

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC

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September 11, 2025

VIA ELECTRONIC AND HAND DELIVERY SUBMISSION

Phyllis Eldridge, Chair
Portsmouth Zoning Board of Adjustment ("ZBA")
1 Junkins Ave.
Portsmouth, NH 03801

Re: Gabriel & Carrie Edwards
51 Morning Street, Tax Map 163, Lot 16
General Residence A ("GRA") Zone
LU- 25-125

Dear Chair Eldridge and Zoning Board members:

We learned yesterday that an additional variance is required. Pursuant to PZO Table 10.521, required open space is 30%. Although the plans we submitted identified 30% as the requirement, my submission chart identified 20% required. Existing open space is 19.7%. Proposed open space is 21.9%. It is an improvement but does not comply with the 30% requirement. The PZO requires compliance not only improvement in order to avoid a variance. It was thus not noticed to the abutters or the public.

Since notice is required, please accept this letter as a request to continue the Zoning Board Hearing presently scheduled for Tuesday, September 16, 2025 to the October 21, 2025 ZBA hearing date.

Respectfully submitted,

Gabriel and Carrie Edwards

By: 
R. Timothy Phoenix

cc: Planning Staff
Clients (email)
Somma Studios (email)
Stake & Stones Land Surveying, LLC (email)

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