

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

*Members of the public also have the option to join the meeting over Zoom
(See below for more details)**

6:30 P.M. -Non-Public Session (*Conf. Rm A*)
7:00 P.M. -Regular meeting begins

April 21, 2026

**6:30PM - ANTICIPATED NON-PUBLIC SESSIONS ARE BEING HELD IN CONFERENCE ROOM A
1.) CONSIDERATION OF LEGAL ADVICE – RSA 91-A:3, II (I)**

AGENDA

PLEASE NOTE: DUE TO THE LARGE VOLUME OF REQUESTS FOR APRIL, ITEMS (III. C. THROUGH G.). WILL BE HEARD AT THE APRIL 28, 2026 ZONING BOARD OF ADJUSTMENT MEETING.

I. APPROVAL OF MINUTES

- A. Approval of the March 17, 2026 meeting minutes.
- B. Approval of the March 24, 2026 meeting minutes.
- C. Approval of the March 31, 2026 Work Session minutes.

II. OLD BUSINESS

A. 238 Austin Street – Rehearing Request

- B.** The request of **William and Virginia Osborn (Owners)**, for property located at **133 Miller Avenue** whereas relief is needed to demolish the existing one-story garage and construct a new two-story attached garage which requires the following: 1) Variance from Section 10.521 to allow a) a 6-foot rear yard where 20 feet is required; and b) 3-foot left side yard where 10 feet is required. Said property is located on Assessor Map 129 Lot 26 and lies within the General Residence A (GRA) District. (LU-26-21)

- C. The request of **John C and Janice D Carpenter (Owners)**, for property located at **614 Broad Street** whereas relief is needed to construct a front porch and rear addition to the primary dwelling, to demolish the existing detached garage and construct a new two-story garage with Accessory Dwelling Unit above which requires the following: 1) Variance from Section 10.521 to allow a) a 0.5 foot rear yard where 20 feet is required; b) 2.5 foot left side yard where 10 feet is required; and c) 34% building coverage where 25% is the maximum. Said property is located on Assessor Map 221 Lot 54 and lies within the General Residence A (GRA) District. (LU-26-24)

III. NEW BUSINESS

- A. The request of **Anita Koury and Theodore Constantino (Owners)**, for property located at **302 Miller Avenue** whereas relief is needed to construct an addition to the existing garage, which requires the following: 1) Variance from Section 10.520 to allow a) 30% building coverage where 25% is maximum allowed; and 2) Variance from Section 10.573.20 to allow a 4 foot rear yard where 10 feet are required. Said property is located on Assessor Map 130 Lot 11 and lies within the General Residence A (GRA) District. (LU-26-32)
- B. **REQUEST TO POSTPONE** The request of **Road to the West, LLC (Owner)**, for property located at **140 West Road** whereas relief is needed to create an outdoor dining area, which requires the following: 1) Variance from Section 10.440 Use #19.50 to allow an outdoor dining or drinking area, as accessory use where it is not allowed. Said property is located on Assessor Map 252 Lot 2-13 and lies within the Industrial (I) District. **REQUEST TO POSTPONE** (LU-26-34)

THE FOLLOWING ITEMS WILL BE HEARD ON TUESDAY, APRIL 28, 2026

- C. The request of **Lonza Biologics INC (Owner)**, for property located at **34 Harvest Way** whereas relief is needed to install two illuminated wall signs and one illuminated monument sign, which requires relief from the following: 1) from Section 306.01(d) of the Pease Development Authority Ordinance to allow signs to exceed a maximum aggregate area of two (2) square feet of sign area for each linear foot of street frontage up to a maximum of 200 square feet. Said property is located on Assessor Map 305 Lot 5 and lies within the Airport Business Commercial (ABC) District. (LU-26-12)
- D. The request of **Port Hunter LLC (Owner)**, for property located at **361 Miller Avenue** whereas relief is needed to construct a detached garage with a professional office space on the second floor, which requires the following: 1) Variance from Section 10.573.20 to allow a) 6 foot side yard where 10 feet are required, and b) 10 foot rear yard where 20 feet are required; and 2) Variance from Section 10.440 Use #5.10 to allow a professional office use where it is not permitted. Said property is located on Assessor Map 131 Lot 33 and lies within the General Residence A (GRA) District. (LU-25-76)

- E.** The request of **Kristina Logan Revocable Trust (Owner)**, for property located at **220 South Street** whereas relief is needed to build a chicken coop and have chickens, which requires the following: 1) Special Exception from Section 10.440 Use #17.20 to allow the keeping of farm animals where it is allowed by Special Exception. Said property is located on Assessor Map 111 Lot 1 and lies within the Single Residence B (SRB) and Historic Districts. (LU-26-39)
- F.** The request of **Hope for Tomorrow Foundation (Owner)**, for 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 located on Assessor Map 266 Lot 5 and lies within the Industrial (I) District. (LU-26-41)
- G.** The request of **Brent and Susanne Morrill (Owners)**, for property located at **651 Woodbury Avenue** whereas relief is needed to construct a second driveway which requires the following: 1) Variance from Section 10.1114.31 to allow a second driveway on the lot where only one is permitted. Said property is located on Assessor Map 220 Lot 12 and lies within the Single Residence B (SRB) District. (LU-26-38)

IV. ADJOURNMENT

**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_RJbCiZALS1adbXkilitwNg