

**TO:** John P. Bohenko, City Manager  
**FROM:** Joan M. Long, Planning Department  
**RE:** Actions taken by the Portsmouth Board of Adjustment meeting held on **June 18, 2002 that was reconvened on June 25, 2002** in the Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire  
**PRESENT:** Chairman, Jack Blalock, Vice-Chairman, Charles LeBlanc, Jim Horrigan, Nate Holloway, Alain Jousse, Chris Rogers, Bob Marchewka and alternate, David Witham

**EXCUSED:**

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**Please Note:** Applications **#14 through #16 and #1** will be held on **Tuesday, June 25, 2002** at 7:00 P.M. in the City Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

**I. Public Hearings**

**14)** The Board **upheld** the decision made by the **Historic District Commission at their April 4, 2002 meeting concerning the petition of 325 State Street, LLC**, owner for property located at 325 State Street wherein the Historic District Commission granted a Certificate of Appropriateness for the demolition of a three-story masonry commercial building and to construct a five-story brick, mansard roofed retail, commercial and residential building as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lots 1, 6, and 7 and lies within the Central Business B and Historic A districts. Case # 6-8

**15)** The Board **granted** the Petition of Millenium Borthwick LLC, owner, for property located off Borthwick Avenue wherein the following are requested: 1) a Variance from Article XII, Section 10-1203(A)(2) to allow two loading areas to be provided where eleven loading areas are required, and 2) a Variance from Article XII, Section 10-1203(A)(1) to allow one of the loading areas to be located between the front property line and the building. Said property is shown on Assessor Plan 259 as Lot 14-1 and lies within the Industrial district. Case # 6-11

**16)** The Board **accepted** the request to withdraw their application for Petition of Portsmouth Associates, LLC, owner, for property located at 1465 Woodbury Avenue wherein the following are requested for the relocation of the brick school house building to the right side of the lot: 1) a Variance from Article III, Section 10-304(A) to allow the brick school house building to have a 14' front yard where 70' is the minimum required, and, 2) a Variance from Article XII, Section 10-1201(A)(3)(e)(2) to allow parking and maneuvering isles be located within 18' of the front property line where a 40' setback with landscaping is required. Said property is shown on Assessor Plan 216 as Lot 3 and lies within the General Business district. Case # 6-15

**1)** The Board **granted** 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. Said property is shown on Assessor Plan 134 as Lot 46 and lies within the General Residence A district. Case # 36-02

**II. Adjournment**

Voted to adjourn the meeting at 9:30 p.m. and will meet at the next scheduled meeting on July 16, 2002 in the City Council Chambers at 7:00 p.m.

Respectfully submitted,

Joan M. Long  
Secretary

/jml