

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

**7:00 P.M.**

**CITY COUNCIL CHAMBERS**

**JANUARY 20, 2004**

**AGENDA**

**I. APPROVAL OF MINUTES**

- 1) Minutes from October 21, 2003;
- 2) Excerpt of Minutes from November 18, 2003 Meeting
  - a) 120 Spaulding Turnpike;
  - b) 61 Suzanne Drive;

**II. OLD BUSINESS**

- 1) 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 Case # 12-3 (**Tis application has been withdrawn by the owner.**)
- 2) **Request for Re-Hearing for Richard Fecteau, Owner**, requested by Peter J. Loughlin, Esq., for property located at **120 Spaulding Turnpike**. Said property is shown on Assessor Plan 236 as Lot 33 and lies within the General Business district. Case #12-2.
- 3) **Request for Re-Hearing for Patricia Butterworth, Owner**, requested by Diana L. Dennett, Abutter, for property located at **61 Suzanne Drive**. Said property is shown on Assessor Plan 292 as Lot 30 and lies within the Single Residence B district. Case #11-5.
- 4) Request for One-Year Extension of Time for **John Samonas, Owner, Jon Bursaw, Applicant**, for property located at **3020 Lafayette Road**. Said land is shown on Assessor Plan 292 as Lot 152 and lies within the Mixed Residential B District.

**III. PUBLIC HEARINGS**

- 1) Petition of **Public Service Company of New Hampshire, owner**, for property located at **400 Gosling Road** wherein Variances from Article III, Section 10-305(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow the following a) a wood fired boiler, air emission control device and ductwork not to exceed 125' in height, b) a stack not to exceed 350' in height, c) a wood conveyor not to exceed 100' in height constructed over the existing coal conveyor, extending from Lot 1 over the railroad parcel to Lot 2A; and, d) a wood fired boiler, ductwork, stack, wood conveyor and fireside wash recycle basin located within the required side yards. All construction being in a district where the maximum height is 45' and the minimum required side yards are 50'. Said property is shown on Assessor Plan 214 as Lots 1 & 2 and lie within the Waterfront Industrial district. Case # 12-4

- 2) Petition of **Christopher W. Serlin, owner**, for property located at **89 Sparhawk Street** wherein a Variance from Article III, Section 10-302(A) is requested to allow: a) a 90 sf deck and steps with a 9'± front yard where 15' is the minimum required; b) a 85 sf porch on the left side with a 2' ± front yard where 15' is the minimum required, c) a 205 sf irregular shaped one story addition with a 14'± front yard where 15' is the minimum required; and, d) a 37 sf irregular shaped porch on the right side with a 3'± front yard where 15' is the minimum required. Said property is shown on Assessor Plan 159 as Lot 2 and lies within the General Residence A district. Case # 1-1
- 3) Petition of **George and Maria Pappas, owners**, for property located at **170 Melbourne Street** wherein a Variance from Article III, Section 10-302(A) is requested to allow a 7' x 12' one story addition creating 22.4% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 233 as Lot 69 and lies within the Single Residence B district. Case # 1-2
- 4) Petition of **Karl and Gale A. Belilah, owners**, for property located at **244 & 254 New Castle Avenue** wherein a Variance from Article III, Section 10-302(A) is requested to allow a lot line relocation with: a) Lot 39 going from 4,827 sf to 3,674 sf where 15,000 sf is the minimum lot area required allowed and Lot 38 becoming more conforming as to lot area, and b) Lot 39 going from 17.6% building coverage to 23.1% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 207 as Lots 38 & 39 and lie within the Single Residence B and Historic A districts. Case # 1-4
- 5) Petition of **Changing Places LLC, owner**, for property located off **Chase Drive** wherein a Variance from Article III, Section 10-302(A) is requested to allow an irregular shaped 2,360 sf footprint, 1 ½ story single family dwelling with a 15' rear yard where 30' is the minimum required. Said property is shown on Assessor Plan 210 as Lot 27 and lies within the Single Residence B district. Case # 1-5
- 6) Petition of **Michael R. Clark, owner**, for property known as **Belle Isle off Little Harbor Road** wherein an amendment to a previously granted request for a Special Exception for the keeping of up to five horses to change the size and location of the two story riding arena from 60' x 120' to 70' x 140' and slightly relocated from the previous approval. Said property is shown on Assessor Plan 205 as Lot 2 and lies within the Rural district. Case # 1-6
- 7) Petition of **150 Greenleaf Avenue Realty Trust, owner**, for property located at **150 Greenleaf Avenue** wherein a Variance from Article IX, Section 10-908 Table 14 is requested to allow: a) 185 sf of freestanding signage where 150 sf is the maximum allowed, and b) 241 sf of aggregate signage where 200 sf of aggregate signage is the maximum allowed. Said property is shown on Assessor Plan 243 as Lot 67 and lies within the General Business district. Case # 1-7

#### IV. NEW BUSINESS

- 1) Election of Officers

#### IV. ADJOURNMENT