

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 P.M.

February 15, 2011

AGENDA

I. APPROVAL OF MINUTES

- A) July 20, 2010
- B) July 27, 2010
- C) August 17, 2010
- D) December 20, 2010

II. PLANNING DEPARTMENT REPORTS

- A) Zoning Ordinance Updates

III. OLD BUSINESS

- 3) Case # 1-3
Petitioner: High Liner Foods Inc, Owner
Property: 1 High Liner Avenue Assessor Map 259, Lot 14
Zoning district: Industrial
Description: To expand the existing maintenance building by 4493 s.f. and expand the office space by 3200 s.f.
Request: Special Exception under Section 10.440, Use #14.32 to allow the expansion of a seafood processing facility in the Industrial district.
(This petition was postponed from the January 25, 2011 meeting).

IV. PUBLIC HEARINGS

- 1) Case # 2-1
Petitioners: Kyle T. & Bridget H. Richter
Property: 563 Broad Street Assessor Map 221, Lot 49
Zoning district: General Residence A

Description: To construct an addition on the left side and rear of the structure with more than the allowed building coverage.

Request: Variance from Section 10.521 to permit a building coverage of 27.1% where 25% is allowed and 19.2% exists.

2) Case # 2-2

Petitioner: RKW Investment Properties, LLC

Property: 115 Heritage Avenue Assessor Map 285, Lot 5-1

Zoning district: Industrial

Description: To establish a food processing facility.

Request: Variance from Section 10.592 to permit a food processing facility within 500' of a Residential district.

3) Case # 2-3

Petitioners: NIP Lot 2, LLC NIP Lot 5/6, LLC & Maplewood & Vaughan Holding Co., LLC

Property: 111 Maplewood Avenue Assessor Map 124, Lot 8

Zoning district: Central Business A

Description: To allow 2 drive-through lanes as an accessory use for a retail bank in the Downtown Overlay District.

Requests: Variance from Section 10.440, Use 19.40 to permit a drive-through facility as an accessory use to a permitted use.

Variance from Section 10.836.22 to permit a drive-through facility with 2 Lanes serving a principal use with 3,000 sf of gross floor area, where no more than one drive-through lane is permitted for each 5,000 sf of gross floor area of the principal use that it serves.

4) Case # 2-4

Petitioners: Kieth & Maureen Tong

Property: 27 Thaxter Road Assessor Map 166, Lot 39

Zoning district: Single Residence B

Description: To construct an addition on the rear and right side of the structure.

Requests: 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 9' where 10' is required.

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

5) Case # 2-5

Petitioners: Belcher Market Realty, LLC, , owner, & Donna Kelly, applicant

Property: 23 Ceres Street Assessor Map 106, Lot 41

Zoning district: Central Business A

Description: To construct a sign projecting over the sidewalk 39" where 27" is allowed.

Request: Variance from Section 10.1253.50 to allow a projecting sign to project more than one-third the width of the sidewalk.

6) Case # 2-6

Petitioners: Arthur & Mary Anker

Property: 34 Salter Street

Assessor Map 102, Lot 34A

Zoning district: General Residence B

Description: To construct an addition off the rear of the structure with less than the required rear yard.

Requests: Variance from Section 10.521 to permit a rear yard of 15' where 20' is required.

V. OTHER BUSINESS

VI. ADJOURNMENT

Informational Item to Board: “New Hampshire Planning and Land Use Regulation, 2010-2011 Edition” Prepared by: N.H. Office of Energy and Planning

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.