

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 P.M.**

**April 15, 2008**

**AGENDA**

**I. OLD BUSINESS**

- A) Approval of Minutes – March 18, 2008
- B) Request for a One-Year Extension of Variance, granted May 15, 2007, for property located at **227 Market Street**.
- C) Request for a One-Year Extension of Variances granted March 28, 2006 (upholding variances granted December 17, 2002 and clarified on November 15, 2005) and affirmed by the Supreme Court of the State of New Hampshire by order issued May 30, 2007 for property located **Off Kearsarge Way**.

**II. PUBLIC HEARINGS**

- 1) Petition of **Robert N. and Kathleen M. Dockham, owners**, for property located at **206 Dennett Street** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow: a) a previously constructed two story addition creating 26.8%± building coverage where 25% is the maximum allowed, and b) a 10' x 28' open deck creating 30.5%± building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 143 as Lot 5 and lies within the General Residence A district. Case # 4-1
- 2) Petition of **Two Girls Realty LLC, owner, Laminda Puckett d/b/a The Red Ginger, applicant**, for property located at **261 South Street** wherein a Variance from Article IX, Section 10-908 Table 14 is requested to allow a 14.25± sf free-standing sign in a district where business signs are not allowed. Said property is shown on Assessor Plan 111 as Lot 34-2 and lies within the General Residence B and Historic A districts. Case # 4-2
- 3) Petition of **Nicholas J. Cassotis, owner**, for property located at **151 Stark 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' dormer on the left rear portion of the roof on an existing building with a 0' left side setback where 10' is the minimum required. Said property is shown on Assessor Plan 159 as Lot 43 and lies within the General Residence A district. Case # 4-3
- 4) Petition of **Holly Hunter and Daniel T. Gair, owners**, for property located at **369 Wibird Street** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow: a) a 4'6" x 7' front porch with 7'3"± front setback and a 75 sf side entry and steps with a 10'4"± front setback where 15' is the minimum required in each instance, and b) 31.7%± building coverage (including a 120 sf rebuilt rear deck, 7.5 sf kitchen bay addition and 34 sf rebuilt bulkhead) where 25% is the maximum allowed. Said property is shown on Assessor Plan 132 as Lot 17 and lies within the General Residence A district. Case # 4-4

- 5) Petition of **Christina Jane Ljungberg c/o Jane A. Stadler, owner**, for property located at **47 South Street** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow an irregular shaped 144 sf deck over an existing lower level deck with a 6'± right side setback where 10' is the minimum required. Said property is shown on Assessor Plan 102 as Lot 51 and lies within the General Residence B and Historic A districts. Case # 4-5
- 6) Petition of **A. B. Kelly Property Trust, William Ashley and Ann Vick Kelly, owners**, for property located at **306 Oriental Gardens** wherein a Variance from Article II, Section 10-209 is requested to allow the replacement of a 12' x 63' manufactured home in the same location with a new 13'4" x 66' manufactured home in a district where manufactured homes are not allowed. Said property is shown on Assessor Plan 215 as Lot 9 and lies within the Office Research district. Case # 4-6
- 7) **Petition of William Genimatas Revocable Trust of 1990, Nicolas Genimatas Trustee, owner, AAA Northern N.E., applicant**, for property located at **599 Lafayette Road** wherein a Variance from Article IX, Section 10-908 is requested to allow 472.24 sf of attached signage where 404 sf of attached signage is allowed. Said property is shown on Assessor Plan 229 as Lot 8 and lies within the General Business district. Case # 4-7
- 8) Petition of **Jay Edwards, owner, Coastal Truck & Auto Body, Inc applicant**, for property located at **3612 Lafayette Road** wherein a Special Exception as allowed in Article II, Section 10-208(36) is requested to allow the repair of school buses inside the existing building. Said property is shown on Assessor Plan 297 as Lot 3 and lies within the General Business and Industrial districts. Case # 4-8
- 9) Petition of **Drew Santa Barbara, owner**, for property located at **84 Leslie Drive** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow: a) an existing 360 sf irregular shaped carport to be enclosed and a 14' x 14' rear addition to the carport with a 6'6"± left side setback where 10' is the minimum required, and b) a 12' x 14' deck and a 4' x 10' front porch creating 22.5%± building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 209 as Lot 64 and lies within the Single Residence B district. Case # 4-9
- 10) Petition of **Ann N. Grimbilas Revocable Trust, Ann N. Grimbilas Trustee, owner**, for property located at **525 Ocean Road** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 10' x 20' deck to be rebuilt with: a) a 39'± rear yard where 40' is the minimum required, and b) 13.7%+ building coverage where 10% is the maximum allowed. Said property is shown on Assessor Plan 283 as Lot 16 and lies within the Single Residence A district. Case # 4-10

### 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