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

7:00 P.M. **November 24, 2026**

AGENDA

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_zailhjPKR8qhx85_l-sbdw

I. NEW BUSINESS

A. **POSTPONED TO DECEMBER** The request of **Portsmouth Lumber and Hardware LLC (Owner)**, for property located at **103 Bartlett Street** whereas relief is needed for outdoor storage as a principal use and to install a fence in the principal front yard, which requires the following: 1) Variance from Section 10.440 to permit the outdoor storage of lumber and building supply products where such storage is not allowed as a principal use; and 2) Variance from Section 10.515.13 to permit a fence over four feet in height in the principal front yard. Said property is located on Assessor Map 164 Lot 2 and lies within the Character District 4-W (CD4-W) District. **POSTPONED TO DECEMBER** (LU-26-139)

B. The request of **The Edwin B. Christly Revocable Trust (Owner),** and **Brian Zaneski (Applicant),** for property located at **197 Richards Avenue** whereas relief is needed to renovate, enlarge, and convert the existing principal structure from a three-family to a single-family and to construct a second single-family structure. The request requires the following: 1) Variance from Section 10.521 to allow a) 5,162 sf lot area per dwelling unit where 7,500 sf is required, b) a left side yard of 3.5 feet where 10 feet is required; and 2) Variance from Section 10.513 to allow a second free-standing dwelling on the lot where no more than one is allowed. Said property is located on Assessor Map 129 Lot 42 and lies within the General Residence A (GRA) District. (LU-26-140)

C. **POSTPONED TO DECEMBER** The request of **John Michael Jr.** and **Natalie Murphy (Owners),** for property located at **175 Middle Road** whereas relief is needed to demolish and construct a landing to and infill and reconfigure a portion of the rear deck which requires the following: 1) Variance from Section 10.521 to allow for 37% building coverage where 20% maximum is allowed. Said property is located on Assessor Map 168

Lot 16 and lies within the Single Residence B (SRB) District. **POSTPONED TO DECEMBER** (LU-26-136)

D. The request of **Adam Ryan** and **Katherine Kaplan (Owners),** for property located at **19 Coakley Road** whereas relief is needed to construct walls and conditioned area for the conversion of the carport into living space which requires the following: 1) Variance from Section 10.521 for a rear yard of 12.5 feet where 30 feet is required. Said property is located on Assessor Map 234 Lot 31 and lies within the Single Residence B (SRB) District. (LU-26-134)

E. **POSTPONED TO DECEMBER** The request of **350 Hanover Street Portsmouth LLC (Owner),** for property located at **350 Hanover Street** whereas relief is needed to demolish the rear addition, construct a garage addition and renovate the existing structure, which requires the following: 1) Variance from Section 10.5A41.10A for a building coverage of 65% where 60% is allowed; and 2) Variance from Section 10.321 to allow a nonconforming building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is located on Assessor Map 126 Lot 29 and lies within the Character District 4-L1 (CD4-L1) District. **POSTPONED TO DECEMBER** (LU-26-141)

F. **POSTPONED TO DECEMBER** The request of **Shiembob E & B Family Living Trust (Owner),** for property located at **635 Lincoln Avenue** whereas relief is needed to demolish the existing garage and subdivide the property into two lots which requires the following: 1) Variance from Section 10.521 to allow a) 7,046 square feet of lot area for Lot B where 7,500 are allowed, b) 63 feet of continuous frontage for Lot A and 39 feet of continuous frontage for Lot B where 100 feet are required, and c) a 5 foot left side yard on Lot A for the existing house where 10 feet are required. Said property is located on Assessor Map 148 Lot 38 and lies within the General Residence A (GRA) and Historic Districts. **POSTPONED TO DECEMBER** (LU-26-142)

II. ADJOURNMENT

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