

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

7:00 P.M.

CITY COUNCIL CHAMBERS

NOVEMBER 18, 2003

AGENDA

I. APPROVAL OF MINUTES

Excerpt of Minutes from October 21, 2003 Meeting – 21 Blossom Street;
Excerpt of Minutes from October 21, 2003 Meeting – 909 Islington Street

II. PUBLIC HEARINGS

- 1) Petition of **Paul Lane, owner**, for property located at **428 Hanover Street** wherein a Variance from Article III, Section 10-302(A) is requested to allow a 12' x 22' garage with a) a 1'6" rear yard where 20' is the minimum required, and b) a 1'6" right side yard where 10' is the minimum required. Said property is shown on Assessor Plan 138 as Lot 7 and lies within the Apartment district. Case # 10-7
- 2) Petition of **Leemilts Petroleum Company, owner**, for property located at **1815 Woodbury Avenue** wherein a Variance from Article IX, Section 10-908 Table 14 is requested to allow a freestanding sign: a) 21.7' in height where 20' is the maximum allowed, and b) 15' from the front property line where 20' is the minimum required. Said property is shown on Assessor Plan 215 as Lot 13 and lies within the General Business district. Case # 11-1
- 3) Petition of **Richard P. Fecteau, owner**, for property located at **120 Spaulding Turnpike** wherein a Variance from Article IX, Section 10-908 Table 14 is requested to allow: a) a 155.25 sf freestanding sign 37.5' in height where a 150 sf of freestanding signage is the maximum allowed and the maximum height is 20', b) four 13 sf directional signs totaling 52 sf where 1.5 sf per sign is allowed; and, c) an aggregate of 350.79 sf of signage where 200 sf is the maximum aggregate allowed. Said property is shown on Assessor Plan 236 as Lot 33 and lies within the General Business district. Case # 11-2
- 4) 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
- 5) Petition of **Joseph J. and Jennifer Almeida, owners**, for property located at **33 Blossom Street** wherein a Variance from Article IV, Section 10-402(B) is requested to allow a 22' x 24' 1 ½ story detached garage/office with a 3' right side yard where 15' is the minimum required. Said property is shown on Assessor Plan 110 as Lot 2 and lies within the General Residence B and Historic A districts. Case # 11-4
- 6) Petition of **Patricia A. Butterworth, owner**, for property located at **61 Suzanne Drive** wherein a Special Exception as allowed in Article IV, Section 10-401(A)(1)(d) is requested to change the use of the property from a hair salon and one dwelling unit to two dwelling units on the lot in a district where only single family dwellings are allowed. Said property is shown on Assessor Plan 292 as Lot 30 and lies within the Single Residence B district. Case # 11-5

- 7) Petition of **Houston Holdings, LLC, owner, Dawn Pepe, d/b/a Pepe's Tacos, applicant**, for property located at **653 Islington Street** wherein a Variance from Article II, Section 10-208 is requested to allow a mobile vending truck to be parked in the parking lot and operating as a takeout restaurant Tuesday thru Saturday from 11AM to 2PM. Said property is shown on Assessor Plan 164 as Lot 5 and lies within the Business district. Case # 11-6
- 8) Petition of **Heron Realty Trust, owner**, for property located at **917 Greenland Road** wherein the following are requested: 1) a Variance from Article II, Section 10-208 to allow the existing building to be used as a professional / business office in a district where such use is not allowed, and 2) a Variance from Article XII, Section 10-1201(A)(2) to allow a 14' wide one way accessway where 18' in the minimum required. Said property is shown on Assessor Plan 259 as Lot 7 and lies within the Single Residence B district. Case # 11-7
- 9) Petition of **Parade Office LLC , owner, Region VIII, Community Developmental Services Agency, Inc., applicant**, for property located at **195 Hanover Street** wherein a Variance from Article IX, Section 10-908 Table 14 is requested to allow a 37.41 sf attached sign increasing the approved 133.75 sf of attached signage to 171.16 sf of attached signage where 60 sf of attached signage is the maximum allowed. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the Central Business B and Historic A districts. Case # 11-8
- 10) Petition of **The Morley Company, owner of lot 7, Millport Inc., owner of Lot 4, and Dogs & Peoples, applicant** for property located at **909 and 1001 Islington Street** wherein Variances from Article II, Section 10-208 and Article XII, Section 10-104 Table 15 are requested to allow a dog day care facility with up to 40 dogs and associated grooming facility with 5 grooming stations in 5,980 sf of an existing building and associated parking and the outdoor elimination area to be located on the abutting lot to the rear in a district where such use is not allowed. Said property is shown on Assessor Plan 172 as Lot 7 & 4 and lies within the Business district. Case # 10-6

III. ADJOURNMENT