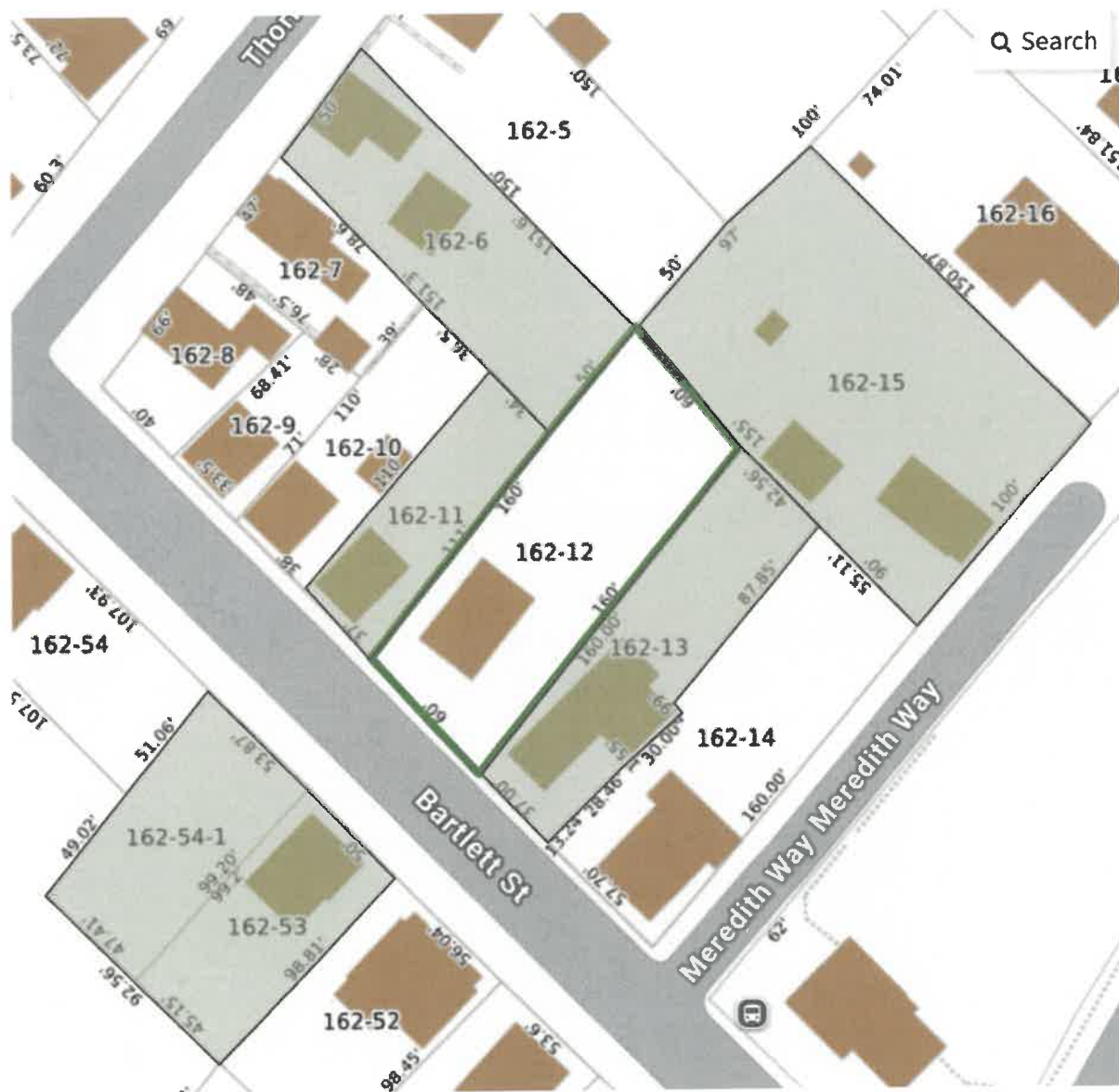


Dear Chairperson and Members of the Zoning Board of Adjustment,

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

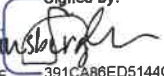
Dear Chairperson and Members of the Zoning Board of Adjustment,

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

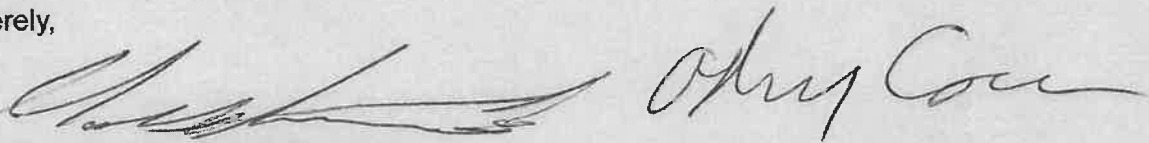
Dear Chairperson and Members of the Zoning Board of Adjustment,

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 cursive script. The first signature is for Matthew Arsenault and the second is for Ashley Cohen.

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

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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](mailto:2cupsofjoe@gmail.com)  
**Subject:** Ratay Construction Project at 475 Broad St  
**Date:** Sunday, July 19, 2026 10:46:49 AM

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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.

**From:** M Menchen

**Sent:** Sunday, August 16, 2026 9:27 PM

**To:** Planning - Info - Shr <Planning@portsmouthnh.gov>

**Subject:** Board of Adjustment Public Hearing

Good Evening,

Please pardon our absence from the public hearing scheduled for Aug 18, 2026, we unfortunately are unable to attend but appreciate the opportunity to comment.

We wanted to express our concern regarding the request of Boston and Maine Corporation and Outfront Media to replace the existing static billboard with an animated one. Advertising by its very nature is intended to be attention-getting. Animated billboards like the one requested are a distraction to drivers, especially at night and increases the likelihood of accidents in the area. An existing one nearby is painfully bright at night and jarring to those passing by (driver and passenger alike). Adding signs of this type for general advertising does nothing to improve the safety, well fare, or culture of the general public and therefore we are asking that the Board reject the request.

Respectfully,

Matt & Katie Menchen

From: mike buetow  
Sent: Monday, August 17, 2026 9:53 AM  
To: Planning - Info - Shr <Planning@portsmouthnh.gov>  
Subject: Strong Opposition to the Petition of Boston and Maine Corporation (Owner) and Outfront Media (Applicant) for Variances at 0 Bartlett Street (Assessor Map 165, Lot 14) — Public Hearing of August 18, 2026

August 17, 2026

Portsmouth Zoning Board of Adjustment  
c/o Planning and Sustainability Department City Hall, 1 Junkins Avenue Portsmouth, NH 03801

Re: Strong Opposition to the Petition of Boston and Maine Corporation (Owner) and Outfront Media (Applicant) for Variances at 0 Bartlett Street (Assessor Map 165, Lot 14) — Public Hearing of August 18, 2026

Dear Members of the Board:

I am writing as a unit owner and resident at 30 Cate Street, Unit 11, Portsmouth, a member of the West End Landing Condominium Association, which was notified as an abutter to the above petition. I am strongly opposed to this petition and respectfully ask the Board to deny it, or at minimum to decline to grant the requested relief in the sweeping combination the applicant has presented.

The applicant seeks not one but seven separate variances from the City's sign ordinance: (1) Section 10.1224.10, to allow an animated sign where animated signs are not allowed; (2) Section 10.1224.90, to allow an off-premise sign where off-premise signs are not allowed; (3) Section 10.1234, to allow a sign not specifically allowed in this sign district; (4) Section 10.1241, to allow a sign not permitted in this sign district; (5) Section 10.1251.20, to allow a sign area of 378 square feet; (6) Section 10.1253, to allow a sign height of 25 feet and a setback of only 1.5 feet; and (7) Section 10.1262, to allow illumination 24 hours a day. In substance, the applicant is asking the Board to waive nearly every categorical protection the sign ordinance provides in order to convert a conforming, one-sided static billboard into a large, animated, off-premise digital display operating around the clock.

1. This scale of relief exceeds what RSA 674:33 allows.

Under RSA 674:33, I(b), the Board may grant a variance only where the applicant affirmatively demonstrates all five statutory criteria: (a) the variance will not be contrary to the public interest; (b) the spirit of the ordinance is observed; (c) substantial justice is done; (d) the values of surrounding properties are not diminished; and (e) literal enforcement would result in unnecessary hardship. Each of the seven items of relief sought here must independently satisfy this test. Stacking seven variances that, together, erase the ordinance's core prohibitions on animated signs, off-premise signs, and outsized or unregulated signage is not the narrow, hardship-driven relief the statute contemplates. It is the functional rezoning of a single parcel by Board action, achieved through a variance process rather than through the City's legislative amendment process, which is precisely the outcome RSA 674:33 is not designed to permit.



2. No unnecessary hardship has been shown.

RSA 674:33, I(b)(5) requires that literal enforcement of the ordinance result in unnecessary hardship arising from the special conditions of the property, not from the applicant's business preferences. The property currently carries a lawful, conforming, one-sided static billboard that continues to serve its advertising function today. Nothing about the physical characteristics of this lot — its size, shape, topography, or location — prevents the applicant from continuing that conforming use. The applicant's stated interest is a more valuable, animated advertising format, which is an economic preference, not an unnecessary hardship tied to the land itself. A self-created, revenue-driven desire to upgrade a conforming sign does not meet the hardship standard.

3. Granting the variance would be contrary to the public interest and the spirit of the ordinance.

The City did not omit animated and off-premise signs from this sign district by oversight. Sections 10.1224.10 and 10.1224.90 categorically prohibit them, and Sections 10.1234 and 10.1241 confirm that this sign type is not among those permitted here at all. That the ordinance leaves no stated maximum area, height, or setback for a sign of this kind (Sections 10.1251.20 and 10.1253) reflects the fact that the City never contemplated a sign of this scale being built in this location — not that the limits were simply left open for an applicant to fill in at 378 square feet, 25 feet in height, and a 1.5-foot setback. Waiving all of these provisions at once would contradict the ordinance's evident intent for this corridor and district.

4. The location is one of the most traffic-sensitive intersections in the city, and an animated, 24-hour billboard would add a serious new distraction.

0 Bartlett Street sits within the City's Transportation Corridor district, at a stretch of roadway already defined by a high concentration of turning movements, closely spaced commercial driveways and curb cuts, dense existing regulatory and wayfinding signage, and significant pedestrian activity from the surrounding retail and residential uses. Drivers navigating this area already have to divide their attention among multiple turns, merging traffic, and pedestrians crossing to and from adjacent businesses. Introducing a 378-square-foot animated, changing-image sign, 25 feet high and illuminated 24 hours a day with no illumination curfew, places a significant new source of driver distraction at precisely the point where full attention is already at a premium and reaction time is shortest.

This concern is not merely local. The New Hampshire Legislature has made its own judgment about the safety risks that advertising devices pose to drivers. RSA 236:69 sets out the state's policy of regulating outdoor advertising along heavily traveled corridors to promote highway safety, prevent interference with the effectiveness of traffic control devices, and ensure the "reasonable, orderly and effective display" of advertising. RSA 236:74, I(a)(1) prohibits any sign that "attempts or appears to attempt to direct the movement of traffic or which interferes with, imitates or resembles any official traffic sign, signal or device," and RSA 236:74, I(a)(3) requires that sign lighting not be of an intensity that "impair[s] the vision of the driver of any motor vehicle" or otherwise "interfere[s] with any driver's operation of a motor vehicle." While this particular petition proceeds under the municipal sign ordinance rather than RSA 236 directly, these statutes reflect the Legislature's considered conclusion that bright, changing, or moving advertising displays create genuine hazards for drivers on demanding roadways. The Board should weigh that same judgment heavily in evaluating whether this variance is contrary to the public interest.

5. The off-premise nature of the sign compounds the risk.

Unlike an on-premise business sign, an off-premise, third-party advertising display gives drivers no on-site cue to anticipate it and no relevance to the roadway they are navigating. Its entire purpose is to capture attention that would otherwise remain on the road, the opposite of what is appropriate at an intersection already burdened by heavy turning movements, dense signage, and pedestrian crossings.

6. The proposal would diminish surrounding property values and residential quality of life.

As directly abutting condominium owners and residents, we would face a 25-foot illuminated, animated sign set back only 1.5 feet from the property line, running content changes 24 hours a day with no curfew on brightness or operation. This burdens the quiet enjoyment of nearby residences and is the type of impact RSA 674:33, I(b)(4) is designed to prevent, since it stands to diminish the value of the surrounding condominium properties.

For these reasons, I respectfully ask the Board to deny this petition in its entirety. At a minimum, I ask that the Board require the applicant to independently satisfy all five RSA 674:33 criteria for each of the seven separate items of relief requested, and that the Board weigh heavily the cumulative safety impact of granting all seven together at an intersection that is already difficult to navigate.

Please enter this letter into the record for the August 18, 2026 hearing. I will be out of town during the hearing and unable to attend. Thank you.

Sincerely,

Michael Buetow

30 Cate Street, Unit 11

Portsmouth, NH 03801