

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

7:00 P.M.

CITY COUNCIL CHAMBERS

DECEMBER 16, 2003

AGENDA

I. PUBLIC HEARINGS

- 1) 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' 9" in height where 20' is the maximum allowed, and b) 2'± from the front property line and 2'± from the right side property line where 20' is the minimum required for each. Said property is shown on Assessor Plan 215 as Lot 13 and lies within the General Business district. Case # 11-1

- 2) Petition of **Griffin Family Corporation, owner**, and **Astoria Griffin Park, LLC, applicant**, for property located at **200 Griffin Road** wherein a Variance from Article XII, Section 10-1203 is requested to allow three 12' x 20' loading areas for a 41,020 sf medical/professional office building where one 12' x 20' and three 12' x 45' loading areas are required. Said property is shown on Assessor Plan 263 as Lot 1-4 and lies within the Industrial district. Case # 12-1

- 3) Petition of **Laura and Greg Ludes, owners**, for property located at **30 Spring Street** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow the following additions to the existing dwelling: a) a 2' x 8' bay window to the front with a 4' 1" front yard setback where 15' is the minimum required, b) an 18' x 22' 1 ½ story garage with second floor living space having a 7' 4" left side yard where 10' is the minimum required; and, c) a 6' x 12' deck creating 30.4% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 130 as Lot 13 and lies within the General Residence A district. Case # 12-2

- 4) Petition of **James and Catherine Lamond, owners**, for property located at **84 Haven Road** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow the following: a) a 220 sf irregular shaped front porch with a 7.33' front yard where 30' is the minimum required, b) a 7' x 24' one story addition to the left side of the existing dwelling with an 18.33' front yard where 30' is the minimum required; and, c) a 4' x 10' porch on the right side with a 27' front yard where 30' is the minimum required. Said property is shown on Assessor Plan 206 as Lot 28 and lies within the Single Residence B district. Case # 12-3

- 5) Petition of **Mary C. S. Maurer, owner**, for property located at **65 Rogers Street** wherein Variances from Article III, Section 10-303(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow the addition of an 18' 6" x 21' one and one half story barn with second floor living space to the rear of the existing building with a 4'± left side yard where 10' is the minimum required. Said property is shown on Assessor Plan 115 as Lot 2 and lies within the Mixed Residential Office and Historic A districts. Case # 12-5

6) Petition of **Frank Perrone and John Giacalone**, owners, for property located at off **Falkland Place** wherein the following are requested: 1) a Variance from Article II, Section 10-207(13) to allow eight dwelling units on a lot where four are the maximum allowed, and 2) a Variance from Article III, Section 10-303(A) to allow 2,440 sf of lot area per dwelling unit where 7,500 sf of lot area is required per dwelling unit. Said property is shown on Assessor Plan 212 as Lot 26-1 located in the Mixed Residential Business district and Lot 27 located in the General Residence B district including Alley No. 1 and Alley No. 2 (lots and alleyways to be combined) . Case # 12-6

7) Petition of **Christine Hayes, owner, Susan Henderson, applicant**, for property located at **227 Cass Street** wherein the following are requested: 1) Variances from Article II, Section 10-206(2) to allow a single family dwelling to be converted into a two family dwelling on a lot having 4,190 sf of area where 7,000 sf of area is required for two dwelling units (3,500 sf per dwelling unit), and 2) Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 16' x 28' two story addition with: a) a 0' left side yard where 10' is the minimum required, and b) 35.6% building coverage where 35% is the maximum allowed. Said property is shown on Assessor Plan 147 as Lot 3 and lies within the Apartment district. Case # 12-7

8) Petition of **Olde Port Development Group, LLC**, owner, for property located at **126 State Street** wherein a Variance from Article XII, Section 10-1201(A)(2) is requested to allow a 10' wide accessway to a parking garage for 5 vehicles where a 24' wide accessway is required. Said property is shown on Assessor Plan 107 as Lot 57 and lies within the Central Business B and Historic A districts. Case # 12-8

9) Petition of **Estate of Bobby J. Smith, owner, and A. David Mann, applicant**, for property located at **920 Sagamore Avenue** wherein a Variance from Article III, Section 10-302(A) is requested to allow a 44' x 60' two story single family dwelling with: a) a lot area of 14,195 sf where 15,000 sf is the minimum required, and b) a 10' 6" rear yard where 30' is the minimum required. Said property is shown on Assessor Plan 223 as Lot 16 and lies within the Single Residence B district. Case # 12-9

II. ADJOURNMENT