

**REGULAR MEETING  
BOARD OF ADJUSTMENT  
EILEEN DONDERO FOLEY COUNCIL CHAMBERS  
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE**

*Members of the public also have the option to join the meeting over Zoom  
(See below for more details)\**

**7:00 P.M.**

**July 22, 2025**

**AGENDA**

**I. NEW BUSINESS**

- A.** The request of **AAM Portsmouth Residences LLC C/O AAM 15 Management LLC (Owner)**, for property located at **184 Madison Street** whereas relief is needed for the addition of 22 parking spaces which requires the following: 1) Variance from Section 10.1113.20 to allow off-street parking to be located between the principal building and the street. Said property is located on Assessor Map 146 Lot 16 and lies within the General Residence C (GRC) District. (LU-25-83)
- B.** The request of **Shannon M. & Stephen E. Parsons (Owners)**, for property located at **160 Essex Avenue** whereas relief is needed to demolish the existing garage and construct a new 2 bay, 2 story garage which requires the following: 1) Variance from Section 10.521 to a) allow a 7 foot right side yard where 10 feet are required, b) allow a 17 foot front yard where 30 feet are required, and c) allow a 28.5% building coverage where 20% is maximum allowed; and 2) 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 located on Assessor Map 233 Lot 63 and lies within the Single Residence B (SRB) District. (LU-25-92)
- C.** The request of **One Twenty Four Group Inc (Owner)**, for property located at **124 Heritage Avenue** whereas relief is needed to establish a batting instruction facility greater than 2,000 s.f. of GFA which requires the following: 1) Special Exception from Use # 4.42 to allow a health club, yoga studio, martial arts school, of similar use with more than 2,000 s.f. of GFA. Said property is located on Assessor Map 284 Lot 8 and lies within the Industrial (I) District. (LU-25-85)

- D.** The request of **Stephen W. Sanger Revocable Trust (Owner)**, for property located at **52 Mendum Avenue** whereas relief is needed for to construct an 11.25 s.f. addition to the left side of the structure which requires the following: 1) Variance from Section 10.521 to a) allow a 3 foot left side yard where 10 feet are required, b) allow 35% building coverage where 25% is maximum allowed; and 2) 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 located on assessor Map 149 Lot 58 and lies within the General Residence A (GRA) District. (LU-25-95)
- E.** The request of **Ampet Inc (Owner)**, for property located at **921 Islington Street** whereas relief is needed for the demolition of the existing structure and the construction of a new building to be used for a restaurant which requires the following: 1) Variance from Section 10.575 to allow a dumpster to be located within 20 feet of a Residential or Mixed Residential zoned lot or within 10 feet of any lot line; and 2) Variance from Section 10.1113.20 to allow off-street parking to be located between the principal building and the street. Said property is located on Assessor Map 172 Lot 10 and lies within the Character District 4-W (CD4-W). (LU-25-96)

## **II. ADJOURNMENT**

*\*Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

[https://us06web.zoom.us/webinar/register/WN\\_-IBRTmkeSTKtMKnXMFz2yQ](https://us06web.zoom.us/webinar/register/WN_-IBRTmkeSTKtMKnXMFz2yQ)