

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

7:00 P.M.

January 21, 2026

ACTION SHEET

MEMBERS PRESENT: Beth Margeson, Vice Chair; David Rheaume; Paul Mannle; Jeffrey Mattson; Thomas Nies; Thomas Rossi; Robert Sullivan; Mike Lucas, Alternate

MEMBERS EXCUSED:

ALSO PRESENT: Stefanie Casella, Planning Department

I. ELECTION OF OFFICERS

Mr. Rheaume moved to elect Ms. Margeson as the Chair for the 2026 Zoning Board of Adjustment and to elect Mr. Mattson as the Vice Chair for the 2026 Zoning Board of Adjustment, seconded by Mr. Nies. The Motion passed unanimously 8-0.

Chair Margeson moved to take Item III. D, 25 Sims Avenue petition out of order, seconded by Mr. Rheaume. The Motion passed unanimously 7-0.

Mr. Rossi moved to postpone III. D, 25 Sims Avenue to February per the applicants request, seconded by Mr. Mannle. The Motion passed unanimously 7-0.

II. APPROVAL OF MINUTES

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

The December 16, 2025 meeting minutes were approved as amended.

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

III. OLD BUSINESS

A. WITHDRAWN The request of **Kenneth J and Rebecca T Nicholson (Owners)**, for property located at **53 Pray Street** whereas relief is needed to demolish and reconstruct the existing sunroom and roof deck, replace the existing patio and driveway, and replace an 8 foot fence which requires the following: 1) Variance from Section 10.521 to allow a

7.5 right side yard where 30 feet is required; 2) Variance from Section 10.515.13 to allow an 8 foot fence in the front yard where 4 feet is allowed; and 3) Variance from Section 10.516.10 to allow a 6.5 foot front yard where 17 feet is required. Said property is located on Assessor Map 102 Lot 40 and lies within the Waterfront Business (WB) and Historic Districts. **WITHDRAWN** (LU-25-166)

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 sign setback of 2 feet from a lot line where 5 feet are required; 2) 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”); and 3) Variance from Section 10.1252 to allow 27 square feet of sign area where 20 square feet are allowed. 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 grant Variances 1 and 2 as presented and advertised.

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

The Board voted to grant Variance 3 as presented with the following conditions:

1) Any additional freestanding signs on the 921 Islington Street property lot 172-10 must seek relief from the Zoning Board of Adjustment.

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

C. The request of **Stewart Baker Revocable Trust (Owner)**, for property located at **20 Coffins Court** whereas relief is needed for the construction of a spiral staircase on the left side of the home and dormers on the third floor which requires the following: 1) Variance from Section 10.521 to allow a) 4 foot right side yard and a 5 foot left side yard where 10 feet are required, b) 50.5% building coverage where 35% is allowed; and c) 4.5% open space where 20% is required. Said property is located on Assessor Map 135 Lot 53 and lies within the General Residence C (GRC) District. (LU-25-164)

The Board voted to continue the public hearing on Variance 1a and postpone consideration of 1b and 1c to the February meeting and have them be readvertised.

Motion: D. Rheaume; **Second:** R. Sullivan

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

Motion: D. Rheaume; **Second:** R. Sullivan

D. The request of **Michael R and Isaac M. Roylos (Owners)** and **Christopher Cloutier (Applicant)**, for property located at **25 Sims Avenue** whereas relief is needed to create a buildable lot which requires the following: 1) Variance from section 10.521 to allow a) 5,000 square feet of lot area where 15,000 is required, b) 5,000 square feet of lot area per dwelling unit where 15,000 is required, and c) 50 feet of frontage where 100 feet are required. Said property is located on Assessor Map 233 Lot 71 and lies within the Single Residence B (SRB) District. (LU-25-169)

The Board voted to postpone the petition to the February 18th meeting.

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

E. POSTPONE TO FEBRUARY The request of **Chase Home for Children C/O Woodman (Owners)**, for property located at **698 Middle Road** whereas relief is needed to construct a new facility on the property which requires the following: 1) Variance from Section 10.334 to allow the residential care facility use to be extended to another part of the remainder of the land, 2) Variance from Section 10.440 to allow for the construction of a new residential care facility structure. Said property is located on Assessor Map 232 Lot 45 and lies within the Single Residence B (SRB) District. **POSTPONE TO FEBRUARY** (LU-25-167)

IV. NEW BUSINESS

A. The request of **Howard Family Holding Trust (Owner)**, for property located at **53A Chevrolet Avenue** whereas relief is needed to allow a 5-foot high and 6-foot high fence, after-the-fact, which requires the following: 1) Variance from Section 10.515.13 to exempt a 5-foot high and 6-foot high fence in the front yard where up to 4 feet is allowed. Said property is located on Assessor Map 147 Lot 18-1A and lies within the General Residence A (GRA) District. (LU-25-145)

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

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

B. The request of **Alexandre T and Lauren M LePage (Owners)**, for property located at **53 McNabb Court** whereas relief is needed to demolish a one-story enclosed porch and reconstruct with a three-story addition and to construct an open front porch on the front of the home, which requires the following: 1) Variance from Section 10.521 to allow a) 6.5 foot front yard setback where 15 feet is required, b) 4.5 foot right yard setback where 10 feet is required, c) 9 foot left yard setback where 10 feet is required, and d) 29% Building

Coverage where 25% is allowed. Said property is located on Assessor Map 112 Lot 57 and lies within the General Residence A (GRA) District. (LU-25-170)

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

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

V. ADJOURNMENT

The meeting adjourned at 9:23 p.m.