

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 P.M.

June 18, 2013

REVISED AGENDA

I. APPROVAL OF MINUTES

- A. Minutes of Meeting – February 26, 2013

II. PUBLIC HEARINGS - OLD BUSINESS

- A) Case #5-10

Petitioners: Mark E. & Janet Greenwood

Property: 480 Dennett Street

Assessor Plan: 160, Lot 26

Zoning District: General Residence A

Description: Add second dwelling unit in existing structure. Replace existing garage with 20'± x 20'± structure.

Requests: 1. A Special Exception under Section 10.440, Use #1.51 and Section 10.812 to convert a building existing on January 1, 1980, with less than the required minimum lot area per dwelling unit to 2 dwelling units.

2. A Variance from Section 10.521 to allow a lot area per dwelling unit of 3,825± s.f. where 7,500 s.f. is required.

3. A Variance from Section 10.521 to allow a right side yard setback for an accessory structure of 3'± where 10' is required.

(This petition was postponed from the May 28, 2013 reconvened meeting.)

- B) Case #5-12

Petitioner: Strawberry Banke Inc.

Property: Off Washington Street

Assessor Plan: 104, Lot 7

Zoning District: Mixed Residential Office

Description: Construct an 85'± x 120'.± oval and adjacent 60'± (in diameter) circular skating area with supporting structures.

- Requests: 1. A Variance from Section 10.440, Use #4.50 to allow an outdoor recreational use in a district where such use is not allowed.
2. A Variance from Section 10.592.10.450 to allow an outdoor recreational use within 500' of a Residential or Mixed Residential district.

(This petition was postponed from the May 28, 2013 reconvened meeting.)

III. PUBLIC HEARINGS – NEW BUSINESS

1) Case # 6-1

Petitioners: David P. and Nancy T. MacDonald

Property: 28 Ball Street

Assessor Plan 207, Lot 54

Zoning District: Single Residence B

Description: Construct attached 24' x 24' garage.

Requests: 1. A Variance from Section 10.521 to allow building coverage of 23%± where 20% is the maximum building coverage allowed.

2) Case # 6-2

Petitioners: Vernon Pearce and Virginie O. Raguenaud

Property: 5 Elwyn Road Extension

Assessor Plan 226, Lot 4

Zoning District: Single Residence A

Description: Construct an 8' x 10' shed in the right rear yard.

Requests: 1. A Variance from Section 10.521 to allow building coverage of 19%± where 17.6%± exists and 10% is the maximum building coverage allowed.

3) Case # 6-3

Petitioners: Peter Cass & Mara Witzling

Property: 33 Hunking Street

Assessor Plan 103, Lot 38

Zoning District: General Residence B

Description: Replace existing front porch with 5' x 7' structure and construct rear addition, retaining wall in front yard and bulkhead to the left rear of the existing building.

Requests: 1. A Variance from Section 10.321 to allow a non-conforming structure to be enlarged, reconstructed or structurally altered in a manner that is not in conformity with the Zoning Ordinance.

2. A Variance from Section 10.521 to allow a rear yard setback of 19'± where 25' is the minimum required. .

3. A Variance from Section 10.521 to allow a left side yard setback of 6'± where 10' is the minimum required.

- 4) Case # 6-4
Petitioners: Lawrence P. McManus, Jr., owner, Mary Beth Herbert, applicant
Property: 112 Gates Street
Assessor Plan 103, Lot 71
Zoning District: General Residence B
Description: Install two air conditioning compressor units to the right of the existing structure.
Requests: 1. A Variance from Sections 10.572 & 10.521 to allow a 3.6'± right side yard setback where 10' is required for an accessory structure.
2. A Variance from Sections 10.574 and 10.521 to allow building coverage of 52.1%± where 51.8% exists and 30% is the maximum allowed.
- 5) Case # 6-5
Petitioners: Patrik & Eva Frisk
Property: 44 Pickering Street
Assessor Plan 102, Lot 19
Zoning District: General Residence B
Description: Remove attached garage and construct 20' x30' two-story addition with rear deck.
Requests: 1. A Variance from Section 10.321 to allow a non-conforming structure to be enlarged, reconstructed or structurally altered in a manner that is not in conformity with the Zoning Ordinance.
2. A Variance from Section 10.521 to allow a right side yard setback of 5.25'± where 10' is required.
- 6) Case # 6-6
Petitioner: Public Service Company of NH
Property: 280 Gosling Road
Assessor Plan 214, Lot 2
Zoning District: Waterfront Industrial
Description: Expand existing sub-station by constructing a capacitor bank.
Requests: 1. A Special Exception under Section 10.440, Use #15.12 to allow the expansion of a transformer substation providing community-wide or regional service.

IV. OTHER BUSINESS

V. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

If you need assistance to attend a meeting, please contact the Human Resources Department at 610-7274.