

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 P.M.

August 16, 2011

AGENDA

I. APPROVAL OF MINUTES

- A) May 17, 2011
- B) June 21, 2011

II. PLANNING DEPARTMENT REPORTS

III. OLD BUSINESS

- A) Motion for rehearing regarding the property located at 30 Gardner Street:
 - (1) Request to postpone to the September 20, 2011 meeting.
 - (2) If request to postpone is denied, consideration of the motion for rehearing.

IV. PUBLIC HEARINGS

- 1) Case # 8-1
Petitioner: Gosselin Liv. Tr., A. E. & F. Gosselin, Trustees, owners, Kelley Bowers, applicant
Property: 960 Sagamore Avenue Assessor Map 201, Lot 2
Zoning district: Mixed Residential Business
Description: Establish a boutique/salon use.
Requests: Special Exception under Section 10.440, Use #7.20, to allow the proposed use.
- 2) Case # 8-2
Petitioner: Smith, Smith and Ward LLC, owner, Leslie Williams, applicant
Property: 1338 Woodbury Avenue, Unit 202, Lot #9 Assessor Map 237, Lot 70
Zoning district: Mixed Residential Business
Description: Construct an 8' x 14' rear sunroom.
Requests: Variance from Section 10.521 to allow a 12'± rear setback where a 15' rear setback is required.

- 3) Case # 8-3
Petitioner: Karen Mazzari & Stephen W. Sanger
Property: 52 Mendum Avenue Assessor Map 149, Lot 58
Zoning district: General Residence A
Description: Construct a 12'6" x 5'6" rear deck and 4' x 4' stairs.
Requests: Variance from Section 10.321 to allow the expansion of a nonconforming structure.
Variance from Section 10.521 to allow building coverage of 30%± where 25% is the maximum allowed.
- 4) Case # 8-4
Petitioner: Searay Realty, LLC, owner, Archie E. DeFlorio, applicant
Property: 445 Route One Bypass Assessor Map 234, Lot 3
Zoning district: Office Research
Description: Establish a retail use.
Requests: Variance from Section 10.440, Use #8.31, to allow the proposed use.
- 5) Case # 8-5
Petitioner: Brian L. Neste & Bradford J. Byrd
Property: 3 Sagamore Grove Assessor Map 201, Lot 7
Zoning district: Single Residence B
Description: Renovations to existing residence.
Requests: Variance from Section 10.321 to allow the reconstruction of a nonconforming structure.
Variance from Section 10.521 to allow a 22'6"± front setback where a 30' front yard is required.
- 6) Case # 8-6
Petitioner: Diane Stradling
Property: 351 Union Street Assessor Map 134, Lot 4
Zoning district: General Residence A
Description: Replace and expand existing porch and stairs
Requests: Variance from Section 10.321 to allow the expansion of a non-conforming structure.
Variance from Section 10.521 to allow an 18"± left side setback where a 10' side yard is required.
Variance from Section 10.521 to allow a 2'± front setback where a 15' front yard is required.
- 7) Case # 8-7
Petitioner: Sureya M. Ennabe Rev. Liv. Trust, c/o C. N. Brown Company
Property: 800 Lafayette Road Assessor Map 244, Lot 5
Zoning district: Gateway
Description: Place stripes on an existing canopy.
Requests: Appeal from the decision of the Code Officer that the proposed stripes on a canopy are signs as defined in the Ordinance.

- 8) Case # 8-8
Petitioner: Sureya M. Ennabe Rev. Liv. Trust, c/o C. N. Brown Company
Property: 800 Lafayette Road Assessor Map 244, Lot 5
Zoning district: Gateway
Description: Place stripes on an existing canopy.
Requests: Variance from Section 10.1251.10 to allow 678.9 s.f of sign area where the maximum allowed aggregate sign area is 222 s.f.
Variance from Section 10.1251.20 to allow two canopy signs with an area of 96 s.f. each, and two canopy signs with an area of 180 s.f. each, where the maximum allowed sign area for a canopy sign is 20 s.f.

- 9) Case # 8-9
Petitioner: 2700 Lafayette Road LLC
Property: 2700 Lafayette Road Assessor Map 285, Lot 12
Zoning district: Gateway
Description: Establish an automotive and exhaust repair business.
Requests: Special Exception under Section 10.440, Use #11.20, to allow the proposed use.
Variance from Section 10.581 to allow a vehicle repair use on a lot less than two acres in area.

V. OTHER BUSINESS

VI. 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.