

**RECONVENED MEETING
BOARD OF ADJUSTMENT
EILEEN DONDERO FOLEY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

7:00 P.M.

**July 22, 2014, Reconvened
From July 15, 2014**

AGENDA

I. REQUESTS FOR REHEARING

- A) Request for Rehearing for property located at 56 Lois Street.

II. PUBLIC HEARINGS – NEW BUSINESS

8) Case # 7-8

Petitioner: Debra A. Nash dba Five N Associates, owner & James Davis, applicant

Property: 235 Heritage Avenue

Assessor Plan 284, Lot 2

Zoning District: Industrial

Description: Religious assembly use.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from Section 10.440, Use #3.11 to allow a religious place of assembly in a district where the use is not allowed.
2. A Variance from Section 10.1112.30 to permit less than the required number of off-street parking spaces.

9) Case # 7-9

Martha Stolzer

Property: 5 Pleasant Point Drive

Assessor Plan 207, Lot 32

Zoning District: Single Residence B

Description: Construct a roofed front entryway and roofed left side deck.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from Section 10.321 to allow a lawful nonconforming building to be enlarged or structurally altered without conforming to the requirements of the Ordinance.
2. Variances from Section 10.521 to allow the following:
 - a) A 22'± front yard setback where 30' is the minimum required;
 - b) A 20'± rear yard setback where 30' is the minimum required; and
 - c) 22.5%± building coverage where 20% is the maximum allowed.

10) Case # 7-10

Petitioner: Jeffrey T. Bell

Property: 183 Austin Street

Assessor Plan 145, Lot 91

Zoning District: General Residence C

Description: Demolish two-story rear wing. Construct 6'± x 14'± rear addition, roof over front landing, and front and left side dormers.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from Section 10.321 to allow a lawful nonconforming building to be enlarged or structurally altered without conforming to the requirements of the Ordinance.
2. Variances from Section 10.521 to allow the following:
 - a) A 3'± front yard setback where 5' is the minimum required;
 - b) A 0'± left side yard setback where 10' is the minimum required; and
3. A Variance from Section 10.1114.21 to allow off-street parking spaces that do not comply with the dimensional requirements.
4. A Variance from Section 10.1114.32 to allow vehicles entering or leaving parking spaces to pass over another parking space and to enter and leave the parking area by backing into a public street or way.

11) Case # 7-11

Petitioner: Herring Pond LLC

Property: 856 Route One By-Pass

Assessor Plan 160, Lot 30

Zoning District: Business

Description: Install a 10'± x 10'± x 65'± high freestanding sign.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from Section 10.1243 to allow more than one freestanding sign per lot.
2. Variances from Section 10.1253.10 to allow a freestanding sign 65'± in height where 20' is the maximum allowed and to allow a freestanding sign that is located closer than 20' from the front property line.

12) Case # 7-12

Petitioner: David B. and Deborah A. Adams

Property: 210 Gates Street

Assessor Plan 103, Lot 26

Zoning District: General Residence B

Description: Install a 24" x 24" x 28.5" a/c compressor at the rear of the lot.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from Section 10.573.10 to allow a 6'± rear yard setback where 5' is the minimum required for an accessory structure.
2. A Variance from Section 10.521 to allow 43.2% building coverage where 30% is the maximum allowed.

- 13) Case # 7-13
 Petitioner: HCA Health Services of NH Inc., owner, Portsmouth Regional Hospital, applicant
 Property: 333 Borthwick Avenue
 Assessor Plan 240, Lot 2-1
 Zoning District: Office Research
 Description: Construct a helipad in the parking lot to the left of the building.
 Request : The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
 - 1. A Special Exception under Section 10.440, Use #15.20 to allow a heliport as an accessory use incidental to a permitted principal use.

- 14) Case # 7-14
 Petitioner: Kristina Logan
 Property: 220 South Street
 Assessor Plan 111, Lot 1
 Zoning District: Single Residence B
 Description: Replace existing storage shed with 15'± x 30'± artist studio.
 Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
 - 1. A Variance from Section 10.321 to allow a lawful nonconforming building to be reconstructed, enlarged or structurally altered without conforming to the requirements of the Ordinance.
 - 2. A Variance from Section 10.521 to allow a 1.5'± right side yard setback where 10' is the minimum required.
 - 3. A Variance from Section 10.521 to allow 20.96%± building coverage where 20% is the maximum allowed.

- 15) Case # 7-15
 Petitioner: John Hall, owner, Leonard & Wendy Cushing, applicants
 Property: 126 Elwyn Avenue
 Assessor Plan 112, Lot 44
 Zoning District: General Residence A
 Description: Construct an 11'± x 18'± two and a half story rear addition.
 Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
 - 1. A Variance from Section 10.321 to allow a lawful nonconforming building to be extended or structurally altered without conforming to the requirements of the Ordinance.
 - 2. A Variance from Section 10.521 to allow a 6'± right side yard setback where 10' is the minimum required.

III. RULES & REGULATIONS – FINAL APPROVAL

IV. 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.