

**REGULAR MEETING  
BOARD OF ADJUSTMENT  
PORTSMOUTH, NEW HAMPSHIRE**

**7:00 P.M.**

**CITY COUNCIL CHAMBERS**

**AUGUST 19, 2003**

**AGENDA**

**I. APPROVAL OF MINUTES**

- A. Minutes from meeting of June 17, 2003;
- B. Minutes from meeting of June 24, 2003;

**II. OLD BUSINESS**

A) Petition of **Ocean National Bank, owner**, for property located at **325 State Street** wherein a Variance from Article XII, Section 10-1201(2) is requested to allow the creation of four additional parking spaces with an 18' travel way where 24' is required. Said property is shown on Assessor Plan 116 as Lots 1, 2 & 6 (to be combined) and lies within the Central Business B and Historic A districts. Case # 7-13

**III. PUBLIC HEARINGS**

- 1) Petition of **Alvin L. and Betty M. Lightner, owners**, for property located at **34 Mariette Drive** wherein a Variance from Article III, Section 10-302(A) is requested to allow an 8' x 10' shed creating 23.8% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 292 as Lot 211 and lies within the Single Residence B district. Case # 8-1
- 2) Petition of **Gobbi Supply Corp., owner, Coast Pontiac-Cadillac-GMC, Inc., applicant**, for property located at **685 Islington Street** wherein a Special Exception as allowed in Article II, Section 10-208(36) is requested to allow an 1,850 sf building to be used for reconditioning of motor vehicles (cleaning and polishing). Said property is shown on Assessor Plan 164 as Lot 12 and lies within the Business district. Case # 8 -2
- 3) Petition of **HCA Health Services, Inc., owner, Independent Wireless One Corp., applicant**, for property located at **333 Borthwick Avenue** wherein a Variance from Article II, Section 10-209 is requested to allow the addition of PCS antennas and related base station equipment to the Portsmouth Hospital rooftop where such use is not allowed. Said property is shown on Assessor Plan 240 as Lot 2-1 and lies within the Office Research district. Case # 8-3
- 4) Petition of **David J. Desfosses, owner**, for property located at **137 Cabot Street** wherein Variances from Article II, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 4' x 20' addition to the front of the existing garage creating 38% building coverage where 35% is the maximum allowed. Said property is shown on Assessor Plan 145 as Lot 89 and lies within the Apartment district. Case # 8-4
- 5) Petition of **Glenn E. Smith, Trustee for Glenn E. Smith Revocable Trust, owner**, for property located at **64 Austin Street** wherein an Appeal from the Decision of the Code Official is requested concerning the requirement of a 24' maneuvering aisle to access parking spaces in the rear of an existing 4 unit apartment building.

Notwithstanding the above, if the Appeal from the Decision of the Code Official is denied, a Variance from Article XII, Section 10-1201(A)(2) is requested to allow a 14' accessway for 5 parking spaces (6<sup>th</sup> located at side of building) for an existing 4 unit apartment building where 24' is the minimum width required. Said property is shown on Assessor Plan 136 as Lot 2 and lies within the Apartment district. Case # 8-5

6) Petition of **William Kelly Davis, owner**, for property located at **495 Union Street, 485 Union Street and 28 Willow Lane** wherein Variances from Article III, Section 10-302(A) and Article III, Section 10-301(A)(4) are requested to recreate the original lot lines with: a) Lot 19 having 93' of street frontage, 5,930 sf of lot area, and two dwelling units, b) Lot 21 having 40' of street frontage, 3,113 sf of lot area, 52% building coverage, and two dwelling units; and, c) Lot 22 having 50' of street frontage, 3,696 sf of lot area, 45% building coverage, and one dwelling unit in a district where minimum frontage is 100', minimum lot area is 7,500 sf, maximum building coverage is 25%, and a minimum of 3,000 sf of lot area per dwelling unit is required of a conversion and all non-conforming yards. Said property is shown on Assessor Plan 133 as Lots 19, 21 & 22(combined) and lie within the General Residence A district. Case # 8-6

7) Petition of **Kathleen M. Beauchamp, owner**, for property located at **21 Blossom Street** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow: a) a 16' x 22.5' 1 ½ story garage with a 2' ± right side yard where 10' is the minimum required and a 4.25+' rear yard where 25' is the minimum required, b) an irregular shaped 182 sf addition with a 4.25' ± rear yard where 25' is the minimum required; and, c) 46.1% building coverage for the above and including a 5.25' x 11' porch where 30% is the maximum allowed. Said property is shown on Assessor Plan 110 as Lot 3 and lies within the General Residence B and Historic A districts. Case # 8-03

8) Petition of **Tina Gleisner and Ted Blank, owners**, for property located at **238 Highland Street** wherein a Variance from Article II, Section 10-206 and Article XII, Section 10-1201(A)(3)(a)(3&4) and (b)(1) are requested to allow a Home Occupation II with one parking space in the driveway that backs out onto the street and is closer than 10' to the right property line and no screening is provided. Said property is shown on Assessor Plan 130 as Lot 37 and lies within the General Residence A district. Case # 8-8

9) Petition of **One Hundred Market Group, LLC, owner**, for property located at **100 Market Street** wherein an Appeal from the Decision of the Code Official is requested concerning the determination that internally-mounted window boxes are signs prohibited by Article X, Section 10-1012(A) and Article I, Section 10-102(A).

Notwithstanding the above, if the Appeal from the Decision of the Code Official is denied the following are requested: 1) Variances from Article X, Section 10-1012(A) and Article IX, Section 10-908 Table 14 to allow internally-illuminated window boxes in the Historic A and Central Business B districts where such use is not allowed, and 2) a Variance from Article IX, Section 10-908 Table 14 to allow: a) an additional 215 sf of attached signage where 60 sf is the maximum allowed and b) an aggregate of 307.2 sf of signage where 92.2 sf was previously granted and 75 sf is the maximum allowed. Said property is shown on Assessor Plan 118 as Lot 6 and lies within the Central Business B and Historic A districts. Case # 8-9

10) Petition of **Linda Rioux, owner, Brian Whitworth, applicant**, for property located at **86 Islington Street** wherein a Variance from Article XII, Section 10-1201(A)(2) is requested to allow an entrance driveway 10.8' wide and travel aisle behind one parking space is 22' wide where 24' is the minimum required for both. Said property is shown on Assessor Plan 126 as Lot 25 and lies within the Central Business B and Historic A districts. Case # 8-10

11) Petition of **Carl A. Deck, owner**, for property located at **151 Eastwood Drive** wherein a Variance from Article XV, Section 10-1502(D)(1)(c) is requested to allow a 6' x 22' addition to the existing garage within 50' of the side property line of the entire development where the external dimensional side yard requirement is 50'. Said property is shown on Assessor Plan 288 as Lot 3-14 and lies within the Single Residence B district. Case # 8-11

12) Petition of **John W. Gray Revocable Trust and Bradford A. Gray Revocable Trust, owners, Redlon & Johnson, applicant**, for property located at **126 Bridge Street** wherein a Variance from Article II, Section 10-208 is requested to allow the outdoor storage of materials and products at the rear of the existing building. Said property is shown on Assessor Plan 125 as Lot 16 and lies within the Central Business B and Historic A districts. Case # 8-12

#### IV. ADJOURNMENT