



CITY OF PORTSMOUTH

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

ZONING BOARD OF ADJUSTMENT

August 25, 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 **August 18, 2026** has been **postponed** to the September 15, 2026 meeting.

This matter will be placed on the agenda for the Board of Adjustment meeting scheduled for **September 15, 2026**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning & Sustainability Department no later than **Friday August 28, 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



CITY OF PORTSMOUTH

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

ZONING BOARD OF ADJUSTMENT

August 25, 2026

Jonah Goldblatt
Gabrielle Dell'Aquilo
292 Wibird Street
Portsmouth, New Hampshire 03801

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

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **August 18, 2026**, considered your application 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 2.5 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. 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, reading "Beth Margeson". The signature is written in dark 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

Colby Gamester, Gamester Law Office

Findings of Fact | Variance

City of Portsmouth Zoning Board of Adjustment

Date: 8-18-2026

Property Address: 292 Wibird Street

Application #: LU-26-88

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	• The proposed use will not conflict with the explicit or implicit purposes of the ordinance or alter the essential characteristics of the neighborhood, threaten the public's health, safety, or welfare, or otherwise injure public rights. • It is true that the double-length tandem garage is uncommon, but from Wibird Street it will appear as a single garage in terms of width and height.
10.233.22 Granting the variance would observe the spirit of the Ordinance.	YES	• The proposed use will not conflict with the explicit or implicit purposes of the ordinance or alter the essential characteristics of the neighborhood, threaten the public's health, safety, or welfare, or otherwise injure public rights.

		It is true that the double-length tandem garage is uncommon, but from Wibird Street it will appear as a single garage in terms of width and height.
10.233.23 Granting the variance would do substantial justice.	YES	There is no reason to think that any harm will be done to the public or individuals, and the renovations will also benefit the applicant.
10.233.24 Granting the variance would not diminish the values of surrounding properties.	YES	there was no reason to think that the tastefully-done new construction would do so.
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 proposed use is a reasonable one and it is a modest ask for relief on building coverage. - It is reasonable and also had the proposed stormwater improvement plan with a drywell and some management that did not currently exist. - The existing lot and structure were built before zoning and the lot was narrow, so any type of garage aligned with the driveway would need to be somewhat in the setback. - It is an improvement based on the existing garage, which is a zero foot setback from the side yard, and on the other side, the only portion that is in the side left yard setback was an open deck, which is reasonable.



CITY OF PORTSMOUTH

Planning & Sustainability
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1 Junkins Avenue
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(603) 610-7216

ZONING BOARD OF ADJUSTMENT

August 25, 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 **August 18, 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 public hearing and request to the September 15, 2026 meeting, so that the applicant can provide information on how and when driveway access will be provided to lot 233-135 and information on adopting the portion of Joffre Avenue to add square footage to the applicant's lot.

This matter will be placed on the agenda for the Board of Adjustment meeting scheduled for **September 15, 2026**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning & Sustainability Department no later than **Friday August 28, 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
Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

ZONING BOARD OF ADJUSTMENT

August 25, 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 **August 18, 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 **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.

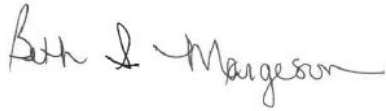
This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

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 I Margeson". The signature is written in dark 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

R. Timothy Phoenix, Hoefle, Phoenix, Gormley & Roberts

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

Findings of Fact | Variance

City of Portsmouth Zoning Board of Adjustment

Date: 8-18-2026

Property Address: 315 Bartlett Street

Application #: LU-26-93

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 are conditions that could not be changed, one of which was the frontage of the lot. There were other lots in the neighborhood that had similar frontage. • The only real change from existing conditions will be in the right yard setback, which is minor. • Granting the variances will not adversely affect the health, safety, and welfare of the neighborhood, will have no effect on light and air, and will not alter the essential characteristics of the neighborhood. • All the homes in the neighborhood would be similar and the applicant's home will be a better one.
10.233.22 Granting the variance would observe the spirit of the Ordinance.	YES	• There are conditions that could not be changed, one of which was the frontage of the lot. There were other lots in the neighborhood that had similar frontage. • The only real change from existing conditions will be in the right yard setback, which is minor.

		• Granting the variances will not adversely affect the health, safety, and welfare of the neighborhood, will have no effect on light and air, and will not alter the essential characteristics of the neighborhood. • All the homes in the neighborhood would be similar and the applicant's home will be a better one.
10.233.23 Granting the variance would do substantial justice.	YES	• There is no perceived benefit to the public by denying the small relief being requested that would outweigh the harm to the applicant if the variances were denied.
10.233.24 Granting the variance would not diminish the values of surrounding properties.	YES	• There is no evidence presented that it would do so and the issue was not raised in the letters of support from all the abutters. • Some homes across the street are similar in height and structure, so the essential characteristics of the neighborhood will not be affected.
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 special conditions of the lot is that it predated the development of the ordinance and it is a narrow and long one that exceeded the lot size for the area. • The frontage can not be corrected but was nearly 2,000 sf larger than the minimum lot size, so lot coverage even with the minor setback relief would not be an issue. • Due to all those special conditions, there was no fair and substantial relationship between the purpose of the ordinance and its specific application to the property. • Even though it is a substantial increase in height and length in the left yard setback, the actual encroachment into the side yard setback is very minor.



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

ZONING BOARD OF ADJUSTMENT

August 25, 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 **August 18, 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 **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.

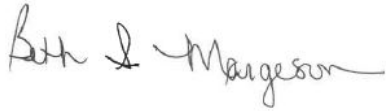
This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

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 I Margeson". The signature is written in dark 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 | Variance

City of Portsmouth Zoning Board of Adjustment

Date: 8-18-2026

Property Address: 475 Broad Street

Application #: LU-26-95

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 discussion about the garage's height two years ago but the variances were still approved. The is now smaller and the relief required is roughly the same. • The changes will not affect the health, safety, and welfare of the neighborhood, will have no effect on light and air, and will not alter the essential characteristics of the neighborhood. The garage will be similar to others in the area and will fit in well.
10.233.22 Granting the variance would observe the spirit of the Ordinance.	YES	• The changes will not affect the health, safety, and welfare of the neighborhood, will have no effect on light and air, and will not alter the essential characteristics of the neighborhood. The garage will be similar to others in the area and will fit in well.

10.233.23 Granting the variance would do substantial justice.	YES	There is no perceived benefit to the public by denial that would outweigh the benefit to the applicant.
10.233.24 Granting the variance would not diminish the values of surrounding properties.	YES	- No evidence was presented that it would do so. - It is a small lot and the project will make it similar to other developed properties in the neighborhood, and it is also a better design than the previously-approved one.
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 special conditions are that the lot is undersized for the zone and subject to a bit of a driveway easement on the left side of the lot, and there are not a lot of good places to place a garage other than what the applicant chose. Due to those special conditions that distinguish it from others in the area, there is no fair and substantial relationship between the purpose of the ordinance and its specific application to the lot.



CITY OF PORTSMOUTH

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1 Junkins Avenue
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(603) 610-7216

ZONING BOARD OF ADJUSTMENT

August 25, 2026

CSX Transportation, Inc.
Attn: Law Department, 14th Floor
500 Water Street
Jacksonville, Florida 32202

RE: Board of Adjustment Request for property located at 0 Bartlett Street, Portsmouth NH 03801 (LU-26-87)

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **August 18, 2026**, considered your application for the property located at 0 Bartlett Street whereas relief is needed to replace a one-sided static billboard with an animated billboard which requires the following: 1) Variance from 10.1224.10 to allow an animated sign where it is not allowed; 2) Variance from Section 10.1224.90 to allow an of-premise sign where it is not allowed; 3) Variance from Section 10.1234 to allow a sign not specifically allowed in a sign district; 4) Variance from Section 10.1241 to allow a sign not permitted in a sign district; 5) Variance from Section 10.1251.20 to allow sign area of 378 sq feet where the maximum is not specified; 6) Variance from Section 10.1253 to allow a sign height of 25 feet and sign setback of 1.5 feet where the minimums and maximums are not specified; 7) Variance from Section 10.1262 to allow 24 hours of illumination throughout the day. Said property is shown on Assessor Map 165 Lot 14 and lies within the Transportation Corridor. As a result of said consideration, the Board voted to **deny** the requests as presented and advertised because they fail the following criteria: 10.233.21 granting the variance would not be contrary to the public interest, 10.233.22 granting the variance would observe the spirit of the Ordinance, 10.233.23 granting the variance would do substantial justice, and 10.233.25 the hardship criteria.

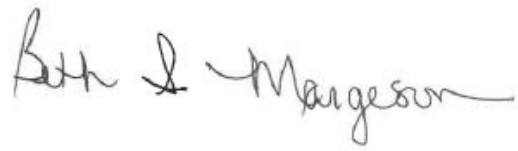
The Board's decision may be appealed up to thirty (30) days after the vote. Please contact the Planning & Sustainability Department for more details about the appeals process.

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 dark ink, reading "Beth I. Margeson". The signature is fluid and cursive, with the first name "Beth" and last name "Margeson" clearly legible, and a middle initial "I." in between.

Beth Margeson, Chair of the Zoning Board of Adjustment

cc:

A. Eli Leino, Attorney, Bernstein, Shur, Sawyer & Nelson, P.A.
Jenna Fischer, Outfront Media LLC

Findings of Fact | Variance

City of Portsmouth Zoning Board of Adjustment

Date: 8-18-2026

Property Address: 0 Bartlett Street

Application #: LU-26-87

Decision: **Deny**

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.	NO	There were changes in the nature of the community and what the City expected out of signage in that community, and the applicant proposed to intensify the grandfathered use and would alter the essential character of the locality.
10.233.22 Granting the variance would observe the spirit of the Ordinance.	NO	- There were multiple things that needed variances because the ordinance stated that it does not want signs that are not related to the property or in the Transportation Corridor. - The proposed size of the sign was outside of what would be allowed in any district.

10.233.23 Granting the variance would do substantial justice.	NO	The benefits that the applicant discussed did not necessarily need that location because there are several ways to get information out as a society that was separate from saying that this billboard would make a substantial enough improvement in that balancing test.
10.233.24 Granting the variance would not diminish the values of surrounding properties.		
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.	NO	The petition failed on whether the proposed use is a reasonable one. It is outside the scope of the vision for the Transportation Corridor and is not a permitted use in that zone.



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ZONING BOARD OF ADJUSTMENT

August 25, 2026

Road to West, LLC
140 West Road
Portsmouth, New Hampshire 03801

RE: Board of Adjustment Request for property located at 140 West Road, Portsmouth NH 03801 (LU-26-107)

Dear Property Owner:

The Planning Department has received your postponement request for the property located at 140 West Road whereas relief is needed to establish an indoor recreation space, restaurant, event space, and outdoor dining area which requires the following: 1) Variance from Section 10.440 to allow a) Use #9.43, a restaurant and function room with an occupant load from 250 to 500 where it is not allowed, b) Use #4.30, indoor recreation use where it is not allowed, and c) Use #19.50, outdoor dining as accessory use to a permitted principal use; 2) Variance from Section 10.1113.20 to allow parking spaces between the principal building and street; and 3) Variance from Section 10.1113.41 to allow a 2 foot parking space setback where 50 is required. Said property is shown on Assessor Map 252 Lot 2-1301 and lies within the Industrial (I) District. Your application hearing at the regularly scheduled meeting of **August 18, 2026** has been **postponed** to the August 25, 2026 meeting.

This matter will be placed on the agenda for the Board of Adjustment meeting scheduled for **August 25, 2026**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning & Sustainability Department no later than **Thursday August 20, 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:

John Bosen, DTC Lawyers
Courtney Vaughan, DTC Lawyers



CITY OF PORTSMOUTH

Planning & Sustainability
Department
1 Junkins Avenue
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ZONING BOARD OF ADJUSTMENT

August 25, 2026

Ann Marie Wiley REV TR
Ann Marie Wiley TTEE
64 Woodworth Avenue
Portsmouth, New Hampshire 03801

RE: Board of Adjustment Request for property located at 64 Woodworth Avenue, Portsmouth NH 03801 (LU-26-102)

Dear Property Owner:

The Planning Department has received your postponement request for the property located at 64 Woodworth Avenue whereas relief is needed to construct an addition to the existing structure which requires the following: 1) Variance from Section 10.521 to allow a) 8.5 foot left yard where 10 feet are required, and b) 26% building coverage where 20% is the maximum. Said property is shown on Assessor Map 243 Lot 42 and lies within the Single Residence B (SRB) District. Your application hearing at the regularly scheduled meeting of **August 18, 2026** has been **postponed** to the September 15, 2026 meeting.

This matter will be placed on the agenda for the Board of Adjustment meeting scheduled for **September 15, 2026**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning & Sustainability Department no later than **Friday August 28, 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:

John K. Bosen, DTC Lawyers
Courtney Vaughan, DTC Lawyers