

**REGULAR MEETING
BOARD OF ADJUSTMENT**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

7:00 P.M.

September 16, 2014

AGENDA

I. APPROVAL OF MINUTES

- A) July 22, 2014
- B) August 19, 2014

II. PUBLIC HEARINGS – OLD BUSINESS

- 1) Case # 8-6 (Amended)
Petitioner: Thea Murphy
Property: 67 Mark Street
Assessor Plan 116, Lot 51
Zoning District: Mixed Residential Office
Description: Replace front porch and bulkhead with covered portico and storage locker.
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, reconstructed, enlarged or structurally altered without conforming to the requirements of the Ordinance.
 - 2. Variances from Section 10.521 to allow the following:
 - a) A front yard setback of 2'± where 5' is required;
 - b) A left side yard setback of 0.44'± where 10' is required; and
 - c) Building coverage of 42.2%± where 40% is the maximum allowed.
 - 3. A Variance from Section 10.1113.11 to allow required off-street parking to be located on another lot.
This petition was postponed from the August 19, 2014 meeting and amended by the addition of Request #3.
- 2) Case # 7-1
Petitioner: Kyle Crossen-Langelier
Property: 304 Leslie Drive
Assessor Plan 209, Lot 47
Zoning District: Single Residence B
Description: Construct an 11' x 21' free-standing carport.

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

1. Variances from Section 10.521 to allow a front yard setback of 18'11" ± where 30' is required and a left side yard setback of 7'± where 10' is required.

This petition was granted a rehearing at the August 19, 2014 meeting.

III. PUBLIC HEARINGS – NEW BUSINESS

1) Case # 9-1

Petitioner: Paul T. Marino

Property: 287 Marcy Street

Assessor Plan 103, Lot 46

Zoning District: General Residence B

Description: Rear porch stairs.

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

1. A Variance from Section 10.324 to allow a lawful nonconforming building to be added to or enlarged without conforming to the requirements of the Ordinance.
2. A Variance from Section 10.516.40 to allow a rear yard setback of 11.8'± where 12.5' is required.
3. A Variance from Section 10.521 to allow 48.5%± building coverage where 30% is the maximum allowed.

2) Case # 9-2

Petitioners: Theodore M. Stiles and Joan H. Boyd

Property: 425 Pleasant Street

Assessor Plan 102, Lot 70

Zoning District: General Residence B

Description: Add a right side dormer within existing footprint.

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 added to or enlarged without conforming to the requirements of the Ordinance.
2. A Variance from Section 10.521 to allow a right side yard setback of 3'± where 10' is the minimum required.

3) Case # 9-3

Petitioners: Brian Short LLC, owner and Michael Wallace, applicant

Property: 2225 Lafayette Road

Assessor Plan 272, Lot 2

Zoning District: Gateway

Description: Automotive muffler repair and replacement.

Requests: 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 #11.20 to allow motor vehicle repair in a district where the use is allowed by Special Exception.

- 4) Case # 9-4
Petitioner: Andrew J. Lane
Property: 245 Thaxter Road
Assessor Plan 167, Lot 3
Zoning District: Single Residence B
Description: Construct new roof over front entry.
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 added to or enlarged without conforming to the requirements of the Ordinance.
 2. A Variance from Section 10.521 to allow an 18'± front yard setback where 30' is required.
- 5) Case # 9-5
Petitioners: Blake A. and Christina M. Dubin
Property: 336 Miller Avenue
Assessor Plan 131, Lot 27
Zoning District: General Residence A
Description: Construct 30' x 20'6" attached garage, with second floor office, bathroom and exterior stairway.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.521 to allow an 8'6"± right side yard setback where 10' is required.
- 6) Case # 9-6
Petitioners: Lisa L. and Brett Comack
Property: 2 Sylvester Street
Assessor Plan 232, Lot 35
Zoning District: Single Residence B
Description: Appeal
Requests: Appeal the action of the City Council in resolving that they did not have jurisdiction over the request of the property owners to restore involuntarily merged lots pursuant to RSA 674:39aa.

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.