

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

7:00 P.M.

May 27, 2025

ACTION SHEET

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

MEMBERS EXCUSED: Paul Mannle

ALSO PRESENT: Jillian Harris, Planning Department

I. OLD BUSINESS

- A.** The request of **Mezansky Family Revocable Trust (Owners)**, for property located at **636 Lincoln Avenue** whereas relief is needed to demolish an existing detached garage and to construct an addition to the primary structure which requires the following: 1) Variance from Section 10.521 to a) allow a 2 foot left side yard setback where 10 feet is required; b) allow a 12.5 foot rear yard setback where 20 feet is required; c) allow 39% building coverage where 25% 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 148 Lot 17 and lies within the General Residence A (GRA) District. (LU-25-27)

*The Board voted to **postpone** the request to the June 17 meeting pending the submission of a surveyed plan.*

Motion: B. Margeson; **Second:** J. Mattson

II. NEW BUSINESS

- A.** The request of **Jeannette MacDonald (Owner)**, for property located at **86 Farm Lane** whereas relief is needed to subdivide the existing property into 3 separate lots. The proposed parent lot requires the following: 1) Variance from Section 10.521 to allow a) 28-foot rear yard setback where 30 feet is required; and b) 23-foot secondary front yard where 30 feet is required. Proposed lot 1 requires the following: 2) Variance from Section 10.521 to allow a) 10,664 s.f. of lot area where 15,000 s.f. is required; b) 10,664 s.f. of lot area per dwelling unit where 15,000 s.f. is required; and c) 75 feet of continuous street frontage

where 100 feet is required. Proposed lot 2 requires the following: 3) Variance from Section 10.521 to allow a) 11,250 s.f. of lot area where 15,000 s.f. is required; b) 11,250 s.f. of lot area per dwelling unit where 15,000 s.f. is required; and c) 75 feet of continuous street frontage where 100 feet is required. Said property is located on Assessor Map 236 Lot 74 and lies within the Single Residence B (SRB) District. (LU-25-67)

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

- 1) The approval shall be contingent upon the Planning Board approval of the subdivision and City Council acceptance of fee simple ownership of the new right-of-area proposed; and*
- 2) The subdivision layout may change as a result of TAC and Planning Board reviews if it does not increase the zoning relief required.*

Motion: J. Mattson; **Second:** B. Margeson

B. The request of **Giri Portsmouth 505 Inc (Owner)**, for property located at **505 US Route 1 Bypass** whereas relief is needed to develop additional parking and an Electric Vehicle Charging Station which requires the following: 1) Variance from Section 10.5B83.10 for off-street parking spaces to be located between the principal building and a street or within any required perimeter buffer area; 2) Variance from Section 10.1113.20 for off-street parking spaces located in a front yard, or between a principal building and a street (including on a corner lot). Said property is located on Assessor Map 234 Lot 5 and lies within the Gateway Corridor (G1) District. (LU-25-66)

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

- 1) The required Conditional Use Permits shall be obtained.*

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

C. The request of **Troy Allan & Colleen Elizabeth Blanchard (Owners)**, for property located at **205 Broad Street** whereas relief is needed to demolish an existing screened porch and construct an addition with a first floor deck which requires the following: 1) Variance from Section 10.521 to a) allow a front yard setback of 7.5 feet where 15 feet is required; b) allow a rear yard setback of 10 feet where 20 feet is required; c) allow building coverage of 46% where 25% 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 130 Lot 16 and lies within the General Residence A (GRA) District. (LU-25-68)

*The Board voted to **deny** the request as presented and advertised, because it failed to meet the hardship criterion and the request was not consistent with the spirit of the ordinance.*

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

- D.** The request of **Wendy M Freedman (Owner)**, for property located at **911 South Street #3** whereas relief is needed to demolish an existing deck and construct a 100 s.f. addition which requires the following: 1) Variance from Section 10.521 to allow a side yard setback of 5 feet where 10 feet 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 132 Lot 19 C and lies within the General Residence A (GRA) District. (LU-25-59)

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

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

III.ADJOURNMENT

The meeting adjourned at 10:15p.m.