

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

CONFERENCE ROOM B

7:00 P.M.

February 16, 2010

AGENDA

I. APPROVAL OF MINUTES

- A) December 1, 2009
- B) December 15, 2009

II. OLD BUSINESS

III. PUBLIC HEARINGS

- 1) Case # 2-1
Petitioner: Kuzzins Bowden Hospitality LLC
Property: 300 Woodbury Ave Assessor Plan 175, Lot 4
Zoning district: General B
Requests: Variance to allow a freestanding sign of 343 square feet where 100 square feet is allowed
Variance to allow wall signs of 304 square feet where 200 square feet is allowed
Section 10.1251.20
- 2) Case # 2-2
Petitioners: David W. and Bonnie F. Delcourt
Property: 475 Ocean Road Assessor Plan 283, Lot 31
Zoning district: Single Residence B
Request: Special Exception to establish a Home Occupation 2 Massage Therapist
Table 10.440 use #19.22
- 3) Case # 2-3
Petitioners: JP Nadeau, owner and Witch Cove Marina Development, LLC, applicant
Property: 187 Wentworth House Road Assessor Plan 201, Lot 12
Zoning district: Waterfront Business
Requests: Variance to allow the expansion of a nonconforming structure
Variance to allow the expansion of a nonconforming use
Section 10.321
Section 10.331

- 4) Case # 2-4
Petitioner: South Mill Investments LLC, owner James Sanders, applicant
Property: 25 South Mill Street Assessor Plan 102, Lot 16
Zoning district: General Residence B
Request: Variance to allow a second story addition with a 6” side yard setback where 10’ is required
Variance to allow a two story addition off the rear of the existing structure with a 5’ side yard setback where 10’ is required
Table 10.521
Section 10.321
Section 10.324

- 5) Case # 2-5
Petitioners: Herring Pond, LLC, owner
Property: 856 Route 1 By-Pass North Assessor Plan 160, Lot 30
Zoning district: Business
Request: Variance to allow a 42’ sign height in a district that allows a maximum height of 12’
Variance to allow a freestanding sign of 100 square feet in a district that allows a maximum freestanding sign of 20 square feet
Variance to allow an aggregate sign area of 240.1 square feet in a district with an allowable aggregate of 152 square feet.
Table 10.1251.10
Table 10.1251.20
Table 10.1253.10

- 6) Case #2 -6
Petitioners: Worth Development Corp. owner, Joulian Deiri, applicant
Property: Unit 1-2B, Worth Condominium 103-131 Congress Street Assessor Plan 126, Lot 6
Zoning district: Central Business B
Requests: Variance to allow a 3050 square foot restaurant to operate without meeting parking requirements
Section 10.1110.10

- 7) Case # 2-7
Petitioners: Parade Office LLC, Parade Residence Hotel, LLC/Cathartes Private Investments, owner
Property: Portwalk Lot #1 Deer Street Assessor Plan 125, Lot 1
Zoning district: Central Business B
Request: Variance to allow two (2) parapet signs in a district where parapet signs are not allowed
Variance to allow two (2) marquee signs with an aggregate sign area of 70.2 square feet where an aggregate of 20 square feet for marquee signs is allowed
Table 10.1241
Table 10.1251.20

8) Case # 2-8

Petitioners: Sarnia Properties Inc., owner and Thomas Woodard, applicant

Property: 933 Route 1 By-Pass Assessor Plan 142, Lot 37

Zoning district: Business

Request: Special Exception to allow an Auto Dealership in the Business zone

Variance to allow an Auto Dealership within 150' of a Residential or Mixed Residential District where 200' is required

Variance to allow Parking, outdoor storage or display within 40' of the right-of-way

Table 10.440 use #11.10

Section 10.592.20

Section 10.843.21

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