

October 17, 2022

VIA EMAIL

Peter Stith, Principal Planner
Zoning Board of Adjustment
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

Email: pmstith@cityofportsmouth.com

Re: Variance Application – 67 Ridges Court

Members of the Board,

This Office represents Kathleen Thomson, owner of the property at 56 Ridges Court in Portsmouth. Kathleen's property is located directly across the street from the Foys' property at 67 Ridges Court, making her a direct abutter for purposes of the foregoing variance application, dated October 11, 2022. This Office appeared on Kathleen's behalf to object to the variance application submitted by the Foys in August, 2022, which the ZBA considered and denied at its August 16, 2022 meeting. We submit to this Board once again an objection to the Foys' variance application, and request that the Board decline to reach the merits of the Foys' application at its October 18, 2022 meeting, on the basis that the current variance application is not materially different in nature or degree from the August 2022 application.

The Foys correctly point out in their October 2022 application that under the standard laid out in Fisher v. City of Dover, 120 N.H. 187, 190 (1980), unless a "material change of circumstances affecting the merits of the application has [] occurred" or the application "materially differs in nature and degree from its predecessor," the ZBA may not reach the merits of a subsequent application. The rationale for this standard is to give finality to ZBA decisions, uphold the integrity of the zoning plan, and to avoid an undue burden from being placed on property owners seeking to uphold the zoning plan. *Id.* The requirement to show changed circumstances or a material difference "is to be enforced to the extent property interests may be settled and stable and property owners protected from harassment." 15 New Hampshire Practice: Land Use Planning and Zoning, Ch. 21, §21.20 (LexisNexis Matthew Bender).

Comparing the substance of the Foys' August and October variance applications, no material difference exists between the two which warrants consideration of the merits of this subsequent application. Their August submission sought relief from PZO §10.521 to add a three-level, 718 s.f. addition to the existing home with a two-car garage on the lower level,

expanded living space with a balcony and trellis on the second level, and an updated master bedroom on the third level. A copy of the plans submitted with the Foys' August application is attached hereto as Exhibit A. This application was objected to by the abutters and several other property owners on Ridges Court on the basis that it would severely block other properties' views of Little Harbor, and that the size and aesthetic of the expanded home was out of character for the neighborhood. The application was ultimately denied by the Board because the Foys demonstrated no hardship necessitating the building of an addition which lay one hundred percent in the wetland buffer zone which also significantly blocked the views of abutters, when as Ms. Eldridge noted, "the addition could be built anywhere on the property." Minutes of the Board of Adjustment Meeting, August 16, 2022, p.5.

The Foys' current application seeks relief from PZO §10.521 and §10.321 to build a 518 s.f. addition in the same location as previously applied for in August. The new proposal would add a three-level addition, with a single car garage on the lower level, expanded living space with a balcony and trellis on the second level, and an updated master bedroom on the third level. The Foys removed 200 square feet from their August proposal, and relocated the trellis and balcony to the rear of the home. Compared with their August proposal, this addition would result in the removal of less pavement and therefore retain more impervious coverage. Their application also notes that the application of PZO §10.516 has resulted in a reduced setback deviation from their August proposal, despite that provision being in effect at that time. Their application asserts that these differences are material; however, the reality is that the front setback itself has not changed regardless of how it was previously calculated by the Foys.

The common feature of the August and October applications is the construction of an addition which lies one hundred percent in the wetland buffer zone and has the same impact upon Ms. Thomson's view. The Board spent much time discussing the criteria of hardship at the August 16 meeting, and determined that no hardship existed which necessitated the construction of the addition in that specific location. The Foys have made no effort to relocate their addition to the rear of the home or to any other location, despite that suggestion from the Board in August. During that meeting the Board noted that the applicants were "asking the Board to grant something that was fully in the buffer when it could be moved back and eliminate all the emotional responses from the neighbors." Minutes, August 16, 2022, p. 5. Because the location of the addition remains the same, the removal of 200 square feet and relocation of the balcony/trellis is insufficient to qualify as a material difference warranting reconsideration of the Foy's application.

Submission of multiple applications by the Foys to this Board appears to be a strategy to circumvent the requirements of the zoning plan and piecemeal the relief they ultimately seek. The Foys submitted and obtained a variance at the Board's September 27, 2022 meeting, where they sought relief to add a small overhang on the north face of their home to cover their trash cans, a small overhang on the west face of the home over the existing garage, and a small addition to the roof over their front steps. They determined that they ultimately did not need relief for the roof addition after a recalculation of their front setback requirement based on PZO

§10.516. Reference to this September 27 application is completely omitted from this October 11 application, and the improvements they sought in that application are not shown on the plans submitted with this application.

For the reasons stated, the Foys have failed to present an application that materially differs from the application denied by the Board in August. As such, the Board should decline to consider the merits of this application. By declining to hear this application, the Board will settle the property interests of the other owners on Ridges Court, and protect them from the future harassment of further petitions.

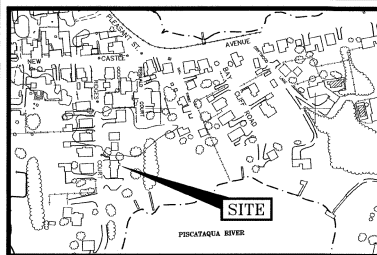
In the event that the Board opts to reach the merits of the Foys' application, I would incorporate by reference the arguments made in my objection letter to the Board on Ms. Thomson's behalf dated July 19, 2022, a copy of which is attached herewith as Exhibit B.

We thank you for your time and consideration of the above, and request that you deny the Foys' variance application.

Sincerely,

Darcy Peyser

Darcy C. Peyser, Esq.
Derek R. Durbin, Esq.



LOCATION MAP

SCALE 1" = 200'

LEGEND:

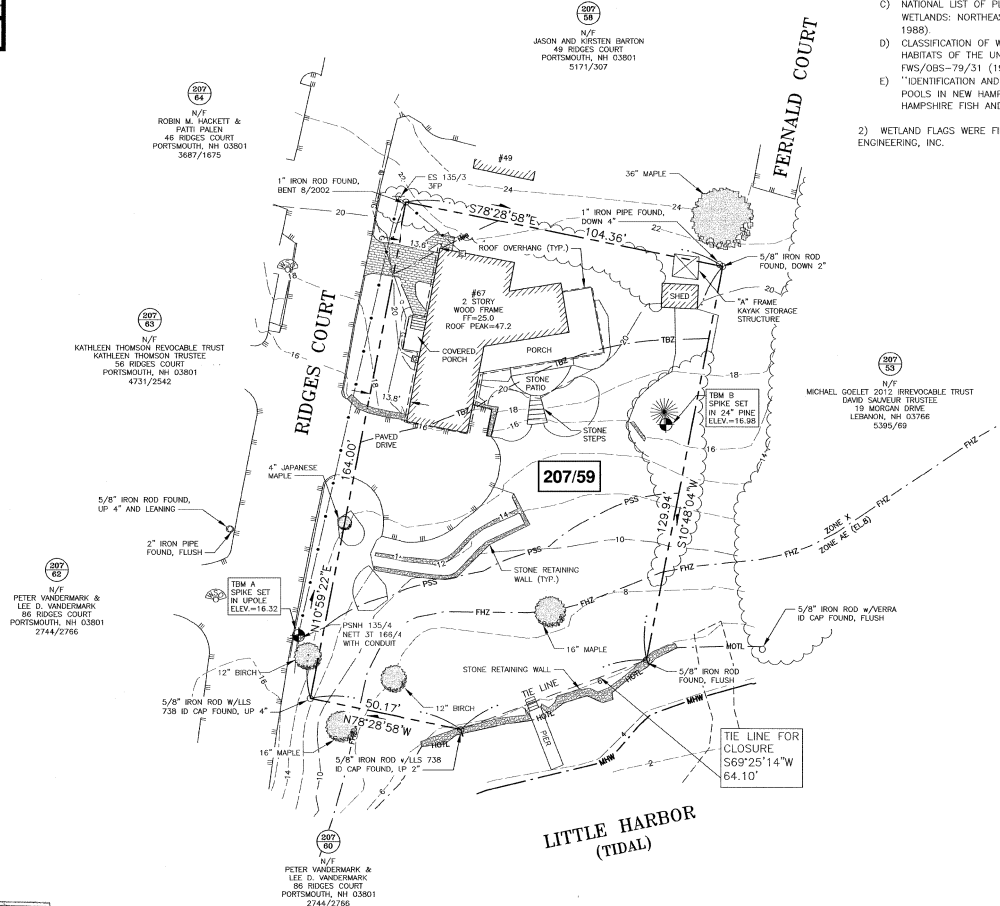
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11	MAP 11 / LOT 21
○	RAILROAD SPIKE FOUND
○	IRON ROD/IRON PIPE FOUND
○	DRILL HOLE FOUND
○	STONE/CONCRETE FOUND
○	RAILROAD SPIKE SET
○	IRON ROD SET
○	DRILL HOLE SET
○	GRANITE BOUND SET
○	BOUNDARY
○	BUILDING SETBACK
○	MEAN HIGH WATER LINE
○	NHDES HIGHEST OBSERVABLE TIDE LINE
○	PSS
○	NHDES 50' PRIMARY STRUCTURE SETBACK
○	TBZ
○	NHDES 100' TIDAL BUFFER ZONE
○	NWB
○	NHDES 150' NATURAL WOODLAND BUFFER
○	SWQPA
○	NHDES 250' PROTECTED SHORELAND
○	FEMA SPECIAL FLOOD HAZARD AREA LINE
○	OVERHEAD ELECTRIC WIRES
○	CONTOUR
○	SPOT ELEVATION
○	EDGE OF PAVEMENT (EP)
○	WOODS / TREE LINE
○	UTILITY POLE (w/ GUY)
○	WELL
○	METER (GAS, WATER, ELECTRIC)
○	EDGE OF WETLAND FLAGGING
○	SWAMP / MARSH
○	ELEVATION
○	EP
○	FINISHED FLOOR
○	FF
○	INV.
○	TEMPORARY BENCHMARK
○	TBM
○	TYP.
○	LANDSCAPED AREA

PLAN REFERENCES:

- 1) PROPOSED ADDITIONS, CHARLES MCLEOD, 67 RIDGES COURT PORTSMOUTH, NH, PROPOSED SITE PLAN, PREPARED BY AMBIT ENGINEERING, INC. DATED SEPTEMBER 2002, NOT RECORDED.
- 2) PLAN OF LOTS, RIENZI RIDGE, PREPARED BY JOHN W. DURGIN, DATED MARCH 1976, R.C.R.D. PLAN #0188.

WETLAND NOTES:

- 1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 7/1/20 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, NEWPEC WETLANDS WORK GROUP (2019).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1998)
 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS MANUAL FWS/OBS-79/31 (1997).
 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997): NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.



LITTLE HARBOR (TIDAL)

GRAPHIC SCALE



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHACON, L.L.S.

6-27-22

DATE



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 430-5315

NOTES:

- 1) PARCEL IS SHOWN ON THE PORTSMOUTH ASSESSOR'S MAP 207 AS LOT 59.
- 2) OWNERS OF RECORD:
JEFFREY M. & MELISSA FOY
4 FOX HOLLOW COURT
EAST KINGSTON, N.H. 03827
6325/1066
- 3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA AE (EL.8) AS SHOWN ON FIRM PANEL 3301500278F. EFFECTIVE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
16,500± S.F. (PLAN REF. 1)
0.3788± ACRES (PLAN REF. 1)
- 5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE B (SRB) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 15,000 S.F.
FRONTAGE: 100 FEET
SETBACKS: FRONT 30 FEET
SIDE 10 FEET
REAR 30 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM STRUCTURE COVERAGE: 20%
MINIMUM OPEN SPACE: 40%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 207 LOT 59 IN THE CITY OF PORTSMOUTH.
- 8) VERTICAL DATUM IS NAVD83. BASIS OF VERTICAL DATUM IS REDUNDANT RTM GNSS OBSERVATIONS (±0.2').

Exhibit A

PROPOSED GARAGE FOY RESIDENCE 67 RIDGES COURT PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	ADD FEMA FHZ	6/27/22
0	ISSUED FOR COMMENT	5/18/22

REVISIONS



SCALE 1"=20'

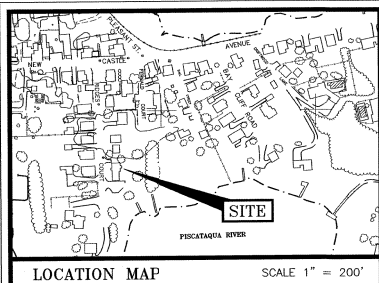
MAY 2022

EXISTING CONDITIONS
PLAN

C1

FB 222 PG 66

1153.02



LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
MAP 11 / LOT 21	
RAILROAD SPIKE FOUND	
IRON ROD/IRON PIPE FOUND	
DRILL HOLE FOUND	
STONE/CONCRETE BOUND FOUND	
RAILROAD SPIKE SET	
IRON ROD SET	
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SPOT ELEVATION	
EDGE OF PAVEMENT (EP)	
WOODS / TREE LINE	
UTILITY POLE (w/ GUY)	
WELL	
METER (GAS, WATER, ELECTRIC)	
EDGE OF WETLAND FLAGGING	
SWAMP / MARSH	
ELEVATION	
EP	EDGE OF PAVEMENT
FT	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
LSA	LANDSCAPED AREA

PLAN REFERENCES:

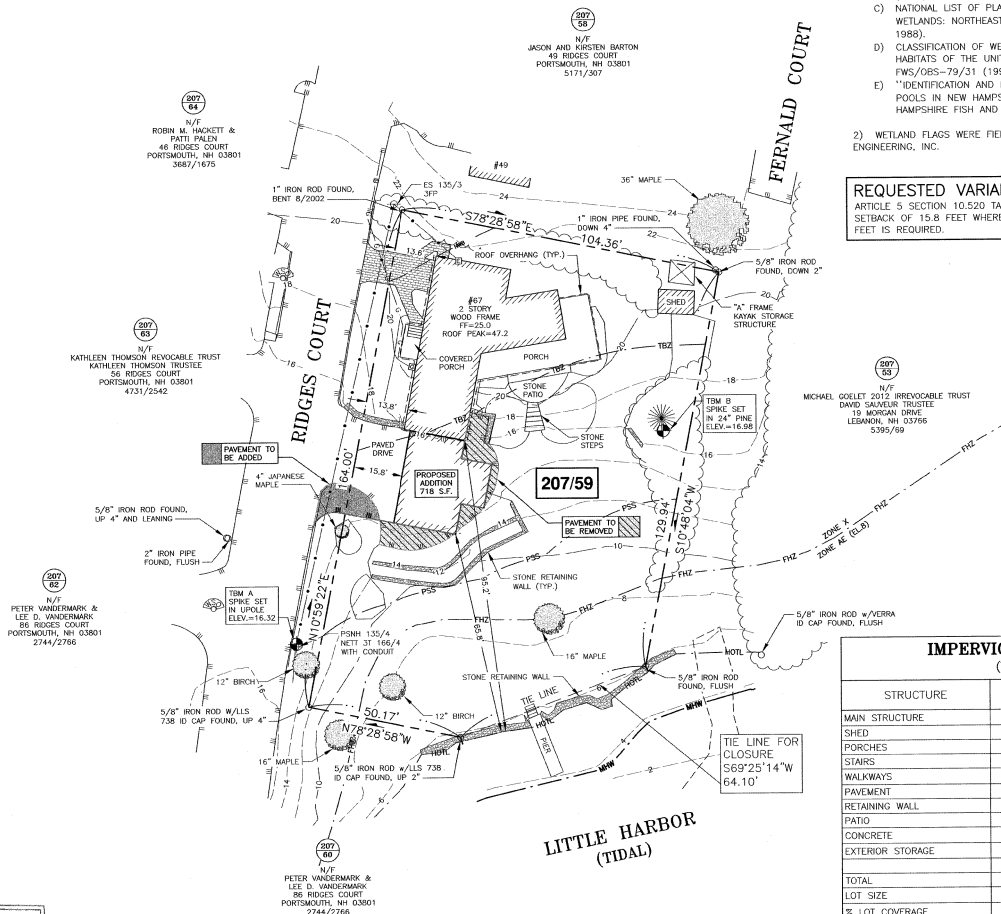
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REQUESTED VARIANCE:

ARTICLE 5 SECTION 10.520 TABLE 10.521 FRONT YARD SETBACK OF 15.8 FEET WHERE 13.5 FEET EXISTS AND 30 FEET IS REQUIRED.



IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	1,591	2,309
SHED	91	91
PORCHES	513	513
STAIRS	123	123
WALKWAYS	231	231
PAVEMENT	1,452	490
RETAINING WALL	212	212
PATIO	109	109
CONCRETE	17	17
EXTERIOR STORAGE	50	50
TOTAL	4,389	4,145
LOT SIZE	16,500	16,500
% LOT COVERAGE	26.6%	25.1%

PROPOSED BUILDING COVERAGE:

MAIN STRUCTURE: 2,309 S.F.
SHED: 91 S.F.
PORCHES: 513 S.F.
STAIRS: 123 S.F.
TOTAL: 3,036 S.F./18.4%



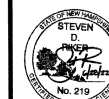
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Goffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 438-8982
Fax (603) 438-2315

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JEFFREY M. & MELISSA FOY
4 FOX HOLLOW COURT
EAST KINGSTON, N.H. 03827
6325/1066
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- 8) VERTICAL DATUM IS NAVD83, BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2').
- 9) PROPOSED GARAGE FROM PLAN BY DESTEFANO MAGUEL ARCHITECTS DATED JUNE 14, 2022.

PROPOSED GARAGE FOY RESIDENCE 67 RIDGES COURT PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	6/21/22
REVISIONS		



SCALE 1"=20'

JUNE 2022

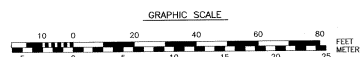
VARIANCE
PLAN

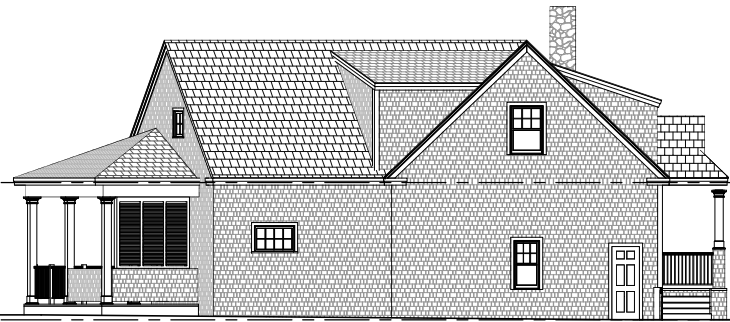
C2

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS

DATE

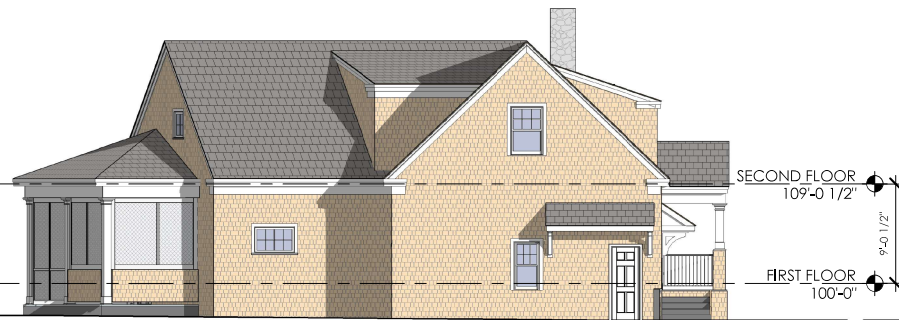




EXISTING NORTH ELEVATION



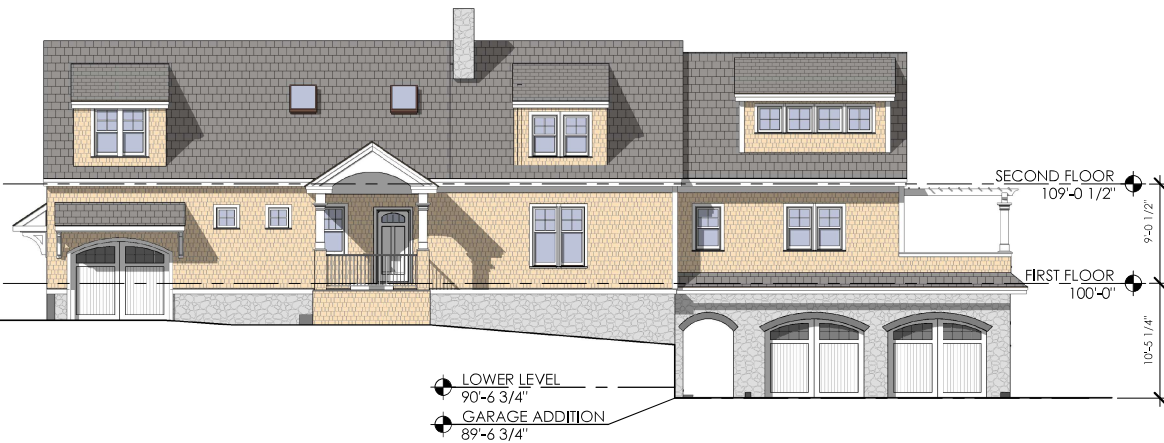
EXISTING WEST ELEVATION



PROPOSED NORTH ELEVATION

1/8" = 1'-0"

1



PROPOSED WEST ELEVATION

1/8" = 1'-0"

2

DESIGN DEVELOPMENT FOR
FOY RESIDENCE
67 RIDGES CT
PORTSMOUTH, NH

ELEVATIONS
1/8" = 1'-0"

JUNE 14, 2022

Exhibit B

21177

DMA
DESTEFANO
MAUGEL
ARCHITECTS

© 2022



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



DD - SOUTH
1/8" = 1'-0" 3



PROPOSED EAST ELEVATION
1/8" = 1'-0" 4

DESIGN DEVELOPMENT FOR
FOY RESIDENCE
67 RIDGES CT
PORTSMOUTH, NH

ELEVATIONS
1/8" = 1'-0"

JUNE 14, 2022

DESIGN DEVELOPMENT FOR
FOY RESIDENCE
 67 RIDGES CT
 PORTSMOUTH, NH

LOWER LEVEL FLOOR PLANS

1/8" = 1'-0"

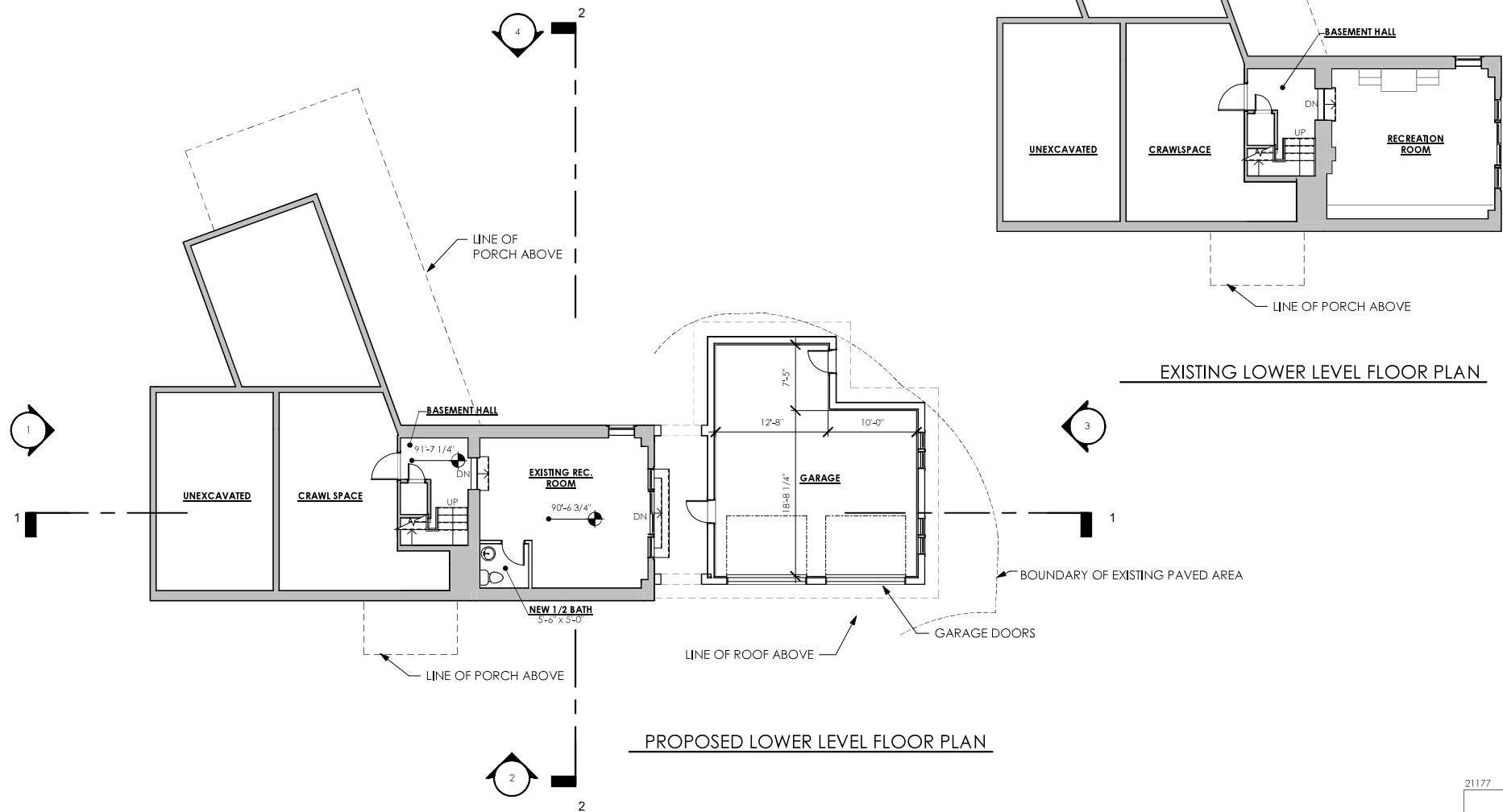
JUNE 14, 2022

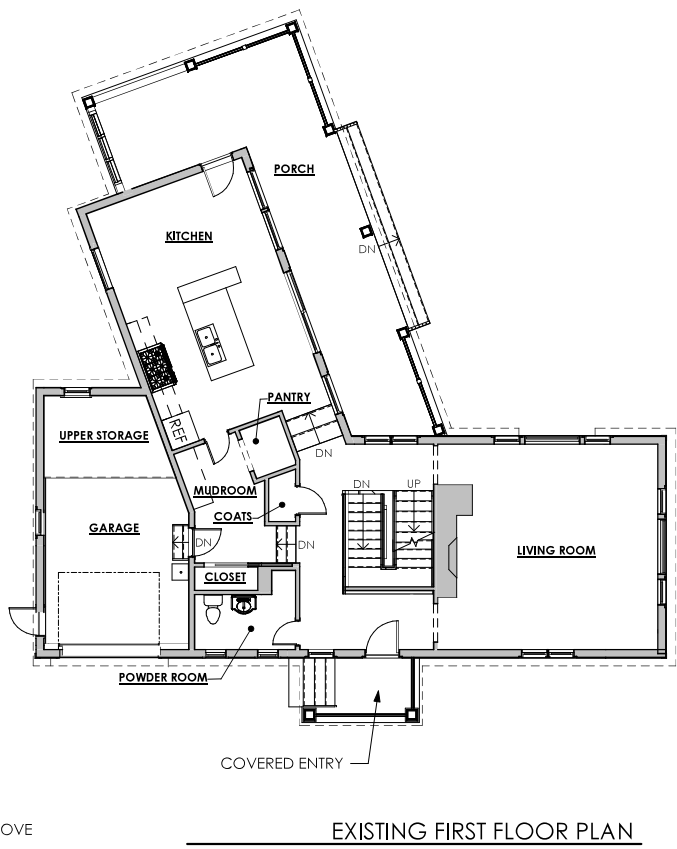
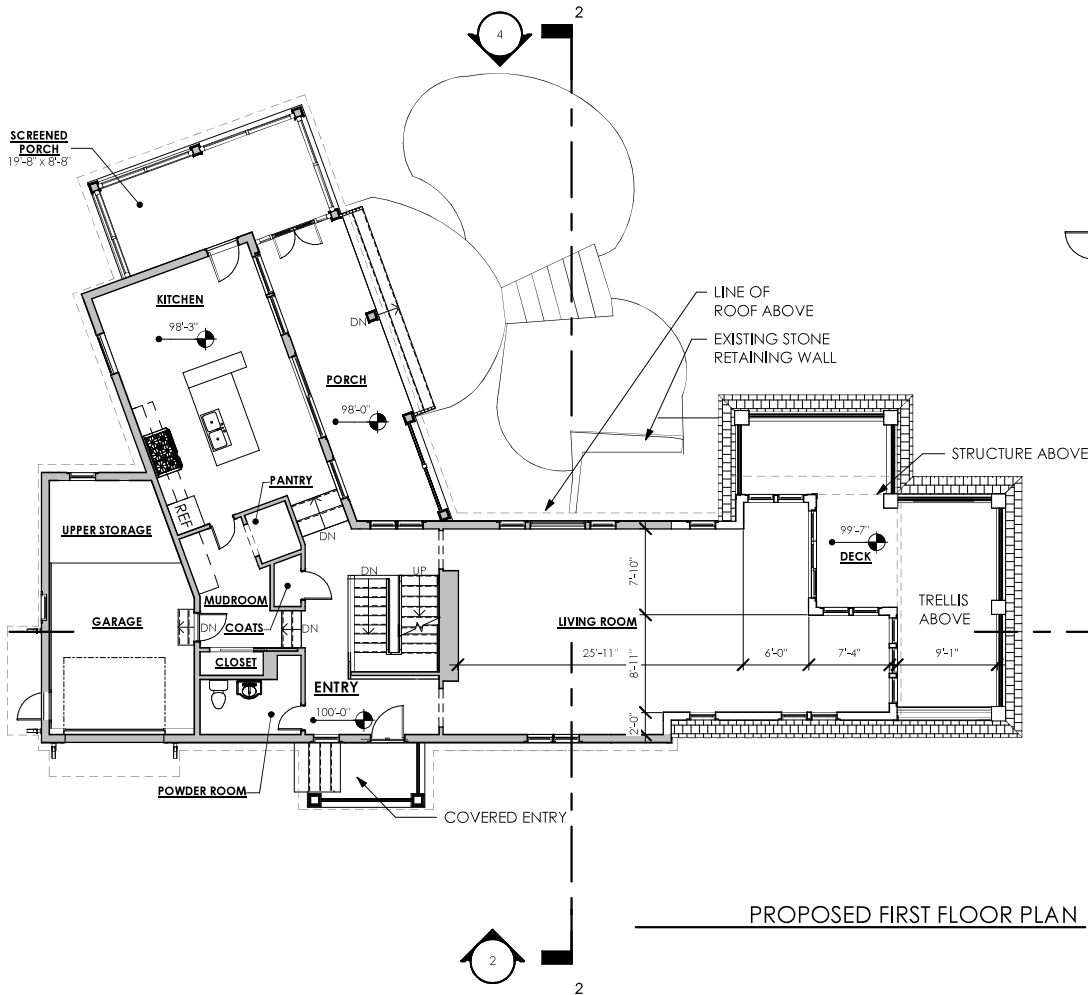


21177

DMA
 DESTEFANO
 MAUGEL
 ARCHITECTS

© 2022





DESIGN DEVELOPMENT FOR
FOY RESIDENCE
 67 RIDGES CT
 PORTSMOUTH, NH

FIRST FLOOR PLANS

1/8" = 1'-0"

PROJECT
NORTH

TRUE
NORTH

21177

DMA

DESTEFANO
MAUGEL
ARCHITECTS

JUNE 14, 2022

© 2022

DESIGN DEVELOPMENT FOR
FOY RESIDENCE
 67 RIDGES CT
 PORTSMOUTH, NH

SECOND FLOOR PLANS

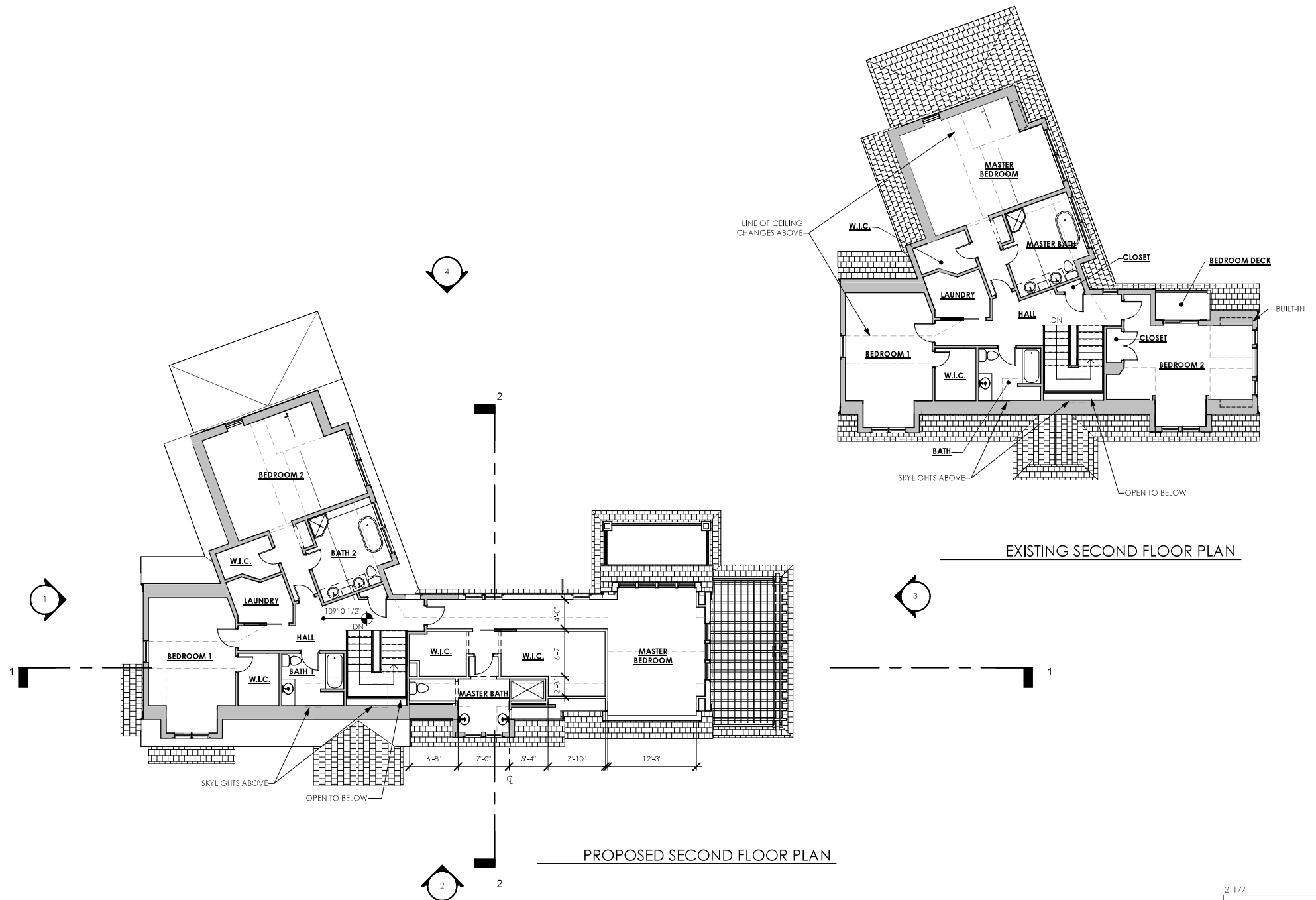
1/8" = 1'-0"

JUNE 14, 2022



DMA
 DESTEFANO
 MAUGEL
 ARCHITECTS

© 2022



BY: EMAIL

July 19, 2022

Peter Stith, Planner
Zoning Board of Adjustment
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

Email: pmstith@cityofportsmouth.com

Re: Variance Application – 67 Ridges Court

Members of the Board,

This Office represents Kathleen Thomson, owner of the property at 56 Ridges Court in Portsmouth. Kathleen's property is located directly across the street from the Foy's property at 67 Ridges Court, making her a direct abutter for purposes of the foregoing variance application.

Kathleen and her late husband, William Thomson Jr., who served on the ZBA for ten (10) years as well as the City Council, serving as Assistant Mayor under Eileen Foley, inherited their property at 56 Ridges Court in 1976 from Mr. Thomson's late mother (buying out Mr. Thomson's two sisters who also inherited the property). The property has been in the Thomson family since 1930. Since 1976, the single-family home on the property has served as Kathleen's residence. It is the place where she raised her daughters Heidi and Kerry Thomson, who now come back to spend time with their own children.

In addition to having immense sentimental value to her, Kathleen's property is a rarity in Portsmouth, as it enjoys unimpeded water views of Portsmouth Harbor, as shown in several photographs enclosed herewith. These water views add substantial value to her property and are protected by virtue of restrictions, such as the wetland buffer setback, that apply to the Foy's property.

While it may be true that a property owner never truly has a "right to a view" unless one is protected through an easement or other similar legal instrument, it is entirely within the Board's purview to consider the loss of a view in considering the five (5) variance criteria, particularly whether there will be a ***diminution in surrounding property values***. Detriment to abutters' water views is a factor which zoning boards and New Hampshire courts may consider when determining whether a proposed variance will cause a lessening of surrounding property values. *Devaney v. Windham*, 132 N.H. 302, 306 (1989).

In this instance, the loss in value associated with the diminished view of the water from Kathleen's home cannot be understated. As set forth in the letter of a well-reputed local real estate

agent, Ali Goodwin which is enclosed herewith, the value of Kathleen's property is estimated to diminish by **\$800,000.00 to \$1,000,000.00** as a result of the Foy's proposed addition, which is quite significant in size. While Kathleen may not have a legal right to a view, it is important to remember that the Foys do not have a legal right to build in the location chosen.

The question ultimately underlying the Board's consideration of the Foy's application is really: ***is the construction of the addition necessary for the Foys to make reasonable use of the Property?*** The answer is unequivocally, "***no***". The single-family home on the Foys' property is not dissimilar in size from many other homes in the surrounding area and is similarly burdened by wetland and other setbacks. A portion of the Thomson property is also burdened by wetland setbacks.

The Foys purchased their property for \$2,650,000.00 in 2021. As you will see in the planning staff memo accompanying the application, variance relief was granted on October 15, 2002 allowing for then-owner, Charles McLeod, to demolish and reconstruct a single-family home on the property. If there was a legitimate hardship associated with the property necessitating that a portion of the home be built within the right-front yard setback, such a design would have been presented and considered by the Board in 2002. To the contrary, it was determined that the home could be designed and built in the manner and location in which it is now, creating the least impact upon abutting property owners, while giving the owner of 67 Ridges Court reasonable use of their property. The Foys seek to construct a significantly sized addition that "builds off of" and incrementally adds to the relief that was granted in 2002. Additionally, the property currently offers significant parking and storage space, as there already exists a garage and stone driveway on the west face of the property, and a larger paved driveway on the south side. Accordingly, there is ***no unnecessary hardship***. In the present case, there is a fair and substantial relationship between the general purpose of the ordinance provision, which is to protect against unreasonable enlargement of a non-conforming structure, and its application to the Foys' property.

Finally, ***substantial justice would not be done*** if the Foys' application were granted. In balancing the equities involved in determining whether the relief should be granted, the Board must consider the impact upon the public (i.e. abutters) versus the loss to the landowner. Here, the Foys are simply losing the right to build something above and beyond what the Board allowed in 2002 when it granted the relief necessary to construct the current home. If these can even be considered a "loss", it is not one that outweighs the impact that it would have on abutting property owners, such as Kathleen Thomson.

I thank you for your time and consideration of the above, and request that you deny the Foys' variance application.

Sincerely,

Darcy C. Peyser

Darcy Peyser, Esq.
Derek R. Durbin, Esq.



July 13, 2022

City of Portsmouth Zoning Board of Adjustment
1 Junkins Ave.
Portsmouth, NH 03801

Dear Zoning Board of Adjustment Members,

I am writing on behalf of Kathleen Thomson, owner of 56 Ridges Court, Portsmouth, NH. 56 Ridges Court is located directly across the street from 67 Ridges Court.

Mrs. Thomson and four generations of the Thomson family have enjoyed nearly 100 years of scenic water views of Little Harbor from their home at 56 Ridges Court. In recent years, the property and home across the street at 67 Ridges Court has evolved significantly, with each new owner expanding the overall square footage and footprint of the home as well as different garage configurations. The addition proposed by the Foy's in the current variance request is the most ambitious renovation proposed to date. If this proposed addition is erected it will, for the first time, directly block the water views from Mrs. Thomson's property, as well as views from several neighbors. The proposed expansion will diminish sight lines / water views between Mrs. Thomson's front porch, living room, dining room, and bedrooms and Little Harbor. The proposed expansion also reduces the overall ambience and openness to the water, which been a unique neighborhood feature for this cluster of homes that dead-end into Little Harbor.

Water views are highly coveted in the Seacoast area. Therefore, the substantial change in water views also has a significant impact in the market value of these neighboring properties and has the most direct impact on the market value of Mrs. Thomson's home. The average price difference between a home with a water view and a similar home in the same neighborhood with no water view is between \$800,000 and \$1 million dollars. Based on comparable sales in the South End from the past 18 months, Mrs. Thomson's fair market value for her home on 6 parcels is \$2.3 million. Should the Foy's variance be granted, Mrs. Thomson's market value would decrease to \$1.4 million. That is a significant amount of lost value.

In sum, the Foy's proposed expansion at 67 Ridges Court will be highly detrimental to the neighborhood, result in loss of property value for 56 Ridges Court, and diminish the enjoyment that Mrs. Thomson and her family have treasured from Little Harbor views for nearly a century.

Sincerely,

Ali Goodwin, Realtor® • Luxury Division
Haven Homes + Lifestyle at Keller Williams Coastal and Lakes & Mountains Realty
Cell: 603-957-8466 • Email: ali@aligoodwin.com

From: [Phil von Hemert](#)
To: [Planning Info](#)
Subject: Comments re: 635 Sagamore Development LLC
Date: Monday, November 7, 2022 12:19:53 PM

I am writing to protest the planned residential development of the property located at 635 Sagamore Avenue. I and my wife, Susan, own Unit 42 in the abutting Tidewatch community. Our concerns are:

1. Requested unit variance is extreme, four units versus just one, a 400% increase.
2. Requested lot area variance is also extreme, 2 units per acre versus the permitted one per acre.
3. Such a large development will impact water runoff into Sagamore Creek.
4. This proposal requires approximately 12 feet of elevation to be excavated and a lot of forested area to be cut just to put in the four houses and the roadway.

If these extreme variations are allowed on this site, what's to prevent the same for other properties in the neighborhood along and near Sagamore Avenue? Permitting this plan as proposed will set an unwanted and unnecessary precedent.

Please do not permit four units to be built.

Phil and Susan von Hemert
(603) 833-0844
philvonHemert@gmail.com

From: Jane Reynolds
To: [Planning Info](#)
Subject: 635 Sagamore Avenue
Date: Tuesday, November 15, 2022 12:49:24 PM

Dear Board Members,

As a resident of Tidewatch I have frequently walked and driven by the backside of the referenced property with the current request to add two additional buildings. Not only is there insufficient square feet per dwelling and the added traffic safety concerns, I am concerned about the probable existence of a granite ledge where the 2 new buildings are proposed. Any excavation or blasting could damage the adjacent buildings and the nearby wetlands and Sagamore Creek.

My request would be for you to approve ONLY the replacement of the existing two buildings in the same general area. Thank you for your time and consideration on important matters in our community!

Sincerely yours,
Jane Pratt Reynolds
Unit 84
579 Sagamore Ave, Portsmouth, NH 03801