

**From:** [Peter Bielagus](#)  
**To:** [Planning - Info - Shr](#)  
**Subject:** RE: BOA Meeting - Tues, Aug 20 - 0 Broad Street - Ratay  
**Date:** Thursday, August 15, 2024 1:57:39 PM

---

Dear Board of Adjustments,

Brian and Martha Ratay have been our neighbors for the last two years. My wife and I live at 433 Broad St, just a few doors down.

We've gotten to know them and their girls and watched them restore 457 Broad St in that time. They made several appealing choices, often choosing quality over cost. For example, they removed the old siding--which they could have kept--and instead opted for a delightful two tone paint color scheme. It really makes the house look sharp.

We know of their intention to build at 0 Broad St and they have reviewed their plans directly with us.

We are in support of both structures, along with their requested variances and setbacks.

We think their plans accommodate continued privacy for us and good faith use of their lot.

We also feel their taste will be in keeping with the style of Broad Street architecture.

We are sending this letter both in support of and in place of our attendance on Tues, Aug 20.

Thank you.

My Best,

Peter and Meagan Bielagus

**From:** [ejaccoma@aol.com](mailto:ejaccoma@aol.com)  
**To:** [Planning - Info - Shr](#)  
**Cc:** [2cupsofjoe@gmail.com](mailto:2cupsofjoe@gmail.com)  
**Subject:** re: BOA Meeting - Tues, Aug 20 - 0 Broad Street - Ratay  
**Date:** Monday, August 19, 2024 9:22:22 PM

---

Dear Board of Adjustments,

Brian and Martha Ratay have been our neighbors for the last two years.

We've gotten to know them and their girls and watched them restore 457 Broad St in that time.

We know of their intention to build at 0 Broad St and they have reviewed their plans directly with us.

We are in support of both structures, along with their requested variances and setbacks.

We think their plans accommodate continued privacy for us and good faith use of their lot.

We also feel their taste will be in keeping with the style of Broad Street architecture.

We are sending this letter both in support of and in place of our attendance on Tues, Aug 20.

Thank you.

Regards,

Edward Jaccoma, MD  
Elizabeth Armenta  
141 Sagamore Ave  
Portsmouth, NH  
03801

**From:** [The Maxfields](#)  
**To:** [Planning - Info - Shr](#)  
**Cc:** [2cupsofjoe@gmail.com](mailto:2cupsofjoe@gmail.com)  
**Subject:** BOA Meeting - Tues, Aug 20 - 0 Broad Street - Ratay  
**Date:** Wednesday, August 14, 2024 6:56:27 PM

---

Dear Board of Adjustments,

Brian and Martha Ratay have been our neighbors for the last two years.

We've gotten to know them and their girls and watched them restore 457 Broad St in that time.

We know of their intention to build at 0 Broad St and they have reviewed their plans directly with us.

We are in support of both structures, along with their requested variances and setbacks.

We think their plans accommodate continued privacy for us and good faith use of their lot.

We also feel their taste will be in keeping with the style of Broad Street architecture.

We are sending this letter both in support of and in place of our attendance on Tues, Aug 20.

Thank you,

Gavin & Sarah Maxfield  
458 Broad St, Portsmouth, NH 03801  
617-272-5833

**From:** [Andrew Pate](#)  
**To:** [Planning - Info - Shr](#)  
**Cc:** [Brian Ratay](#)  
**Subject:** re: BOA Meeting-Tuesday August 20th- O Broad Street-Ratay  
**Date:** Sunday, August 18, 2024 12:41:12 PM

---

Dear Board of Adjustments,

Brian and Martha Ratay have been our neighbors for the last two years.

We've gotten to know them and their girls and watched them restore 457 Broad St in that time.

We know of their intention to build at 0 Broad St and they have reviewed their plans directly with us.

We are in support of both structures, along with their requested variances and setbacks.

We think their plans accommodate continued privacy for us and good faith use of their lot.

We also feel their taste will be in keeping with the style of Broad Street architecture.

We are sending this letter both in support of and in place of our attendance on Tues, Aug 20.

Thank you.

Regards,  
Andrew and Shawn Pate  
482 Broad Street Unit 1  
Sent from my iPhone

**From:** [Brian Ratay](#)  
**To:** [Planning - Info - Shr](#)  
**Cc:** [Deantha Grattan](#); [Johngrattan22@gmail.com](mailto:Johngrattan22@gmail.com); [Martha](#)  
**Subject:** BOA Meeting - Tues, Aug 20 - 0 Broad Street - Ratay  
**Date:** Wednesday, August 14, 2024 5:30:50 PM

---

Good afternoon all,

I am submitting this letter of support of our project on behalf of Eleanor, John & Deantha Grattan, our abutting neighbors to the left.

Please see below.

Regards,  
Brian & Martha Ratay

----- Forwarded message -----

**From:** **Deantha Grattan** <[deanthagrattan@gmail.com](mailto:deanthagrattan@gmail.com)>  
**Date:** Wed, Aug 14, 2024 at 3:57 PM  
**Subject:** Re: Brian & Martha Ratay - new build @ 0 Broad Street  
**To:** Brian Ratay <[2cupsofjoe@gmail.com](mailto:2cupsofjoe@gmail.com)>

**Ratay**

\*\*\*\*\*

*Dear Board of Adjustments,*

*Brian and Martha Ratay have been our neighbors for the last two years.*

*We've gotten to know them and their girls and watched them restore 457 Broad St in that time.*

*We know of their intention to build at 0 Broad Street they have reviewed their plans directly with us.*

*We are in support of both structures, along with their requested variances and setbacks.*

*We think their plans accommodate continued privacy for us and good faith use of their lot.*

*We also feel their taste will be in keeping with the style of Broad Street architecture.*

*We are sending this letter both in support of and in place of our attendance on Tues, Aug 20.*

*Thank you.*

*Regards,*

John and Deantha Grattan on behalf of Eleanor Grattan ( owner) 449 Broad Street. We stay here 4-5 months of the year and are so thankful for Brian and Martha Ratay and family as our neighbors.

As her son and daughter-in-law of Eleanor we all 3 support the new build.  
Thank you  
Eleanor Grattan  
John and Deantha Grattan

Sent from my iPhone

**From:** [Krista Clark](#)  
**To:** [Planning - Info - Shr](#)  
**Cc:** [weathersmartha@yahoo.com](mailto:weathersmartha@yahoo.com); [2cupsofjoe@gmail.com](mailto:2cupsofjoe@gmail.com); [Colin](#)  
**Subject:** BOA Meeting - Tues, Aug 20 - 0 Broad Street - Ratay  
**Date:** Tuesday, August 13, 2024 10:26:40 AM

---

Dear Board of Adjustments,

We own and reside at 479 Broad St in Portsmouth. Brian and Martha Ratay have been our next-door neighbors for the last two years. We've gotten to know them and their girls, and watched them restore 457 Broad St in that time. We know of their intention to build at 0 Broad St and they have reviewed their plans directly with us.

We are in support of both structures, along with their requested variances and setbacks. We think their plans accommodate continued privacy for us and good faith use of their lot. We also feel their taste will be in keeping with the style of Broad Street architecture.

We are sending this letter both in support of and in place of our attendance on Tues, Aug 20. If you have any questions, we invite you to reach out via this email or 603-591-8982.

Thank you,  
Krista and Colin Clark  
479 Broad St

August 13, 2024

Dear Board of Adjustments,

We submit this letter in support of Brian and Martha Ratay's intention to build at 0 Broad Street. Brian and Martha have been our neighbors for the last two years and we had the pleasure to get to know them and their two girls. We also enjoyed watching them restore their beautiful home at 457 Broad Street.

We know of their intention to build at 0 Broad Street and reviewed their plans on several occasions. We are in support of both structures, along with their requested variances and setbacks.

We think their plans accommodate continued privacy for us and good faith use of their lot. We also feel their taste will be in keeping with the style of Broad Street architecture.

We are sending this letter both in support of and in place of our attendance on Tuesday, August 20<sup>th</sup>, 2024.

Sincerely,

Gregg & Shannon Van Splunder  
133 Sagamore Ave

Jim and Mary Nocas  
64 Thaxter Road  
Portsmouth, N.H.

August 12, 2024

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

Re: Jared Majcher Variance Requests  
84 Thaxter Road

Dear ZBA Members:

We are unable to attend the hearing tonight on the variance request of Jared and Allie Majcher, our neighbors at 84 Thaxter Road. We wholeheartedly support their request for variances to allow alteration of an existing non-conforming structure, to allow a 15.5 foot front setback where 30 feet is required and to allow 22% coverage where 20% is required.

The Thaxter Road neighborhood is somewhat unique. It was developed as the Westfield Park Subdivision in 1927. All of the lots were 50 feet by 100 feet. Over time, the neighborhood was built out with some 50-foot lots, several 75-foot lots and a few 100+ foot lots (frontage). The Subdivision Covenants required that garages needed to be behind the residence along the rear boundary. As a result, all houses in the neighborhood have garages (or sheds) within a couple feet of their rear property line, creating non-conforming status as the Zoning Ordinances changed over the years.

Additionally, well before the current Zoning Ordinances went into effect, every house on Thaxter Road is within 15+/- feet of the street. Thus, virtually every house on the street is non-conforming on their front setback as the subsequent Zoning Ordinances require a 30-foot setback.

These non-conformities were legally created well before any of the current owners moved onto Thaxter Road. Ironically, these non-conformities define the very character of our neighborhood. Nothing that the Majchers propose is inconsistent with the long-established character of our neighborhood that was mandated and created by the original subdivision in 1927.

The proposed front setback of their proposed addition is essentially the same as

every house on Thaxter Road, including their own. By demolishing the existing garage along their rear boundary, the Majchers' property will be less non-conforming. The building coverage at 22% as opposed to 20% is de minimis and is consistent with additions allowed throughout the neighborhood since 1927.

As a result, granting this variance request will not impact the values of surrounding properties or the quality of life in our neighborhood. It is consistent with the spirit of the ordinance for single family residences. It will remove a non-conforming garage along the rear boundary. It will not be contrary to the public interest to allow a variance for the front setback or building coverage and will do substantial justice as it will allow my neighbors to enjoy their property as everyone in the neighborhood has. It is a reasonable use of the property and consistent with the general public purposes of the Zoning Ordinance.

Please approve Jared and Allie's request for these variances.

Sincerely,  
*Jim and Mary Noucas*  
Jim and Mary Noucas

Meredith & Tyler Jackson  
281 Sagamore Ave  
Portsmouth, NH  
meredithpjackson@gmail.com  
603-502-6881

City of Portsmouth Planning Department  
1 Junkins Avenue  
Portsmouth, NH 03801

Dear Members of the Planning Department,

We are writing to express our full support for the new construction plans proposed by Alex Katz at 271 Sagamore Avenue. After reviewing the project details with him in person and understanding the variances he is seeking, we are confident that this development will be a positive addition to our community.

Alex Katz's proposed plans include thoughtful design elements and improvements that align well with the character of the neighborhood. I particularly appreciate his commitment to addressing privacy concerns. Alex has agreed to enhance the property line privacy by adding a well-designed landscaping and fencing barrier. This addition will not only offer visual screening but also contribute to the overall aesthetic and environmental quality of the area.

As property abutters, we believe these enhancements demonstrate Alex's dedication to being a responsible and considerate neighbor. The proposed development at 271 Sagamore Avenue promises to bring value and beauty to our community, and I am pleased to support his efforts and the variances required to move this project forward.

Thank you for considering our input on this matter. We look forward to seeing the positive impact this project will have on our neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Meredith + Tyler Jackson". The signature is written in black ink and is positioned below the typed name "Meredith & Tyler Jackson".

Dear Members of the Zoning Board of Adjustments,

My name is Scott A. Scott and I am writing to you in support of the project at 271 Sagamore Ave. I was the former owner of this lot, before selling to the current owner. My family of 5 lived there for 3 years, and when we purchased it had the dream of expanding and staying forever. We presented our own project to the Board in August of 2023 in which we asked for a variance on the right side of our property for a new garage. The scope of work also included a large three-story addition and mud room. You graciously approved that project, and we continued our design and started the hunt for a contractor. After over a year of multiple different contractors giving us their best quotes and offers, we landed on one. We then received the news that we would be having our fourth child, and our design and budget were no longer attainable, and we needed to move on.

Our neighbor, who is a very reputable builder in Portsmouth, was interested when we asked if he would like to purchase the property. He agreed and told us that his plan was to build a very similar home to the one he had built for himself next door. Which I believe this board approved that project. This made us happy because we know how many people almost daily either walk or drive by and point out his home with admiration. This would only be another bright addition to a well-traveled Sagamore Ave.

I think without going through a laundry list of things we did and what the home still needs that the most beneficial and cost-effective choice would be for the home to be rebuilt. This lot deserves a new home. I believe with approval you will not be dissatisfied with the outcome of the project and the top-class project management. Please consider the previous approvals given to our project and the one given for the new home at 261 Sagamore. Thank you for your time.

Scott A. Scott