

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 P.M.

August 21, 2012

REVISED AGENDA

I. OLD BUSINESS

- A) Request for Rehearing for property located at 37 Wholey Way. (*consideration of this request was postponed from the July 24, 2012 meeting*)
- B) Case # 7-7
Petitioner: Eugene C. Hersey
Property: Off Dodge Avenue
Assessor Plan 258, Lot 42
Zoning District: Single Residence B
Description: Construction of a single family home on a lot without continuous street frontage and no access to a City street.
Requests: 1. A dimensional Variance from Section 10.521 to allow a single-family dwelling on a lot with insufficient (12,200± s.f.) lot area where a minimum lot area of 15,000 s.f. is required.
2. A dimensional Variance from Section 10.521 to allow a single-family dwelling on a lot with insufficient lot area per dwelling unit (12,100± s.f.) where a minimum lot area per dwelling unit of 15,000 s.f. is required.
3. A dimensional Variance from Section 10.521 to allow a single-family dwelling on a lot without street frontage, where 100' of continuous street frontage is required.
4. A Variance from Section 10.512 to allow a single-family dwelling on a lot with no access to a City street.
(*This petition was postponed from the July 24, 2012 meeting*)

II. PUBLIC HEARINGS

- 1) Case # 8-1
Petitioner: Kearsarge House Associates Ltd.
Property: 104 Congress Street
Assessor Plan 126, Lot 8
Zoning District: Central Business B
Description: Install a 42"± x 32"± (7.32 s.f±) projecting sign.
Requests: 1. A dimensional Variance from Section 10.1253.50 to allow a sign to project 72" ± over the width of the sidewalk where a sign is allowed to project no more than one-third of the width of the sidewalk (32" ±).

- 2) Case # 8-2
 Petitioners: Christopher S. Martin and Thomas W. Martin, Jr.
 Property: 508 Marcy Street
 Assessor Plan 101, Lot 57
 Zoning District: General Residence B
 Description: Install an accessory structure (condenser unit) at rear of property.
 Requests: 1. A dimensional Variance from Section 10.521 to allow building coverage of 32.3%± where 30% is the maximum building coverage allowed.

- 3) Case # 8-3
 Petitioners: Deborah C. and Harry D. Hobbs
 Property: 489 Sagamore Avenue
 Assessor Plan 222, Lot 25
 Zoning District: General Residence A
 Description: Reconstruct existing home in a new location.
 Requests: 1. A Variance from Section 10.513 to allow more than one free-standing dwelling on a lot.

- 4) Case # 8-4
 Petitioners: David J. & Sandra S. Mikolaities
 Property: 165 Richards Avenue
 Assessor Plan 129, Lot 40
 Zoning District: General Residence A
 Description: Enclose front porch. Construct 2-story rear addition.
 Requests: 1. A Variance from Section 10.324 to allow a nonconforming building or structure to be added to or enlarged without conforming to all the regulations of the zoning district in which it is located.
 2. A dimensional Variance from Section 10.521 to allow a left side yard setback of 2'± where 10' is the minimum required.

- 5) Case # 8-5
 Petitioner: Echo Hill Condominium Association
 Property: 155 Echo Avenue
 Assessor Plan 237, Lot 60
 Zoning District: Single Residence B
 Description: Relocate an existing free-standing sign.
 Request: 1. A Variance from Sections 10.1241 and 10.1251.20 to allow a 6± s.f. free-standing sign in a district where free-standing signs are not allowed.

- 6) Case # 8-6
 Petitioner: Young Mens Christian Association
 Property: 550 Peverly Hill Road
 Assessor Plan 244, Lot 10-A
 Zoning District: Single Residence A
 Description: Replace existing free-standing sign and two attached signs.
 Requests: 1. A Variance from Sections 10.1241 and 10.1251.20 to allow a 38± s.f. free-standing sign in a district where free-standing signs are not allowed.
 2. A Variance from Section 10.1253.10 to allow a free-standing sign 7.5'± in height where a maximum height of 7' is allowed.

3. A Variance from Section 10.1251.20 to allow a 37.5± s.f. wall sign where 4 s.f. is the maximum allowed.
4. A Variance from Section 10.1251.20 to allow a 6.25± s.f. wall sign where 4 s.f. is the maximum allowed.
5. A Variance from Section 10.1261.10 to allow internal illumination of a sign in a district where internally illuminated signs are not permitted.

7) Case #8-7

Petitioner: Regine Umber
Property: 211 Park Street
Assessor Plan 149, Lot 5

Zoning District: General Residence A

Description: Construction of a 15'± x 22'± garage at the rear of the property.

- Requests: 1. A dimensional Variance from Section 10.521 to allow a left side yard setback of 3'± where 10' is required.
2. A dimensional Variance from Section 10.573.20 to allow a 4'± rear yard setback where 10' is required for an accessory structure.
3. A dimensional Variance from Section 10.521 to allow a building coverage of 27.1%± where 25% is the maximum building coverage allowed.

8) Case # 8-8

Petitioner: Bayview Lafayette Rd Real Estate and Fred Schneider, owners, Great Bay Limousine Inc., applicant

Property: 3660 Lafayette Road
Assessor Plan 297, Lot 1

Zoning District: Gateway

Description: Motor vehicle repair.

- Request: 1. A Special Exception under Section 10.440, Use #521 to allow the repair of motor vehicles where the use is allowed by special exception.

9) Case # 8-9

Petitioner: Northern N. E. Conference
Property: 861 Middle Road
Assessor Plan 232, Lot 120

Zoning District: S

Description: Expand into new function hall with related parking.

- Requests: 1. A Special Exception under Section 10.440, use #3.11 to allow the existing religious assembly use to be conducted in an additional building.
2. A Variance under Section 10.1112.30 to allow 47 parking spaces to be provided where 63 parking spaces are required.

10) Case # 8-10

Petitioners: Melvin R. & Nancy H. Alexander, owners, Portsmouth Aikido, applicant
Property: 620 Peverly Hill Road
Assessor Plan 254, Lot 6
Zoning District: Industrial

Description: Operate a martial arts studio.

Requests: 1. A Special Exception under Section 10.440, Use #4.42 to allow operation of a 2,000+ s.f. gross floor area martial arts studio.
2. A Variance from Section 10.1112.30 (4) to allow 69 parking spaces for the property where 80 parking spaces are required.

III. OTHER BUSINESS

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.