

**TO:** JOHN P. BOHENKO

**FROM:** JOAN M. LONG, PLANNING DEPARTMENT

**RE:** ACTIONS TAKEN BY THE PORTSMOUTH BOARD OF ADJUSTMENT MEETING HELD ON JANUARY 15, 2002, COUNCIL CHAMBERS, MUNICIPAL COMPLEX, ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

**PRESENT:** CHAIRMAN, JACK BLALOCK, VICE-CHAIRMAN, CHARLES LeBLANC, MEMBERS, JIM HORRIGAN, ALAIN JOUSSE, AND ALTERNATE DAVID WITHAM

**ABSENT:** CHRIS ROGERS; BOB MARCHEWKA; AND NATE HOLLOWAY

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## I. APPROVAL OF MINUTES

Voted to approve the minutes from the meeting of December 18, 2001 as amended with a 5 – 0 vote.

## II. OLD BUSINESS

Voted to **deny** Petition of James J. Reilley, owner, for property located at 21 Sanderling Way wherein the following are requested: 1) a Variance from Article II, Section 10-212(F)(2) to allow a gift packing business where products to be wrapped are delivered by tractor trailer truck and shipped out by UPS in a district where such use is not allowed, and 2) a Variance from Article XII, Section 10-1204 Table 15 to allow no parking to be provided for the business where 1 parking space is required for the business. Said property is shown on Assessor Plan 217 as Lot 2-1823 and lies within the OR/MV district. **This application was re-tabled at the December 18, 2001 meeting to the January 15, 2002 meeting.**

Voted to **grant** Request for an Extension of Time for an additional one year time period for property owned by Stephen J. Little located at 4 Moebus Terrace on approval given at the February 20, 2001 meeting. Said property is shown on Assessor Plan 207 as Lot 025 and lies within the Single Residence B district with the **stipulation** that the approval expire on February 20, 2003.

**C)** Voted to **deny** Request for a Rehearing for Joseph Almeida, owner, for property located at 37 Prospect Street requested by John E. Lyons, Jr., Esquire. Said property is shown on Assessor Plan 141 as Lot 016 and lies within the General Residence A district.

## III. PUBLIC HEARINGS

**1)** Voted to **grant** Petition of Steven Katona and Marie Wood, owners, for property located at 98 Thaxter Road wherein a Variance from Article III, Section 10-302(A) is requested to allow: a) 24' x 30' attached 1 1/2 story two car garage with a accessory workshop on the second floor with a 6' rear yard where 30' is the minimum required, b) steps for a deck expansion with a 28'4" rear yard where 30' is the minimum required; and, c) 32.3% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 166 as Lot 33 and lies within the Single Residence B district.

**2)** Voted to **grant** petition of William and Janine St. Laurent, owners, for property located at 24 Kent Street wherein a Variance from Article III, Section 10-301(A)(3)(a) is

requested to allow 26' x 36' two story single family dwelling with a 4' x 26' front porch and a 6' x 8' back porch on an existing lot having 5,000 of lot area where 7,500 sf of lot area is required.

**3)** Voted to **grant** petition of Dana S. Levenson, owner, for property located at 90 Curriers Cove wherein a Variance from Article III, Section 10-302(A) is requested to allow a 14' x 26' two story addition to an existing attached garage resulting in a 10' left side yard where 20' is the minimum required.

**4)** Voted to **recommend approval to the Pease Development Authority** for the petition of 200 International, LP, owner, for property located at 200 International Drive wherein a Variance from Part 303.04(B) of the Pease Development Authority Zoning Ordinance is requested to allow 3,000 sf of the first floor in an existing office building to be used as an Educational Training Center.

**5)** Voted to **grant** petition of Seacoast Trust, owner, for property located at 150 Rt 1 By Pass wherein Variances from Article II, Section 10-206 and Article IV, Section 10-401(A) are requested to allow a 5,208 sf one story addition to the right side of the existing medical office building for additional medical office use with the following **stipulations**:

- ~~///~~ That the gravel drive to Middle Road be closed off;
- ~~///~~ That all the lights in the parking areas be downshielded away from the abutting residential dwellings;
- ~~///~~ That arborvitae be placed along the fence between the property line and the new addition on Hillside Drive as depicted on plan by Charles LeBlanc; and,
- ~~///~~ That the hours of operation be from 7:00 a.m. to 8:00 p.m. Monday through Friday and from 7:00 a.m. to 12:00 noon on Saturdays as well as by appointments for emergency cases only on Sunday.

**5)** The following application was **withdrawn to the February 19, 2002 meeting. Petition of Thomas Vento, Grantor of 1996 Trustee, owner**, for property located at 102 Marne Avenue wherein the following are requested: 1) a Variance from Article III, Section 10-302(A) to allow an existing non conforming frontage to be reduced to 25'± as a result of a lot line relocation with the abutter where 100' is the minimum required, and 2) a Variance from Article III, Section 10-301(A)(1) to allow the conversion of the single family dwelling to a two family dwelling with 25'± of frontage where 100' is the minimum required.

**7)** Voted to **grant** the petition of Abby Cohen, owner, and Gary Dellner, applicant, for property located at 44 Pearson Street wherein a Variance from Article IV, Section 10-402(B) is requested to allow an 8' x 12' one story shed with a 9' rear yard where 10' is the minimum required with the **stipulation** that the proposed addition and the existing shed be connected at a later date.

#### **IV, ADJOURNMENT At 9:00 p.m. – voted to adjourn**

Respectfully submitted by:

Joan M. Long  
Planning Department Secretary