

TO: John P. Bohenko, City Manager

FROM: Joan M. Long, Planning Department

RE: Actions taken by the Portsmouth Board of Adjustment meeting held on **April 23, 2002 reconvened from April 16, 2002 meeting**, Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire

PRESENT: Chairman, Jack Blalock; Vice-Chairman, Charles LeBlanc, Jim Horigan, Alain Jousse, Chris Rogers; Bob Marchewka; Nate Holloway; and alternate, David Witham

ABSENT:

I. Public Hearings

8) Voted to **grant** the petition of Christopher and Kathleen Salavadore, owners, for property located at 87 Leavitt Avenue wherein a Variance from Article III, Section 10-302(A) is requested to allow a 24' x 26' one story garage with a 3' left side yard and a 4' rear yard where 10' is the minimum required in both instances. Said property is shown on Assessor Plan 232 as Lot 84 and lies within the Single Residence B district.

9) The Board received a request to **withdraw** the petition of J. Tyler Rohrer, owner, for property located at 46-48 Columbia Street wherein the following are requested: 1) a Variance from Article IV, Section 10-401(A)(2)(b) and (c) to allow a nonconforming building to be reconstructed and enlarged after a fire with a 2.5' right side yard where 10' is the minimum required and a pitched roof creating additional living space where a flat roof previously existed; and, 2) a Special Exception as allowed in Article II, Section 10-206(6) to allow six dwelling units. Said property is shown on Assessor Plan 156 as Lot 16 and lies within the Apartment district.

10) Voted to **grant** the petition of Joan M. Mooney, owner, and Margaret Newville applicant, for property located at 104 Gates Street wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 6'3" x 14'3" two story addition to the left side of the existing dwelling with: a) an 8' left side yard where 10' is the minimum required, and b) 43% building coverage where 30% is the maximum allowed. Said property is shown on Assessor Plan 103 as Lot 72 and lies within the General Residence B and Historic A districts.

11) A motion was made to grant the petition of Susan Turner, owner, for property located at 111 Wibird Street wherein Variances from Article III, Section 10-302(A), Article II, Section 10-206(4), and Article IV, Section 10-401(A)(2)(c) are requested to allow a 21' x 28' one story addition to the rear of a single family dwelling with: a) a 7' left side yard where 10' is the minimum required; and, b) a second dwelling unit on an 8,748

sf lot where 15,000 sf of lot area would be required for two dwelling units; however, the motion failed and the application was **denied**. Said property is shown on Assessor Plan 134 as Lot 46 and lies within the General Residence A district.

12) Voted to **grant** the petition of Virginia Morin, owner, for property located at 375 Coolidge Street wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 22' x 22' two story addition to an existing single family dwelling for a garage on the first floor and a bedroom and bathroom on the second floor with a 24½' front yard where 30' is the minimum required with the **stipulation** the dwelling remain a single family home. Said property is shown on Assessor Plan 268 as Lot 41 and lies within the Single Residence B district.

13) Voted to **grant** the petition of Mark Shavor, owner, for property located at 99 Orchard Street wherein a Variance from Article III, Section 10-302(A) is requested to allow a 24' x 24' 2 story garage with a 2' left side yard and a 2' rear yard where 11.25' is the minimum required. Said property is shown on Assessor Plan 149 as Lot 47 and lies within the General Residence A district.

14) The Board received a request with **withdraw** the petition of John and Stacy Scarlotto, owners, for property located at 893 Elwyn Road wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow an 8' x 22' two story addition to the left side of the existing dwelling with a 9' left side yard where 20' is the minimum required, a 24' x 24' garage with a second floor for additional living space with a 10.5' front yard where 30' is the minimum required, and 11.8% building coverage where 10% is the maximum allowed. Said property is shown on Assessor Plan 225 as Lot 4 and lies within the Single Residence A district.

15) Voted to **grant** the petition of Jeff W. Ott, owner, for property located at 85 Albany Street wherein a Special Exception as allowed in Article IV, Section 10-10-401(A)(1)(d) is requested to allow 4 new dwelling units in space formerly occupied by the antique shop in a building to be reconstructed after a fire in accordance with Article IV, Section 10-401(A)(2)(b) on a 11,132 sf lot. Said property is shown on Assessor Plan 146 as Lot 25 and lies within the Mixed Residential Business district.

16) Voted to **grant** the petition of Douglas W. Roberts, owner, for property located at 247 Richards Avenue wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(b) are requested to allow a 10'3" x 11' deck with stairs with: a) a 4' right side yard where 10' is the minimum required; and, b) 43% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 129 as Lot 2 and lies within the General Residence A district.

17) Voted to **grant** the petition of Wren's Nest Motel Corp., owner, for property located at 3548 Lafayette Road wherein a Variance from Article XII, Section 10-1201(A)(2) is requested to allow 20' and 22' maneuvering aisles where 24' is the minimum required for two way traffic. Said property is shown on Assessor Plan 297 as Lot 6 and lies within the Single Residence A district.

18) Voted to **recommend approval to the Pease Development Authority** for the

petition of Two International Group, owner, for property located at 200 International Drive wherein a Variance from Section 303.04B of the Pease Development Authority Zoning Ordinance is requested to allow a 1,500 sf professional office for an engineering firm. Said property is shown on Assessor Plan 312 as Lot 3 and lies within the Industrial district.

Voted to adjourn the meeting at 8:30 p.m. and meet at the next scheduled meeting on May 21, 2002 in the City Council Chambers at 7:00 p.m.

Respectfully submitted,

Joan M. Long

Secretary

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