

**6:30 P.M. NON-MEETING WITH COUNSEL IN THE
PLANNING DEPARTMENT CONFERENCE ROOM**

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 P.M.

November 18, 2008

REVISED AGENDA

I. OLD BUSINESS

- A) Approval of Minutes – October 21, 2008
- October 28, 2008
- B) Petition of **Paul Nakrosis and Millie Nakrosis, owners, and Michael Brandzel, applicant**, for property located at **39 Dearborn Street** wherein the following are requested to place a 7'10" x 13'9" one story shed: 1) a Variance from Article IV, Section 10-402(B) to allow said shed to have a 5'± front set back where 15' is the minimum required, and 2) a Variance from Article III, Section 10-301(7)(b) to allow said shed to have a 65'± setback to salt water marsh or mean high water line where 100' is the minimum required. Said property is shown on Assessor Plan 140 as Lot 3 and lies within the General Residence A district. Case # 10-1 *This petition was postponed from the October 21, 2008 meeting.*
- C) Petition of **Joseph Gobbi Supply Corp., owner**, for property located at **685 Islington Street** wherein a Variance from Article II, Section 10-208 is requested to allow an auto towing company office and outside storage for towed vehicles for less than a two week period. Said property is shown on Assessor Plan 164 as Lot 12 and lies within the Business district. Case # 10-11. *Final consideration of this petition was postponed from the October 28, 2008 reconvened meeting.*

II. PUBLIC HEARINGS

- 1) Petition of **Janice Olson George and Christopher L. George, owners**, for property located at **51 Park Street** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 5'10" x 11'6" infill dormer with a 5'± left side setback where 10' is the minimum required. Said property is shown on Assessor Plan 148 as Lot 47 and lies within the General Residence A district. Case # 11-1

- 2) Petition of **Paul J. Carney, owner, William Hess applicant**, for property located at **54 Rogers Street** wherein Variances from Article III, Section 10-303(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow: a) an irregular shaped 339 sf 2 story rear addition, a 5' x 5'5" deck with stairs; and, a 3'3" x 6'1" front entry deck creating 46.6% building coverage where 40% is the maximum allowed, and b) the front entry deck having a 7^{11/16"}± front setback where 5' is the minimum required. Said property is shown on Assessor Plan 116 as Lot 44 and lies within the Mixed Residential Office and Historic A districts. Case # 11-2
- 3) Petition of **James M. McSharry, owner**, for property located at **254 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 L-shaped porch 4'6" x 14' plus 4.5' x 21' (157.5 sf total) and a deck 4' 6" x 21' 9" (94.5 sf) with steps (36.9 sf) creating 24.1% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 111 as Lot 4 and lies within the Single Residence B and Historic A districts. Case # 11-3
- 4) Petition of **Marc G. Goulet, owner**, for property located at **4 Melbourne Street** wherein a Variance from Article II, Section 10-202(A) is requested to allow the use of 821.5 sf in an existing two car garage for the **WITHDRAWN** and complete motorcycles, as well as fabrication, restoration and conversion of café style motorcycles in a district where such use is not allowed. Said property is shown on Assessor Plan 233 as Lot 18 and lies within the Single Residence B district. Case # 11-4
- 5) Petition of **Timothy C. and Priscilla Coughlin, owners**, for property located at **185 Broad Street** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow the following: a) a 15'2" x 17'10" one story rear addition with basement and chimney, a 4' x 12'2" one story and basement left side addition, a 4' x 4'6" left side porch with stairs, a 4'3" x 8'3" rear porch with stairs; and, the addition of posts at the front entry with stairs all creating 29.7%± building coverage where 25% is the maximum allowed, and b) the chimney on a new family room with an 8'7"± left side setback where 10' is the minimum required. Said property is shown on Assessor Plan 130 as Lot 19 and lies within the General Residence A district. Case # 11-5

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