

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

7:00 P.M

CITY COUNCIL CHAMBERS

**June 20, 2006 (For Old
Business and items 1)
through 7), to be reconvened
June 27, 2006) for items 8)
through 11)**

AGENDA

I. OLD BUSINESS

A) Motion for Rehearing on petition of **Lewis B. and Dorothy W. Sykes, owners**, for property located at **1047 Banfield Road**.

II. PUBLIC HEARINGS

THE FOLLOWING PETITIONS (#1 through #7) WILL BE HEARD ON TUESDAY, JUNE 20, 2006

1) Petition of **Karen E. Walls, owner**, for property located at **83 Sheffield Road** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 12' x 14' deck with: a) a 16' rear yard where 30' is the minimum required, and b) 27.4±% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 232 as Lot 148 and lies within the Single Residence B district. Case # 6-1

2) Petition of **Shirley L. Boston, owner**, for property located at **79 Sheffield Road** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 5' x 14' farmers porch with: a) a 21±' front yard where 30' is the minimum required, and b) 21.3±% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 232 as Lot 147 and lies within the Single Residence B district. Case # 6-2

3) Petition of **Lambert Lake Associates LLC, owner, Advance Auto Parts, lessee/applicant**, for property located at **2299 Lafayette Road** wherein a Variance from Article IX, Section 10-908 Table 14 is requested to allow: a) a 144 sf internally illuminated attached sign and illuminated banding where 129 sf is the maximum allowed, and) 252 sf of aggregate signage where 129 sf is the maximum allowed. Said property is shown on Assessor Plan 272 as Lot 4 and lies within the General Business district. Case # 6-3

4) The Portsmouth Board of Adjustment, acting pursuant to NH RSA 12-G:13 and Chapter 300 of the Pease Development Authority Zoning Requirements, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following petition of **Two International Group LLC/New Hampshire Avenue Retail Center, LLC., applicant**, for property located at **50 International Drive** wherein a Variance from the Pease Development Authority Zoning Ordinance Part 303.05(b)(13) is requested to allow a sign not exceeding 32 sf to be located at 50 International Drive for businesses located at 14 Manchester Square. Said property is shown on Assessor Plan 306 as Lot 1 and lies within the Commercial Business district. Case #6-4

5) Petition of **Strawbery Banke Inc., owner**, for property located at **17 Hancock Street** wherein a Variance from Article III, Section 10-303(A) is requested to allow an existing 10,361 sf lot with two buildings to be subdivided with: a) the Joshua Wentworth House having 4,116 sf of lot area and 44.5±% building coverage, and b) Stoodley's Tavern having 6,245 sf of lot area where 7,500 sf of lot area is the minimum required for each lot

and 40% is the maximum building coverage allowed. Said property is shown on Assessor Plan 103 as Lot 88 and lies within the Mixed Residential Office and Historic A districts. Case # 6-5

6) Petition of **Michael P. Rainboth and Annemarie Howe, owners**, for property located at **122 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) a 14 sf one story bay addition with an 11' 10"± front yard where 30' is the minimum required, b) an irregular shaped 312 sf, 2 story addition, c) an irregular shaped 146 sf deck; and, d) an 8' x 12' shed creating 23.6% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 101 as Lot 27 and lies within the Single Residence B and Historic A districts. Case # 6-6

7) Petition of **Deborah Phillips, owner**, for property located at **92 Pleasant Street** wherein a Variance from Article III, Section 10-304(A) is requested to allow a 9'6" x 15'6" one story addition with a height of 14' where a height of 20' is the minimum required. Said property is shown on Assessor Plan 107 as Lot 76 and lies within the Central Business B, Downtown Overlay and Historic A districts. Case # 6-7

THE FOLLOWING PETITIONS (8 through (11 WILL BE HEARD ON TUESDAY, JUNE 27, 2006
--

8) Petition of **Icon Realty, LLC, owner**, for property located at **1303 Woodbury Avenue** wherein the following Variances are requested to allow an 11,153± sf irregular shaped building for a pharmacy with prescription drive-thru window: 1) Article III, Section 10-304(A) to allow 192.53±' of street frontage in the general Business district where 200' is the minimum required, 2) Article XII, Section 10-1201(A)(3)(e)(2) to allow a 0' front yardsetback where 40' is the minimum required, 3) Article XII, Section 10-1201(A)(3)(e)(1) to allow parking within 100' of property zoned residentially, 4) Article III, Section 10-304(C)(2) to allow a building for a pharmacy within 100' of property zoned residentially; and, 5) Article XII, Section 10-1203(A)(1) to allow a loading area within 100' of property zoned residentially. Said property is shown on Assessor Plan 217 as Lot 1 and lies within the General Business and Mixed Residential B districts. Case # 6-8

9) Petition of **James G. Bolduc and Joanne M. Stella , owners**, for property located at **25 Ridges Court** wherein the following are requested to construct an 8' x 10' shed: 1) a Variance from Article IV, Section 10-402(A) to allow a 2'± side yard where 5' is the minimum required, and 2) a Variance from Article III, Section 10-302(A) to allow 26±% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 207 as Lot 57 and lies within the Single Residence B district. Case # 6-9

10) Petition of **Lawrence N. and Ruth S. Gray, owners**, for property located at **80 Curriers Cove** wherein an Equitable Waiver of Dimensional Requirement per RSA 674:33-a is requested to allow the 2002 conversion of a screened porch to living space (Building Permit # 11359) where the Site Plan and construction drawings showed the screened porch of different sizes. The existing structure complies with the Building Permit and construction drawings, however those drawings and permits were based on an error with the dimensions of an existing deck not discovered by the owner until after the permits were issued and constructed. Said property is shown on Assessor Plan 204 as Lot 14 and lies within the Single Residence A district. Case # 6-10

11) Petition of **Fred Lowell and Al McElaney, owners** of property located at **62 Deer Street** wherein appeals pursuant to RSA 676:5 and 674:33(I)(a) are requested with regard to the Planning Board's decision to recommend denial of a Driveway Permit Application. Said property is shown on Assessor Plan 118 as Lot 27 and lies within the Central Business B, Downtown Overlay and Historic A districts. Case # 6-11

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.