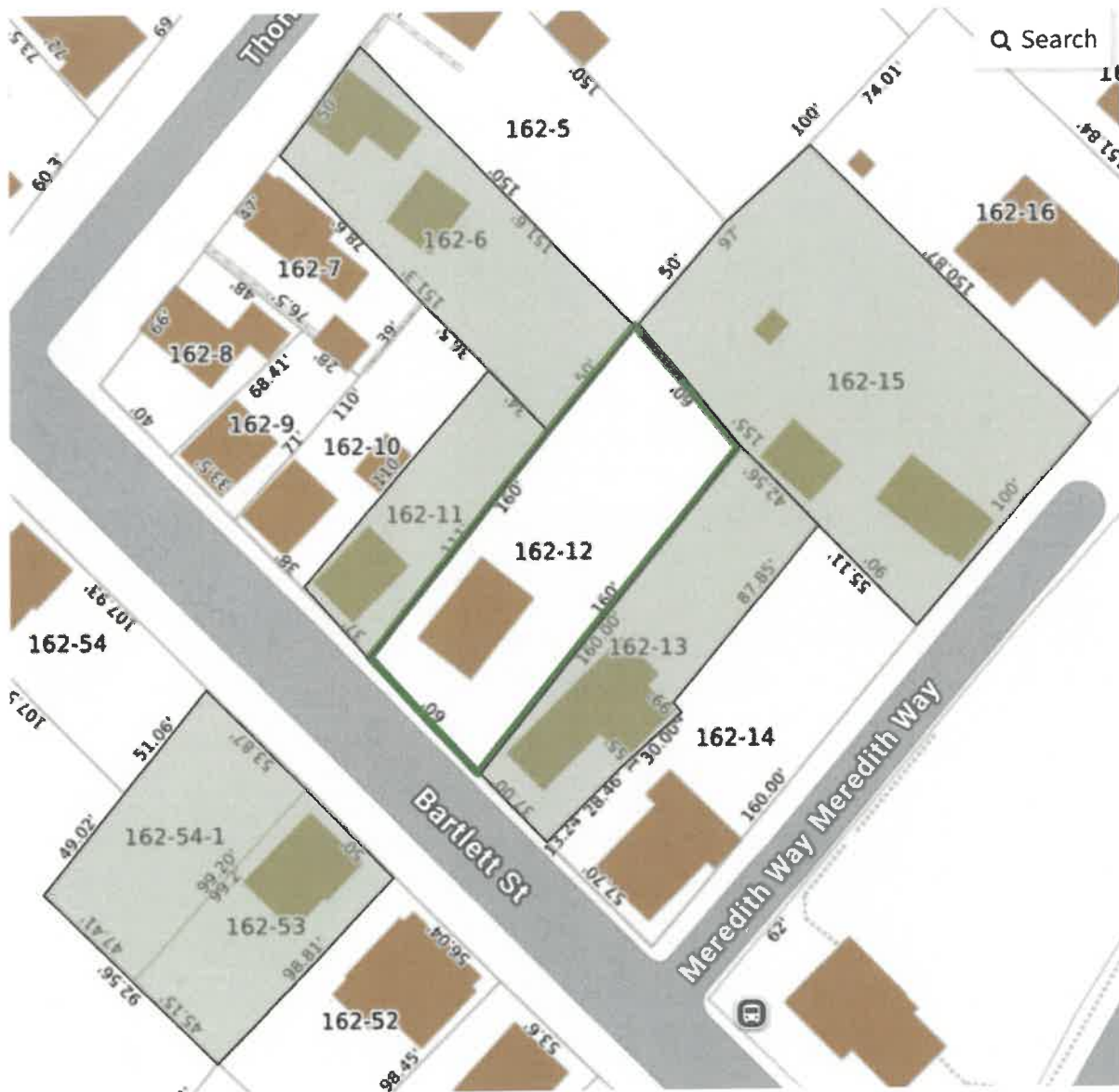


Dear Chairperson and Members of the Zoning Board of Adjustment,

Please find on the following pages signed letters from our direct abutters (highlighted on the tax map below) in support of the variance requested to build within the required 10-foot setback.

Thank you for considering our application.

Kaitlyn and Brendan West
315 Bartlett St
Portsmouth, NH 03801



Received

AUG 13 2026

By _____

Date: 7/13/2026

To: Chairperson and Members of the Zoning Board of Adjustment, Portsmouth, NH

RE: Letter of Support for Variance Request

- **Property Address:** 315 Bartlett Street, Portsmouth, NH 03801
- **Applicants:** Kaitlyn and Brendan West

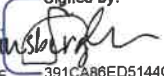
Dear Chairperson and Members of the Zoning Board of Adjustment,

We, the undersigned neighbors, write in full support of the variance requested by the owners of 315 Bartlett Street to build within the required 10-foot setback.

The applicants have shared and reviewed their detailed development plans with us. We have no issues or concerns regarding the proposed project. We believe the plan fits the character of our neighborhood and will not negatively impact our property or the community.

Thank you for considering our support for this application.

Sincerely,

Signed by:  Signed by: 
8A229A8C26684FE... 391CA86ED5144C4...
Caleb & Samantha Ginsberg
303 Bartlett St
Portsmouth, NH 03801

Date: July 4, 2026

To: Chairperson and Members of the Zoning Board of Adjustment, Portsmouth, NH

RE: Letter of Support for Variance Request

- **Property Address:** 315 Bartlett Street, Portsmouth, NH 03801
- **Applicants:** Kaitlyn and Brendan West

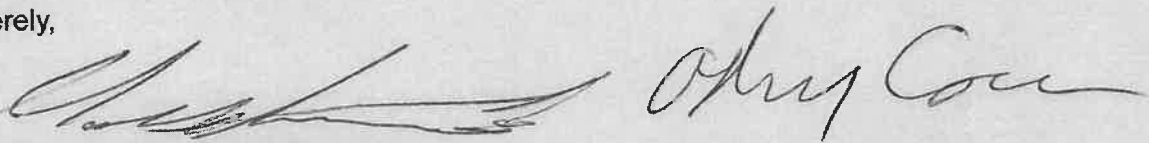
Dear Chairperson and Members of the Zoning Board of Adjustment,

We, the undersigned neighbors, write in full support of the variance requested by the owners of 315 Bartlett Street to build within the required 10-foot setback.

The applicants have shared and reviewed their detailed development plans with us. We have no issues or concerns regarding the proposed project. We believe the plan fits the character of our neighborhood and will not negatively impact our property or the community.

Thank you for considering our support for this application.

Sincerely,

Two handwritten signatures in black ink. The first signature is for Matthew Arsenault and the second is for Ashley Cohen. Both are written in a cursive, flowing style.

Matthew Arsenault & Ashley Cohen
325 Bartlett St
Portsmouth, NH 03801

Date: 07/09/2026

To: Chairperson and Members of the Zoning Board of Adjustment, Portsmouth, NH

RE: Letter of Support for Variance Request

- **Property Address:** 315 Bartlett Street, Portsmouth, NH 03801
- **Applicants:** Kaitlyn and Brendan West

Dear Chairperson and Members of the Zoning Board of Adjustment,

We, the undersigned neighbors, write in full support of the variance requested by the owners of 315 Bartlett Street to build within the required 10-foot setback.

The applicants have shared and reviewed their detailed development plans with us. We have no issues or concerns regarding the proposed project. We believe the plan fits the character of our neighborhood and will not negatively impact our property or the community.

Thank you for considering our support for this application.

Sincerely,

Becky Vardell

Becky Vardell (Jul 9, 2026 16:25:29 EDT)

Becky Vardell
314 & 324 Bartlett St
Portsmouth, NH 03801

Date: 8/7/2026

To: Chairperson and Members of the Zoning Board of Adjustment, Portsmouth, NH

RE: Letter of Support for Variance Request

- **Property Address:** 315 Bartlett Street, Portsmouth, NH 03801
- **Applicants:** Kaitlyn and Brendan West

Dear Chairperson and Members of the Zoning Board of Adjustment,

We, the undersigned neighbors, write in full support of the variance requested by the owners of 315 Bartlett Street to build within the required 10-foot setback.

The applicants have shared and reviewed their detailed development plans with us. We have no issues or concerns regarding the proposed project. We believe the plan fits the character of our neighborhood and will not negatively impact our property or the community.

Thank you for considering our support for this application.

Sincerely,

Signed by:

E65D020395B0404...

David & Jennifer Chapnick
97 Meredith Way
Portsmouth, NH 03801

Date: 10-Jul-2026 | 8:47 AM EDT

To: Chairperson and Members of the Zoning Board of Adjustment, Portsmouth, NH

RE: Letter of Support for Variance Request

- **Property Address:** 315 Bartlett Street, Portsmouth, NH 03801
- **Applicants:** Kaitlyn and Brendan West

Dear Chairperson and Members of the Zoning Board of Adjustment,

We, the undersigned neighbors, write in full support of the variance requested by the owners of 315 Bartlett Street to build within the required 10-foot setback.

The applicants have shared and reviewed their detailed development plans with us. We have no issues or concerns regarding the proposed project. We believe the plan fits the character of our neighborhood and will not negatively impact our property or the community.

Thank you for considering our support for this application.

Sincerely,

DocuSigned by:
Patrick Plante
8C358B1F15F94B3...

Patrick & Andrea Plante
317 Thornton St
Portsmouth, NH 03801

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.