

August 4, 2026

Dear Planning Board of Adjustments,

We submit this letter in support of Brian and Martha Ratay's intention to build a new garage

design at 475 Broad Street.

Brian and Martha have been our neighbors for the last four years and we've had the pleasure to

get to know them and their two girls. We also enjoyed watching them restore the beautiful

home at 457 Broad Street.

We know of their new garage plans to exclude a second floor, shorten the height and create a

traditional gable roofline. We have reviewed their plans in detail. We were in support of their

planned home and garage from the start. We are still in support of their new home and new

garage design.

We further acknowledge their plans to accommodate continued privacy for all and feel their

efforts represent a good faith use of their lot. We also appreciate their design choices and

applaud its conformity to Broad Street's existing architecture.

We are sending this letter both in support of and in place of our attendance at the meeting on

August 18, 2026.

Sincerely,

Gregg & Shannon Van Splunder

July 16, 2026

Dear Planning Board of Adjustments,

We submit this letter in support of Brian and Martha Ratay's intention to build a new garage design at 475 Broad Street.

Brian and Martha have been our neighbors for the last four years and we've had the pleasure to get to know them and their two girls. We also enjoyed watching them restore the beautiful home at 457 Broad Street.

We know of their new garage plans to exclude a second floor, shorten the height and create a traditional gable roofline. We have reviewed their plans in detail. We were in support of their planned home and garage from the start. We are still in support of their new home and new garage design.

We furtherer acknowledge their plans to accommodate continued privacy for all and feel their efforts represent a good faith use of their lot. We also appreciate their design choices and applaud its conformity to Broad Street's existing architecture.

We are sending this letter both in support of and in place of our attendance at the meeting on Tuesday, July 21, 2026.

Sincerely,

Edward Jaccoma

Liz Armenta

141 Sagamore Ave (the other side of the fence from Martha and Brian Ratay)

From: Andrew Pate
Sent: Sunday, August 2, 2026 1:01 PM
To: Planning - Info - Shr <Planning@portsmouthnh.gov>
Cc: Brian Ratay
Subject: Support

Form Shawn and Andrew Pate 483 Broad St

July 16, 2026

Dear Planning Board of Adjustments,

We submit this letter in support of Brian and Martha Ratay's intention to build a new garage design at 475 Broad Street.

Brian and Martha have been our neighbors for the last four years and we've had the pleasure to get to know them and their two girls. We also enjoyed watching them restore the beautiful home at 457 Broad Street.

We know of their new garage plans to exclude a second floor, shorten the height and create a traditional gable roofline. We have reviewed their plans in detail. We were in support of their planned home and garage from the start. We are still in support of their new home and new garage design.

We furtherer acknowledge their plans to accommodate continued privacy for all and feel their efforts represent a good faith use of their lot. We also appreciate their design choices and applaud its conformity to Broad Street's existing architecture.

We are sending this letter both in support of and in place of our attendance at the meeting on Tuesday, July 21, 2026.

Sincerely,

From: [The Maxfields](#)
To: [Planning - Info - Shr](#)
Cc: [Brian Ratay](#)
Subject: 475 Broad Street - new garage plan
Date: Thursday, July 16, 2026 7:30:15 PM

Dear Planning Board of Adjustments,

We submit this letter in support of Brian and Martha Ratay's intention to build a new garage design at 475 Broad Street.

Brian and Martha have been our neighbors for the last four years and we've had the pleasure to get to know them and their two girls. We also enjoyed watching them restore the beautiful home at 457 Broad Street.

We know of their new garage plans to exclude a second floor, shorten the height and create a traditional gable roofline. We have reviewed their plans in detail. We were in support of their planned home and garage from the start. We are still in support of their new home and new garage design.

We further acknowledge their plans to accommodate continued privacy for all and feel their efforts represent a good faith use of their lot. We also appreciate their design choices and applaud its conformity to Broad Street's existing architecture.

We are sending this letter both in support of and in place of our attendance at the meeting on Tuesday, July 21, 2026.

Sincerely,
Gavin Maxfield & Sarah Maxfield
458 Broad Street

From: [Peter Bielagus](#)
To: [Planning - Info - Shr](#)
Cc: 2cupsofjoe@gmail.com
Subject: Ratay Construction Project at 475 Broad St
Date: Sunday, July 19, 2026 10:46:49 AM

July 16, 2026

Dear Planning Board of Adjustments,

We submit this letter in support of Brian and Martha Ratay's intention to build a new garage design at 475 Broad Street.

Brian and Martha have been our neighbors for the last four years and we've had the pleasure to get to know them and their two girls. We also enjoyed watching them restore the beautiful home at 457 Broad Street.

We know of their new garage plans to exclude a second floor, shorten the height and create a traditional gable roofline. We have reviewed their plans in detail. We were in support of their planned home and garage from the start. We are still in support of their new home and new garage design.

We further acknowledge their plans to accommodate continued privacy for all and feel their efforts represent a good faith use of their lot. We also appreciate their design choices and applaud its conformity to Broad Street's existing architecture.

We are sending this letter both in support of and in place of our attendance at the meeting on Tuesday, July 21, 2026.

Sincerely,

Peter and Meagan Bielagus

Residents at 433 Broad St.

July 16, 2026

Dear Planning Board of Adjustments,

I submit this letter in support of Brian and Martha Ratay's intention to build a new garage design at 475 Broad Street.

I purchased their previous home at 457 Broad Street in May 2025. Brian and Martha have been great "neighbors" for the last year as I've watched their new home being built in the adjacent lot, and I've had the pleasure to get to know them and their two girls over that time.

I can assure the Board that the Ratays did a wonderful job restoring my current home at 457 Broad during their ownership: it is true to the period in which the home was built while including tasteful, modern touches. I am thrilled to be a part of this community and look forward to having Brian, Martha and their girls as neighbors once they move in next door.

I know of their new garage plans to exclude a second floor, shorten the height and create a traditional gable roofline. I have reviewed their plans in detail. I was aware of their planned home and garage from the start, understanding the plan prior to purchasing their previous home. I am still in support of their new home and new garage design.

Further, I acknowledge their plans to accommodate continued privacy for all and feel their efforts represent a good faith use of their lot. I also appreciate their design choices and applaud their conformity with Broad Street's existing architecture.

I am sending this letter both in support of and in place of my attendance at the meeting on Tuesday, July 21, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Gauthier". The signature is fluid and cursive, with the first name "Jennifer" being more prominent than the last name "Gauthier".

Jennifer Gauthier

457 Broad Street, Portsmouth, NH 03801
Mobile: (603) 710-8188

July 20, 2026

Dear Planning Board of Adjustments,

We submit this letter in support of Brian and Martha Ratay's intention to build a new garage design at 475 Broad Street.

Brian and Martha have been our neighbors for the last four years and we've had the pleasure to get to know them and their two girls. We also enjoyed watching them restore the beautiful home at 457 Broad Street.

We know of their new garage plans to exclude a second floor, shorten the height and create a traditional gable roofline. We have reviewed their plans in detail. We were in support of their planned home and garage from the start. We are still in support of their new home and new garage design.

We further acknowledge their plans to accommodate continued privacy for all and feel their efforts represent a good faith use of their lot. We also appreciate their design choices and applaud its conformity to Broad Street's existing architecture.

We are sending this letter both in support of and in place of our attendance at the meeting on Tuesday, July 21, 2026.

Sincerely,

Krista and Colin Clark

479 Broad Street

July 16, 2026

Dear Planning Board of Adjustments,

We submit this letter in support of Brian and Martha Ratay's intention to build a new garage design at 475 Broad Street.

Brian and Martha have been our neighbors for the last four years and we've had the pleasure to get to know them and their two girls. We also enjoyed watching them restore the beautiful home at 457 Broad Street.

We know of their new garage plans to exclude a second floor, shorten the height and create a traditional gable roofline. We have reviewed their plans in detail. We were in support of their planned home and garage from the start. We are still in support of their new home and new garage design.

We furtherer acknowledge their plans to accommodate continued privacy for all and feel their efforts represent a good faith use of their lot. We also appreciate their design choices and applaud its conformity to Broad Street's existing architecture.

We are sending this letter both in support of and in place of our attendance at the meeting on Tuesday, July 21, 2026.

Sincerely,

Giovan Scialdone
482 Broad St. Unit 3

A handwritten signature in red ink, appearing to be 'JGD', is written below the printed name and address.