.1224.90 to allow a sign advertising a product or service not provided on the lot on which the sign is located (“off premise sign”). Said property is located on Assessor Map 172 Lots 7 & 10 and lies within the Character District 4-W (CD4-W). (LU-25-134)

The Board voted to postpone the request to the November 18th meeting and to request that the applicant work with Planning staff to provide a drawing that shows the impact of the sign relative to the relief needed, specifically the relief needed to allow a sign to be erected and maintained between the heights of 2.5 feet and 10 feet above the edge of the pavement.

Motion: D. Rheaume; **Second:** P. Mannle

- C.** The request of **35 Pines LLC (Owner)**, for property located at **295 Maplewood Avenue, Unit 1** whereas relief is needed to create a second driveway which requires the following: 1) Variance from Section 10.521 to allow 0% open space where 25% is the minimum, and 2) Variance from Section 10.1114.31 to allow a second driveway where only one is permitted. Said property is located on Assessor Map 141 Lot 35-1 and lies within the Character District 4-L2 (CD4-L2) and Historic District. (LU-25-135)

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

- 1) The driveway shall be constructed in such a way that it is not accessed via Maplewood Avenue, and*
- 2) The variance is contingent on the execution of the completed Purchase & Sales agreement of the property located on Assessor Map 141 Lot 34.*

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

IV. ADJOURNMENT

The meeting adjourned at 9:34 p.m.