

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

**CITY COUNCIL CHAMBERS**

**7:00 P.M**

**November 21, 2006**

**AGENDA**

**I. OLD BUSINESS**

A) Approval of Minutes

- August 22, 2006
- October 17, 2006

B) Abutter Filed Request for Rehearing for property located at **43 Pray Street**.

C) Applicant Filed Request for Rehearing for property located at **80 Curriers Cove**.

**II. PUBLIC HEARINGS**

1) Petition of **Shaun J. and Catherine A. Ennis, owners**, for property located at **59 Oxford Avenue** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 6' x 33'6" porch with steps having a 4'± front yard where 30' is the minimum required. Said property is shown on Assessor Plan 258 as Lot 6 and lies within the Single Residence B district. Case # 11-1

2) Appeal from an Administrative Decision by **Jeannette E. Hopkins abutter** concerning property located at **43 Pray Street owned by Anne Elizabeth and Alan Gregg Weston** wherein an appeal is requested concerning the decision that the owners do not need a Variance to add on to and enlarge the 1 story portion of the residence which violate the current side yard setback requirement. Said property is shown on Assessor Plan 102 as Lot 39 and lies within the Waterfront Business and Historic A districts. Case # 11-2

3) Petition of **Keith B. Prince and Jeremy T. Colby, owners**, for property located at **43 Rutland Street** wherein the following are requested to construct a 24' x 24' one story garage: 1) a Variance from Article III, Section 10-302(A) to allow a 27' front yard where 30' is the minimum required and, 2) a Variance from Article IV, Section 10-402(B) to allow 6' left side yard where 10' is the minimum required. Said property is shown on Assessor Plan 233 as Lot 15 and lies within the Single Residence B district. Case # 11-3

4) Petition of **Adam C. Hegi and Cheri E. Haley, owners**, for property located at **50 Cottage Street** wherein a Variance from Article II, Section 10-206(11) is requested to allow two Home Occupation I businesses (Primal Media 182 sf existing and Guru Computer 299 sf proposed) within a dwelling unit and having a total of 481 sf where one business per dwelling is generally allowed and a maximum of 300 sf is allowed. Said property is shown on Assessor Plan 163 as Lot 29 and lies within the General Residence A district. Case # 11-4

5) Petition of **Nathaniel E. and Francene M. Heard, owners**, for property located at **384 Lincoln Avenue** wherein a Variance from Article III, Section 10-302(A) is requested to allow a 12' x 17'9" deck creating 25.9±% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 133 as Lot 2 and lies within the General Residence A district. Case # 11-5

6) Petition of **Mark B. and Chong Jou Kim, owners**, and **Mark B. Kim dba We Care Dry Cleaning, applicant**, for property located at **3002 Lafayette Road** wherein a Variance from Article IX, Section 10-908 is requested to allow: a) a 5' x 10' (50 sf) free-standing sign in a district where free-standing signs are not allowed and b) a 2' x 12' (24 sf) internally illuminated sign and 5' x 10' (50 sf) free-standing internally illuminated sign where only externally illuminated signs are allowed. Said property is shown on Assessor Plan 292 as Lot 13 and lies within the Mixed Residential Business district. Case # 11-6

7) Petition of **Matthew D. Beebe and Barbara R. Jenny, owners**, for property located at **81 Lincoln Avenue** wherein the following are requested: 1) a Variance from Article IV, Section 10-402 to allow 12' x 21'8" x 1 ½ story garage and attached 12'6" x 21' 1 story garage/studio with a 1.5'± left side yard and a 1'± rear yard where 10' is the minimum required, and 2) a Variance from Article III, Section 10-302(A) to allow 29.5±% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 113 as Lot 35 and lies within the General Residence A district. Case # 11-7

8) Petition of **Robert J. Chaffee and Barbara A. Trimble, owners**, and **Healing Environments, applicant**, for property located at 32 Miller Avenue wherein the following are requested: 1) a Variance from Article II, Section 10-207 to allow the building to be used as an office, library, group staff meetings, and to store and distribute publications for a private non-profit foundation, and 2) a Variance from Article II, Section 10-207 to allow 2 garage parking spaces and 6 open air parking spaces to be provided for 4,450 sf of office space (1 space per 250 sf of gross floor area) and a caretaker's master suite/apartment (1.5 per dwelling unit) for a total of 19 parking spaces required. Said property is shown on Assessor Plan 136 as Lot 18 and lies within the Mixed Residential Office district. Case # 11-8

9) Petition of **Pier II, LLC, owner**, for property located at **10 State Street** wherein a Variance from Article XII, Section 10-100 is requested to allow a vehicle to enter or leave a one-car garage by backing into a street where such use is not allowed. Said property is shown on Assessor Plan 105 as Lot 4 and lies within the Central Business A and Historic A districts. Case # 11-9

### 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.