

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

**7:00 P.M**

**CITY COUNCIL CHAMBERS**

**JANUARY 17, 2006,  
Cancelled, Reconvened  
JANUARY 24, 2006**

**REVISED AGENDA**

**I. ELECTION OF OFFICERS**

**II. OLD BUSINESS**

A) Petition of **Hill Hanover Group, LLC, owners**, for property located at **349-351 Hanover Street** wherein a Variance from Article III, Section 10-303(A) is requested to allow open space to be reduced by adding two nonconforming parking spaces from 29% to 22% where 25% is the minimum required. Said property is shown on Assessor Plan 138 as Lot 64 and lies within the Mixed Residential Office district. Case # 12-6

B) Request for Rehearing on petition of **Raymond A. Ramsey, owner** for property located **off Kearsarge Way**.

**III. NEW BUSINESS**

2) 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 two additions to the existing nursing home/assisted care facility as follows: a) demolition of existing glass side entrance portico and replacement with a 404 sf (13' x 26' plus 4' x 16' 6") ADA compliant entranceway, b) construction of an 875.6 sf (8' x 75' plus 7' 6" x 36' 8") one story additions to the garden level nursing care area; and c) 47% building coverage where 30% is the maximum allowed. Said property is shown on Assessor Plan 109 as Lot 10 and lies within the General Residence B and Historic A districts. Case # 1-2

3) Petition of **Benoit R. and Andrea M. St. Jean , owners**, for property located at **54 Humphreys Court** wherein Variances from Article IV, Section 10-402(B) and Article III, Section 10-302(A) are requested to allow a 24' x 24' one story detached garage with an 11"± left side yard and a 1'± rear yard where 10' is the minimum required and b) 36.2% building coverage where 30% is the maximum allowed. Said property is shown on Assessor Plan 101 as Lot 46 and lies within the General Residence B and Historic A districts. Case # 1-3

4) Petition of **Gene J. Bona and Stephanie A. Parry , owners**, for property located at **68 McDonough Street** wherein the following are requested: 1) Variances from Article III, Section 10-

302(A) and Article IV, Section 10-401(A)(2)(c) to allow a 12' x 21 ½' two story addition with: a) a 3'± left side yard and a 0' right side yard where 10' is the minimum required, b) a 9'± rear yard where 20' is the minimum required; and, c) 67.2% building coverage where 35% is the maximum allowed, and 2) a Variance from Article XII, Section 10-1204 Table 15 to allow no parking to be provided where 2 parking spaces are required. Said property is shown on Assessor Plan 138 as Lot 40 and lies within the Apartment district. Case # 1-4

5) Petition of **Marcy Street Investments, owner, Win Rhoads, applicant**, for property located at **359 Marcy Street** wherein the following are requested: 1) a Variance from Article II, Section 10-208(2) to allow a retail wine and cheese store in a district where such use is not allowed, and 2) a Variance from Article XII, Section 10-1204 Table 15 to allow no parking to be provided for said use where 2 parking spaces are required. Said property is shown on Assessor Plan 102 as Lot 26 and lies within the Waterfront Business and Historic A districts. Case # 1-5

#### **IV. 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.**