

Elizabeth Bratter
Portsmouth Property Owner
159 McDonough St

Board of Adjustments
October 20, 2020 Meeting
Re: 200 McDonough St

Dear Chairperson Rheaume and Members of the Board of Adjustments,

I have reviewed the changes proposed by the owner of 200 McDonough St. This is a postage stamp property and this new design seems to be as good as it gets. Most of us in the neighborhood have always wondered how such a large awkwardly shaped house was built on such a small lot!!

I appreciate some of the thoughtful changes made to make the property neighborhood friendly. The proposed parking for two vehicles without encroaching their building on the neighbor's property, the roofline more in character with the surrounding homes and streamlining the building to allow for some back yard space.

I am happy to support these proposed changes to 200 McDonough St. Looking at the design plans it looks like it will be as balanced as it can be on a postage stamp. Please grant the proposed zoning variances needed to add these changes to create a home that fits in the character of the neighborhood.

Respectfully,

Elizabeth Bratter

Elizabeth Bratter
Portsmouth Property Owner
48 Clinton St

Board of Adjustments
October 20, 2020 Meeting
Re: 56 Clinton St

Dear Chairperson Rheume and Members of the Board of Adjustments,

My husband and I have reviewed the changes proposed by the owner of 56 Clinton St regarding the addition of a garage within the required 10' setback to our property line. We are willing to support this encroachment, to allow a single car garage be built, where there is presently an approximately 17' X 17' ground level patio and only leave a 5' setback to our property line. I was unable to find original measurements for the patio or the wood deck behind it, on the drawing presented (A2).

We would like to ask that the encroachment not be allowed to be less than the 5' agreed upon. The area proposed for the garage is shown as 17' 7 ½" wide giving very little wiggle room for any errors during construction. I trust, as always, the Board of Adjustments will take into consideration the whole picture and make their decision based on facts and experiences in such matters.

Thank you for your time,

Respectfully,

Elizabeth Bratter

From: [Alison Tozier](#)
To: [Planning Info](#)
Subject: Oct 20 - Zoning Board of Adjustment Meeting
Date: Tuesday, October 20, 2020 4:02:32 PM

Regarding 542 State Street

It seems like this space is going to be converted into two very small apartments. Will the owner be living in one of the apartments or will the owner be an absentee landlord?

In your petition you mention significant upgrades. Are any on the exterior of the building?

Regarding the two apartments, it seems to be doubling the requirement for parking. Please address parking plans and any proposed changes to the driveway.

Alison Tozier

From: [Kristine Wade](#)
To: [Planning Info](#)
Cc: patk1400@comcast.net
Subject: Zoning Meeting 10/20/20
Date: Tuesday, October 20, 2020 4:21:15 PM

Good evening Board Members,

We are writing in response to the Zoning Board of Adjustment Meeting tonight, 10/20, on the Woodbury Avenue Cooperative petition at 1338 Woodbury Ave. We currently live and own 1380, 1400 & 1430 Woodbury Ave and have following issues with the petition.

1. Additional Units - even with the 10 units they have many that are not in accordance to the 7,500 square feet per dwelling, why would we add more units? In the 45 years of living here, the trailers were smaller and taken care of this is no longer the case.
2. Parking - currently there are 13 residences and we still have people parking in front of our house and in the turn around. They are proposing only 32 parking spots for 19 residences.
3. Traffic - this proposal will add traffic to the triangle in front of the store. This triangle area is part of the Old Woodbury Ave and currently has many taxis and visitors parking on the street causing many issues with the city plows.
4. Visually Appearance - while the store might be an eye sore to look at, take a look at the pictures they have sent you of the existing trailers, is this something you would like to see as you drive to your house? They are not replacing all of the trailers and the fence would need to be extremely high in order to not bring down my property value.
5. Police Presence - currently the trailer park has a high police presence due to many home violence complaints and vagrants. These people then get pushed along and either live in the tree line in front of our house or worse yet in our backyard.

We are on our fifth generation of family living in these 3 houses and while we have lived cohesively with many of the residences we do not see how adding units, people, traffic will be beneficial to our lives in Portsmouth.

Sincerely,

Pat Katkin (owner of 1380, 1400 & 1430 Woodbury Avenue)
Kristine Katkin Wade (1380 Woodbury Ave residence)
Trisha Katkin (1430 Woodbury Ave residence)