

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 P.M.**

**APRIL 17, 2007**

**AGENDA**

**I. OLD BUSINESS**

- A) Approval of Minutes
- February 20, 2007
  - March 6, 2007
  - March 20, 2007

**II. PUBLIC HEARINGS**

1) Petition of **Robin A. Rousseau, owner**, for property located at **871 Middle Road** wherein Variances from Article II, Section 10-206(12) and Article XII, Section 10-1201(A)(3)(a) are requested to allow 300 square feet in a single family dwelling to be used by the owner for a Certified Public Account office and to allow the required maneuvering aisle to be less than 24' in width with the existing screening to remain. Said property is shown on Assessor Plan 232 as Lot 119 and lies within the Single Residence B district. Case # 4-1

2) Appeal from an Administrative Decision by **Charles Allard, abutter**, concerning property located at **41 Salter Street owned by Elizabeth A. Pruyn** regarding the issuance of Building Permit # 12454 wherein the abutter contends that further Variances and Historic District Commission approvals are required and that Permits have expired. Said property is shown on Assessor Plan 102 as Lot 30 and lies within the Waterfront Business and Historic A districts. Case # 4-2

3) Petition of **Pier II, LLC, owner**, for property located at **10 State Street** wherein an Appeal from an Administrative Decision that the City administration was in error when requiring a variance for the proposed 2 car garage having vehicles backing out onto the street for Unit D.

Notwithstanding the above, if the Administrative Appeal is denied, a Variance from Article XII, Section 10-1201(A)(3)(a)(4) is requested to allow two vehicles exiting a two-car garage by backing into a street where backing out onto the street is not allowed from a lot having more than two dwelling units. Said property is shown on Assessor Plan 105 as Lot 4 and lies within the Central Business A and Historic A districts. Case # 4-3

4) Petition of **Kendall P. and Sarah N. Faulstich, owners**, for property located at **267 Broad Street** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a two story 13' x 28' garage with living space above connected to the existing dwelling by a one story 4' x 15' mudroom with: a) a 2'± right side yard where 10' is the minimum required and b) 30.4±% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 131 as Lot 18 and lies within the General Residence A district. Case # 4-4

5) Petition of **Anne Elizabeth and Alan Gregg Weston, owners**, for property located at **43 Pray Street** wherein Variances from Article III, Section 10-304(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a previously approved 15'10" x 5'2" open deck to have a roof extending over the entire deck and replacing the existing smaller roof with a 4'7"± right side yard where 30' is the minimum required and an 9'1"± rear yard where 20' is the minimum required, and b) to increase the height of the roof on the existing one story rear addition from a 6/12 pitch to a 12/12 pitch thus increasing the height of a nonconforming building. Said property is shown on Assessor Plan 102 as Lot 39 and lies within the Waterfront Business and Historic A districts. Case # 4-5

6) Petition of **Charles L. Lassen Revocable Trust, owner, Charles L. and Susan E. Trustees**, for property located on **Round Island with a mailing address of 75 Salter Street** wherein a Variance from Article III, Section 10-301(A)(9) is requested to allow the property to be used for a single family dwelling without access and frontage on a City street after such use has been discontinued for more than 8 months. Said property is shown on Assessor Plan 207 as Lot 1 and lies within the Single Residence A and Historic A districts. Case # 4-6

### **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.**