



CITY OF PORTSMOUTH

Planning & Sustainability
Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

ZONING BOARD OF ADJUSTMENT

May 4, 2026

Lonza Biologics Inc
PO Box 1912
Morristown, New Jersey 07962-1912

RE: Board of Adjustment Request for property located at 34 Harvest Way, Portsmouth NH 03801 (LU-26-12)

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **April 28, 2026**, considered your application for the property located at 34 Harvest Way whereas relief is needed to install two illuminated wall signs and one illuminated monument sign, which requires relief from the following: 1) from Section 306.01(d) of the Pease Development Ordinance to allow signs to exceed a maximum aggregate area of two (2) square feet of sign area for each linear foot of street frontage up to a maximum of 200 square feet. Said property is shown on Assessor Map 305 Lot 5 and lies within the Airport Business Commercial (ABC) District. As a result of said consideration, the Board voted to **continue** the request to the May 19th meeting, so that the applicant can provide the specific section of the Pease Development Authority Zoning Ordinance that is applicable, with the supporting rationale as to why the request is necessary.

This matter will be placed on the agenda for the Board of Adjustment meeting scheduled for **May 19, 2026**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning & Sustainability Department no later than **Friday May 8, 2026**. Please remember you will be required to provide an electronic file (in a PDF format) of all plans and exhibits.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Beth Margeson, Chair of the Zoning Board of Adjustment

cc:



CITY OF PORTSMOUTH

Planning & Sustainability
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Portsmouth, New Hampshire
03801
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ZONING BOARD OF ADJUSTMENT

May 4, 2026

Port Hunter LLC
PO Box 332
New Castle, New Hampshire 03854

RE: Board of Adjustment Request for property located at 361 Miller Avenue, Portsmouth NH 03801 (LU-25-76)

Dear Property Owner:

The Planning Department has received your postponement request for the property located at 361 Miller Avenue whereas relief is needed to construct a detached garage with a professional office space on the second floor, which requires the following: 1) Variance from Section 10.573.20 to allow a) 6 foot side yard where 10 feet are required, and b) 10 foot rear yard where 20 feet are required; and 2) Variance from Section 10.440 Use #5.10 to allow a professional office use where it is not permitted. Said property is shown on Assessor Map 131 Lot 33 and lies within the General Residence A (GRA) District. Your application hearing at the regularly scheduled meeting of **April 28, 2026** has been **postponed** to the May 19, 2026 meeting.

This matter will be placed on the agenda for the Board of Adjustment meeting scheduled for **May 19, 2026**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning & Sustainability Department no later than **Friday May 8, 2026**. Please remember you will be required to provide an electronic file (in a PDF format) of all plans and exhibits.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Stefanie Casella, Staff Liaison to the Zoning Board of Adjustment

cc:

Colby T. Gamester, Esq., Gamester Law Office



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Planning & Sustainability
Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

ZONING BOARD OF ADJUSTMENT

May 4, 2026

Kristina Logan REV TR
Kristina E Logan TTEE
220 South Street
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment Request for property located at 220 South Street,
Portsmouth NH 03801 (LU-26-39)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **April 28, 2026**, considered your application for the property located at 220 South Street whereas relief is needed to build a chicken coop and have chickens, which requires the following: 1) Special Exception from Section 10.440 Use #17.20 to allow the keeping of farm animals where it is allowed by Special Exception. Said property is shown on Assessor Map 111 Lot 1 and lies within the Single Residence B (SRB) and Historic Districts. As a result of said consideration, the Board voted to **grant** the request to raise up to 8 chickens with the following **conditions**:

- 1) This Special Exception is vested without issuance of a building permit, as it is not needed for the construction of an accessory structure of the size proposed.
- 2) No Roosters will be raised.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Zoning Board of Adjustment Meeting website:

<https://www.cityofportsmouth.com/planportsmouth/zoning-board-adjustment/zoning-board-adjustment-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in cursive script that reads "Beth I Margeson". The signature is written in black ink on a white background.

Beth Margeson, Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Findings of Fact | Special Exception

City of Portsmouth Zoning Board of Adjustment

Date: 4-28-2026

Property Address: 220 South Street

Application #: LU-26-39

Decision: **Grant**

Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, It now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

The proposed application meets/does not meet the following purposes for granting a Special Exception:

Special Exception Review Criteria: Section 10.232.20	Finding	Relevant Facts
10.232.21 Standards as provided by this Ordinance for the particular use permitted by special exception;	Yes	<ul style="list-style-type: none"> The use is allowed by special exception.
10.232.22 No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials.	Yes	<ul style="list-style-type: none"> The one potentially toxic material would be the waste from the chickens but the applicant had a plan to minimize that.
10.233.23 No detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of buildings and other structures, parking areas, accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials;	Yes	<ul style="list-style-type: none"> The applicant had a good plan to minimize odors, which is satisfactory. The location of the coop and chickens are about as far away from any adjoining house as it could be.

10.233.24 No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;	Yes	<ul style="list-style-type: none"> • There will clearly be no increase in traffic by raising eight chickens in the backyard, where they will be controlled and will not wander around in the street
10.233.25 No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools; and	Yes	<ul style="list-style-type: none"> • There will be no demands on municipal services.
10.232.26 No significant increase of stormwater runoff onto adjacent property or streets.	Yes	<ul style="list-style-type: none"> • There will possibly be some runoff from the wood but it will wind up on a level terrain.

Stipulations
1. <i>The special exception is vested without issuance of a building permit because it was not needed for the construction of an exterior structure of the size proposed, and</i>
2. <i>Roosters will not be raised</i>



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ZONING BOARD OF ADJUSTMENT

May 4, 2026

Hope for Tomorrow Foundation
315 Banfield Road
Portsmouth, New Hampshire 03801

RE: Board of Adjustment Request for property located at 315 Banfield Road, Portsmouth NH 03801 (LU-26-41)

Dear Property Owner:

The Planning Department has received your postponement request for the property located at 315 Banfield Road whereas relief is needed to construct an addition to the existing school on the property, which requires the following: 1) Variance from Section 10.334 to allow the existing primary and secondary school use (Use #3.21) to be extended to another part of the remainder of the land. Said property is shown on Assessor Map 266 Lot 5 and lies within the Industrial (I) District. Your application hearing at the regularly scheduled meeting of **April 28, 2026** has been **postponed** to the May 19, 2026 meeting.

This matter will be placed on the agenda for the Board of Adjustment meeting scheduled for **May 19, 2026**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning & Sustainability Department no later than **Friday May 8, 2026**. Please remember you will be required to provide an electronic file (in a PDF format) of all plans and exhibits.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Stefanie Casella, Staff Liaison to the Zoning Board of Adjustment

cc:

Derek Durbin, Durbin Law Offices, PLLC



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ZONING BOARD OF ADJUSTMENT

May 4, 2026

Brent Wesley Morrill
Susanne Morrill
651 Woodbury Avenue
Portsmouth, New Hampshire 03801

RE: Board of Adjustment Request for property located at 651 Woodbury Avenue, Portsmouth NH 03801 (LU-26-38)

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **April 28, 2026**, considered your application for the property located at 651 Woodbury Avenue whereas relief is needed to construct a second driveway which requires the following: 1) Variance from Section 10.1114.31 to allow a second driveway on the lot where only one is permitted. Said property is shown on Assessor Map 220 Lot 12 and lies within the Single Residence B (SRB) District. As a result of said consideration, the Board voted to **grant** the request as presented with the following **conditions**:

1) The applicant shall eliminate the existing single parking spot on Edmond Avenue next to the existing home.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Zoning Board of Adjustment Meeting website:

<https://www.cityofportsmouth.com/planportsmouth/zoning-board-adjustment/zoning-board-adjustment-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in black ink that reads "Beth Margeson". The signature is written in a cursive style with a large initial "B" and a long, sweeping underline.

Beth Margeson, Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Findings of Fact | Variance

City of Portsmouth Zoning Board of Adjustment

Date: 4-28-2026

Property Address: 651 Woodbury Avenue

Application #: LU-26-38

Decision: **Grant**

Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, It now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

The proposed application meets/does not meet the following purposes for granting a Variance:

Section 10.233 Variance Evaluation Criteria	Finding (Meets Criteria)	Relevant Facts
10.233.21 Granting the variance would not be contrary to the public interest.	YES	<ul style="list-style-type: none"> • Putting a driveway in will not have any effect on the health, safety, and welfare of the neighborhood or on light and air, alter the essential characteristics of the neighborhood. • It could be argued that allowing the driveway will help the safety of the neighborhood by having less traffic come in and out of the property from Woodbury Avenue.
10.233.22 Granting the variance would observe the spirit of the Ordinance.	YES	<ul style="list-style-type: none"> • Putting a driveway in will not have any effect on the health, safety, and welfare of the neighborhood or on light and air, alter the essential characteristics of the neighborhood. • It could be argued that allowing the driveway will help the safety of the neighborhood by having less

		traffic come in and out of the property from Woodbury Avenue
10.233.23 Granting the variance would do substantial justice.	YES	<ul style="list-style-type: none"> There will not be a benefit to the public by denying the variance and that in fact, denying it will create some traffic concerns on Woodbury Avenue.
10.233.24 Granting the variance would not diminish the values of surrounding properties.	YES	<ul style="list-style-type: none"> It will be a small detached ADU with a garage and there is no evidence presented nor had anyone argued that it will diminish the values of surrounding properties. It is unlikely that it would.
<p>10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.</p> <p>(a)The property has special Conditions that distinguish it from other properties in the area. AND (b)Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one. OR Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.</p>	YES	<ul style="list-style-type: none"> The special conditions of the property are that it is a narrow corner lot on a heavily trafficked road and there is no way to access the proposed ADU in a safe manner from Woodbury Avenue due to the locations of the existing buildings The idea of having properties restricted to one driveway is to minimize the number of driveways on the street. The proposed driveway will be on a different street and there will not be two driveways on the same street leading into the same property, so there is no reason to enforce this specific ordinance on the property.

Stipulations

- The applicant shall eliminate the existing single parking space on Edmond Avenue next to the existing home.*