

**6:30 PM ANTICIPATED "NON-MEETING" WITH COUNSEL  
IN CONFERENCE ROOM-A**

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

**7:00 P.M**

**CITY COUNCIL CHAMBERS**

**MARCH 15, 2005**

**AGENDA**

**I. OLD BUSINESS**

A) Request for One-Year Extension of Variance Approval, by counsel for the applicant, for property located at **1574-1600 Woodbury Avenue**. Said property is shown on Assessor Plan 238 as Lot 16 and 17 and lies within the General Business district.

**II. PUBLIC HEARINGS.**

**THE FOLLOWING PETITIONS (#1 through #3) WILL BE HEARD  
ON TUESDAY, MARCH 15, 2005**

1) Petition of The Childrens Museum of Portsmouth LLC, owner, for property located at 295 Woodbury Avenue, abutting lot on Woodbury Avenue, 677 and 659 Dennett Street wherein a Variance from Article II, Section 10-206 is requested to allow the Childrens Museum and 1,000 sf of office space for the Hyder Children's Foundation to be located in a district where such uses are not allowed. Said property is shown on Assessor Plan 161 as Lots 31 & 32 and Assessor Plan 175 as Lots 6 & 6A and lies within the General Residence A district. Case # 3-1

2) Petition of Mary Mirasola and John Mirasola, owners, for property located at 176 Sherburne Road wherein a Variance from Article III, Section 10-301(A)(9) is requested to allow the construction of a single family dwelling on pre-existing non-conforming lot having access from a private driveway and no frontage on a City street after the demolition of the existing single family dwelling. Said property is shown on Assessor Plan 260 as Lot 4 and lies within the Single Residence B district. Case # 3-2

3) Petition of Mary Mirasola and John Mirasola, owners, for property located off Sherburne Road wherein the following are requested: 1) a Variance from Article III, Section 10-301(A)(9) to allow the construction of a single family dwelling on pre-existing non-conforming lot having access from a private driveway and no frontage on a City street, and 2) a Variance from Article III, Section 10-302(A) to allow: a) a 25' front yard where 30' is the minimum required and b) a 20' rear yard where 30' is the minimum required. Said property is shown on Assessor Plan 260 as Lot 5 and lies within the Single Residence B district. Case # 3-3

**THE FOLLOWING PETITIONS (#4 through #9) WILL BE HEARD  
ON TUESDAY, MARCH 22, 2005**

4) Petition of Michael J. and Anne T. Coffey, owners, for property located at 86 Haven Road wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are

requested to allow a 14' x 24' one story addition with: a) a 20'8" rear set back for the addition and a 19'8" rear setback for the steps from the addition where 30' is the minimum required, and b) 25% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 206 as Lot 27 and lies within the Single Residence B district. Case # 3-4

5) Petition of Wal-Mart Real Estate Business Trust, David N. Glass Trustee, owner, for property located at 2460 Lafayette Road and Jokers Realty One LLC et al, owner for property located at 2460a Lafayette Road wherein a Variance from Article IX, Section 10-908 Table 14 is requested to allow: a) 454.36 sf of attached signage where 300 sf is the maximum allowed, and b) 558.36 sf of aggregate signage where 500 sf is the maximum allowed. Said property is shown on Assessor Plan 285 as Lots 16-1 and 16-2 (to be combined) and lie within the General Business district. Case # 3-5

6) Petition of Hayscales Trust, Robert Krieger, Trustee, owner, and Murat Ergin, applicant, for property located at 236 Union Street wherein a Special Exception as allowed in Article IV, Section 10-401(A)(1)(d) is requested to allow the former use by ProPortsmouth to be changed to 1,000 sf of office space and 2,000 sf of warehouse space for an internet sales business with associated existing parking. Said property is shown on Assessor Plan 135 as Lot 22 and lies within the Apartment district. Case # 3-6

7) Petition of Anthony Dilorenzo c/o Somersworth Auto Center, owner, for property located at 2219 Lafayette Road wherein a Variance from Article IX, Section 10-908 Table 14 is requested to allow a 7.6 sf free-standing A-frame sign creating 207.6 sf of aggregate signage where 200 sf of aggregate signage is the maximum allowed. Said property is shown on Assessor Plan 272 as Lot 1 and lies within the General Business district. Case # 3-7

8) Petition of Karen Sue Pierce Revocable Trust of 1998, owner, for property located at 275 Meadow Road wherein a Variance from Article III, Section 10-302(A) is requested to allow a 12' x 22' one story addition to an existing garage with a 23' rear yard where 30' is the minimum required. Said property is shown on Assessor Plan 236 as Lot 27 and lies within the Single Residence B district. Case # 3-8

9) Petition of Sugar Shack Rental Properties LLC, owner, and Jim Clarke, d/b/a The Den, applicant, for property located at 10 Commercial Alley wherein a Variance from Article III, Section 10-304(B) is requested to allow a 10' 10" x 30' glass and aluminum addition 9'6" in height where 20' is the minimum required. Said property is shown on Assessor Plan 106 as Lot 10 and lies within the Central Business B and Historic A districts. Case # 3-9

### **III. ADJOURNMENT.**

Informational Items to the Board:

Recent Opinions of the Supreme Court of New Hampshire (Leonard Vigeant v. Town of Hudson; 47 Residents of Deering, NH v. Town of Deering & a.; and Carroll J. Greene v. Town of Deering & a.)

#### **NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED**

**If you wish to attend a meeting and need assistance, please contact the Human Resources Department at 610-7274 one week prior to the meeting.**