



CITY OF PORTSMOUTH

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

ZONING BOARD OF ADJUSTMENT

July 28, 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 **July 21, 2026**, received your request to withdraw the 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. The Board accepted the applicants request for **withdrawal**.

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:

Justin Parker, Classic Signs Inc.



CITY OF PORTSMOUTH

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Portsmouth, New Hampshire
03801
(603) 610-7216

ZONING BOARD OF ADJUSTMENT

July 28, 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 **July 21, 2026** has been **postponed** to the August 18, 2026 meeting.

This matter will be placed on the agenda for the Board of Adjustment meeting scheduled for **August 18, 2026**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning & Sustainability Department no later than **Friday July 31, 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,

Jillian Harris, Staff Liaison to the Zoning Board of Adjustment

cc:

Derek Durbin, Durbin Law Offices, PLLC



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ZONING BOARD OF ADJUSTMENT

July 28, 2026

Madison Commercial Group
72 Mirona Road, Suite 4
Portsmouth, New Hampshire 03801

RE: Board of Adjustment Request for property located at 72 Mirona Road, Portsmouth NH 03801 (LU-26-76)

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **July 21, 2026**, considered your application for the property located at 72 Mirona Road whereas relief is needed to establish a 5,049 square foot Pilates/exercise studio which requires the following: 1) Special Exception from Section 10.440 Use #4.42 to allow a 5,049 square foot health club, yoga studio, or similar use where more than 2,000 square feet are allowed by Special Exception. Said property is shown on Assessor Map 253 Lot 3 and lies within the Gateway Center (G2) District. As a result of said consideration, the Board voted to **postpone** the request to the August 18, 2026 meeting per the applicant's request.

This matter will be placed on the agenda for the Board of Adjustment meeting scheduled for **August 18, 2026**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning & Sustainability Department no later than **Friday, July 31, 2026**. Please remember you will be required to provide an electronic file (in a PDF format) of all plans and exhibits.

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Very truly yours,

Beth Margeson, Chair of the Zoning Board of Adjustment

cc:

Derek Durbin, Durbin Law Offices



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ZONING BOARD OF ADJUSTMENT

July 28, 2026

Brian and Martha Ratay
475 Broad Street
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment Request for property located at 475 Broad Street,
Portsmouth NH 03801 (LU-26-95)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **July 21, 2026**, considered your application for the property located at 475 Broad Street whereas relief is needed to construct a detached garage which requires the following: 1) Variance from Section 10.521 to a) allow 30% building coverage where 25% is allowed; b) a 5-foot right side yard where 10 feet are required; and c) 5.5 foot rear yard where 14 feet are required. Said property is shown on Assessor Map 221 Lot 96 and lies within the General Residence A (GRA) District. As a result of said consideration, the Board voted to **postpone** the request to the August 18, 2026 meeting per the applicant's request.

This matter will be placed on the agenda for the Board of Adjustment meeting scheduled for **August 18, 2026**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning & Sustainability Department no later than **Friday July 31, 2026**. Please remember you will be required to provide an electronic file (in a PDF format) of all plans and exhibits.

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Very truly yours,

Beth Margeson, Chair of the Zoning Board of Adjustment

cc:



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ZONING BOARD OF ADJUSTMENT

July 28, 2026

Jonah Goldblatt
Gabrielle Dell'Aquila
200 E 72nd Street Apt. 2B
New York, New York 10021

RE: Board of Adjustment Request for property located at 292 Wibird Street, Portsmouth NH 03801 (LU-26-88)

Dear Property Owner:

The Planning Department has received your postponement request for the property located at 292 Wibird Street whereas relief is needed to demolish the existing detached garage and construct a new two-story attached garage addition and enlarged rear deck, which requires the following: 1) Variance from Section 10.521 to a) allow a building coverage of 31% where 25% is the maximum; b) allow a left side yard setback of 4.5 feet where 10 feet is required; and c) allow a right side yard setback of 3 feet where 10 feet is required. Said property is shown on Assessor Map 149 Lot 25 and lies within the General Residence A (GRA) District. Your application hearing at the regularly scheduled meeting of **July 21, 2026** has been **postponed** to the August 18, 2026 meeting.

This matter will be placed on the agenda for the Board of Adjustment meeting scheduled for **August 18, 2026**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning & Sustainability Department no later than **Friday July 31, 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,

Jillian Harris, Staff Liaison to the Zoning Board of Adjustment

cc:

Colby Gamester, Gamester Law Office



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ZONING BOARD OF ADJUSTMENT

July 28, 2026

Jane M Shouse Rev TR
555 Dennett Street
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment Request for property located at 555 Dennett Street,
Portsmouth NH 03801 (LU-26-86)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **July 21, 2026**, considered your application for the property located at 555 Dennett Street whereas relief is needed to demolish the existing detached garage and construct a new rear addition which requires the following: 1) Variance from Section 10.521 to a) allow a building coverage of 27% where 25% is the maximum allowed. Said property is shown on Assessor Map 161 Lot 39 and lies within the General Residence A (GRA) District. As a result of said consideration, the Board voted to **grant** the request as presented and advertised.

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.

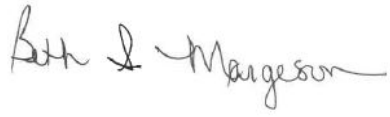
This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

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.portsmouthnh.gov/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 Margeson".

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: July 21, 2026

Property Address: 555 Dennett Street

Application #: LU-26-86

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	• There was no indication that it would affect the health, safety, and welfare of the neighborhood, it would have no effect on light and air, and it would not alter the essential characteristics of the residential neighborhood. • On one side of the property, there is a large space before the neighbor's house, and on the other side there are two driveways between the structures, so there would not be any effect on light and air, and the structure would be smaller in the back than the remainder of the house.

10.233.22 Granting the variance would observe the spirit of the Ordinance.	YES	One of the items in the ordinance for lots that were nonconforming, because they were established and built before the ordinance, stated that the goal was to get them to be more compliant, which would be done by reducing the building coverage by five percent.
10.233.23 Granting the variance would do substantial justice.	YES	There would be no benefit to the public by denial that would outweigh the loss to the applicant. If the application was denied, it was not clear that the applicant would be able to continue to live in the house, and it would have to be a very strong benefit to the public to outweigh that.
10.233.24 Granting the variance would not diminish the values of surrounding properties.	YES	No evidence was presented that it would diminish the values of surrounding properties. It was difficult to see how demolishing a decrepit garage would somehow hurt the values of surrounding properties, even with the small addition being added on the back.
10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship. (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.	YES	- The property has special conditions, some of which are visible from the street. The lot is undersized for the zone, which makes it difficult to add anything onto it without bumping up against the building coverage requirements. - It has an old garage that would be demolished and that straddled the property line and was held in joint ownership. The demolition would help offset the building coverage increase of the structure. - The house was located on the left side of the lot, which puts open space on the adjoining lot, and it has two driveways on the right side, which also leaves open space, so there is no concern about light and air. - The steepness of the interior stair probably made the house not officially compliant with current code requirements and made it difficult for the applicant.



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ZONING BOARD OF ADJUSTMENT

July 28, 2026

Michael J Ferrelli
18 Barberry Lane
Portsmouth, New Hampshire 03801

RE: Board of Adjustment Request for property located at 0 Joffre Avenue and 18 Barberry Lane, Portsmouth NH 03801 (LU-26-92)

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **July 21, 2026**, considered your application for the property located at 0 Joffre Avenue and 18 Barberry Lane whereas relief is needed to construct a single-family home on a vacant lot which requires the following: 1) Variance from Section 10.521 to a) allow for 0 feet of street frontage where 100 feet is required; b) allow for 12,185 square feet of lot area where 15,000 square feet is required; c) allow for 12,185 square feet of lot area per dwelling where 15,000 square feet is required; and 2) Variance from Section 10.1114.31 to allow for two driveways on a single lot where one is permitted. Said property is shown on Assessor Map 233 Lots 131 and 135 and lies within the Single Residence B (SRB) District. As a result of said consideration, the Board voted to **postpone** the request to the August 18, 2026 meeting per the applicant's request.

This matter will be placed on the agenda for the Board of Adjustment meeting scheduled for **August 18, 2026**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning & Sustainability Department no later than **Friday July 31, 2026**. Please remember you will be required to provide an electronic file (in a PDF format) of all plans and exhibits.

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Very truly yours,

Beth Margeson, Chair of the Zoning Board of Adjustment

cc:

Derek Durbin, Durbin Law Offices PLLC



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ZONING BOARD OF ADJUSTMENT

July 28, 2026

Brendan & Kaitlyn West
315 Bartlett Street
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment Request for property located at 315 Bartlett Street,
Portsmouth NH 03801 (LU-26-93)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **July 21, 2026**, considered your application for the property located at 315 Bartlett Street whereas relief is needed to demolish the existing home and construct a new home on the lot which requires the following: 1) Variance from Section 10.521 to a) allow a 9.5 foot left side yard where 10 feet is required; b) a 7-foot right side yard where 10 feet is required; and c) 60 feet of frontage where 100 feet is required. Said property is shown on Assessor Map 162 Lot 12 and lies within the General Residence A (GRA) District. As a result of said consideration, the Board voted to **postpone** the request to the August 18, 2026 meeting per the applicant's request.

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Very truly yours,

Beth Margeson, Chair of the Zoning Board of Adjustment

cc:

R. Timothy Phoenix, Hoefle, Phoenix, Gormley & Roberts
Monica F. Kieser, Hoefle, Phoenix, Gormley & Roberts