

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

7:00 P.M

CITY COUNCIL CHAMBERS

MARCH 15, 2005

Reconvened on

MARCH 22, 2005

AGENDA-SECOND REVISION

I. OLD BUSINESS

A) Approval of Excerpts of Minutes for the following meetings: October 19, 2004 and November 16, 2004, reconvened November 23, 2004 (150 Greenleaf Avenue)

I. PUBLIC HEARINGS.

DUE TO THE LENGTH OF THE MARCH 15, 2005 MEETING, ITEMS #2 & #3 WILL BE HEARD AS THE FIRST ORDER OF BUSINESS ON MARCH 22, 2005
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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

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 Wright 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' sign and a sign in 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

WITHDRAWN

II. ADJOURNMENT.

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.