

Lilia Madden, PLLC
96 Osprey Drive
Portsmouth, NH 03801

September 18, 2026

Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH 03801

Subject: Request for Medical Office Variance

Dear Members of the Portsmouth Zoning Board of Adjustment,

I am respectfully requesting a variance to permit a medical office use for Unit 11D at 230 Lafayette Road in Portsmouth.

As communicated by the City, the property is located in the GRA District and the building is approved for professional office use, while my proposed use as a mental-health therapist is classified as a medical office and therefore requires a variance. The longtime owner of the condominium unit, Path Lab Incorporated (Labcorp), used the space for many decades as a clinical laboratory, providing in-person services to patients.

The proposed use is to provide psychotherapy as a Licensed Independent Clinical Social Worker (LICSW), conducted by appointment, in an office setting. There will be no expansion of the building or material exterior alterations. The surrounding offices in the building and broader professional park include numerous medical and mental-health professionals.

This request for a variance is justified on the following points:

1. Public Interest: The proposed use is a quiet, appointment-based psychotherapy practice and will not adversely affect the surrounding neighborhood or public. It is compatible with the existing professional and healthcare uses in Lafayette Professional Park, where other medical and mental-health professionals already practice. Allowing this use will maintain a consistent expectation for the buildings within the community, support the productive use of the existing space, and provide an additional mental-health resource to the community.
2. Spirit of the Ordinance: The variance would permit a medical office use within an existing professional office development without changing the physical character of the property. The proposed use is consistent with the unit's longstanding healthcare-related history and the current character of the surrounding development.

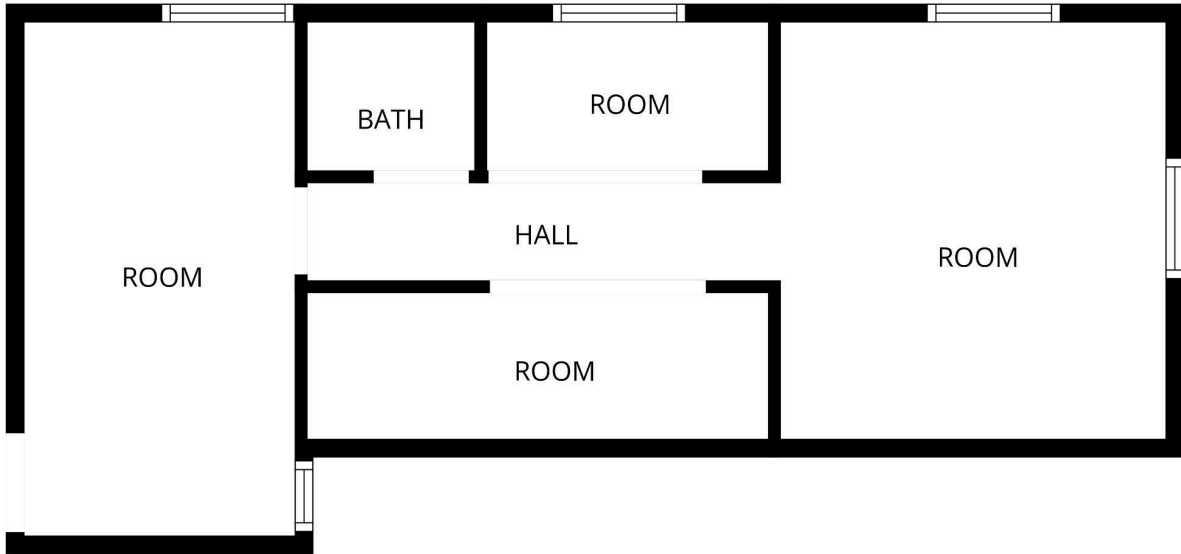
3. Substantial Justice: Granting the variance will allow the existing property to be used productively without imposing a meaningful burden on neighboring property owners or the public. The proposed use is consistent with other professional and healthcare uses already operating in the development.
4. Property Values: The proposed use will not diminish surrounding property values. There will be no expansion of the building or material alteration to its exterior, and the anticipated interior improvements will enhance the condition and functionality of the existing unit.
5. Unnecessary Hardship: Literal enforcement of the professional-office restriction would restrict this particular unit from being used for a quiet, appointment-based professional practice despite its longstanding healthcare-related history and the established presence of medical and mental-health professionals throughout the surrounding development. The requested variance would allow the existing unit to continue serving as a professional space in a manner consistent with its history, physical character, and surrounding uses.

For these reasons, I respectfully believe that the requested variance satisfies all five criteria and ask that the Board approve the application.

Thank you for your consideration.

Sincerely,

Lilia Madden - Lilia Madden, PLLC



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

OWNER AUTHORIZATION

To the City of Portsmouth, New Hampshire:

Path Lab Incorporated, a New Hampshire corporation (“**Owner**”), as owner of the real property commonly known as 230 Lafayette Road, Unit 11D, Portsmouth, New Hampshire (the “**Property**”), hereby authorizes Lilia Madden, PLLC, a New Hampshire professional limited liability company, which is the purchaser under that certain Purchase and Sale Agreement dated August 24, 2026, concerning the Property (the “**Buyer**”), and Buyer’s employees, agents, consultants, attorneys, and other representatives, to act on Owner’s behalf solely for the following limited purposes:

- Preparing, signing, submitting, and pursuing an application for a variance concerning the Property before the City of Portsmouth (“**City**”), including the Zoning Board of Adjustment; and
- Communicating with City staff and boards, submitting supporting materials, attending meetings and hearings, and taking other actions reasonably necessary to process such application.

This authorization is provided solely to establish Buyer’s authority to submit and pursue the foregoing variance application. It does not authorize Buyer to convey, encumber, alter, or otherwise bind the Property or Owner, and it does not obligate Owner to incur any cost or expense. Any approval obtained through an application pursued under this authorization shall not obligate Owner to implement any condition or perform any approved work.

This authorization is effective as of the date below and shall automatically terminate upon the termination or expiration of the Purchase and Sale Agreement, unless Owner earlier revokes it in writing. The City may rely on this authorization until it receives written notice of its termination or revocation from Owner.

IN WITNESS WHEREOF, Owner has executed this Owner Authorization as of the date set forth below.

OWNER:

PATH LAB INCORPORATED, a New
Hampshire corporation

By: Julie G. Schoenagel
Name: Julie Schoenagel
Title: Executive Director, Global Real Estate
Date: 09/21/2026

