

**RECONVENED MEETING
BOARD OF ADJUSTMENT**

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

7:00 P.M.

**December 2, 2014,
Reconvened From
November 18, 2014**

REVISED AGENDA

I. APPROVAL OF MINUTES

- A) October 21, 2014
- B) October 28, 2014

II. PUBLIC HEARINGS – NEW BUSINESS

- 6) Case # 11-6
 - Petitioners: Portsmouth Lumber & Hardware LLC, owner, Ricci Lumber, applicant
 - Property: 105 Bartlett Street
 - Assessor Plan 164, Lot 1
 - Zoning District: Office Research
 - Description: Install three attached wall signs totaling 117± s.f.
 - Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
 - 1. A Variance from Section 10.1251.10 to allow a 51 s.f. wall sign where 48 s.f. is the maximum allowed.

- 7) Case # 11-7
 - Petitioner: Merton Alan Investments LLC c/o Joan Ryan & Cassassa
 - Property: Bartlett Street at Cate Street (30 Cate Street)
 - Assessor Plan 165, Lot 1
 - Zoning District: Industrial
 - Description: Construct 10,000 s.f. ±, three-story office building with associated parking.
 - Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
 - 1. Variances from Section 10.531 to allow the following:
 - a) A left side yard setback of 15'± where 50' is required.
 - b) A right side yard setback of 17'± where 50' is required.
 - 2. Variances from Sections 10.5A42 and 10.730 as may be required to implement the site plan provided with this application.

Request to Postpone

- 8) Case # 11-8
Petitioners: Dale W. & Sharyn W. Smith
Property: 275 Islington Street (and 29 Rockingham Street)
Assessor Plan 144, Lot 8
Zoning District: Central Business B
Description: Construct four multi-family residences and addition to rear building creating 14 residential units. Install four HVAC units.
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 nonconforming structure to be extended, reconstructed or structurally altered without conforming to the requirements of the Ordinance.
 2. Variances from Section 10.535.20 to allow a left side yard setback of .12'± and a right side yard setback of .73'± where 10' is required for both.
 3. A Variance from Section 10.515.10(c) and 10.535.20 to allow 4 HVAC units with a 5'± rear yard setback where 10' is required for units greater than 36" above ground level.
 4. A Variance from Section 10.1114.41 to allow a 42" ± wide pedestrian path where 5' is required.
- 9) Case # 11-9
Petitioner: 303 Islington Street LLC
Property: 303 Islington Street
Assessor Plan 144, Lot 11
Zoning District: General Residence C
Description: Conversion of three office units to dwelling units with renovations to front and right side dormers, balconies over front windows and 27' x 19' second floor 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. Variances from Section 10.521 to allow the following:
 - (a) A lot area per dwelling unit of 1,198 s.f. ± where 3,500 s.f. is required.
 - (b) A front yard setback of 3'1" ± where 5' is required;
 - (c) A left side yard setback of 9'± and a right side yard setback of 0'± where 10' is required for both.

III. OTHER BUSINESS

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.