



11/28/22

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

Re: BOA Extension at 45 Richmond Street

Dear Commission,

I am writing on behalf of Yvonne Goldsberry & Cherie Holmes to request a one year extension to the January 19th 2020, BOA Approval for the Additions & Renovations at 45 Richmond Street.

EcoSound Builders is scheduled to start the construction in March of 2023.

Sincerely,

Anne Whitney
Architect

cc: Yvonne Goldsberry & Cherie Holmes
Ethan Korpi & Peter Robie, EcoSound Builders



CITY OF PORTSMOUTH

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

ZONING BOARD OF ADJUSTMENT

January 21, 2021

Cherie Holmes
Yvonne Goldsberry
1087 County Road
Walpole, NH 03608

RE: Board of Adjustment request for property located at 45 Richmond Street (LU 20-249)

Dear Property Owners:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday, January 19, 2021**, considered your application for removal of existing garage and rear addition and construct new garage and 2-story addition which requires the following: 1) Variances from Section 10.521 to allow: a) a 0.5 foot front yard where 5 feet is required; b) a 4.5 foot rear yard where 15 feet is required; and c) a 4 foot right side yard where 10 feet is required. 2) A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 108 Lot 18 and lies within the Mixed Residential Office (MRO) District. As a result of said consideration, the Board voted to grant your request with the following stipulation:

1) The rear yard setback shall be 5 feet.

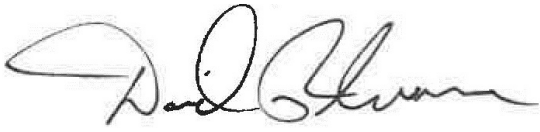
The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'David Rheume', written in a cursive style.

David Rheume, Chairman of the Zoning Board of Adjustment

cc: Robert Marsilia, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Anne Whitney