

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

7:00 P.M

CITY COUNCIL CHAMBERS

November 15, 2005

AGENDA

I. OLD BUSINESS

A) Approval of Minutes

August 23, 2005
September 20, 2005
October 18, 2005

II. NEW BUSINESS

- 1) Petition of **Jeffrey F. and Deborah S. Purtell, owners**, for property located at **72 Willard Avenue** wherein a Variance from Article III, Section 10-302(A) is requested to allow a 14' x 20' one story sunroom addition creating 35.2% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 150 as Lot 29 and lies within the General Residence A district. Case # 11-1
- 2) Petition of **Ana Maria Ferro and Ferdinand T. Preller, owners**, for property located at **514 Middle Street** wherein a Variance from Article III, Section 10-303(A) is requested to allow a 14' x 14' 10" deck as part of the building egress system with a 5' 6" ± right side yard where 10' setback is the minimum required. Said property is shown on Assessor Plan 135 as Lot 19 and lies within the Mixed Residential Office district. Case # 11-2
- 3) Petition of **Raymond A. Ramsey, owner**, for property located **off Kearsage Way** where clarification is requested concerning the dimensions of the proposed hotel to be 63' x 310' as drawn to scale on the plan submitted and approved and which the setback relief was granted, as opposed to the written dimensions on the application of 63' x 231'. Said property is shown on Assessor Plan 218 as Lots 22, 24, 25, 26, 27, 28, 29, 30, 32, 33, 34, 38, and 39 (as combined) and lies within the General Business district. Case # 11-3
- 4) Petition of **James C. Lucy, owner**, for property located at **139 Dennett Street** wherein the following are requested: 1) a Variance from Article IV, Section 10-402(B) to allow a 16' x 20' one story garage with: a) a 3' ± rear yard where 10' is the minimum required, and b) a 5' ± right side yard where 10' is the minimum required, and 2) a Variance from Article III, Section 10-302(A) to allow 33.8 % building coverage where 25 % is the maximum allowed. Said property is shown on Assessor Plan 142 as Lot 24 and lies within the General Residence A district. Case # 11-4
- 5) Petition of **Harbour Place Group LLC, owner**, for property located at **1 Harbour Place** wherein a Variance from Article III, Section 10-304(A) is requested to allow the following roof top additions: a) seven 16' ± x 16' ± rooms, b) one 27' x 34' community room, c) one 6' x 76' 6" hall, d) one 1,323 sf irregular shaped common deck; and, e) seven 16' x 8' ± decks all creating a 81' 3/8" building height where 50' is the maximum allowed. Said property is shown on Assessor Plan 105 as Lot 2 and lies within the Central Business A and Historic A districts. Case # 11-5

6) Petition of **Mark H. Wentworth Home for Chronic Invalids, owner**, for property located at **346 Pleasant Street** wherein Variances from Article II, Section 10-206(18), Article III, Section 10-302(A) and Article IV, Section 10-401(A)(1)(c) are requested to allow an expansion of the existing nursing home/assisted care facility as follows: a) the demolition of an exterior fire escape and replacement with an 11' x 18' fire stairs, b) demolition of existing glass side entrance portico and replacement with a 400 sf (13'x 26' plus 4' x 16'6") ADA compliant entranceway; and, c) construction of an 875 sf (8' x 75' plus 7'6" x 36'8") one story addition to the garden level nursing care area. Said property is shown on Assessor Plan 109 as Lot 10 and lies within the General Residence A and Historic A districts. Case # 11-6

7) Petition of **Portsmouth Casey Home Association, owner**, for property located at **1950 Lafayette Road** wherein a Variance from Article XII, Section 10-1204 Table 15 is requested to allow 100 parking spaces to be provided for a 6,000 sf function hall having 4,500 sf of the building dedicated for function space. Said property is shown on Assessor Plan 267 as Lot 7 and lies within the Office Research district. Case # 11-7

III. 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.