

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC
ATTORNEYS AT LAW

127 Parrott Avenue | Portsmouth, NH, 03801
Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com

September 21, 2026

VIA VIEWPOINT & Hand Delivery

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

**Re: 266, 270, 278 State Street & 84 Pleasant Street
Tax Map 107, Lots 77 – 80
LU-24-195**

Dear Ms. Margeson:

This office represents PNF Trust of 2013, the owner of the above-referenced property. At its November 19, 2024 meeting, the Board approved variances for the redevelopment project at the above-referenced property. The project required further Site Plan approval from the Planning Board, which was obtained, however, the applicant needs additional time to coordinate the resources needed to satisfy all conditions of approval. Additionally, as was contemplated when we were before the Historic District Commission, there are likely to be certain minor adjustments to the plans for which we will likely be seeking administrative approval from that Commission.

Accordingly, we hereby respectfully request a one-year extension of the variance approvals pursuant to Section 10.236 of the zoning ordinance.

Thank you for your attention.

Sincerely,

Christopher P. Mulligan

Christopher P. Mulligan

CPM/

cc: Peter Floros

Michael Keane

DANIEL C. HOEFLE	ALEC L. MCEACHERN	PETER V. DOYLE	MATTHEW J. COWAN
R. TIMOTHY PHOENIX	KEVIN M. BAUM	MONICA F. KIESER	STEPHEN H. ROBERTS In Memoriam
LAWRENCE B. GORMLEY	JACOB J.B. MARVELLEY	CHRISTOPHER P. MULLIGAN	OF COUNSEL:
R. PETER TAYLOR	GREGORY D. ROBBINS	STEPHANIE J. JOHNSON	SAMUEL REID & JOHN AHLGREN