

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

7:00 P.M.

November 18, 2025

ACTION SHEET

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

MEMBERS EXCUSED: Beth Margeson, Vice Chair

ALSO PRESENT: Jillian Harris, Planning Department

I. APPROVAL OF MINUTES

A. Approval of the October 21, 2025 meeting minutes.

*The October 21, 2025 meeting minutes were **approved** as amended with Mr. Rossi abstaining.*

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

B. Approval of the October 28, 2025 meeting minutes.

*The October 28, 2025 meeting minutes were **approved** as amended with Mr. Rossi abstaining.*

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

II. OLD BUSINESS

A. REQUEST TO POSTPONE 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). **REQUEST TO POSTPONE** (LU-25-134)

*The Board voted to **postpone** the request to the December 16th meeting with the following **conditions**:*

- 1) The application will be readvertised at the expense of the applicant.*

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

D. Rheaume recused himself from the vote on the following petition:

- B.** The request of **ZJBV Properties LLC (Owner)** and **Jason Michalak (Applicant)**, for property located at **180 Islington Street** whereas relief is needed to establish a personal service use for a tattoo studio which requires the following: 1) Special Exception from Section 10.440 Use #7.20 to allow a personal service use. Said property is located on Assessor Map 137 Lot 19 and lies within the Character District 4-L2 (CD4-L2) and Historic District. (LU-25-137)

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

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

III. NEW BUSINESS

- A.** The request of **Rye Port Properties LLC (Owner)**, for property located at **2299 Lafayette Road** whereas relief is needed to demolish the existing site and construct a new car wash facility which requires the following: 1) Variance from Section 10.575 to allow a dumpster to be located 2 feet from the right side lot line where 10 feet are required, 2) Variance from Section 10.5B83.10 to allow for parking spaces to be located between the principal building and the street, and 3) Variance from Section 10.5B22.40 to allow a building setback of 157 feet from the centerline of Lafayette Road where 90 feet is the maximum and 125 feet from the sideline where 50 feet is the maximum. Said property is located on Assessor Map 272 Lot 4 and lies within the Gateway Corridor (G1) District. (LU-25-141)

*The Board voted to **grant** Variance 1 as presented and advertised.*

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

*The Board voted to **grant** Variance 3 from Section 10.5B22.40 to allow a building setback of 157 feet from the centerline of Lafayette Road where 90 feet is the maximum.*

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

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

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

- B.** The request of **Peter Gamble (Owner)**, for property located at **170 Aldrich Road** whereas relief is needed to demolish the existing detached garage and construct a new two story garage which requires the following: 1) Variance from Section 10.521 to allow a) 7 foot right side yard where 10 feet are required, and b) 25% building coverage where 20 % is allowed. Said property is located on Assessor Map 153 Lot 21 and lies within the Single Residence B (SRB) District. (LU-25-150)

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

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

- C.** The request of **Sean M and Katherine M McCool (Owners)**, for property located at **345 Leslie Drive** whereas relief is needed to demolish the existing front porch, construct a new front porch, and create livable space within the existing carport which requires the following: 1) Variance from Section 10.521 to allow a) 27.5 % building coverage where 25% is the maximum allowed, b) 7 foot right yard where 10 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 209 Lot 77 and lies within the Single Residence B (SRB) District. (LU-25-153)

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

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

- D.** The request of **Kelly Ann and Kenneth Racicot (Owners)**, for property located at **34 Marne Avenue** whereas relief is needed to construct a porch on the right side of the structure which requires the following: 1) Variance from Section 10.521 to allow a 3 foot right yard where 10 feet are required. Said property is located on Assessor Map 222 Lot 33 and lies within the General Residence A (GRA) District. (LU-25-154)

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

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

- E.** The request of **Brian and Margaret Corain (Owners)**, for property located at **61 Lawrence Street** whereas relief is needed to construct an addition in place of an existing deck and partial re-construction of the second floor of the existing home which requires

the following: 1) Variance from Section 10.521 to allow a) a 24 rear yard where 30 feet is required, b) 27% building coverage where 20% 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 152 Lot 28 and lies within the Single Residence B (SRB) District. (LU-25-148)

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

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

F. The request of **Stefanie Casella and Finn Johnson (Owners)**, for property located at **268 Dennett Street** whereas relief is needed to demolish and reconstruct an addition which requires the following; 1) Variance from Section 10.521 to allow a) a 0-foot right side yard where 10 feet is required, b) 28.5% building coverage where 25% is the maximum; 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 143 Lot 13-1 and lies within the General Residence A (GRA) District. (LU-25-156)

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

- 1) The applicant is granted flexibility to adjust doors and windows as construction details are finalized.*

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

IV. ADJOURNMENT

The meeting adjourned at 9:21 p.m.