

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 P.M.**

**JUNE 19, 2007**

**AGENDA**

**I. OLD BUSINESS**

A) Approval of Minutes

May 15, 2007

B) Request for One-Year Extension of Variance granted June 27, 2006 for property located at **1303 Woodbury Avenue.**

C) Request for One-Year Extension of Variance granted June 20, 2006 for property located at **92 Pleasant Street.**

**II. PUBLIC HEARINGS**

1) Petition of **TD Banknorth, owner**, for property located at **333 State Street** wherein an Appeal from an Administrative Decision is requested concerning Article IX, Section 10-901(I) and Article I, Section 10-102(A) wherein the City has determined that the green band surrounding the building is signage.

Notwithstanding the above, if the Administrative Appeal is denied a Variance from Article IX, Section 10-901(I) is requested to calculate the sign without the banding. Said property is shown on Assessor Plan 116 as Lot 5 and lies within the Central Business B, Historic A and Downtown Overlay districts. Case # 6-1

2) Petition of **Two Girls Realty LLC, owner**, for property located at **261 South Street** wherein the following are requested: 1) a Variance from Article II, Section 10-206 to allow the building to be used as a catering kitchen in the rear portion and in the front portion: retail sales of food products, beer and wine, as well as, food prepared in the catering kitchen to be sold and consumed on premises (counter with 5 stools inside). Products being sold would be baked goods, prepared sandwiches, salads (for breakfast, lunch and dinner) and prepared meals to go with the hours of operation being 7 days a week. The catering kitchen would operate from 6AM to 6PM and the store/food sales would operate 7AM to 7PM adjusted to summer hours of 9PM. 2) a Variance from Article XII, Section 10-1204 to allow no parking to be provided where conforming onsite parking spaces are required. Said property is shown on Assessor Plan 111 as Lot 34-2 and lies within the General Residence B and Historic A districts. Case # 6-2

- 3) Petition of **David Kish, owner**, for property located at **824 State Street** wherein the following are requested: 1) Variances from Article II, Section 10-206(2) and Article XII, Section 10-1204 to allow no parking to be provided where 6 parking spaces are required for the conversion of an existing building with 3 dwelling units to 4 dwelling units, and 2) Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to construct an 8 ½' x 12' deck with a 5'± left side yard where 10' is the minimum required. Said property is shown on Assessor Plan 145 as Lot 84 and lies within the Apartment district. Case # 6-3
- 4) Petition of **Randle W. Wright and Jane A. Wright, owners**, for property located at **30 Sudbury Street** wherein the following are requested to construct a 4' x 8' shed: 1) a Variance from Article IV, Section 10-402(A) to allow a 4.83'± right side yard where 5' is the minimum required, and 2) a Variance from Article III, Section 10-302(A) to allow 40.4%± building coverage where 35% is the maximum allowed. Said property is shown on Assessor Plan 138 as Lot 23 and lies within the Apartment district. Case # 6-4
- 5) Petition of **William E. Dooley and Whitney S. Dooley, owners**, for property located at **140 Essex Avenue** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 20' x 20' two story addition with an 8'± right side yard and a fireplace bump-out with a 7'± right side yard where 10' is the minimum required in each instance. Said property is shown on Assessor Plan 233 as Lot 65 and lies within the Single Residence B district. Case # 6-5
- 6) Petition of **Jennifer Ramsey, owner**, for property located at **145 Porpoise Way** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) and Section 10-402(A) are requested to allow: a) a 144.63 sf one story addition with a 4' 6 7/8"± rear yard where 25' is the minimum required, b) a 4' x 11'1" one story addition with an 11'6"± rear yard where 25' is the minimum required, c) a 6' x 11' ¾" pergola with an 8'± rear yard where 25' is the minimum required, d) an 8'6" x 11' shed with a 2'2"± rear yard and a 1'6"± left side yard where 5' is the minimum required for each; and, e) a 6' x 10'4" one story addition and a 6' x 14'2 1/2" open porch having all additions create a building coverage of 34.7% where 30% is the maximum allowed. Said property is shown on Assessor Plan 212 as Lot 70 and lies within the General Residence B district. Case # 6-6
- 7) Petition of **Society for the Protection of Forests, owner, Shoals Marine Lab, applicant**, for property known as **Creek Farm located off Little Harbor Road** wherein Variances from Article II, Section 10-206 and Article XII, Section 10-1204 are requested to allow the 1<sup>st</sup> floor of the Carriage House to be used by Piscataqua Challenge for educational classes, boat building, sailing, rowing and related crafts in a district where such uses are not allowed. Said property is shown on Assessor Plan 203 as Lot 8 and lies within the Rural district. Case # 6-7

### 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.