

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 P.M.**

**May 18, 2010**

**REVISED AGENDA**

**I. APPROVAL OF MINUTES**

- A) March 23, 2010
- B) April 20, 2010 - Excerpt of Minutes (100 Deer Street)

**II. OLD BUSINESS**

- A) Revised Rules & Regulations – Board of Adjustment
- B) Request for a One-Year Extension of Variances granted May 19, 2009 for property located at 1850 Woodbury Avenue.
- C) Motion for Rehearing regarding 100 Deer Street (formerly a portion of 195 Hanover Street)
- D) Case # 4-8  
Petitioner: Ideas in Motion, LLC  
Property: 28 Langdon Street Assessor Plan 138, Lot 46  
Zoning district: General Residence C  
Requests: **Special Exceptions**, Section 10.440 Table of Uses use(s) 1.42 and 1.53 to allow 5 dwelling units on the same parcel in the GRC zone and to allow the conversion of a building existing on January 1, 1980 with less than the required minimum lot area per dwelling unit as specified in Article 5; **Variance(s)** Section 10.521 Table of Dimensional Standards to allow 5 units on a parcel of 6391 square feet where 3500 square feet per unit is required; Section 10.1112.30 to allow for 5 parking spaces on the lot where 9 are required. *(This petition was postponed from the April 27, 2010 reconvened meeting.)*
- E) Case # 4-9  
Petitioner: Thomas P. Coakley  
Property: 231 Bartlett Street Assessor Plan 162, Lot 31  
Zoning district: General Residence A  
Requests: **Variance(s)**, to construct a third floor dormer. Section 10.321 to allow for the enlargement of a nonconforming structure; Section 10.521 Table of Dimensional Standards to allow a side yard set back of 8 feet where 10 feet is required. *(This petition was postponed from the April 27, 2010 reconvened meeting.)* (over)

- F) Case # 4-13  
Petitioner: Elizabeth M. Mackey  
Property: 214 Aldrich Road Assessor Plan 153, Lot 27  
Zoning district: Single Residence B  
Requests: **Variance(s)** to allow the construction of a 24' x 24' garage. Section 10.521 Table of Dimensional Standards to allow; A) a side yard setback of 3 feet where 10 feet is required; B) a rear yard setback of 5 feet where 30 feet is required and; C) a building coverage of 35% where 20% is allowed. *(This petition was postponed from the April 27, 2010 reconvened meeting.)*

### III. PUBLIC HEARINGS

- 1) Case # 5-1  
Petitioners: Bradford D. Scott & Elizabeth B. Scott  
Property: 94 Mendum Ave Assessor Plan 149, Lot 55  
Zoning district: General Residence A  
Request: **Variance(s)**: To remove a portion of a garage which encroaches on 94 and 104 Mendum Avenue and to relocate a new garage on 94 Mendum Avenue. To **A)** allow an accessory structure to be constructed with a building coverage of 36.6 % where 25% is allowed and **B)** allow a sideyard setback of 4' where 10' is required; Section 10.521 Table of Dimensional Standards; Section 10.321 to allow the expansion of a nonconforming structure.
- 2) Case # 5-2  
Petitioners: David D. Paquette and Eliz J. Paquette  
Property: 8 Pheasant Lane Assessor Plan 268, Lot 99-8  
Zoning district: Single Residence B  
Requests: **Variance**: To construct a 24' round above ground pool and a 900 square foot deck with a side yard setback of 30' where 50' is required under the Planned Unit Development ordinance Section 10.725.32
- 3) Case # 5-3  
Petitioners: Karen E. Lloyd and Thomas P. Martin  
Property: 1248 South Street Assessor Plan 151, Lot 4  
Zoning district: General Residence A  
Request: **Variance**: To expand an enclosed porch with a dimension of 2'3" x 12'8" or 28.5 square feet placing the building coverage at 30.9% where 25% is allowed; Section 10.521 Table of Dimensional Standards; Section 10.321 to allow the expansion of a nonconforming structure.
- 4) Case # 5-4  
Petitioners: John Biskaduros & Jeanine E. Biskaduros  
Property: 321 Mckinley Road Assessor Plan 247, Lot 27  
Zoning district: Single Residence B  
Request: **Variance**: To construct a 16' x 16' sunroom with a 15' rearyard set back where 30' is required; Section 10.521 Table of Dimensional Standards; Section 10.321 to allow the expansion of a nonconforming structure.

(next page)

- 5) Case # 5-5  
Petitioner: John J. Vendola  
Property: 290 Miller Avenue Assessor Plan 130, Lot 12  
Zoning district: General Residence A  
Request: Variance(s): to remove existing porches, enclose the rear accessways and stairs and to increase the size of the living space which includes a 0' side yard setback where 10' is required and building coverage of 35% where 25% is required and 33.1% currently exists, Section 10.521 Table of Dimensional Requirements; Section 10.321 to allow the expansion of a nonconforming structure

#### 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.