

**BOARD OF ADJUSTMENT MEETING  
PORTSMOUTH, NEW HAMPSHIRE  
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 P.M.**

**May 28, 2024**

**ACTION SHEET**

**MEMBERS PRESENT:** Phyllis Eldridge, Chair; David Rheume; Thomas Rossi; Paul Mannle; Jeffrey Mattson; Thomas Nies; Jody Record, Alternate; ML Geffert, Alternate

**MEMBERS EXCUSED:** Beth Margeson, Vice Chair; ML Geffert, Alternate

**ALSO PRESENT:** Jillian Harris, Planning Department

**I. OLD BUSINESS**

- A.** The request of **Atlas Commons LLC (Owner)**, for property located at **581 Lafayette Road** whereas relief is needed for after-the-fact installation of an awning sign which requires the following: 1) Variance from Section 10.1251.20 to allow a 32 square foot awning sign whereas 20 square feet is allowed. Said property is located on Assessor Map 229 Lot 8B and lies within the Gateway Corridor (G1) District. (LU-24-1)

*The Board voted to **approve** the request as presented and advertised.*

***Motion:** Rheume; **Second:** Mattson*

**II. NEW BUSINESS**

- A.** The request of **Sakuntalala LLC (Owner)**, for property located at **235 Marcy Street** whereas relief is needed to demolish an existing 1-story addition and reconstruct a two-story attached garage addition on the rear of the existing residential structure, which requires the following: 1) Variance from Section 10.521 to allow a 7-foot left side yard for the addition where 10 feet is required; and 2) Variance from Section 10.321 to allow a nonconforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is located on Assessor Map 103 Lot 12 and lies within the General Residence B (GRB) and Historic Districts. (LU-24-68)

*The Board voted to **approve** the request as presented and advertised.*

**Motion:** Nies; **Second:** Rheume

- B.** The request of **Colleen M. Cook (Owner)**, for property located at **40 Winter Street** whereas relief is needed for the following: 1) Variance from Section 10.515.14 to install a mechanical unit 3.5 feet from the side property line whereas 10 feet is required. Said property is located on Assessor Map 145 Lot 96 and lies within the General Residence C (GRC) District. (LU-24-74)

*The Board voted to **approve** the request as presented and advertised.*

**Motion:** Mattson; **Second:** Mannle

- C.** The request of **Stephen A. Singlar and Kathryn L. Singlar (Owners)**, for property located at **43 Holmes Court** whereas relief is needed to amend a Variance granted on December 20, 2022 to demolish the existing dwelling and construct a new single-family dwelling which requires the following: 1) Variance from Section 10.531 to allow a 16 foot front yard where 30 feet is required. Said property is located on Assessor Map 101 Lot 14 and lies within the Waterfront Business (WB) and Historic Districts. (LU-22-227)

*The Board voted to **approve** the request as presented and advertised.*

**Motion:** Rossi; **Second:** Rheume

- D.** The request of **366 Broad Street LLC (Owner)**, for property located at **366 Broad Street** whereas relief is needed to demolish the existing multi-family and single-family dwellings and accessory structure and reconstruct four single-family dwelling units, which requires the following: 1) Variance from Section 10.513 to allow more than one dwelling per lot. Said property is located on Assessor Map 221 Lot 68 and lies within the General Residence A (GRA) District. (LU-24-75)

*The Board voted to **deny** the request because the proposal would be contrary to the public interest, did not observe the spirit of the ordinance, and did not illustrate unnecessary hardship.*

**Motion:** Rossi; **Second:** Mannle

- E.** The request of **Victoria Willingham and Robert Bowser (Owners)**, for property located at **692 State Street** whereas relief is needed for the following: 1) Variance from Section 10.515.14 to install a mechanical unit 3 feet from the side property line whereas 10 feet is required. Said property is located on Assessor Map 137 Lot 6 and lies within the General Residence C (GRC) District. (LU-24-67)

*The Board voted to **approve** the request as presented and advertised.*

**Motion:** Rossi; **Second:** Mannle

**III. ADJOURNMENT**

*The meeting adjourned at 9:54 PM.*