

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 P.M.

FEBRUARY 19, 2008

AGENDA

I. NEW BUSINESS

A) Election of Officers

II. OLD BUSINESS

A) Approval of Minutes – January 15, 2008

B) Request for Rehearing regarding property located at 4 **Sagamore Grove Road**.

III. PUBLIC HEARINGS

1) Petition of **Paul H. White, Trustee of the Paul H. White Realty Trust, Janet H. White-Nay, Trustee of the Janet H. White-Nay White Revocable Trust of 1992, Paul H. White and Janet H. White-Nay, Co-Trustees of the Jean H. White Revocable Trust of 1992, owners, and Zachery H. and Nicole R. Gregg, applicants**, for property located at **13 Salter Street** wherein Variances from Article III, Section 10-304(A) and Article IV, Sections 10-401(A)(1)(c) and 10-401(A)(2)(c) are requested to allow: a) a 12' x 30' 2 story addition to the left side of the existing building with a 26'± front yard where 30' is the minimum required, and b) an irregular shaped 683.5± sf attached garage with a 2nd floor apartment to the right side of the existing building with a 16.5'± right side yard where 30' is the minimum required. Said property is shown on Assessor Plan 102 as Lot 28 and lies within the Waterfront Business and Historic A districts. Case # 11-6 & # 2-1

2) 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 12' x 28' attached garage with 2nd floor study and bathroom and a 3.5' x 15' one story connector with: a) a 3'6"± right side setback where 10' is the minimum required, and b) 30% 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 # 2-2

3) Petition of **Bursaws Pantry LLC, owner**, for property located at **3020 Lafayette Road** wherein a Variance from Article II, Section 10-207(2) is requested to allow an existing 2,111 sf Convenience Goods I store to be changed to a 2,111 sf Convenience Goods II store in order to allow the sale of prepared food for consumption off the premises where the maximum area for

such a store is 2,000 sf. Said property is shown on Assessor Plan 292 as Lot 152 and lies within the Mixed Residential B district. Case # 2-3

4) Petition of **R and D Living Trust, owner, Raymond Drapeau and Donna Drapeau Trustees**, for property located at **1 Polk Avenue** wherein a Variance from Article III, Section 10-302(A) is requested to allow an 8' x 10' shed creating 20.7% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 251 as Lot 34 and lies within the Single Residence B district. Case # 2-4

5) Petition of **Kyle Engle, owner**, for property located at **24 Hunking Street** wherein a Variance from Article III, Section 10-302(A) is requested to allow a 6' x 7'6" shed: a) with a 2'± rear setback where 5' is the minimum required, and b) creating 36.5% building coverage where 30% is the maximum allowed. Said property is shown on Assessor Plan 102 as Lot 10 and lies within the General Residence B and Historic A districts. Case # 2-5

6) Petition of **Lea H. Aeschliman Trust, owner, Lea H. Aeschliman Trustee**, for property located at **314 Middle Street** wherein the following are requested 1) a Variance from Article XII, Section 10-1204 to allow no parking to be provided for an 854 sf professional office where 4 parking spaces are required, and 2) a Variance from Article IX, Section 10-908 to allow a 4 sf freestanding sign (2.5'± from the front property line) in a district where freestanding signs are not allowed. Said property is shown on Assessor Plan 136 as Lot 6 and lies within the Mixed Residential Office and Historic A districts. Case # 2-6

7) Petition of **Ronald C. Ulrich and Rebecca G. Blaine, owners**, for property located at **46 Baycliff Road** wherein a Variance from Article II, Section 10-206 is requested to allow the 2nd floor of the detached garage to be used as a sleeping room with a full bathroom where such use is not allowed in an accessory building. Said property is shown on Assessor Plan 207 as Lot 45 and lies within the Single Residence B district. Case # 2-7

8) Petition of **Madison Commercial Group, LLC, owner**, for property located at **72 Mirona Road** wherein a Variance from Article XII, Section 10-1204 is requested to allow a two story addition to **WITHDRAWN BY APPLICANT** on the 1st floor and 2,914 sf of office space on the 2nd floor including a garage totaling a total of 216 parking spaces where 201 parking spaces are provided. Said property is shown on Assessor Plan 253 as Lot 3 and lies within the General Business district. Case # 2-8

9) 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, applicant**, for property located at **100 International Drive** wherein a Variance from the Pease Development Authority Zoning Ordinance Article II, Section 303.04B is requested to allow: a) a 5,900 sf dermatology office on the first floor, b) a 6,900 sf professional engineering office on the second floor; and, c) a 5,430 sf professional engineering office on the third floor in a district where professional offices are not allowed. Said property is shown on Assessor Plan 306 as Lot 2 and lies within the Industrial district. Case # 2-9

10) Petition of **Old Tex Mex LLC, owners**, for property located at **3510 Lafayette Road** wherein a Variance from Article II, Section 10-206 is requested to allow: a) 1,570 sf in the basement to be used for office/assembly, b) 2,160 sf in the existing garage addition for a landscaping business including inside storage of equipment with a 288 sf office on the mezzanine; and, c) 314 sf of office space on the mezzanine of the existing ICI space within the garage. Said property is shown on Assessor Plan 297 as Lot 8 and lies within the Single Residence A district. Case # 2-10

11) Petition of **Griffin Family Corp, owner, Andrew J. Boyt, Hannaford Bros. Co., applicant**, for property located at **800 Islington Street** wherein a Variance from Article II, Section 10-208(54)(b) is requested to allow a 12' x 20' exterior produce cooler temporarily until December 2008 during internal renovations to the grocery store. Said property is shown on Assessor Plan 154 as Lot 1 and lies within the Business district. Case # 2-11

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.