

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 P.M.

October 19, 2010

AGENDA

I. APPROVAL OF MINUTES

- A) June 22, 2010
- B) September 21, 2010

II. PLANNING DEPARTMENT REPORTS

III. PUBLIC HEARINGS

1) Case #10-1

Petitioners: Nicole R. Gregg Rev. Trust, Nicole R. Gregg, Trustee

Property: 13 Salter Street Assessor Map 102, Lot 28

Zoning district: Waterfront Business

Description: To change a nonconforming residential use with 5 residential units to a nonconforming residential use with 2 units and expand a nonconforming structure by adding a two story addition and an attached garage with less than the minimum required front and side yards.

Request: Special Exception under Section 10.335 to allow a lawful nonconforming use to be changed to a similar nonconforming use with impacts on the adjacent properties less adverse than the current use.

Variance from Section 10.321 to allow the expansion of a nonconforming structure.

Variance from Section 10.334 to allow a nonconforming use of land to be extended into part of the remainder of a lot of land.

Variance from Section 10.521 to allow a front yard of 26' where 30' is required.

Variance from Section 10.521 to allow a right side yard of 16.5' where 30' is required.

2) Case # 10-2

Petitioners: Todd G. Merrill & Caroline Merrill

Property: 238 Lincoln Avenue Assessor Plan 130, Lot 5

Zoning district: General Residence A

Description: To remove the existing entryway and deck from the rear portion of the structure and locate a new entryway and deck on the right side of the structure.

Request: Variance from Section 10.321 to allow a nonconforming structure to be altered.
Variance from Section 10.521 to allow a rear yard of 12' where 20' is required.

3) Case # 10-3

Petitioner: Todd Eiseman

Property: 29 Morning Street Assessor Plan 163, Lot 18

Zoning district: General Residence A

Description: To demolish the existing garage at the rear of the property and construct a new one story addition to the home on the same footprint.

Request: Variance from Section 10.521 to allow a left side yard of 1' where 10' is required.

Variance from Section 10.521 to allow a rear side yard of 1' where 20' is required.

Variance from Section 10.521 to allow a building coverage of 57% where 57% currently exists and 25% is allowed

Variance from Section 10.321 to allow a nonconforming structure to be reconstructed.

4) Case # 10-4

Petitioners: Christian L. Berling Revocable Trust, Christian L. Berling Trustee

Property: 117 Ash Street Assessor Plan 150, Lot 36

Zoning district: General Residence A

Description: To allow the expansion of the existing home with a 2 story addition

Request: Variance from Section 10.321 to allow the expansion of a nonconforming structure

Variance from Section 10.521 to allow a left side yard of 3'± where 10' is required.

5) Case # 10-5

Petitioners: Celeste C. Ledoux & Christopher Ledoux

Property: 100 Dennett Street Assessor Plan 140, Lot 15

Zoning district: General Residence A

Description: To construct a front porch with a front yard of 9'6" where 15' is required.

Request: Variance from Section 10.321 to allow the expansion of a nonconforming structure.

Variance from Section 10.521 to allow a front yard of 9'6" where 15' is required.

IV. OTHER BUSINESS

V. 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.