

PLANNING DEPARTMENT - BOARD OF ADJUSTMENT

ACTION SHEET

TO: John P. Bohenko, City Manager

FROM: Mary Koepenick, Planning Department

RE: Actions Taken by the Portsmouth **Board of Adjustment at its regular meeting** on January 17, 2012 in Conference Room B, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire

PRESENT: Chairman David Witham, Vice-Chairman Arthur Parrott, Susan Chamberlin, Derek Durbin, Alternates: Patrick Moretti, Robin Rousseau

EXCUSED: Charles LeMay

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I. NEW BUSINESS

A) Election of Officers

It was moved, seconded and passed by unanimous voice vote to re-elect David Witham as Chairman and Arthur Parrott as Vice-Chairman to serve until the next election of Officers.

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II. APPROVAL OF MINUTES

A) November 15, 2011

It was moved, seconded and passed by unanimous voice vote to approve the Minutes as presented.

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III. PLANNING DEPARTMENT REPORTS

A) Memorandum from City Attorney regarding Staff

The Board decided that a meeting should be held with Staff to determine the content and scope of staff reports on petitions.

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IV. PUBLIC HEARINGS

1) **Case # 1-1**

Petitioners: Brian M. Regan & Susan M. Regan

Property: 28-30 Dearborn Street

Assessors: Map 140, Lot 1

Zoning District: General Residence A

Description: Divide an existing nonconforming lot containing two, two-family dwellings into two lots each containing one, two-family dwelling.

Rehearing Requests:

- Variance from Section 10.331 to allow a lawful nonconforming use to be extended.
- Variances from Section 10.521:

- Lot 1 - To permit a lot with 6,750 of lot area where 7,500 s.f. is required.
- To permit a lot with 3,375 s.f. of lot area per dwelling unit where 7,500 s.f. is required.
- To permit 55.15’ of continuous street frontage where 100’ is required.
- To permit a side yard setback of 3.7’ where 10’ is required.

- Lot 1-1 - To permit a lot with 6,432 s.f. of lot area where 7,500 s.f. is required.
- To permit a lot with 3,216 s.f. of lot area per dwelling unit where 7,500 s.f. per unit is required.
- To permit 90.15’ of continuous street frontage where 100’ is required.

Action:

The Board voted to postpone the petition to the February 17, 2012 meeting so that a new proposal could be considered by the applicants and other interested parties

2) **Case # 1-2**

Petitioners: Brian M. Regan & Susan M. Regan

Property: 28-30 Dearborn Street

Assessors: Map 140, Lot 1

Zoning District: General Residence A

Description: Allow the existing front-yard setback of the building to remain and revise the off-street parking layout required in a previous variance approval for the property.

Requests:

- Equitable Waiver (under RSA 674:33-a) to allow a front yard setback of 0'± where a 20' front yard setback is required for the structure located at 30 Dearborn Street.
- Amend the Variances granted 1984 and 1991 by revising the required parking plan (as shown on the plan on file at the Planning Department).

The Board voted to postpone the petition to the February 21, 2012 meeting so that a new proposal could be considered by the applicants and other interested parties

3) **Case # 1-3**

Petitioner: Sam & Lea Chase

Property: 604 Lincoln Avenue

Assessors: Map 148, Lot 15

Zoning District: General Residence A

Description: Construct a 4' x 19', 2 ½ story addition to the existing building.

At the request of the applicant, the Board voted to postpone hearing the petition to the February 21, 2012 meeting.

V. OTHER BUSINESS

VI. ADJOURNMENT

It was moved, seconded and passed to adjourn the meeting at 7:40 p.m.

Respectfully submitted,

Mary E. Koepenick, Secretary