

Site Walk at 400 Little Harbour Road (Creek Farm) at 6:00 p.m., April 25, 2006,  
followed by Site Walk at Mark Wentworth Home

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

**7:00 P.M**

**CITY COUNCIL CHAMBERS**

**APRIL 18, 2006 (For Old Business, items 1) through 4), and New Business) to be reconvened at 7:30 p.m. April 25, 2006) for items 5) through 8)**

**REVISED AGENDA**

**I. OLD BUSINESS**

- A) Approval of Minutes – February 21, 2006.
- B) Request for One-Year Extension of Variance granted April 19, 2005 for property located at **54 McNabb Court.**
- C) Request for One-Year Extension of Variance granted April 26, 2005 for property located at **625 Islington Street.**
- D) Request for One-Year Extension of Variance granted May 17, 2005 for property located at **140 Edmond Avenue.**

**II. PUBLIC HEARINGS**

THE FOLLOWING PETITIONS (#1 through #4) WILL BE HEARD ON TUESDAY, APRIL 18, 2006

- 1) Petition of **Jonathan B. Deverett**, owner, for property located at **50 Brewster Street** wherein a Variance from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow an air condition compressor with an 18"± right side yard where 10' is the minimum required. Said property is shown on Assessor Plan 138 as Lot 37 and lies within the Apartment district. Case # 4-1
- 2) Petition of **Michael and Amy Quigley, owners**, for property located at **40 Mt. Vernon Street** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow: a) a 15'6" x 27'6" 2 story addition with a 1'± right side yard, b) a 5' x 7' cellar bulkhead with a 1'± right side yard; and, c) a 10' x 22'6" deck with a 6' right side yard where 10' is the minimum required for all additions. Said property is shown on Assessor Plan 111 as Lot 28 and lies within the General Residence B and Historic A districts. Case # 4-3

3) Petition of **Norman B. Olsen and Tasha D. Kostantacos, owners**, for property located at **70 New Castle Avenue** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow: a) the construction of a 23’8” x 26’ 2 story addition after the demolition of the existing 23’8” x 26’ 1 1/2 story addition with a 3’9”± right side yard where 10’ is the minimum required and a 15’2”± rear yard where 30’ is the minimum required, and b) an irregular shaped 294 sf deck within the required 30’ rear yard; and c) 23.9% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 101 as Lot 31 and lies within the Single Residence B and Historic A districts. Case # 4-4

4) Petition of **Steven J. and Suzanne V. Cook, owners**, for property located at **524 Islington Street** wherein Variances from Article III, Section 10-302(A) and Article IV, and Section 10-401(A) are requested to allow construction of a 4 story addition conversion of an existing 4 dwelling unit building to a five dwelling unit building on an 8,998 sf lot where such conversion is allowed only with no footprint expansion and expansion of a non-conforming structure. Said property is shown on Assessor Plan 156 as Lot 3 and lies within the Mixed Residential Business district. Case # 4-5

**III. NEW BUSINESS**

A) Request by **Ned and Bill Properties LLC, owner**, concerning the petition of former owner **Robert J. Bossie Revocable Trust and PK Brown** for property located at **625 Islington Street** wherein a **Variance** from Article XII, Section 10-1201(A)(2) **was granted April 26, 2005** to allow a 20’ wide travel aisle where a 24’ wide travel aisle is required in conjunction with the conversion of an existing building with 2,000 sf of warehouse space, 1354 sf of retail space and 4 apartments to 3,200 sf of retail space and 6 apartments. Said property is shown on Assessor Plan 164 as Lot 6 and lies within the Business district. Concurrence is sought that the site plan satisfies the spirit and intent of the variance granted.

THE FOLLOWING PETITIONS (#5 through #8) WILL BE HEARD ON TUESDAY, APRIL 25, 2006 at 7:30 P.M.

**PRECEDING MEETING:**

Site Walk at 400 Little Harbour Road (Creek Farm) at 6:00 p.m., followed by Site Walk at Mark Wentworth Home

5) Petition of **Society for the Protection of Forests, owners**, for property located at **400 Little Harbour Road** wherein the following are requested: 1) a Special Exception as allowed in Article II, Section 10-206(29) to allow the following: a) a live in caretaker, b) periodic events, and c) office space for the property owner, and 2) a Variance from Article II, Section 10-206 to allow 3,500± sf of offices for a marine research facility in a former apartment, associated educational programs, and with other existing residential apartments to remain. Said property is shown on Assessor Plan 203 as Lot 8 and lies within the Rural district. Case # 4-6

6) Petition of **Mark H Wentworth Home for Chronic Invalids, owners**, for property located at **346 Pleasant Street** wherein the following are requested: 1) Variances from Article II, Section 10-206(18) and Article IV, Section 10-401(1)(c) to allow the expansion of the footprint of the existing nursing home,

2) Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(1)(c) to allow: a) 46.7±% building coverage where 30% is the maximum allowed, and b) a building height of 35' 10"± where 35' is the maximum allowed; and, 3) a Variance from Article XII, Section 10-1201(3) to allow parking spaces to back out onto Melcher Street. Said property is shown on Assessor Plan 109 as Lots 10, 7, 8 and 16 and all lying within the General Residence B and Historic A districts. Case # 4-7

7) Petition of **Mark H. Wentworth Home for Chronic Invalids, owners**, for property located at **337 Pleasant Street** wherein a Variance from Article II, Section 10-206 is requested to allow the existing apartment building to be used for staff office space during the construction and renovations to the Mark H. Wentworth Home located at 346 Pleasant Street. Said property is shown on Assessor Plan 103 as Lot 62 and lies within the General Residence B and Historic A districts. Case # 4-8

8) Petition of **Mark H. Wentworth Home for Chronic Invalids, owners**, for property **off Pleasant Street** wherein a Variance from Article II, Section 10-206 is requested to allow the vacant lots to be used to locate construction trailers in conjunction with the construction and renovations to the Mark H. Wentworth Home located at 346 Pleasant Street. Said property is shown on Assessor Plan 103 as Lots 63 and 64 and lying within the General Residence B and Historic A districts. Case # 4-9

#### **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.**