REGULAR MEETING
BOARD OF ADJUSTMENT
EILEEN DONDERO FOLEY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE

7:00 P.M. **November 17, 2026**

AGENDA

Members of the public also have the option to join this meeting over Zoom; a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:

https://us06web.zoom.us/webinar/register/WN_Msui9p7ITS-vU4PcxqrXPw

PLEASE NOTE: ***DUE TO THE LARGE VOLUME OF REQUESTS FOR NOVEMBER, ITEMS (III. D. THROUGH I.) WILL BE HEARD AT THE NOVEMBER 24, 2026 ZONING BOARD OF ADJUSTMENT MEETING.***

I. APPROVAL OF MINUTES

A. Approval of the October 20, 2026 meeting minutes.

B. Approval of the October 27, 2026 meeting minutes.

II. OLD BUSINESS

A. The request of **Christopher H. Daniell (Owner)**, for property located at **50 Whidden Street** whereas relief is needed to construct a rear addition and cantilevered deck which requires the following: 1) Variance from Section 10.521 to allow a 9.5 foot rear yard where 25 feet are required. Said property is located on Assessor Map 102 Lot 66 and lies within the General Residence B (GRB) and Historic Districts. (LU-26-15)

B. The request of **Colbea Enterprises LLC (Owner),** for property located at **1980 Woodbury Avenue** whereas relief is needed for signage which requires the following: 1) Variance from Section 10.1251.10 to allow for aggregate sign area greater than the maximum of 1.5' per linear foot of the building frontage establishment; 2) Variance from Section 10.1252.40 to allow illumination of lightbars as canopy sign background distinguished only by color stripes; and 3) Variance from Section 10.1251.20 to allow for canopy sign area of 460.74 square feet and 192.90 square feet where 20 square ft is the

maximum. Said property is located on Assessor Map 239 Lot 11 and lies within the Gateway Corridor (G1) District. (LU-25-163)

C. The request of **Kathleen B. and Kent A. Logan, Susan E. Lassen, Scott A. Lupkas, and Guy D. and Elizabeth R. Spiers (Appellants)**, to rehear the case for appeal of decision of administrative officials to classify the art studio attached to the side of the third dwelling unit as an R2 non-transient sleeping unit for property located at **28 Blossom Street**. Said property is located on Assessor Map 111 Lot 40 and lies within the General Residence B (GRB) and Historic Districts. (LU-26-114)

III. NEW BUSINESS

A. The request of **Carilyn J. Kussmaul Revocable Trust of 2021 (Owner),** for property located at **27 Thaxter Road** whereas relief is needed to demolish and reconstruct the front porch which requires the following: 1) Variance from Section 10.521 to allow a 14.5 foot front yard area where 30 feet are required. Said property is located on Assessor Map 166 Lot 39 and lies within the Single Residence B (SRB) District. (LU-26-137)

B. The request of **Andrew Super (Owner),** for property located at **310 Dennett Street** whereas relief is needed to reconstruct a deck which requires the following: 1) Variance from Section 10.521 to allow a) a 5.5-foot right side yard where 10 feet is required and b) building coverage of 39% where 25% is required. Said property is located on Assessor Map 143 Lot 27 and lies within the General residence A (GRA) District. (LU-26-143)

C. The request of **Arundo Group Grantor Trust (Owner),** for property located at **125 Echo Avenue** whereas relief is needed to remove and replace the front porch which requires the following: 1) Variance from Section 10.521 to allow a 20.5 foot front yard where 30 feet are required. Said property is located on Assessor Map 237 Lot 61 and lies within the Single Residence B (SRB) District. (LU-26-135)

THE FOLLOWING ITEMS WILL BE HEARD ON TUESDAY, NOVEMBER 24, 2026

D. The request of **Portsmouth Lumber and Hardware LLC (Owner)**, for property located at **103 Bartlett Street** whereas relief is needed for outdoor storage as a principal use and to install a fence in the principal front yard, which requires the following: 1) Variance from Section 10.440 to permit the outdoor storage of lumber and building supply products where such storage is not allowed as a principal use; and 2) Variance from Section 10.515.13 to permit a fence over four feet in height in the principal front yard. Said property is located on Assessor Map 164 Lot 2 and lies within the Character District 4-W (CD4-W) District. (LU-26-139)

E. The request of **The Edwin B. Christly Revocable Trust (Owner),** and **Brian Zaneski (Applicant),** for property located at **197 Richards Avenue** whereas relief is needed to renovate, enlarge, and convert the existing principal structure from a three-family to a single-family and to construct a second single-family structure. The request requires the

following: 1) Variance from Section 10.521 to allow a) 5,162 sf lot area per dwelling unit where 7,500 sf is required, b) a left side yard of 3.5 feet where 10 feet is required; and 2) Variance from Section 10.513 to allow a second free-standing dwelling on the lot where no more than one is allowed. Said property is located on Assessor Map 129 Lot 42 and lies within the General Residence A (GRA) District. (LU-26-140)

F. The request of **John Michael Jr.** and **Natalie Murphy (Owners),** for property located at **175 Middle Road** whereas relief is needed to demolish and construct a landing to and infill and reconfigure a portion of the rear deck which requires the following: 1) Variance from Section 10.521 to allow for 37% building coverage where 20% maximum is allowed. Said property is located on Assessor Map 168 Lot 16 and lies within the Single Residence B (SRB) District. (LU-26-136)

G. The request of **Adam Ryan** and **Katherine Kaplan (Owners),** for property located at **19 Coakley Road** whereas relief is needed to construct walls and conditioned area for the conversion of the carport into living space which requires the following: 1) Variance from Section 10.521 for a rear yard of 12.5 feet where 30 feet is required. Said property is located on Assessor Map 234 Lot 31 and lies within the Single Residence B (SRB) District. (LU-26-134)

H. **POSTPONE TO DECEMBER** The request of **350 Hanover Street Portsmouth LLC (Owner),** for property located at **350 Hanover Street** whereas relief is needed to demolish the rear addition, construct a garage addition and renovate the existing structure, which requires the following: 1) Variance from Section 10.5A41.10A for a building coverage of 65% where 60% is allowed; and 2) Variance from Section 10.321 to allow a nonconforming building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is located on Assessor Map 126 Lot 29 and lies within the Character District 4-L1 (CD4-L1) District. **POSTPONE TO DECEMBER** (LU-26-141)

I. The request of **Shiembob E & B Family Living Trust (Owner),** for property located at **635 Lincoln Avenue** whereas relief is needed to demolish the existing garage and subdivide the property into two lots which requires the following: 1) Variance from Section 10.521 to allow a) 7,046 square feet of lot area for Lot B where 7,500 are allowed, b) 63 feet of continuous frontage for Lot A and 39 feet of continuous frontage for Lot B where 100 feet are required, and c) a 5 foot left side yard on Lot A for the existing house where 10 feet are required. Said property is located on Assessor Map 148 Lot 38 and lies within the General Residence A (GRA) and Historic Districts. (LU-26-142)

IV. OTHER BUSINESS

A. *Recommendation to change the zoning on the ABC buildings to either MRO or MRB*

B. *Consideration to eliminate review by the ZBA over Pease properties*

V. ADJOURNMENT



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