

ACTION SHEET – BOARD OF ADJUSTMENT

TO: John P. Bohenko, City Manager

FROM: Judith A. Claveau, Planning Department

RE: Actions Taken by the Portsmouth **Board of Adjustment** meeting held on November 25, 2003, in the Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire

PRESENT: Chairman Charles LeBlanc, Bob Marchewka, Nate Holloway, Alain Jousse, Chris Rogers, David Witham and Alternate Arthur Parrott.

EXCUSED: Vice-chairman, James Horrigan, Alternate Steven Berg

~~~~~

**I. Public Hearing**

1) 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) were 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

As a result of such consideration, it was voted that the request be **granted** as presented and advertised as it met all the criteria of the five requirements. The Board felt it was not contrary to the public interest for the owners to use their home in a reasonable fashion. This is a small house on a small lot and this is very reasonable, considering the setting. The Board felt it was not uncommon to see garages like this torn down and enlarged; and, this is simply going to be connected to the house. The value of the abutting properties will not be diminished.

The Board indicated that the setbacks are an improvement over what is existing. The proposed lot coverage is reasonable because this is a very small lot and this is a small addition. The Board felt that care had been taken to minimize the impact of the addition on surrounding properties. The direct abutter's view and sunlight will be impacted minimally. The connecting addition is much lower than the garage and the existing house. The existing tree blocked more of the sun than the proposed addition. The limbs that have been removed by the owner have improved the air and light for the abutter. The existing garage is very narrow and it is reasonable to want to enlarge the garage to modern standards. It was felt that it would improve the neighborhood and improve the values of neighboring properties, by virtue of modernizing the home.

**II. Adjournment**

The motion was made and seconded to adjourn the meeting at 8:45 p.m.

Respectfully submitted,

Judith A. Claveau,  
Secretary

/jac