

**TO:** John P. Bohenko

**FROM:** Terry L. Provencher, Planning Secretary

**RE:** Actions taken by the Board of Adjustment Committee at a meeting held on December 18, 2001, Council Chambers, Municipal Complex, One Junkins Avenue, Portsmouth, New Hampshire

**PRESENT:** Jack Blalock, Chairman; Charles LeBlanc, Vice-Chairman; Members James Horrigan, Robert Marchewka, Christopher Rogers, Alain Jousse, Nate Halloway; Alternates, David Witham, and Ginny Weeks

**ABSENT:** None

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**1. APPROVAL OF MINUTES**

Mr. Horrigan made a motion to approve the minutes from the meeting of November 20, 2001, and the reconvened meeting of November 27, 2001, with the following addition to the November 27, 2001 minutes. On page 2, Decision of the Board should say that Mr. Halloway seconded the motion. Mr. LeBlanc made a motion to accept the corrected minutes and Mr. Rogers seconded the motion.

**II. OLD BUSINESS**

- A) Voted to deny** as presented a Request for Rehearing for Cate Irvine, owner for property located at 300 Court Street requested by Bernard W. Pelech, Esquire.
- B) Voted to grant** as presented a Request for an Extension of Time for an additional one-year time period to expire on December 18, 2002, for property owned by William and Sue Mautz, owners, located at 338 Middle Street given at the January 16, 2001 meeting.
- C)** A motion was made to grant the request for rehearing for Gordon Sorli, owner, Paul Sorli d/b/a Portsmouth Gas Light Co., applicant, for property located at 64 Market Street requested by Jonathon M. Flagg, Esquire; however, the motion failed. Therefore, it was **denied**.
- D) Voted to retable** as presented a Request to Re-table Petition of James J. Reilley, owner, for property located at 21 Sanderling Way to the January 15, 2002 meeting. This application was tabled at the November 20, 2001 meeting to the December 18, 2001 meeting.

## II. PUBLIC HEARINGS

- 1) **Voted to deny** as presented the **Petition of Joseph J. Almeida**, owner, for property located at 37 Prospect Street wherein a Variance from Article II, Section 10-206(5) to allow the existing barn and a portion of the first floor of the existing single family dwelling to be converted into a second dwelling unit on a lot having 5,310 sf of lot area where 6,000 sf (3,000 sf per dwelling unit) of lot area is the minimum required for two dwelling units.
- 2) **Voted to grant** as presented the **Petition of ONB Realty Corporation, owner**, for property located at 1555 Lafayette Road wherein a clarification concerning approval granted 21 November 00 of a Variance from Article III, Section 10-301(A)(8) and Article IV, Section 10-401(A)(2)(c) to allow a 38' x 55' addition to a nonconforming building with a 72' front yard where 105' is required.

The Board determined that the site plans originally looked at on November 21, 2000, show the building being encompassed and that a new structure would be constructed in place of the existing structure.

- 3) **Voted to grant** as presented the **Petition of Margaret O'Neil, owner**, for property located at 87 Cabot Street wherein a Variance from Article III, Section 10-302(A) to allow a 10' x 10'6" one story addition with a 9' right side yard where 10' is the minimum required
- 4) **Voted to grant** as presented the **Petition of Jessie Holt, owner**, for property located at 395 South Street wherein a Variance from Article III, Section 10-302(A) to allow an exterior spiral stair case from the third floor bedroom with an 8' left side yard where 10' is the minimum required.
- 5) **Voted to grant** as presented the **Petition of Nick and Andrea Allen, owners**, for property located at 32 Baycliff Road wherein a Variance from Article III, Section 10-302(A) to allow: a) an 8' x 20'4" 1 ½ story addition to the right side of the existing dwelling with a 25'8" front yard where 30' is the minimum required, b) a 20'6" x 24'3" 2 story addition to the rear of the existing dwelling with an 8' left side yard where 10' is the minimum required (addition includes a 3' x 5' entry on the right side); and, c) to allow 25.8% building coverage where 20% is the maximum allowed.

## IV. NEW BUSINESS

Ms. Weeks submitted her resignation to the Board effective immediately as she will be moving to Florida.

**Election of Officers for the Year 2002** – Mr. Blalock, Chairman, and Mr. LeBlanc, Vice-Chairman, were re-elected officers for the year of 2002.

## **ADJOURNMENT**

Voted unanimously to adjourn at 8:45 p.m. The next meeting will be on January 15, 2002.

Respectfully submitted,

Terry L. Provencher  
Planning Secretary