

**REGULAR MEETING
BOARD OF ADJUSTMENT**

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

7:00 P.M.

November 18, 2014*

AGENDA

I. PUBLIC HEARINGS – OLD BUSINESS

- 1) Case # 10-13
Petitioner: John George Pappas Revocable Trust 2004, John G. Pappas, Trustee
Property: Vine Street (Number not yet assigned)
Assessor Plan 233, Lot 107
Zoning District: Single Residence B
Description: Single family home on newly created lot.
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 lot area and lot area per dwelling unit of 5,748± s.f. where 15,000 s.f. is required.
 2. A Variance from Section 10.521 to allow continuous street frontage of 50'± where 100' is required.
(This petition was postponed from the October 28, 2014 meeting.)

II. PUBLIC HEARINGS – NEW BUSINESS

- 1) Case # 11-1
Petitioners: Lisa L. & Brett Comack
Property: 2 Sylvester Street
Assessor Plan 232, Lot 35
Zoning District: Single Residence B
Description: Subdivide one lot into two.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. Proposed Lot One:
Variances from Section 10.521 to allow the following:
 - (a) A lot area and lot area per dwelling unit of 10,183± s.f. where 15,000 s.f. is required;
 - (b) A right side yard setback for an existing structure of 2.9'± where 10' is required.

(over)

2. Proposed Lot Two:
Variances from Section 10.521 to allow the following:
 - (a) A lot area and lot area per dwelling unit of 5,609± s.f. where 15,000 s.f. is required.
 - (b) A lot depth of 79.94'± where 100' is required;
 - (c) Continuous street frontage of 70.1'± where 100' is required.

- 2) Case # 11-2
Petitioner: Tiffany L. Forrest
Property: 65 Pearson Street
Assessor Plan 232, Lot 99
Zoning District: Single Residence B
Description: Construct a 22' x 27' garage with breezeway connector.
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 a 3.5'± right side yard setback where 10' is required.

- 3) Case # 11-3
Petitioner: Laurie J. Harrigan Revocable Trust, Laurie J. Harrigan, Trustee
Property: 116 Sherburne Avenue
Assessor Plan 112, Lot 37
Zoning District: General Residence A
Description: Replace a one-story addition and deck with a 2-story 30'± x 30'± 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 structure to be extended, reconstructed or structurally altered without conforming to the requirements of the Ordinance.
 2. A Variance from Section 10.521 to allow 30.9%± building coverage where 25.4%± exists and 25% is the maximum allowed.

- 4) Case # 11-4
Petitioners: Andrew C. McGeorge & Lisa J. Boudrieau
Property: 72 Willard Avenue
Assessor Plan 150, Lot 29
Zoning District: General Residence A
Description: Replace existing roof adding gables and 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 structure to be extended, reconstructed or structurally altered without conforming to the requirements of the Ordinance.
 2. Variances from Section 10.521 to allow an 8'6" ± left side yard setback and a 6'10" ± right side yard setback where 10' is required for both.

5) Case # 11-5

Petitioners: Jeffrey Wade and Deborah Walsh

Property: 40 Marjorie Street

Assessor Plan 232, Lot 157

Zoning District: Single Residence B

Description: Construct 12'± x 12'± enclosed deck with attached 8'± x 12'± open deck.

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 a rear yard setback of 23'± where 30' is required.

III. OTHER BUSINESS

IV. ADJOURNMENT

**Note: This meeting will be reconvened with additional petitions, separately advertised and posted, to be held on Tuesday, December 2, 2014.*

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.