



June 4, 2025

Portsmouth Planning & Sustainability  
1 Junkins Ave, 3<sup>rd</sup> Floor  
Portsmouth, NH 03801

Re: Land Use Application for 184 Madison Street

Dear Planning Staff,

This letter accompanies a land use application for 184 Madison St, filed on behalf of the property owner, AAM 15 Management LLC. Two approvals are requested: amended site plan approval from the Planning staff and a variance from Section 10.1113.20 from the Board of Adjustment.

The subject property is located at the corner of Madison Street and Lowell Street, and it is located in the General Residence C zoning district. The property is currently three apartment buildings with a total of 72 units. There are 87 on-site parking spaces, yet residents often park on Madison Street due to insufficient on-site parking. The property owner wishes to add additional on-site parking to reduce or eliminate the overflow parking on Madison Street. No expansion of the existing buildings or other site work is proposed.

Amended site plan approval is requested to allow for construction of 22 additional parking spaces. These spaces are split into three groups of 6 to 8 spaces each. All of the proposed spaces will be “tandem” spaces. Each pair of spaces will be assigned to a single unit to ensure that neighbors do not block each other from entering and exiting the parking area.

The additional parking spaces will drain via surface flow into the existing catch basins on-site and on Madison Street.

A variance from **Section 10.1113.20** of the Portsmouth Zoning Ordinance is requested to allow for off-street parking spaces to be located between a principal building and a street, and within the front setback. Please see separate variance request letter which describes how this project meets the variance criteria.

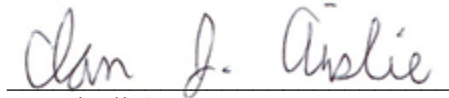
Letter to Portsmouth Planning & Sustainability  
Land Use Application for 184 Madison Street  
June 4, 2025

The property will continue to comply with the minimum required Open Space for the General Residence C district. See table below:

Open Space Calculations (Minimum of 20% Open Space Required)			
	Pervious Area	Lot Area	Open Space
Existing	22,805 SF	77,238 SF	29.5%
Proposed	18,826 SF	77, 238 SF	24.3%

Thank you for your fair consideration on this matter.

Very Truly Yours,



Ian Ainslie, PE  
MEISNER BREM CORPORATION

Cc: AAM 15 Management, LLC



May 28, 2025

Portsmouth Zoning Board of Adjustment  
1 Junkins Ave, 3<sup>rd</sup> Floor  
Portsmouth, NH 03801

Re: Variance requests for 184 Madison St

Dear Board Members,

This letter accompanies a variance request for 184 Madison St, filed on behalf of the property owner, AAM 15 Management, LLC. A variance from **Section 10.1113.20** of the Portsmouth Zoning Ordinance is requested to allow for off-street parking spaces to be located between a principal building and a street, and within the front setback.

The subject property is located at the corner of Madison Street and Lowell Street, and is located in the General Residence C zoning district. The property is currently three apartment buildings with a total of 72 units. There are 87 on-site parking spaces, yet residents often park on Madison Street due to insufficient on-site parking. The property owner wishes to add additional on-site parking to reduce or eliminate the overflow parking on Madison Street.

This variance request meets the variance criteria as described below:

**A. Public interest:** *“the variance will not be contrary to the public interest”*

As stated above, residents who can not find on-site parking are forced to park on Madison Street. Constructing additional on-site parking spaces between the buildings and street will reduce the number of cars parking on Madison Street and improve the overall look of the neighborhood and allow for safer travel on Madison Street.

**B. Spirit of the Ordinance:** *“the spirit of the Ordinance will be observed”*

The intent of Section 10.1113.20 is presumably to create and preserve a consistent aesthetic where buildings are visible from the street and separated from the street by landscaping or other similarly pleasing features. Much of the area between the buildings and Madison Street will remain grassed and free of parking spaces, thus preserving that aesthetic. Similarly, if cars are parking on Madison Street then they are obstructing the view of multiple buildings along the street. Constructing the new parking spaces will condense these visual obstructions to a much smaller area on a single property rather than along multiple properties.

Letter to Portsmouth Zoning Board of Adjustment  
Variance request for 184 Madison Street  
May 28, 2025

**C. Substantial justice:** *“Substantial justice will be done”*

If this variance is granted, the residents of 184 Madison Street will be able to park closer to their homes. There is no expected loss to the general public outweighed by the direct benefit to these residents.

**D. Property values:** *“The values of the surrounding properties will not be diminished”*

The essential character of the subject property will not change, thus it is not expected that surrounding property values will be negatively affected. Reducing parking on the street may provide a small benefit to surrounding property values.

**E. Unnecessary hardship:** *“Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship”*

There is no other feasible location on the subject property to construct additional parking spaces. The buildings are set back much further from Madison Street than other buildings in this neighborhood, and much further than what is required by zoning, thus creating a unique circumstance where there is a large area between the buildings and the street. If this large area cannot be used for parking it will create an unnecessary hardship where suitable parking cannot be provided for the residents.

Thank you for your fair consideration on this matter.

Very Truly Yours,

A handwritten signature in blue ink that reads "Ian J. Ainslie". The signature is written in a cursive, flowing style.

Ian Ainslie, PE  
MEISNER BREM CORPORATION

Cc: AAM 15 Management, LLC

## 184 Madison St – Existing Condition Photos



## **OWNER'S AUTHORIZATION**

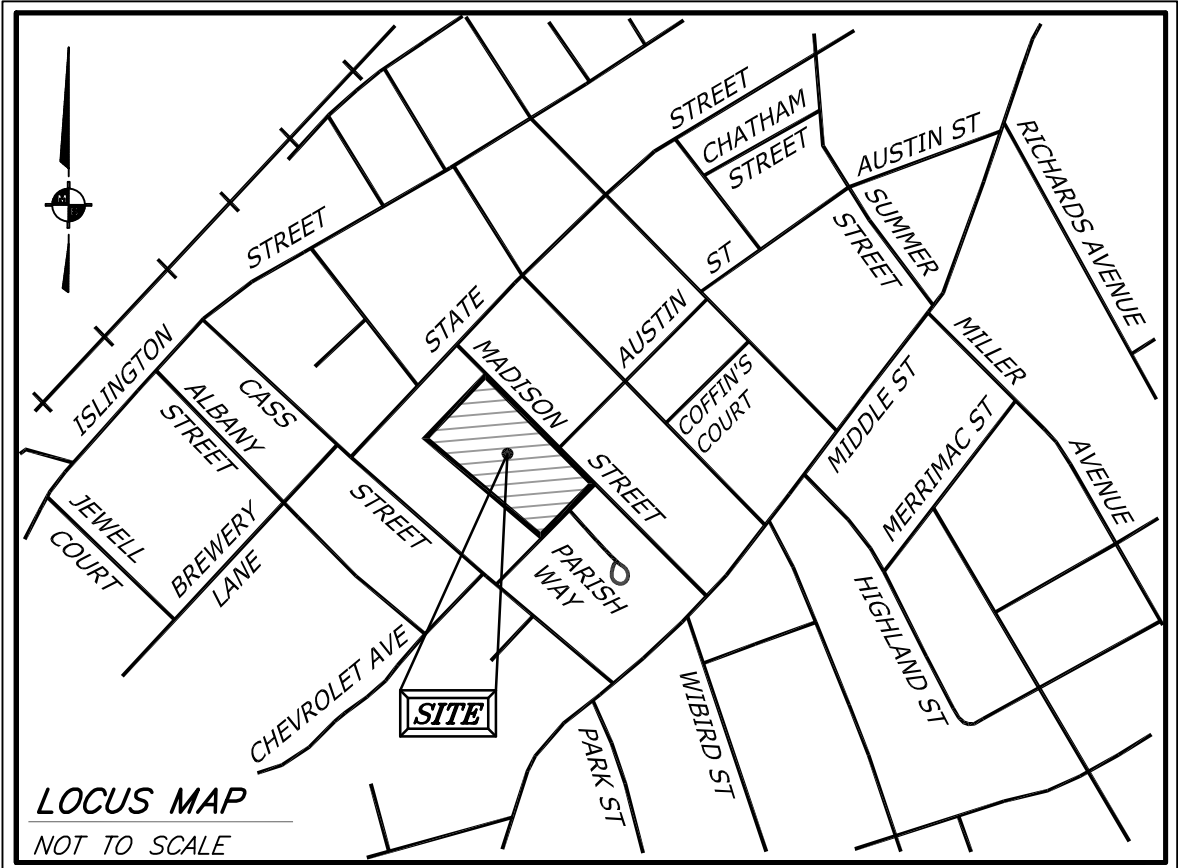
I, Craig Pfannenstiehl, of AAM 15 Property Management, representing the property owner of 184 Madison St, Portsmouth, NH, hereby grant authority and consent to Meisner Brem Corporation to sign and file municipal applications on my behalf, and represent me at any hearings concerning these applications.

*Craig F. Pfannenstiehl*  
box SIGN 178V2QY4-1R8VQK3P

**Signature**

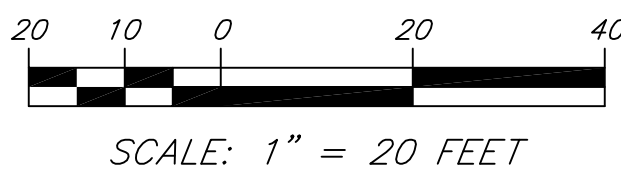
May 28, 2025

**Date**



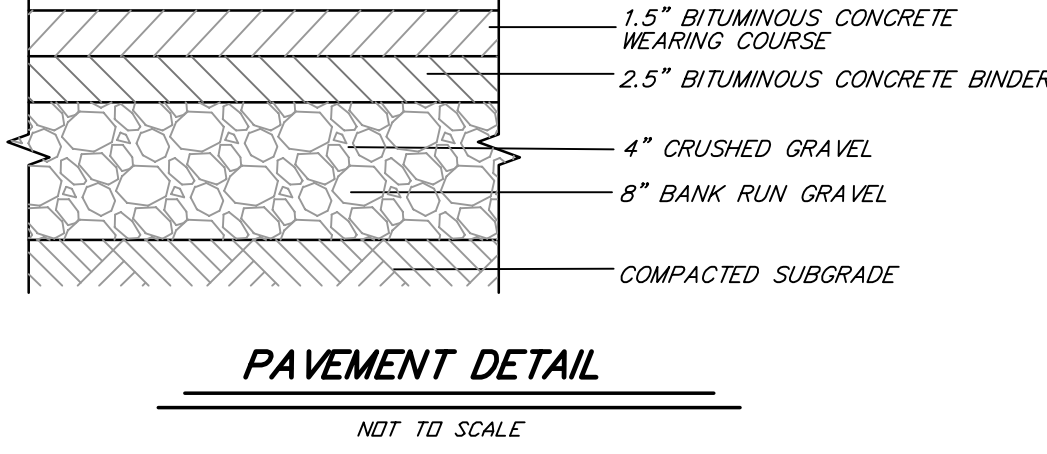
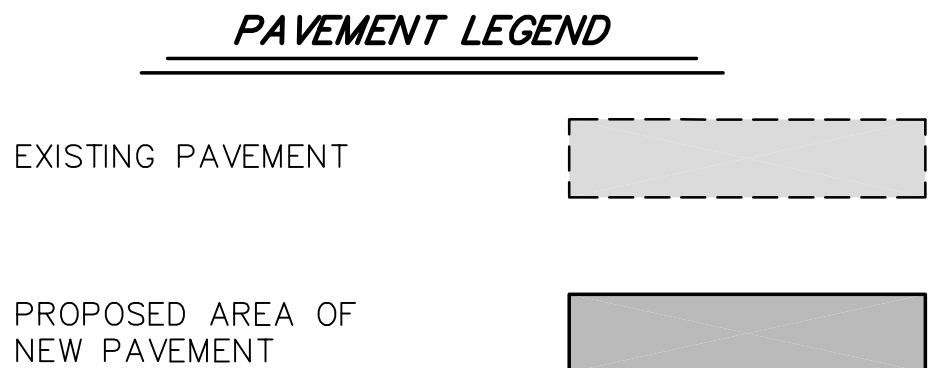
- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED ADDITIONAL PARKING ON MAP 146, LOT 016, 184 MADISON STREET, PORTSMOUTH, NH
  2. OWNER OF RECORD:  
AAM PORTSMOUTH RESIDENCES, LLC  
C/O AAM 15 MANAGEMENT LLC  
78 BLANCHARD RD, STE 100  
BURLINGTON, MA 01803  
BOOK: 6394 PAGE: 900
  3. PRESENT ZONING: GRC - GENERAL RESIDENCE C
  4. LOT AREA: 77,238 S.F.± OR 1.77 AC.±
  5. MINIMUM BUILDING SETBACKS:  
FRONT = 5 FEET  
SIDE = 10 FEET  
REAR = 20 FEET
  6. NO PORTION OF THIS PARCEL IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE NUMBER 33015C0259F, EFFECTIVE DATE: 1/29/2021
  7. PROPERTY IS SERVICED BY MUNICIPAL WATER AND SEWER.
  8. THERE ARE NO WETLANDS ON-SITE
  9. BOUNDARY INFORMATION WAS COMPILED FROM PLAN REFERENCES LISTED AND AN ON-SITE TRANSIT SURVEY BY MEISNER BREM CORPORATION NOVEMBER 2022.
  10. ELEVATIONS DEPICTED HEREON ARE BASED ON NAVD83 PER GPS OBSERVATIONS BY THIS OFFICE ON OCTOBER 25, 2021, BEING TIED TO "MASSCORS" USING BASE STATION "WES2" WITH AN ELEVATION LISTED AT 374.18' (CONVERTED TO NAVD USING VERTCON).
  11. EXISTING OPEN SPACE= 22,805 SF/77,238 SF = 29.5%  
PROPOSED OPEN SPACE= 18,826 SF/77,238 SF = 24.3%  
REQUIRED OPEN SPACE= 20% (MIN)

- PLAN REFERENCES:**
1. SITE IMPROVEMENT PLAN SET 184 MADISON STREET PORTSMOUTH, NH PREPARED FOR 184 MADISON ST. INC. AND PREPARED BY MEISNER BREM CORPORATION DATED 4-13-2023, LAST REVISED 9-20-23.
  2. SUBDIVISION PLAN OF LAND "LEISURE LIVING COMMUNITY" PORTSMOUTH, NH, DATED AUGUST 1970, BY W. ROBERT NOLTE & ASSOCIATES. RECORDED AT THE RCOR AS PLAN # D-2114.



PARKING TABULATION	
Existing Buildings - 72 Dwelling Units	
PARKING SPACES REQUIRED:	
0.5 Spaces per DU under 500 SF x 3 DU=	1.5 Spaces
1 Space per DU 500 SF to 700SF x 33 DU=	33 Spaces
1.3 Spaces per DU over 750 SF x 36 DU=	46.8 Spaces
Spaces Required	82 Spaces
Spaces Existing	87 Spaces
Additional Spaces Proposed	22 Spaces
Total Spaces Provided	109 Spaces

EXISTING # OF PARKING SPACES ③  
PROPOSED # OF PARKING SPACES ③



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NOTE: ALL TECHNICAL WORK BY ANY INDIVIDUAL FOR PREPARATION OF THIS PLAN IS THE RESPONSIBILITY OF MEISNER BREM CORPORATION AND NOT THE INDIVIDUAL

CONTRACTOR IS RESPONSIBLE FOR AND SHALL CONTACT THE LOCAL DIGSAFE OFFICE 72 HOURS PRIOR TO THE START OF CONSTRUCTION (811 OR 888-DIG-SAFE).

**Call Dig Safe before you dig.**  
It's smart, it's free, it's the law.  
DigSafe  
digsafe.com

2			
1			
NO.	DATE	REVISION	BY

AMENDED SITE PLAN  
**184 MADISON STREET**  
PORTSMOUTH, NH  
MAP 146 LOT 016

PREPARED FOR:  
**AAM 15 MANAGEMENT LLC**  
78 BLANCHARD ROAD SUITE, 100  
BURLINGTON, MA 01803

PREPARED BY:  
**MEISNER BREM CORPORATION**  
202 MAIN STREET, SALEM, NH 03079 (603) 893-3301  
142 LITTLETON RD., STE. 16, WESTFORD, MA 01886 (978) 692-1313

SCALE: 1" = 20 FT. SHEET: 1 OF 1 DATE: MAY 9, 2025  
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