

# HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC

ATTORNEYS AT LAW

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May 18, 2026

Beth Margeson, Chair  
City of Portsmouth  
Zoning Board of Adjustment  
1 Junkins Avenue  
Portsmouth, NH 03801

**RE: 0 Melbourne Street, Tax Map 233, Lot 54  
LU-24-109  
REQUEST FOR EXTENSION**

Dear Chair Margeson and Members of the Board:

This office is counsel to Patrick and Wendy Quinn, the applicants relative to the above-referenced property. On July 16, 2024, the Board granted variances to enable the construction of a single-family dwelling on the property. Subsequent thereto, in December 2024, the Board granted the applicants variances to enlarge the existing home on the abutting property at 124 Melbourne Street (LU-24-202).

The applicants have proceeded with the second project, which is in its final stages of completion and is a significant upgrade to the neighborhood. Construction and financing of the 124 Melbourne project has consumed an inordinate amount of the applicants' time and resources and they will require additional time to execute the first project at the above-referenced location. Accordingly, we respectfully request the Board grant a one-year extension of the variance approvals pursuant to §10.236.

Thank you for your consideration.

Sincerely,

*Christopher P. Mulligan*

Christopher P. Mulligan

CPM/

cc: Patrick and Wendy Quinn

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DANIEL C. HOEFLE	ALEC L. MCEACHERN	PETER V. DOYLE	STEPHEN H. ROBERTS <i>In Memoriam</i>
R. TIMOTHY PHOENIX	KEVIN M. BAUM	MONICA F. KIESER	OF COUNSEL:
LAWRENCE B. GORMLEY	JACOB J. B. MARVELLEY	CHRISTOPHER P. MULLIGAN	SAMUEL R. REID
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# CITY OF PORTSMOUTH

Planning & Sustainability  
Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## ZONING BOARD OF ADJUSTMENT

July 23, 2024

Bruce R Carll  
0 Melbourne Street  
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment request for property located at 0 Melbourne Street (LU-24-109)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday, July 16, 2024**, considered your application for constructing a single residential unit on a vacant and undersized lot which requires the following: 1) Variance from Section 10.521 to allow a) 6,197 sf of lot area where 15,000 sf are required, b) 6,197 sf of lot area per dwelling unit where 15,000 sf are required, and c) 50 ft of frontage where 100 ft are required. Said property is shown on Assessor Map 233 Lot 54 and lies within the Single Residence B (SRB) District. As a result of said consideration, the Board voted to **grant** the request with the following **condition**:

*1) The design and orientation of the home and driveway may change as a result of the building permit review and approval.*

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

*The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Planning Board Meeting website:*

<https://www.cityofportsmouth.com/planportsmouth/zoning-board-adjustment/zoning-board-adjustment-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in cursive script that reads "Beth Margeson".

Beth Margeson, Vice Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Christopher P Mulligan, Attorney Bosen & Associates, P.L.L.C.